

DATED

2025

JESSE LEE VENABLES

to

CONTRACT OF SALE OF LAND

Property: 12/80 Cheltenham Road, Dandenong 3175

HUGHES LEGAL

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Level 1, 333 Keilor Road
Essendon Vic 3040

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Ref: JM:251486

WARNING TO ESTATE AGENTS
DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES
UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER

Contract of sale of land

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the -

- particulars of sale; and
- special conditions, if any; and
- general conditions (which are in standard form: see general condition 6.1)

in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that they have received a section 32 statement from the vendor before signing this contract. In this contract, "section 32 statement" means the statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962*.

The authority of a person signing -

- under power of attorney; or
- as director of a corporation; or
- as agent authorised in writing by one of the parties - must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER:

..... on/...../2025

Print name(s) of person(s) signing:

.....

State nature of authority, if applicable:

This offer will lapse unless accepted within [] clear business days (3 clear business days if none specified)
In this contract, "business day" has the same meaning as in section 30 of the *Sale of Land Act 1962*

SIGNED BY THE VENDOR:

..... on/...../2025

Print name(s) of person(s) signing: JESSE LEE VENABLES

State nature of authority, if applicable:

The **DAY OF SALE** is the date by which both parties have signed this contract.

IMPORTANT NOTICE TO PURCHASERS – COOLING-OFF

Cooling-off period (Section 31 of the *Sale of Land Act 1962*)

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent **written** notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

EXCEPTIONS: The 3-day cooling-off period does not apply if:

- you bought the property at a publicly advertised auction or on the day on which the auction was held; or
- you bought the land within 3 clear business days before a publicly advertised auction was to be held; or
- you bought the land within 3 clear business days after a publicly advertised auction was held; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor have previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

*This contract is approved as a standard form of contract under section 53A of the *Estate Agents Act 1980* by the Law Institute of Victoria Limited. The Law Institute of Victoria Limited is authorised to approve this form under the *Legal Profession Uniform Law Application Act 2014*.

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NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN

Off-the-plan sales (Section 9AA(1A) of the *Sale of Land Act 1962*)

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

Particulars of sale

Vendor's estate agent

Harcourts Asap Dandenong
80 Cheltenham Road, Dandenong, VIC 3175

Email:

Tel: (03) 8743 2506 Mob: Fax: Ref:

Vendor

JESSE LEE VENABLES

Vendor's legal practitioner or conveyancer

Hughes Legal

Level 1, 333 Keilor Road, Essendon Vic 3040

Email: jesse@hugheslegal.com.au

Tel: 03 9375 4226 Mob: Fax: 03 9370 5290 Ref: JM:251486

Purchaser

Name:

Address:

ABN/ACN:

Email:

Purchaser's legal practitioner or conveyancer

Name:

Address:

Email:

Tel: Mob: Fax: Ref:

Land (general conditions 7 and 13)

The land is described in the table below –

Certificate of Title reference				being lot	on plan
Volume	11550	Folio	532	12	PS645691V
Volume	11550	Folio	709	G27	PS645691V

If no title or plan references in the table, the land is as described in the section 32 statement or the register search statement and the document referred to as the diagram location in the register search statement attached to the section 32 statement

The land includes all improvements and fixtures.

Property address

The address of the land is: **12/80 Cheltenham Road, Dandenong 3175**

Goods sold with the land (general condition 6.3(f)) (*list or attach schedule*)**Payment**

Price	\$		
Deposit	\$	by	(of which \$ has been paid)
Balance	\$		payable at settlement

Deposit bond

☐ General condition 15 applies only if the box is checked

Bank guarantee

☐ General condition 16 applies only if the box is checked

GST (general condition 19)

Subject to general condition 19.2, the price includes GST (if any), unless the next box is checked

- ☐ GST (if any) must be paid in addition to the price if the box is checked
- ☐ This sale is a sale of land on which a 'farming business' is carried on which the parties consider meets the requirements of section 38-480 of the GST Act if the box is checked
- ☐ This sale is a sale of a going concern' if the box is checked
- ☐ The margin scheme will be used to calculate GST if the box is checked

Settlement (general conditions 17 & 26.2)**is due on**

unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; and
- the 14th day after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

Lease (general condition 5.1)

☒ At settlement the purchaser is entitled to vacant possession of the property unless the box is checked, in which case the property is sold subject to*:

(*only one of the boxes below should be checked after carefully reading any applicable lease or tenancy document)

- ☐ a lease for a term ending on with options to renew, each of years
- OR
- ☐ a residential tenancy for a fixed term ending on
- OR
- ☒ a periodic tenancy determinable by notice

Terms contract (general condition 30)

☐ This contract is intended to be a terms contract within the meaning of the *Sale of Land Act* 1962 if the box is checked. (*Reference should be made to general condition 30 and any further applicable provisions should be added as special conditions*)

Loan (general condition 20)

☐ This contract is subject to a loan being approved and the following details apply if the box is checked:

Lender:

(or another lender chosen by the purchaser)

Loan amount: no more than

Approval date:

Building report

☐ General condition 21 applies only if the box is checked

Pest report

☐ General condition 22 applies only if the box is checked

Special Conditions

Instructions: *It is recommended that when adding special conditions:*

- *each special condition is numbered;*
- *the parties initial each page containing special conditions;*
- *a line is drawn through any blank space remaining on the last page; and*
- *attach additional pages if there is not enough space*

General Conditions

Contract signing

1. ELECTRONIC SIGNATURE

- 1.1 In this general condition "electronic signature" means a digital signature or a visual representation of a person's handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and "electronically signed" has a corresponding meaning.
- 1.2 The parties consent to this contract being signed by or on behalf of a party by an electronic signature.
- 1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.
- 1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.
- 1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.
- 1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

2. LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

3. GUARANTEE

The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

4. NOMINEE

The purchaser may no later than 14 days before the due date for settlement nominate a substitute or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchase's obligations under this contract.

Title

5. ENCUMBRANCES

- 5.1 The purchaser buys the property subject to:
 - (a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and
 - (b) any reservations, exceptions and conditions in the crown grant; and
 - (c) any lease or tenancy referred to in the particulars of sale.
- 5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

6. VENDOR WARRANTIES

- 6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Pty Ltd in the month and year set out at the foot of this page.
- 6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.
- 6.3 The vendor warrants that the vendor:
 - (a) has, or by the due date for settlement will have, the right to sell the land; and
 - (b) is under no legal disability; and
 - (c) is in possession of the land, either personally or through a tenant; and
 - (d) has not previously sold or granted any option to purchase, agreed to lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
 - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
 - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.

- 6.4 The vendor further warrants that the vendor has no knowledge of any of the following:
- (a) public rights of way over the land;
 - (b) easements over the land;
 - (c) lease or other possessory agreement affecting the land;
 - (d) notice or order directly or indirectly affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
 - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.
- 6.6 If sections 137B and 137C of the *Building Act* 1993 apply to this contract, the vendor warrants that:
- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and
 - (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
 - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.
- 6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act* 1993 have the same meaning in general condition 6.6.

7. IDENTITY OF THE LAND

- 7.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.
- 7.2 The purchaser may not:
- (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or
 - (b) require the vendor to amend title or pay any cost of amending title.

8. SERVICES

- 8.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.
- 8.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

9. CONSENTS

The vendor must obtain any necessary consent or licence required for the vendor to sell the property. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

10. TRANSFER & DUTY

- 10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.
- 10.2 The vendor must promptly initiate the Duties on Line or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

11. RELEASE OF SECURITY INTEREST

- 11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act* 2009 (Cth) applies.
- 11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
- 11.3 If the purchaser is given the details of the vendor's date of birth under condition 11.2, the purchaser must
- (a) only use the vendor's date of birth for the purposes specified in condition 11.2; and
 - (b) keep the date of birth of the vendor secure and confidential.

- 11.4 The vendor must ensure that at or before settlement, the purchaser receives –
- (a) a release from the secured party releasing the property from the security interest; or
 - (b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act 2009* (Cth) setting out that the amount or obligation that is secured is nil at settlement; or
 - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act 2009* (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.
- 11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property –
- (a) that –
 - (i) the purchaser intends to use predominately for personal, domestic or household purposes; and
 - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act 2009* (Cth), not more than that prescribed amount; or
 - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if –
- (a) the personal property is of a kind that may be described by a serial number in the Personal Property Securities Register; or
 - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 11.7 A release for the purposes of general condition 11.4(a) must be in writing.
- 11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 11.10 In addition to ensuring a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.
- 11.13 If settlement is delayed under general condition 11.12, the purchaser must pay the vendor –
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
 - (b) any reasonable costs incurred by the vendor as a result of the delay –
- as though the purchaser was in default.
- 11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 11.14 applies despite general condition 11.1.
- 11.15 Words and phrases which are defined in the *Personal Property Securities Act 2009* (Cth) have the same meaning in general condition 11 unless the context requires otherwise.

12. BUILDING WARRANTY INSURANCE

The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 days before settlement.

13. GENERAL LAW LAND

- 13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.
- 13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act 1958*.

- 13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 13.5 The purchaser is taken to have accepted the vendor's title if:
- (a) 21 days have elapsed since the day of sale; and
 - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 13.6 The contract will be at an end if:
- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
 - (b) the objection or requirement is not withdrawn in that time.
- 13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 13.8 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958*.
-

Money

14. DEPOSIT

- 14.1 The purchaser must pay the deposit:
- (a) to the vendor's licensed estate agent; or
 - (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
 - (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.
- 14.2 If the land is sold on an unregistered plan of subdivision, the deposit:
- (a) must not exceed 10% of the price; and
 - (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until registration of the plan of subdivision.
- 14.3 The deposit must be released to the vendor if:
- (a) the vendor provides particulars, to the satisfaction of the purchaser; that either
 - (i) there are no debts secured against the property; or
 - (ii) if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) all conditions of section 27 of the *Sale of Land Act 1962* have been satisfied.
- 14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
- 14.6 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.
- 14.7 Payment of the deposit may be made or tendered:
- (a) in cash up to \$1,000 or 0.2% of the price, whichever is greater; or
 - (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.
- However, unless otherwise agreed:

- (d) payments may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and
 - (e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.
- 14.8 Payment by electronic transfer is made when cleared funds are received in the recipient's bank account.
- 14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.
- 14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.
- 14.11 For the purposes of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959* (Cth) is in force.

15. DEPOSIT BOND

- 15.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.
- 15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.
- 15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.
- 15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.
- 15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.
- 15.8 This general condition is subject to general condition 14.2 [deposit].

16. BANK GUARANTEE

- 16.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 16.2 In this general condition:
- (a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and
 - (b) "bank" means an authorised deposit-taking institution under the *Banking Act 1959* (Cth).
- 16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.
- 16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the bank guarantee expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.
- 16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.

- 16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.
- 16.8 This general condition is subject to general condition 14.2 [deposit].

17. SETTLEMENT

- 17.1 At settlement:
- (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 17.2 Settlement must be conducted between the hours of 10.00 a.m. and 4.00 p.m. unless the parties agree otherwise.
- 17.3 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

18. ELECTRONIC SETTLEMENT

- 18.1 Settlement and lodgment of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.
- 18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgment can no longer be conducted electronically. Special condition 18 ceases to apply from when such a notice is given.
- 18.3 Each party must:
- (a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,
 - (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and
 - (c) conduct the transaction in accordance with the Electronic Conveyancing National Law.
- 18.4 The vendor must open the electronic workspace ("workspace") as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date for settlement in a workspace is not of itself a promise to settle on that date or at that time. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.
- 18.5 This general condition 18.5 applies if there is more than one electronic lodgment network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.
- To the extent that any interoperability rules governing the relationship between electronic lodgment network operators do not provide otherwise:
- (a) the electronic lodgment network operator to conduct all the financial and lodgment aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgment network operators after the workspace locks;
 - (b) if two or more electronic lodgment network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.
- 18.6 Settlement occurs when the workspace records that:
- (a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or
 - (b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgment
- 18.7 The parties must do everything reasonably necessary to effect settlement:
- (a) electronically on the next business day; or
 - (b) at the option of either party, otherwise than electronically as soon as possible –
if, after the locking of the workspace at the nominated settlement time, settlement in accordance with special condition 18.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.
- 18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.
- 18.9 The vendor must before settlement:
- (a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,
 - (b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendors subscriber or the electronic lodgment network operator,

- (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract, and

give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser's nominee on notification by the electronic lodgment network operator of settlement.

19. GST

- 19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).
- 19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:
 - (a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or
 - (b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
 - (c) the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
 - (d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.
- 19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser.
- 19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:
 - (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
 - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
 - (a) the parties agree that this contract is for the supply of a going concern; and
 - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
 - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
- 19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 19.7 In this general condition:
 - (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and
 - (b) 'GST' includes penalties and interest.

20. LOAN

- 20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.
- 20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
 - (a) immediately applied for the loan; and
 - (b) did everything reasonably required to obtain approval of the loan; and
 - (c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
 - (d) is not in default under any other condition of this contract when the notice is given.
- 20.3 All money must be immediately refunded to the purchaser if the contract is ended.

21. BUILDING REPORT

- 21.1 This general condition only applies if the applicable box in the particulars of sales is checked.
- 21.2 The purchaser may end this contract within 14 days from the days of sale if the purchaser:
 - (a) obtains a written report from a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building defect;
 - (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not in then in default.
- 21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

- 21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

22. PEST REPORT

- 22.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
 - (a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;
 - (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not then in default.
- 22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

23. ADJUSTMENTS

- 23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustment paid and received as appropriate.
- 23.2 The periodic outgoings and rent and other income must be apportioned on the following basis:
 - (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
 - (b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act 2005*); and
 - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
 - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.
- 23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.

24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

- 24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953* (Cth) have the same meaning in this general condition unless the context requires otherwise.
- 24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The specified period in the clearance certificate must include the actual date of settlement.
- 24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.
- 24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 24.5 The purchaser must:
 - (a) engage a legal practitioner or conveyancer ("representative") to conduct all legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:
 - (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;
 - (b) promptly provide the vendor with proof of payment; and
 - (c) otherwise comply, or ensure compliance with, this general condition;
 despite:
 - (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 24.7 The representative is taken to have complied with the requirements in special condition 24.6 if:
 - (a) the settlement is conducted through an electronic lodgement network; and

- (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953* (Cth) must be given to the purchaser at least 5 business days before the due date for settlement.
- 24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.
- 24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

25. GST WITHHOLDING

- 25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953* (Cth) or in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.
- 25.2 The purchaser must notify the vendor in writing of the name of the recipient of the *supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.
- 25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth), and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.
- 25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an *amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) because the property is *new residential premise or *potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.
- 25.5 The amount is to be deducted from the vendor's entitlement to the contract *consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 25.6 The purchaser must:
 - (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 25.7 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the Commissioner and instructions that the representative must:
 - (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;
 - (b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;
 despite:
 - (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:
 - (a) settlement is conducted through the electronic lodgement network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953* (Cth), but only if:
 - (a) so agreed by the vendor in writing; and
 - (b) the settlement is not conducted through an electronic lodgement network.
 However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:
 - (c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and

- (d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.
- 25.10 A party must provide the other party with such information as the other party requires to:
- (a) decide if an amount is required to be paid or the quantum of it, or
- (b) comply with the purchaser's obligation to pay the amount,
- in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.
- 25.11 The vendor warrants that:
- (a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and
- (b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) is the correct amount required to be paid under section 14-250 of the legislation.
- 25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:
- (a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or
- (b) the purchaser's reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth)
- The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.
-

Transactional

26. TIME & CO OPERATION

- 26.1 Time is of the essence of this contract.
- 26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.
- 26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement, and must act in a prompt and efficient manner.
- 26.4 Any unfulfilled obligation will not merge on settlement.

27. SERVICE

- 27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.
- 27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 27.3 A document is sufficiently served:
- (a) personally; or
- (b) by pre-paid post; or
- (c) in any manner authorised by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner; whether or not the person serving or receiving the document is a legal practitioner, or
- (d) by email.
- 27.4 Any document properly sent by:
- (a) express post is taken to have been served on the next business day after posting, unless proved otherwise;
- (b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;
- (c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;
- (d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.
- 27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give' and 'served' and 'service' have corresponding meanings.

28. NOTICES

- 28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale, and does not relate to periodic outgoings.
- 28.2 The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale that does not relate to periodic outgoings.
- 28.3 The purchaser may enter the property to comply with that responsibility where action is required before settlement.

29. INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

30. TERMS CONTRACT

- 30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:
 - (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the Sale of Land Act 1962; and
 - (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.
- 30.2 While any money remains owing each of the following applies:
 - (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;
 - (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
 - (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
 - (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
 - (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
 - (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
 - (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
 - (h) the purchaser must observe all obligations that affect owners or occupiers of land;
 - (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

31. LOSS OR DAMAGE BEFORE SETTLEMENT

- 31.1 The vendor carries the risk of loss or damage to the property until settlement.
- 31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.
- 31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2, but may claim compensation from the vendor after settlement.
- 31.4 The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 31.2 at settlement.
- 31.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.
- 31.6 The stakeholder must pay the amounts referred to in general condition 31.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

32. BREACH

A party who breaches this contract must pay to the other party on demand:

- (a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- (b) any interest due under this contract as a result of the breach.

Default

33. INTEREST

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act* 1983 is payable at settlement on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

34. DEFAULT NOTICE

- 34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.
- 34.2 The default notice must:
- (a) specify the particulars of the default; and
 - (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given-
 - (i) the default is remedied; and
 - (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

35. DEFAULT NOT REMEDIED

- 35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.
- 35.2 The contract immediately ends if:
- (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
 - (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.
- 35.3 If the contract ends by a default notice given by the purchaser:
- (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
 - (b) all those amounts are a charge on the land until payment; and
 - (c) the purchaser may also recover any loss otherwise recoverable.
- 35.4 If the contract ends by a default notice given by the vendor:
- (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
 - (b) the vendor is entitled to possession of the property; and
 - (c) in addition to any other remedy, the vendor may within one year of the contract ending either:
 - (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
 - (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
 - (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.
- 35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.
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SPECIAL CONDITIONS

☒ Special Condition 1 - Auction Rules

The property is offered for sale by Public Auction subject to the Vendor's reserve price. The rules and the conduct of the Auction shall be as set out in Schedule 1 to the Sale of Land Regulations 2005 or any rules prescribed by regulation which modified or replace those rules.

☒ Special Condition 2 - Amendments to General Conditions

Without limiting the specific provisions of any other special condition in this Contract, the General Conditions are amended, as follows:-

- (a) The Purchaser and the Vendor agree that if there is:
 - (i) Any inconsistency between the provisions of the General Conditions and these special conditions then, except in the case of manifest error, to the extent of any inconsistency the provisions of these special conditions will prevail and have priority; and
 - (ii) Any inconsistency between this special condition and any other special condition then, except in the case of manifest error, to the extent of any inconsistency the provisions of any other special conditions will prevail and have priority over this special condition.
- (b) General Condition 20.2(b) after the word "and" add the following "provides to the Vendor written evidence from the Purchaser's lender that a loan application has been submitted by the Purchaser prior to the loan approval date and has not received loan approval".
- (c) General Condition 32 is amended by adding the following new paragraph at the end of the condition: 'The Purchaser acknowledges that the following items constitute "a reasonably foreseeable loss":
 - (i) all costs associated with bridging finance to complete the vendor's purchase of another property;
 - (ii) expenses payable by the vendor under any existing loans secured over the property or other property of the vendor;
 - (iii) accommodation expenses incurred by the vendor;
 - (iv) the vendor's legal costs and expenses as between solicitor and client incurred due to the breach, including the cost of issuing any default notice agreed at \$850 plus GST;
 - (v) any commission or other expenses claimed by the Vendor's Agents or other representing relating to sale of the Property;
 - (vi) penalties and any other expenses payable by the vendor due to any delay in completion of the purchase of another property; and
 - (vii) all settlement fees incurred by the vendor in cancellation of settlement of this contract and any other transaction.
- (d) The reference to "2%" in General Condition 33 is amended to read "4%".

- (e) General Condition 35.4(a) is amended to read, as follows:- “an amount equal to 10% of the Purchase Price is forfeited to the Vendor as the Vendor’s absolute property regardless of whether the deposit has been paid or not. The reference to the Purchase Price in this Special Condition refers to the Purchase Price plus any GST payable on the Purchase Price”.
- (f) General conditions 4, 12, 31.4, 31.5 and 31.6 are excluded from this Contract.
- (g) For the purposes of general condition 23, the expression “periodic outgoings” does not include any amounts to which section 10G of the *Sale of Land Act* 1962 applies.
- (h) General condition 28 does not apply to any amounts to which section 10G or 10H of the *Sale of Land Act* 1962 applies.

☒ Special Condition 3 - Acknowledgements

The Purchaser:

- (a) Acknowledges that prior to the execution of this Contract that the Purchaser:
 - (i) has received a copy of the signed Vendors Statement; and
 - (ii) has received a copy of this Contract; and
 - (iii) has had sufficient opportunity to carry out investigations and to make enquiries in relation to the property before signing the contract;
- (b) accepts the Property:
 - (i) with all existing and future planning, environmental and building controls and approvals; and
 - (ii) on its present condition with all defects and any non-compliance with any of those controls or approvals;
- (c) acknowledges that the decision to purchase the Property was based on the Purchaser’s own investigation and that no representations were made by or on behalf of the Vendor as to the condition of the property or any of the matters referred to in sub-paragraph (b) hereof; and
- (d) waives any right it might otherwise have to make any requisition or enquiry in relation to any of the matters referred to in this special condition and agrees that those matters do not affect the Vendor’s title to the Property.

☒ Special Condition 4 - Swimming pool/spa

In the event that the property includes a swimming pool/spa, the Purchaser hereby acknowledges by signing this Contract of Sale that the swimming pool/spa located on the property may not have fencing or safety measures that comply with *Building Regulations* 2018. The Purchaser further acknowledges and agrees that it has made its own enquires in relation to compliance with current building regulations and the Purchaser agrees that they cannot terminate this Contract in the event that the swimming pool/spa does not comply with current building regulations, nor will the Purchaser require the Vendor to comply with any notice issued by any authority nor seek any compensation from the Vendor for any non-compliance.

☒ Special Condition 5 - Smoke alarms

If the property includes a dwelling or sole occupancy unit which is or forms part of a building to which *Building Regulations* 2018 applies that requires the installation of a self-contained smoke alarm complying with AS3786-1993, it is agreed that the Purchaser shall comply with the said Regulation, and pay the cost of such compliance, within the time required by the said Regulation, and the Purchaser shall indemnify and keep the Vendor indemnified against any non compliance with the said Regulation.

☒ Special Condition 6 - Condition of Property

The Purchaser accepts the property and chattels in their present condition and state of repair and shall make no claim against the Vendor in relation to the Vendors' failure to obtain any building permits or other matters effecting the property.

☒ Special Condition 7 - Property Controls

No failure of any improvements on the property hereby sold to comply with the Victoria Building Regulations, Council or Shire By-laws, statutes and regulations thereunder shall constitute a defect in the Vendor's title and the Purchaser shall not make any requisition or claim any compensation in relation thereto.

☒ Special Condition 8 - Whole Agreement

- (a) This contract embodies the entire understanding; and agreement between the parties as to the subject matter of this contract.
- (b) All previous negotiations, understandings, representations, warranties, memoranda or commitments in relation to, or in any way affecting the subject matter of this contract are merged in and superseded by this contract and are of no force or effect whatever and no party is liable to any other party in respect of those matters.
- (c) No oral explanation or information provided by any party to another:
 - (i) affects the meaning or interpretation of this contract; or
 - (ii) constitutes any collateral agreement, warranty or understanding between any of the parties.

☒ Special Condition 9 - Non-Merger

Obligations under this contract which have not been satisfied at the Settlement Date, remain in full force and effect irrespective of settlement and do not merge with the conveyance or transfer of the Land.

☒ Special Condition 10 - Owners Corporation

In this special condition, the following words are defined as follows:

“Owner Corporation” means the Owner Corporation for the Plan of Subdivision;

“Owners Corporation Certificate” means the Owners Corporation Certificates attached to the Vendor's Statement;

“Owner Corporation Rules” means any Owner Corporation Rules relating to the Plan of Subdivision, a copy of which is contained in the Owner Corporation Certificate, and/or any other Owner Corporation Rules adopted by the Owner Corporation;

The Purchaser admits that the Purchaser takes title subject to the provisions of the Subdivision Act and the Owners Corporation Act and in particular to the following:-

- (a) the provisions of the Subdivision Act 1988 and the regulations made thereunder; and
- (b) the unit entitlement and unit liability as set out in the Plan of Subdivision;
- (c) the easements expressed or implied affecting the land by virtue of the Subdivision Act; and
- (d) the Purchaser acknowledges having verified the information contained in the Owners Corporation Search Report and shall not make any requisition nor claim any compensation from the Vendor in respect of any matters contained in this special condition.

☒ Special Condition 11 - Foreign Purchaser

- (a) The Purchaser warrants that he is not a “foreign person” as defined in Section 21A of the *Foreign Acquisitions and Takeover Act 1975*.
- (b) If the Purchaser breached the warrant in the preceding sub-condition the Purchaser shall indemnify and keep the Vendor indemnified in respect of any loss, damage, penalty, fine and legal costs which the Vendor may suffer or incur as a result of the Purchaser’s breach of warranty.

☒ Special Condition 12 - Marketing Materials

The Purchaser acknowledges and agrees that it has not relied on any marketing materials, displays or concept plans contained or used or provided in marketing materials before the date of sale. The Purchaser agrees and acknowledges that the Vendor has made no representations whatsoever as to the suitability of the Property for any future purposes (including development) nor the existence or possible issue of consents or permits in respect of the property and that the Purchaser has relied on its own searches and enquiries as to the issue of any consent or permit in respect of the Property.

☒ Special Condition 13 - Nomination

13.1 Right to Nominate

The purchaser cannot nominate an additional or substitute purchaser except in accordance with this special condition

13.2 Requirements

To nominate an additional or substitute transferee the Purchaser must deliver to the Vendor not later than 21 days prior to the Settlement Date:

- (a) A notice of nomination signed by the additional or substitute transferee and the Purchaser;
- (b) A copy of any completed statutory declaration the State Revenue Office requires the Purchaser to make;

- (c) A deed to be prepared by the Vendor's Solicitor in which each nominated additional or substitute transferee jointly and severally confirms to the Vendor that they will comply with all the Purchasers obligations under this Contract including without limitation any that are capable of having effect after Settlement and under which each jointly and severally indemnifies the Vendor against any claim, loss, damage or liability incurred or arising from the nomination of a substitute or additional purchaser;
- (d) \$440.00 representing the costs including GST that will be incurred by the Vendor in relation to the preparation of the Deed referred to in Special Condition 13.2(c) hereof and which costs are payable by the nominee under the deed referred to in this special condition and;
- (e) A guarantee and indemnity (in the form of the guarantee and indemnity attached to this Contract) executed by the director or principal shareholders of the nominee or other persons approved by the Vendor and if the nominee is a corporation defined in the Corporations Act (other than a corporation listed on a recognised stock exchange or one of its wholly owned subsidiaries).

13.3 No release

The purchaser acknowledges and agrees that the Purchaser nominating an additional or substitute transferee will not relieve the Purchaser of its obligations under this Contract either before or after the date of nomination and the Purchaser remains liable under this Contract

13.4 Loss

If the Vendor suffers or incurs any Loss as a result of the nomination of an additional or substitute transferee by the Purchaser, the Purchaser is liable for and indemnifies the Vendor against such Loss.

GUARANTEE

We,

(hereinafter called "the Guarantors") in consideration of the within named Vendor(s) selling to the within named Purchaser(s) at our request the land described in the within Contract for the price and upon the terms and conditions therein set forth do hereby for ourselves our respective executors and administrators jointly and severally covenant with the said Vendor(s) that if at any time default shall be made in payment of the deposit or residue of purchase money or interest or other moneys payable by the Purchaser(s) to the Vendor(s) under the within Contract or in the performance or observance of any term or condition of the within Contract to be performed or observed by the Purchaser(s) we will forthwith on demand by the Vendor(s) pay to the Vendor(s) and will keep the Vendor(s) indemnified against all loss of purchase money interest and other moneys payable under the within Contract and all losses costs charges and expenses whatsoever which the Vendor(s) may incur by reason of any default as aforesaid on the part of the Purchaser(s). The Guarantors hereby charge all of their interests in any real estate to secure their obligations under this Guarantee. This Guarantee shall be a continuing Guarantee and shall not be released by any neglect or forbearance on the part of the Vendor(s) in enforcing payment of any of the moneys payable under the within Contract or the performance or observance of any of the agreements obligations or conditions under the within Contract or by time being given to the Purchaser(s) for any such payment performance or observance or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing us our executors or administrators.

AS WITNESS our hands and seals the _____ day of _____ Two thousand and _____

SIGNED SEALED AND DELIVERED)
)
By)
)
in the presence of:)

SIGNED SEALED AND DELIVERED)
)
 by)
)
 in the presence of:)

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land

12/80 Cheltenham Road, Dandenong 3175

Vendor's name

Jesse Lee Venables

Date
/ /

**Vendor's
signature**

**Purchaser's
name**

Date
/ /

**Purchaser's
signature**

**Purchaser's
name**

Date
/ /

**Purchaser's
signature**

1 FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

- (a) Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

	To	
Other particulars (including dates and times of payments):		

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 125
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ Yes ☒ No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR ☒ Not applicable

2 INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

- (a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Is in the attached copies of title documents.

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2. Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

3.3. Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☐

3.4. Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES

4.1. Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

4.2. Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Not Applicable.

4.3. Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

Not Applicable.

5 BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

Not Applicable.

6 OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

6.1 Attached is a current owners corporation certification with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporation Act* 2006.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☐

9 TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10 SUBDIVISION

10.1. Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2. Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3. Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable.

12 DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 11550 FOLIO 532

Security no : 124125818836Y
Produced 01/07/2025 02:49 PM

LAND DESCRIPTION

Lot 12 on Plan of Subdivision 645691V.
PARENT TITLE Volume 11200 Folio 323
Created by instrument PS645691V 06/02/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JESSE LEE VENABLES of UNIT 12 80 CHELTENHAM ROAD DANDENONG VIC 3175
AU283236R 28/04/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY811310H 23/01/2025
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT AK900311G 14/02/2014

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AK908740N 18/02/2014

DIAGRAM LOCATION

SEE PS645691V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 12 80 CHELTENHAM ROAD DANDENONG VIC 3175

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 23/01/2025

OWNERS CORPORATIONS

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS645691V
OWNERS CORPORATION 3 PLAN NO. PS645691V

DOCUMENT END

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11550 FOLIO 709

Security no : 124126118038E

Produced 10/07/2025 05:42 PM

LAND DESCRIPTION

Lot G27 on Plan of Subdivision 645691V.
PARENT TITLE Volume 11200 Folio 323
Created by instrument PS645691V 06/02/2015

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JESSE LEE VENABLES of UNIT 12 80 CHELTENHAM ROAD DANDENONG VIC 3175
AU283236R 28/04/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU283237P 28/04/2021
MACQUARIE BANK LTD

COVENANT AK900311G 14/02/2014

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AK908740N 18/02/2014

DIAGRAM LOCATION

SEE PS645691V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: HORNSBY STREET DANDENONG VIC 3175

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 28/04/2021

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS645691V

DOCUMENT END

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Document Identification	PS645691V
Number of Pages (excluding this cover sheet)	39
Document Assembled	01/07/2025 14:49

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	PLAN OF SUBDIVISION	Stage No.	LRS use only EDITION 4	Plan Number PS 645691V

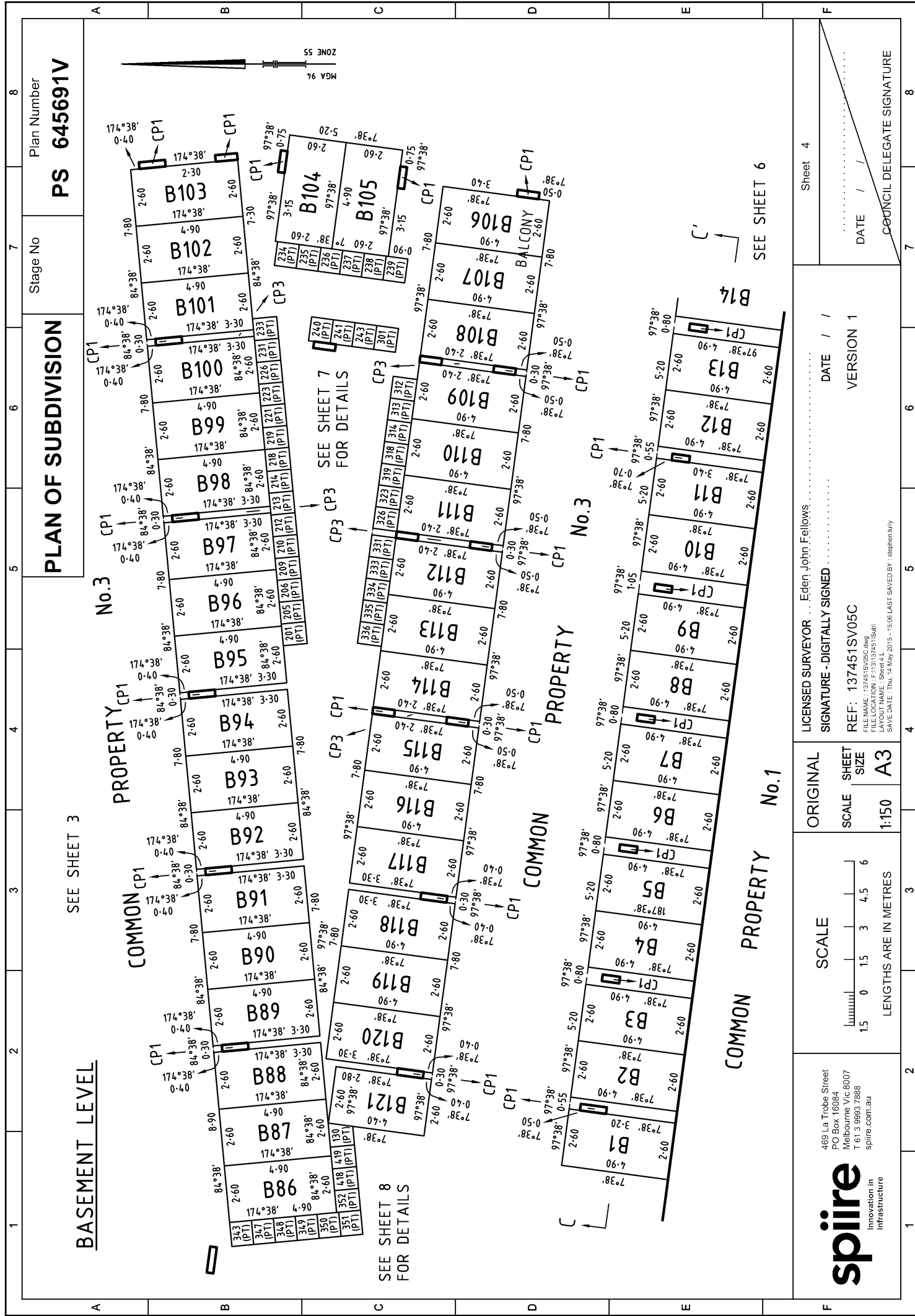
Location of Land Parish: DANDENONG Township: - Section: 49 Crown Allotments: 1, 3 & 4 (PARTS) Crown Portion: - Title Reference: C/T VOL 11200 FOL 323 Last Plan Reference: PS 624750A, LOT 616 Postal Address: 51-67 HORNSBY STREET, (At time of subdivision) DANDENONG, VIC. 3175 MGA Co-ordinates: E 342 280 (Of approx. centre of plan) N 5793 750 Zone 55	Council Certification and Endorsement Council Name: GREATER DANDENONG CITY COUNCIL Ref: - This Plan is certified under Section 6 of the Subdivision Act 1988. - This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6/...../ - This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council delegate Council seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988. Council delegate Council seal Date / /

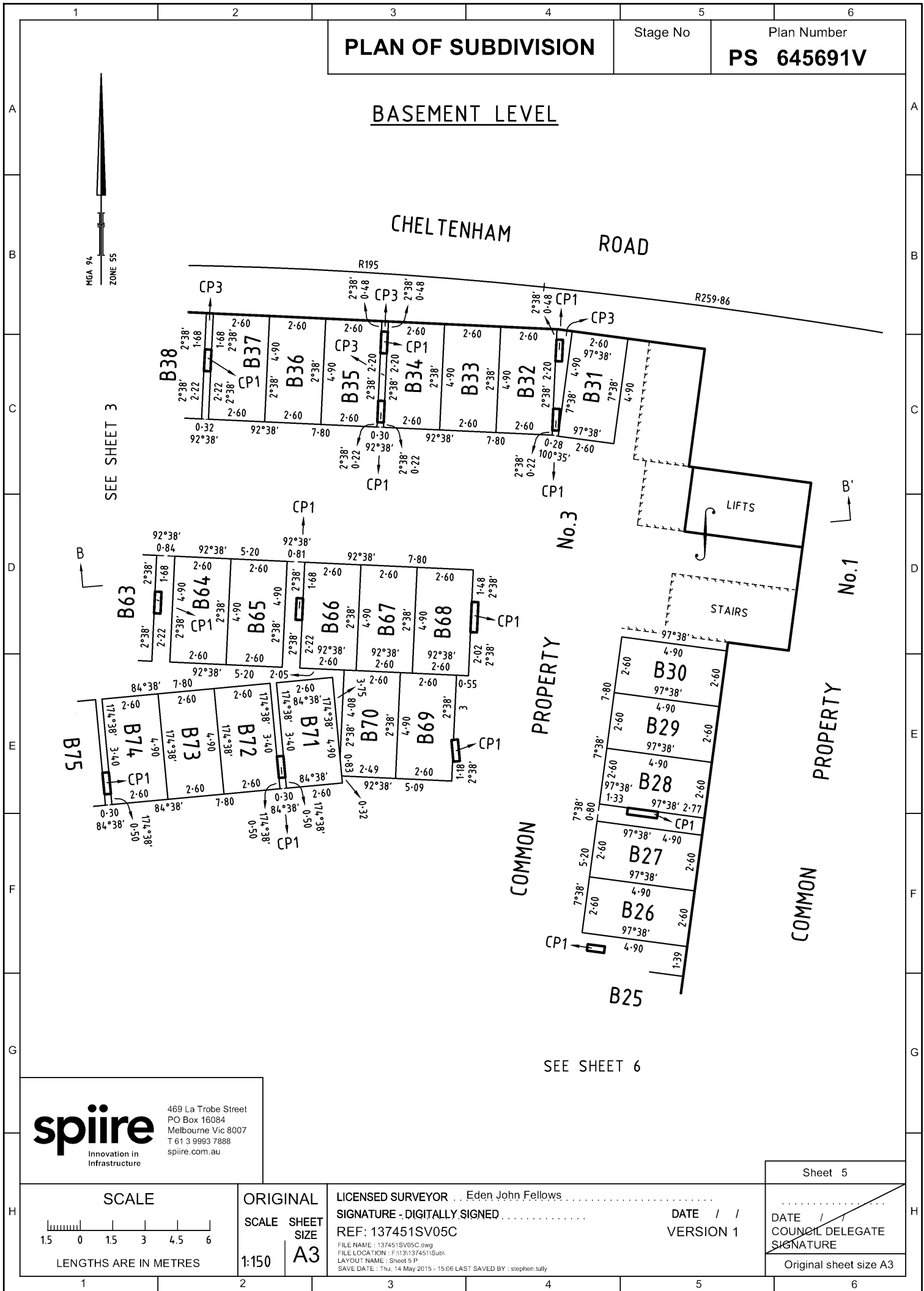
Vesting of Roads or Reserves	
Identifier	Council/Body/Person
RESERVE No.1	UNITED ENERGY DISTRIBUTION PTY. LTD.

Notations	
Depth Limitation: DOES NOT APPLY	Staging: This is a staged subdivision Planning Permit No. PLN 11/0893
BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: INTERIOR FACE: ALL BOUNDARIES ALL INTERNAL CABLES, SERVICE DUCTS, PIPES, COLUMNS AND SHAFTS WITHIN THE BUILDINGS ARE DEEMED TO BE PART OF COMMON PROPERTY No.1. THE POSITION OF THESE CABLES, DUCTS, PIPES, COLUMNS AND SHAFTS HAVE NOT BEEN SHOWN ON THE DIAGRAMS HEREON.	THIS IS A SPEAR plan. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF OWNERS CORPORATION INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT AND LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION RULES AND OWNERS CORPORATION ADDITIONAL INFORMATION. COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS, RESERVE No.1 AND COMMON PROPERTY Nos.2, 3 AND 4 AND INCLUDES THE STRUCTURE OF ANY WALL, FLOOR, CEILING, WINDOW, DOOR AND BALUSTRADE WHICH DEFINE BOUNDARIES. LOTS 26 TO 30, 34 TO 40, 44 TO 100, 145 TO 200, 253 TO 300, 353 TO 400, 435 TO 500, 508 TO 600, 608 TO 700 AND 708 TO 800 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. Survey: This plan is based on survey This survey has been connected to Permanent Mark No(s). - in Proclaimed Survey Area No. -

Easement Information					LRS use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of compliance/ Exemption Statement Received ☒ Date: 5/01/2015
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of	THIS IS A LAND VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN
E-1	Powerline (Limited as to height - See Cross Section)	1.50	This Plan - Section 88 of the Electricity Industry Act 2000	United Energy Distribution Pty. Ltd.	

METRO DANDENONG				Sheet 1 of 38 Sheets
 469 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		LICENSED SURVEYOR .. Eden John Fellows SIGNATURE:..DIGITALLY SIGNED DATE / / REF: 137451SV01 VERSION 5 FILE NAME : 137451SV01.dwg FILE LOCATION : C:\ACAD\TEMP\AcPublish_4300. LAYOUT NAME : Sheet 1 SAVE DATE : Fri, 06 Feb 2015 - 11:07 LAST SAVED BY : stephen.tully		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3





PLAN OF SUBDIVISION

Stage No

Plan Number

PS 645691V

BASEMENT LEVEL

CHELTEMHAM ROAD

SEE SHEET 3

No.3

No.1

LIFTS

STAIRS

PROPERTY

PROPERTY

COMMON

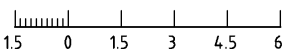
COMMON

SEE SHEET 6

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SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET

SIZE

1:150 A3

LICENSED SURVEYOR Eden John Fellows

SIGNATURE - DIGITALLY SIGNED

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LAYOUT NAME: Sheet 5 P

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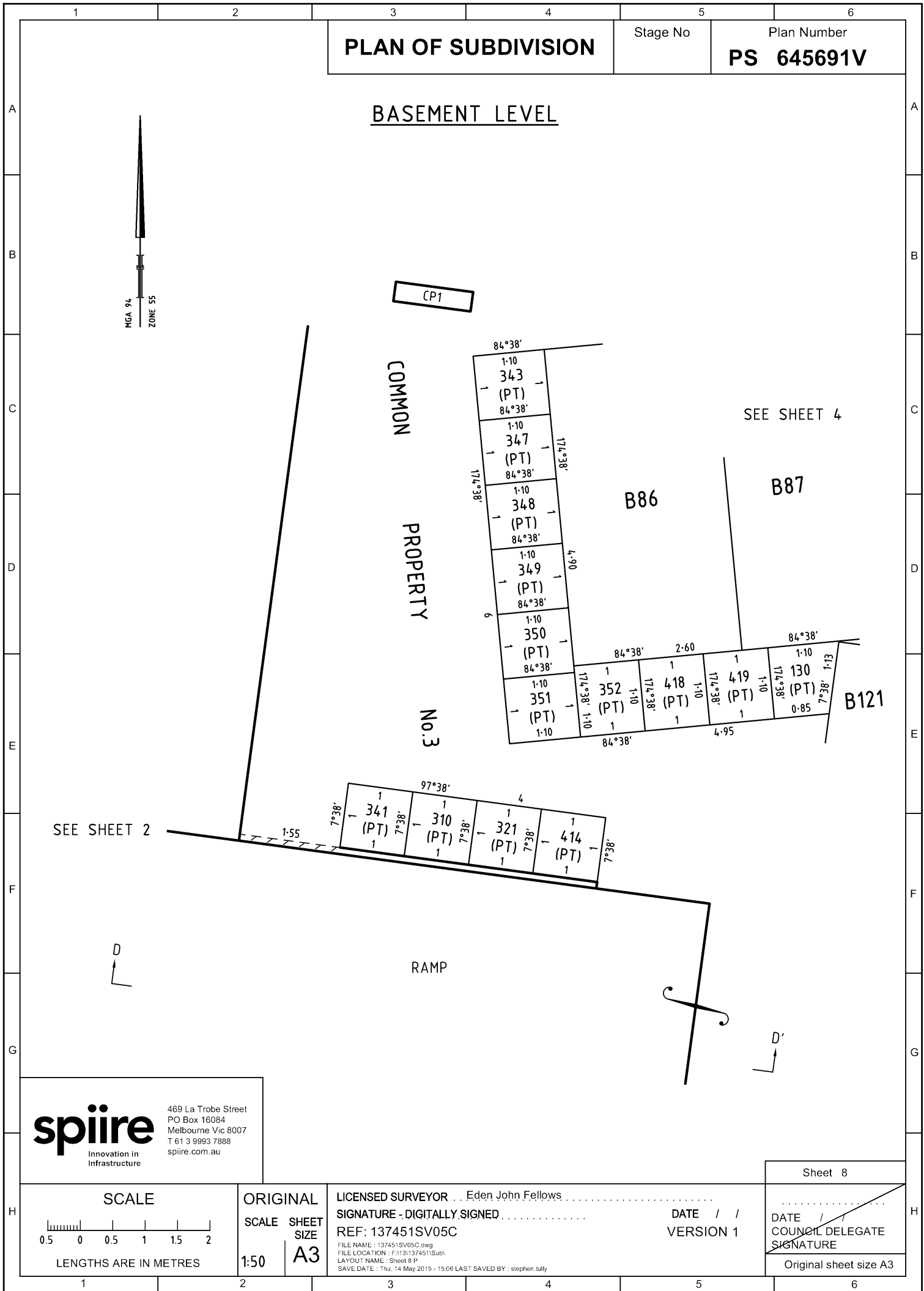
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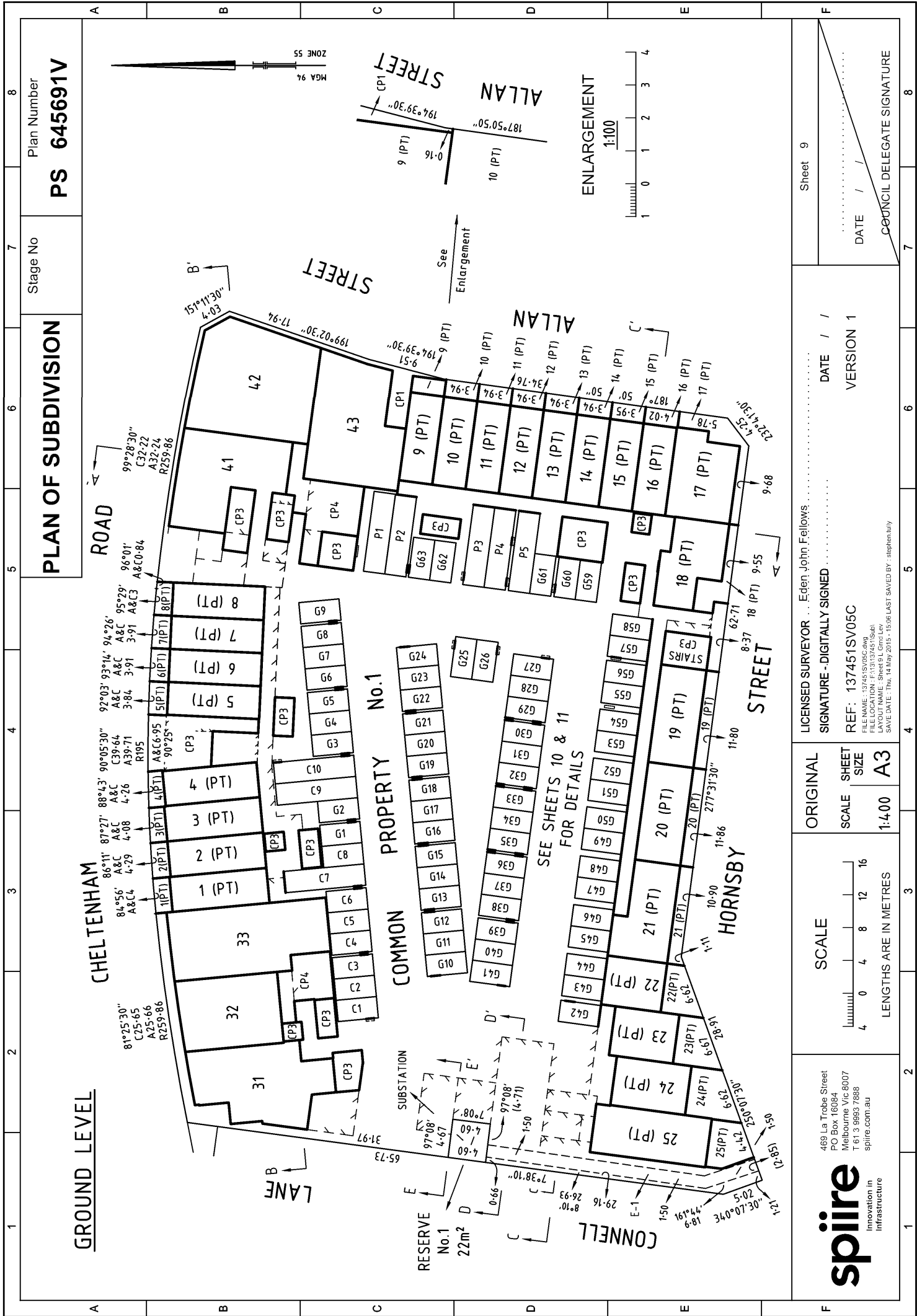
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Sheet 5

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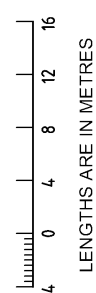
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SCALE



ORIGINAL
SCALE
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SIZE
A3

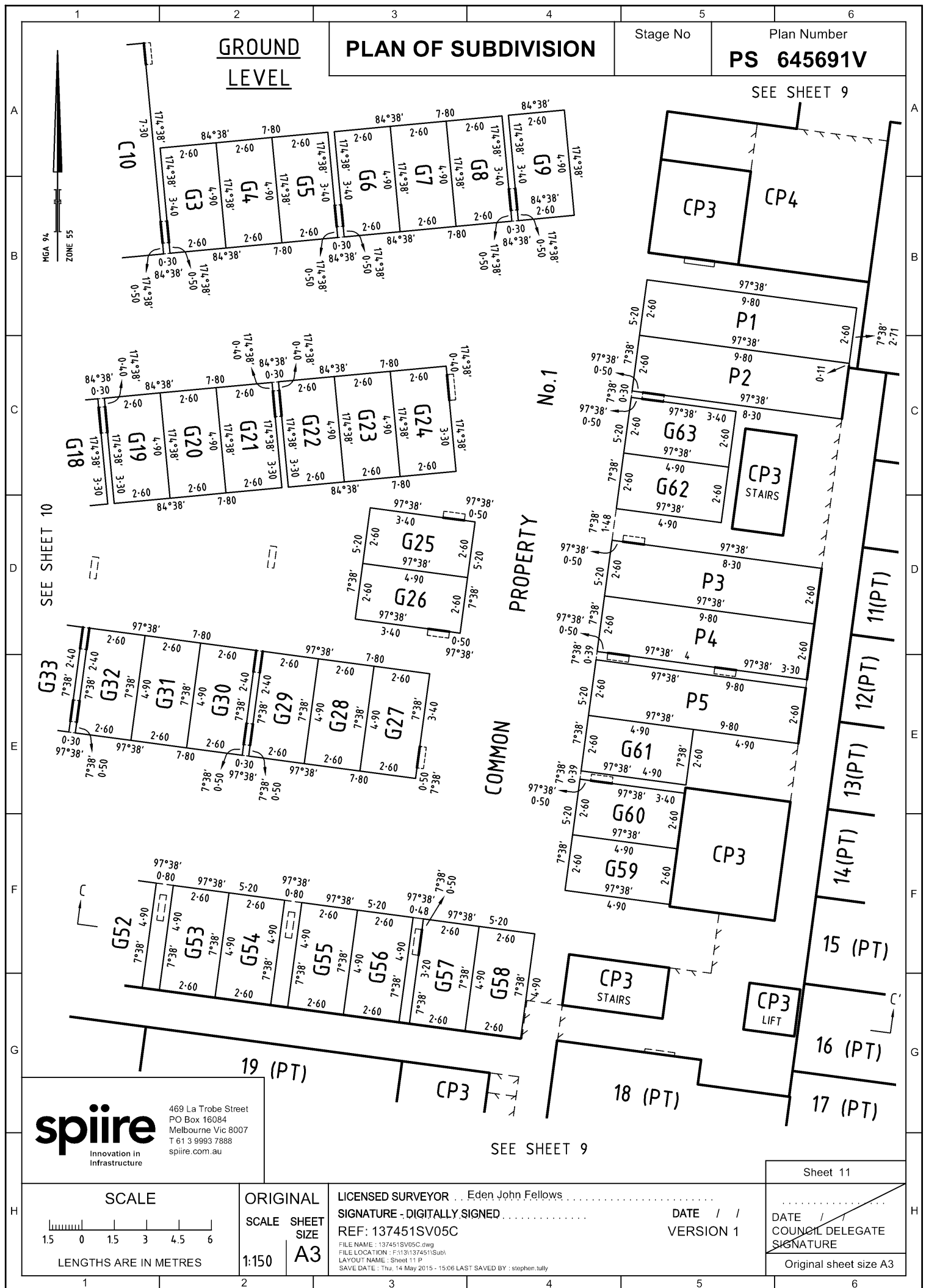
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SIGNATURE - DIGITALLY SIGNED

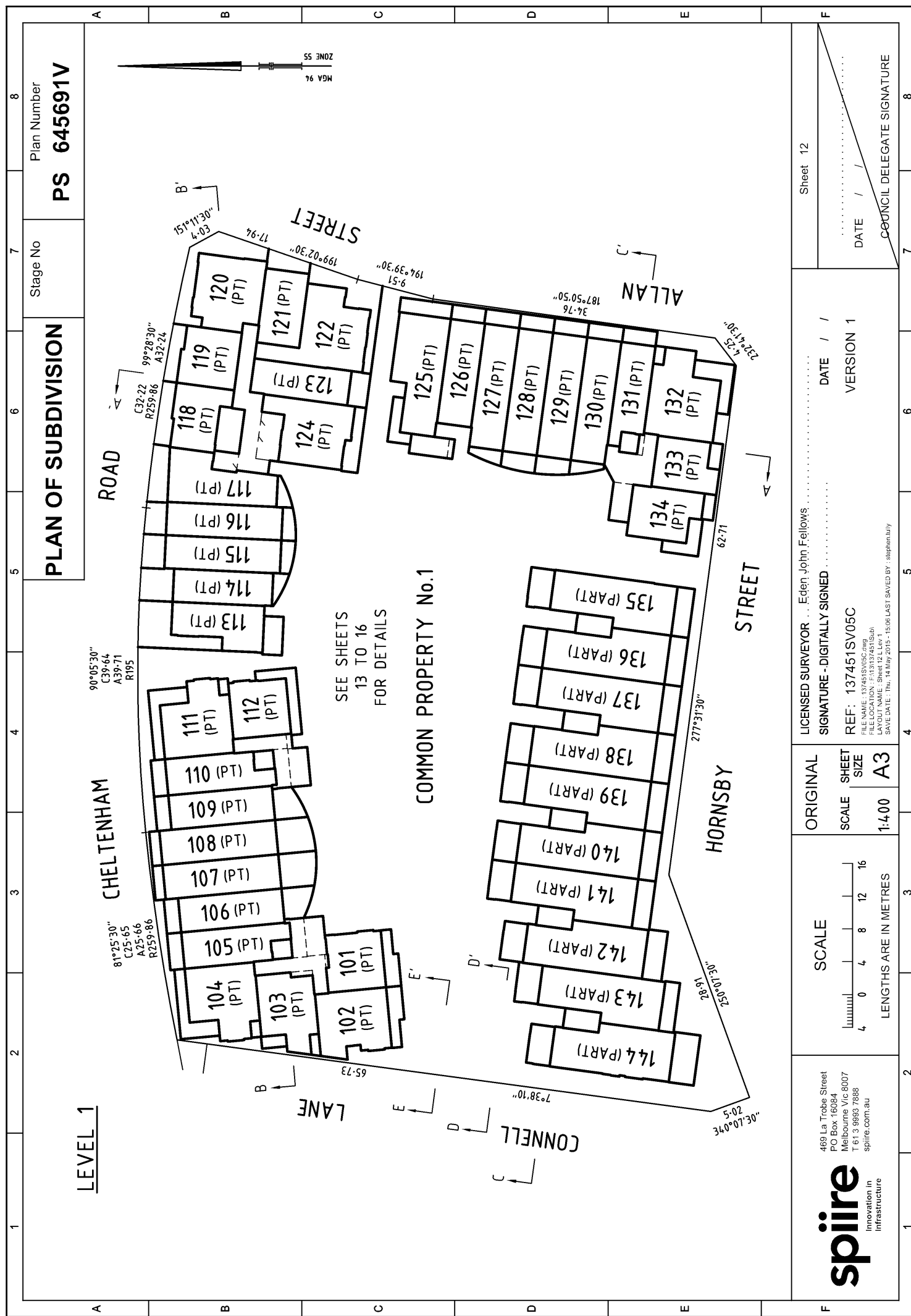
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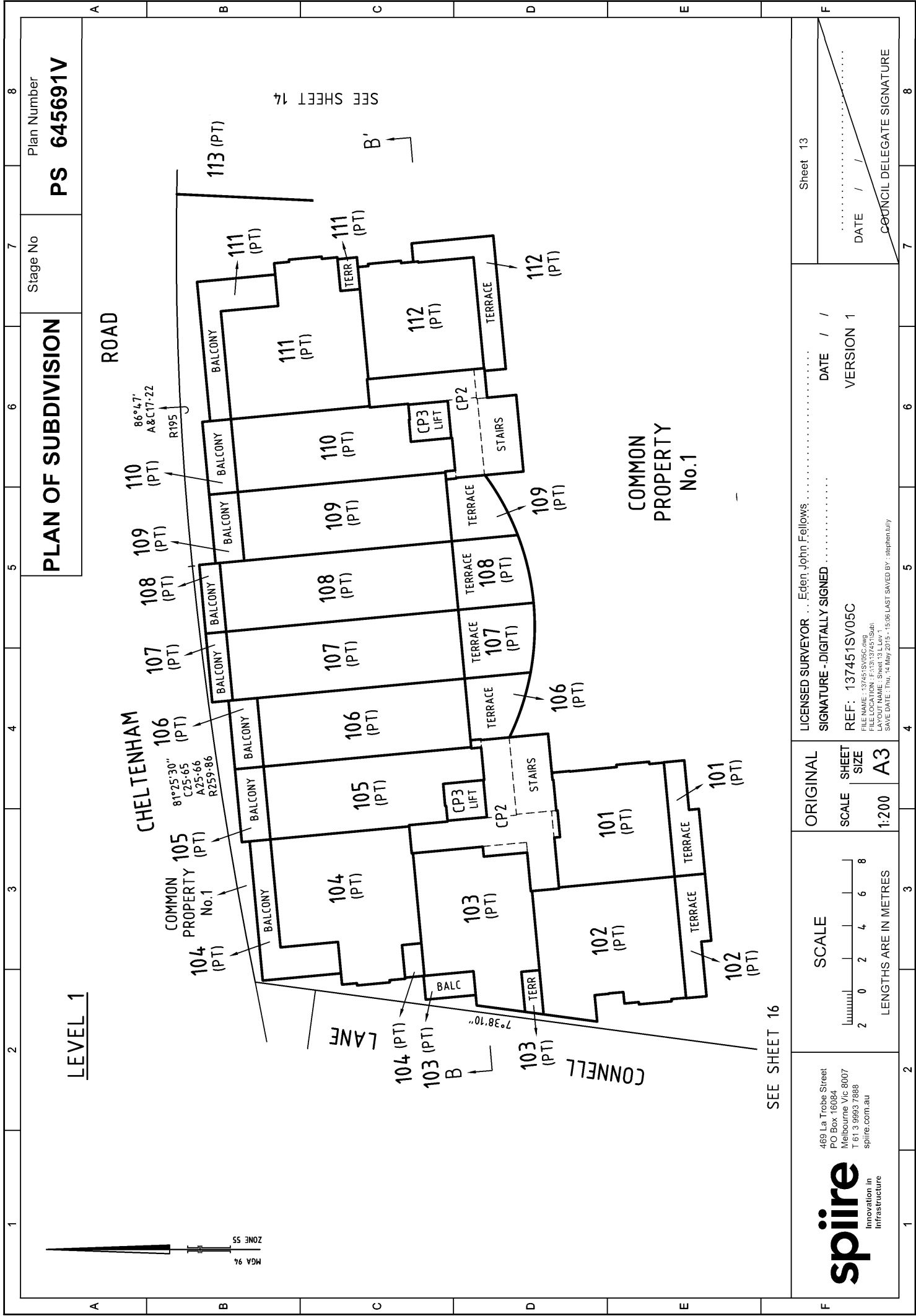
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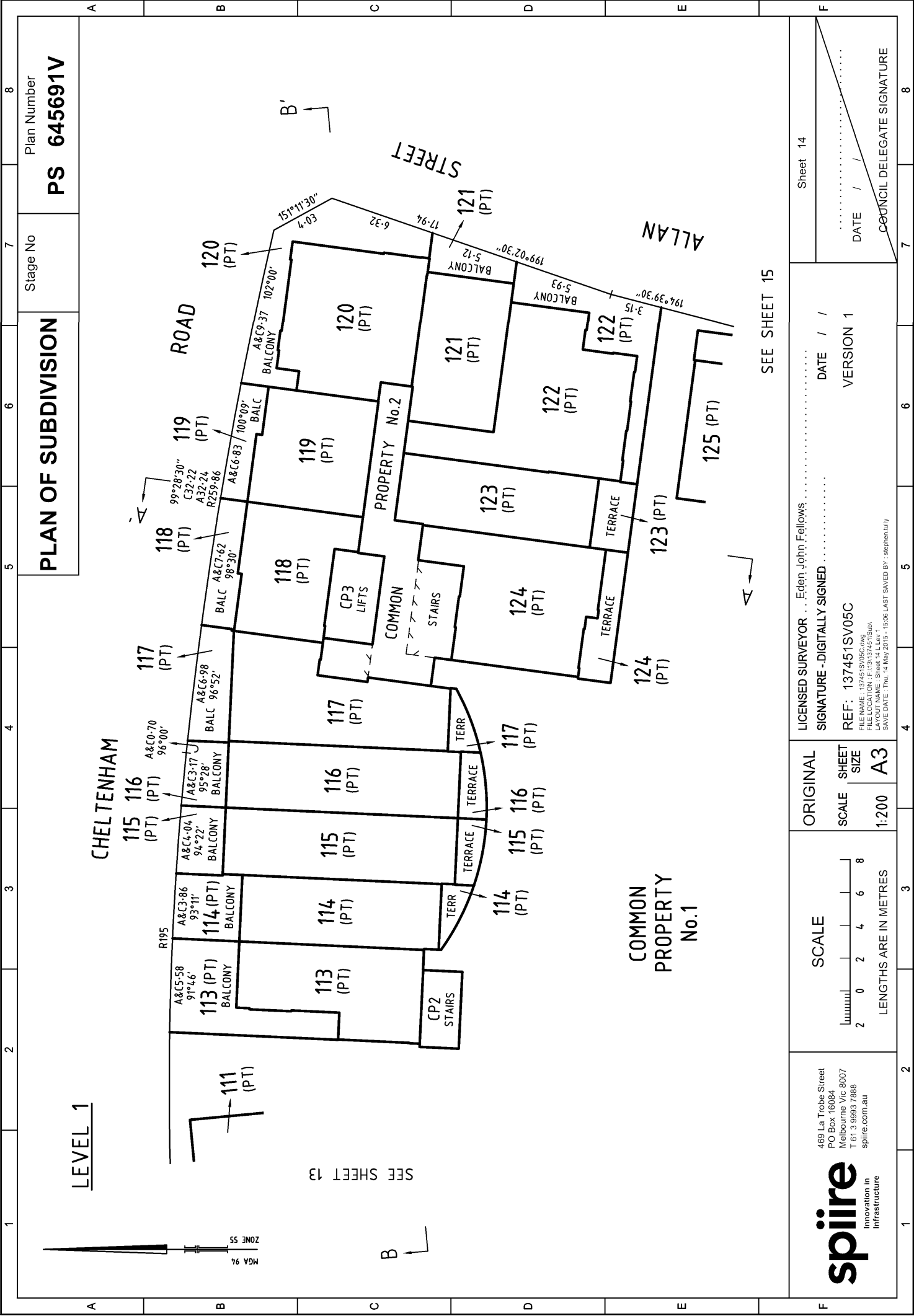
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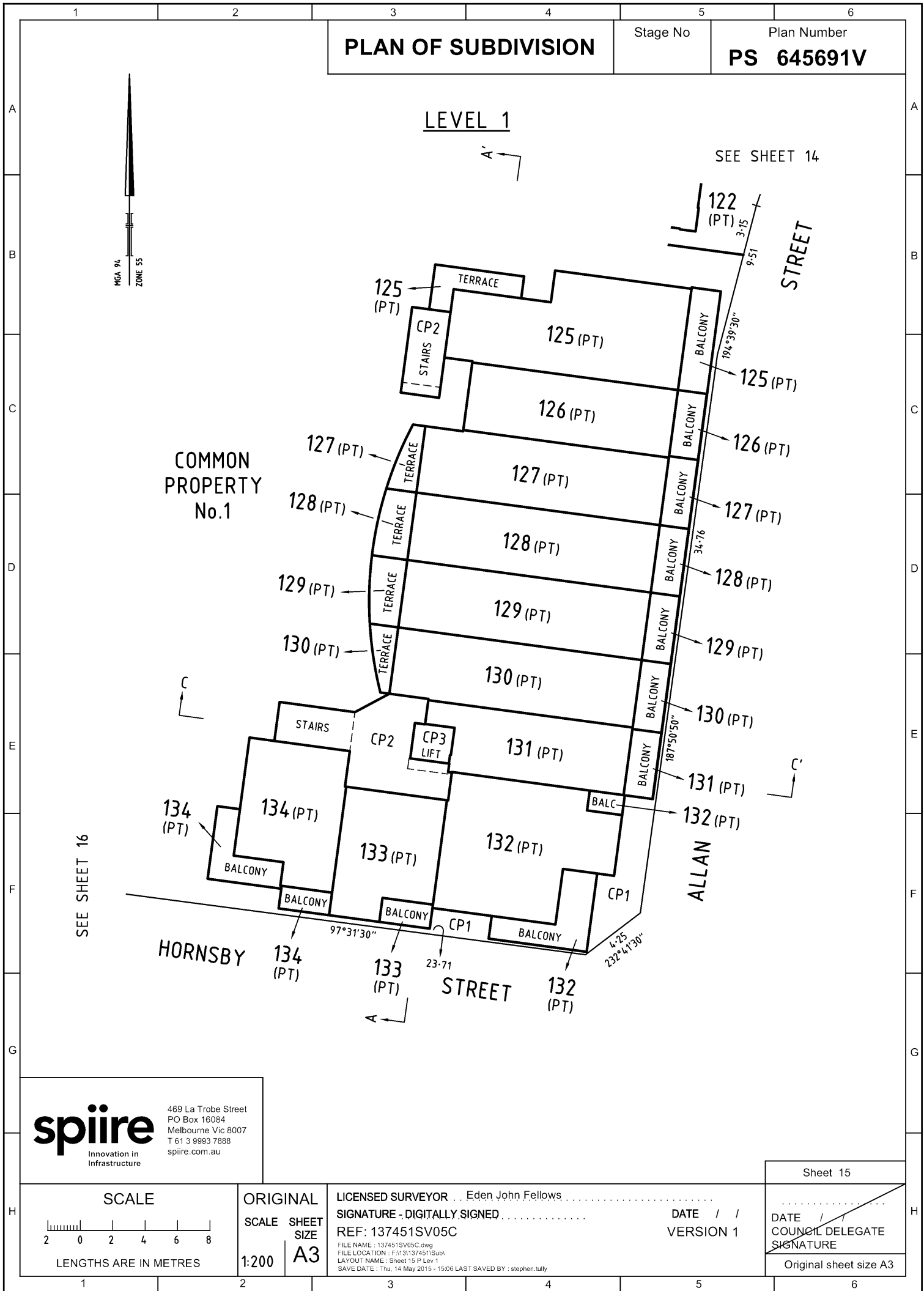
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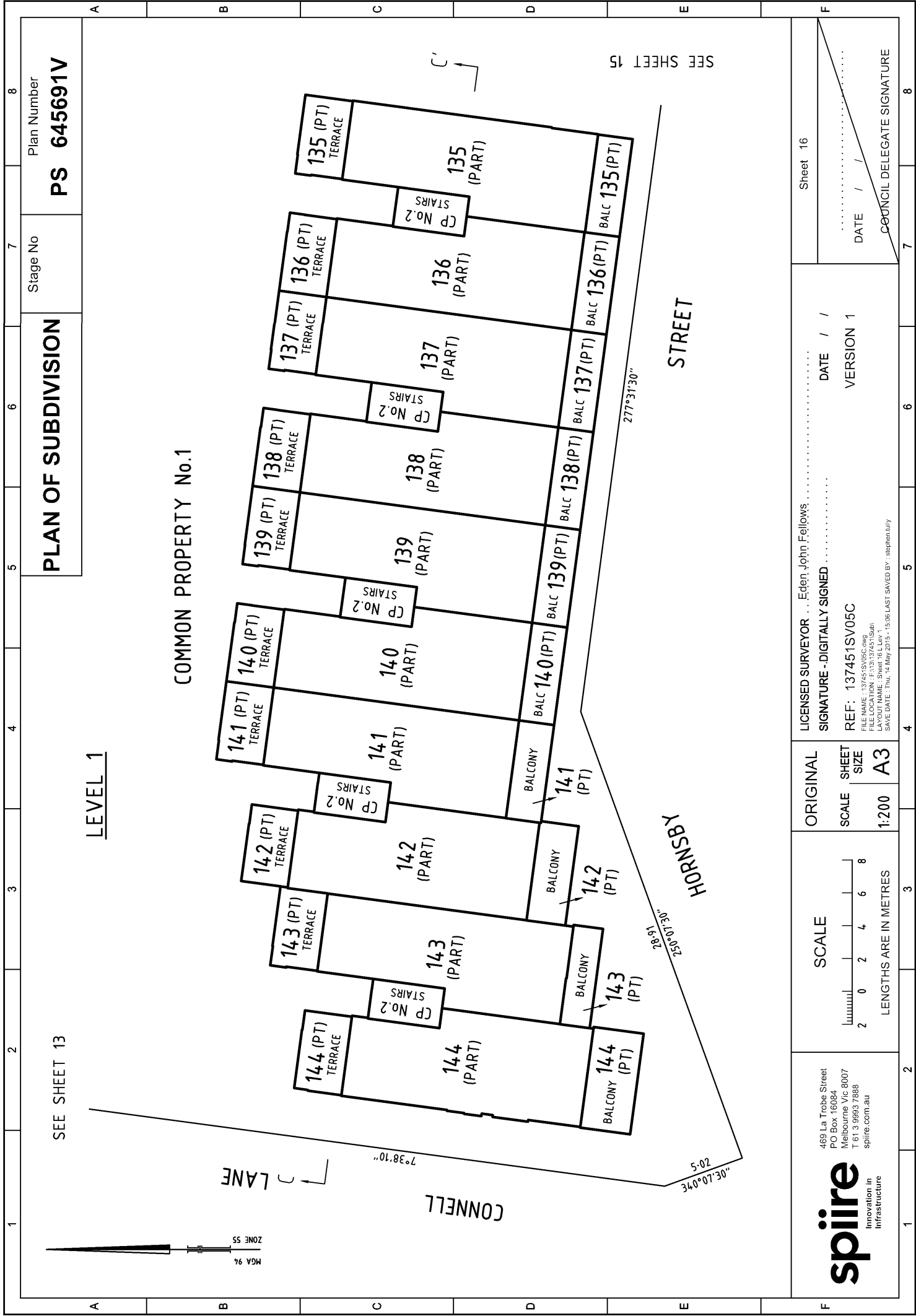


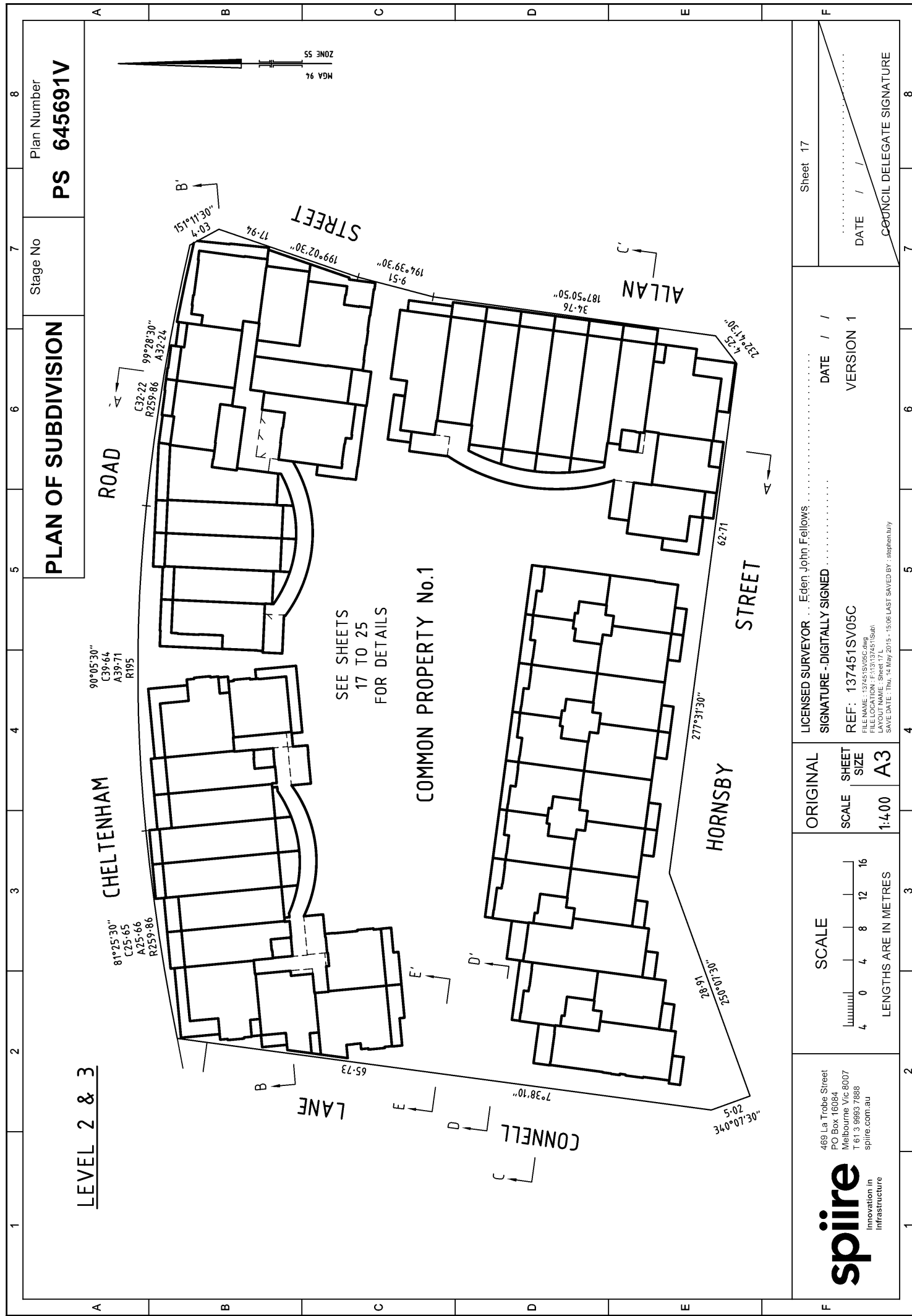


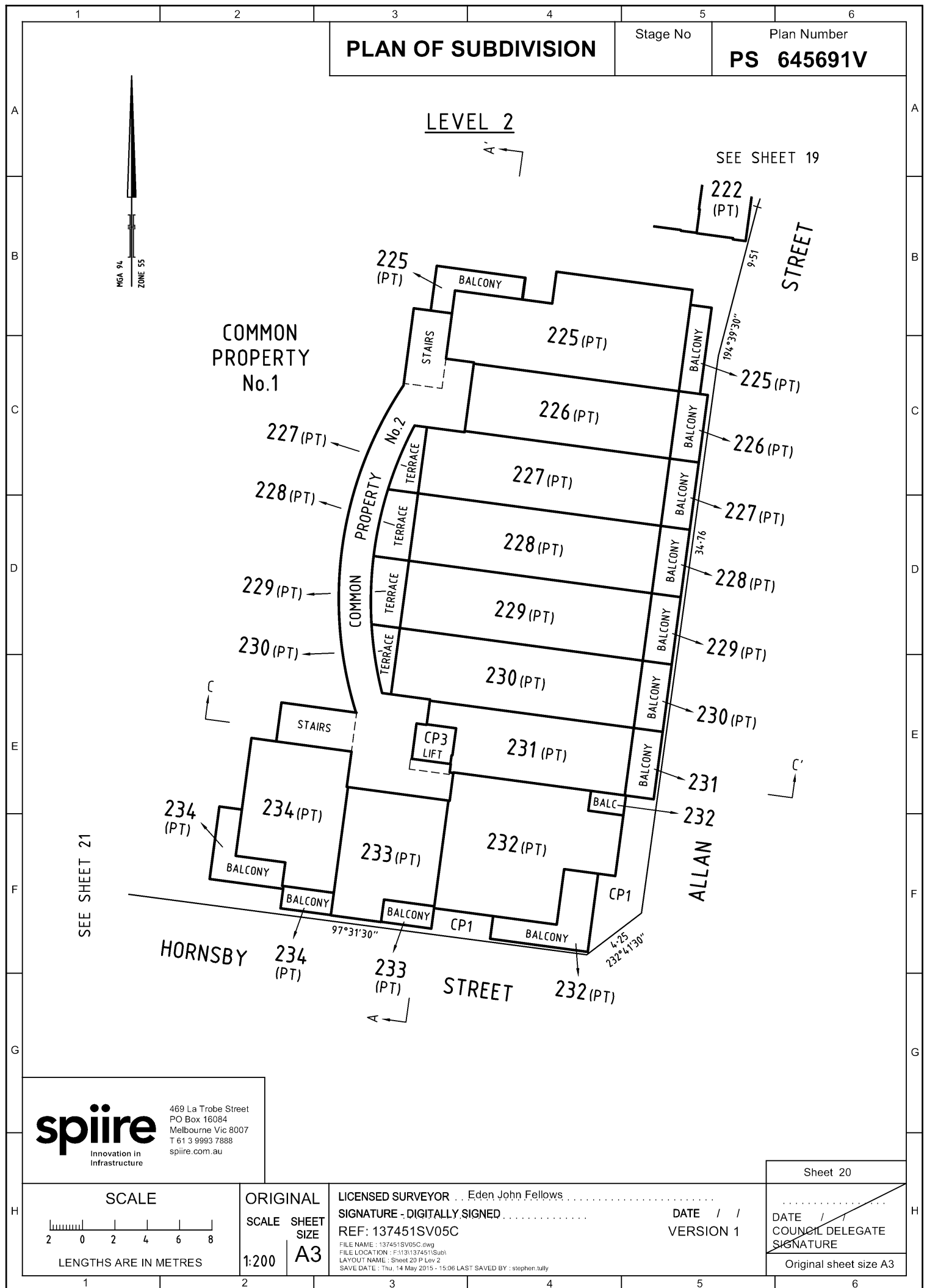


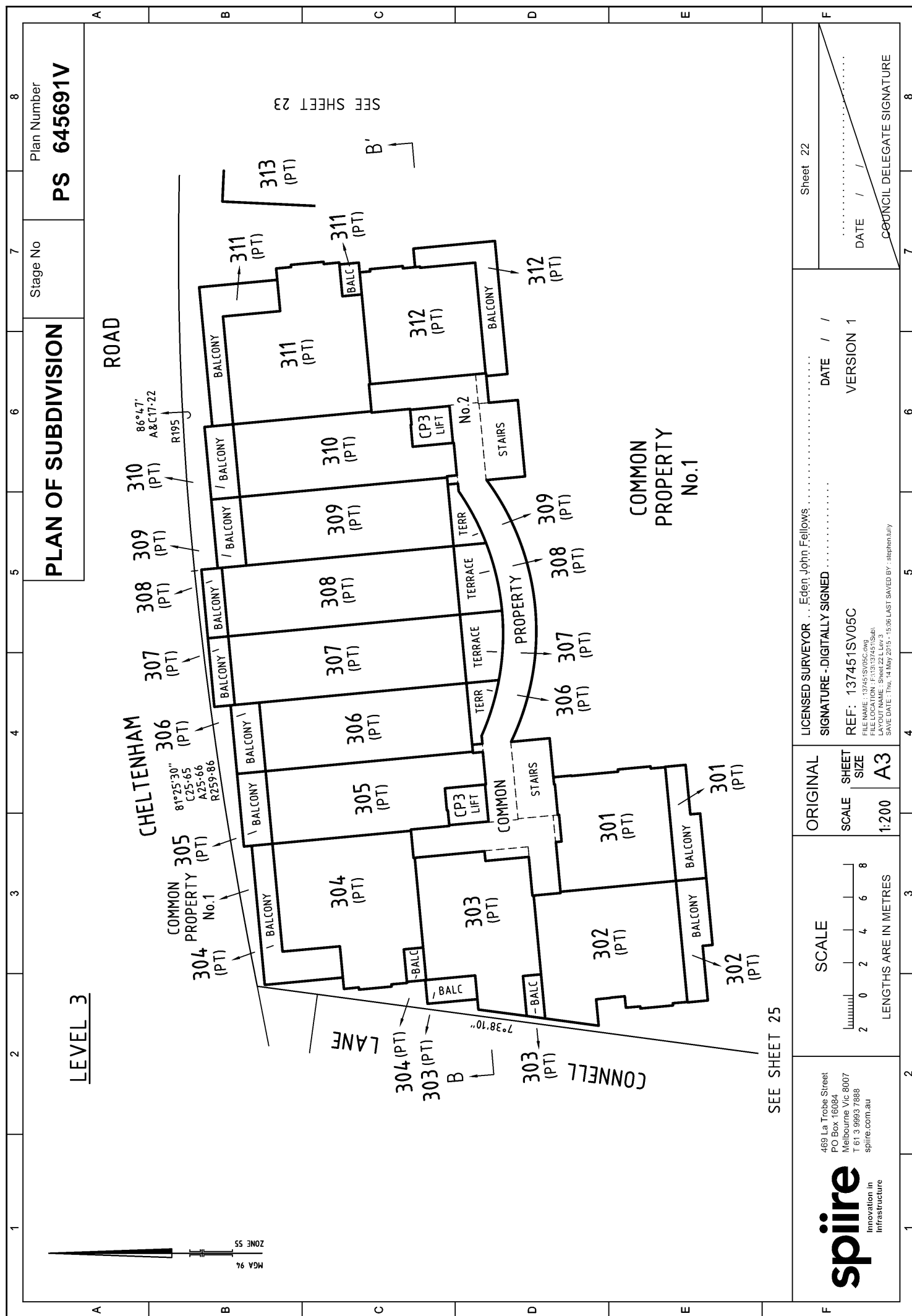


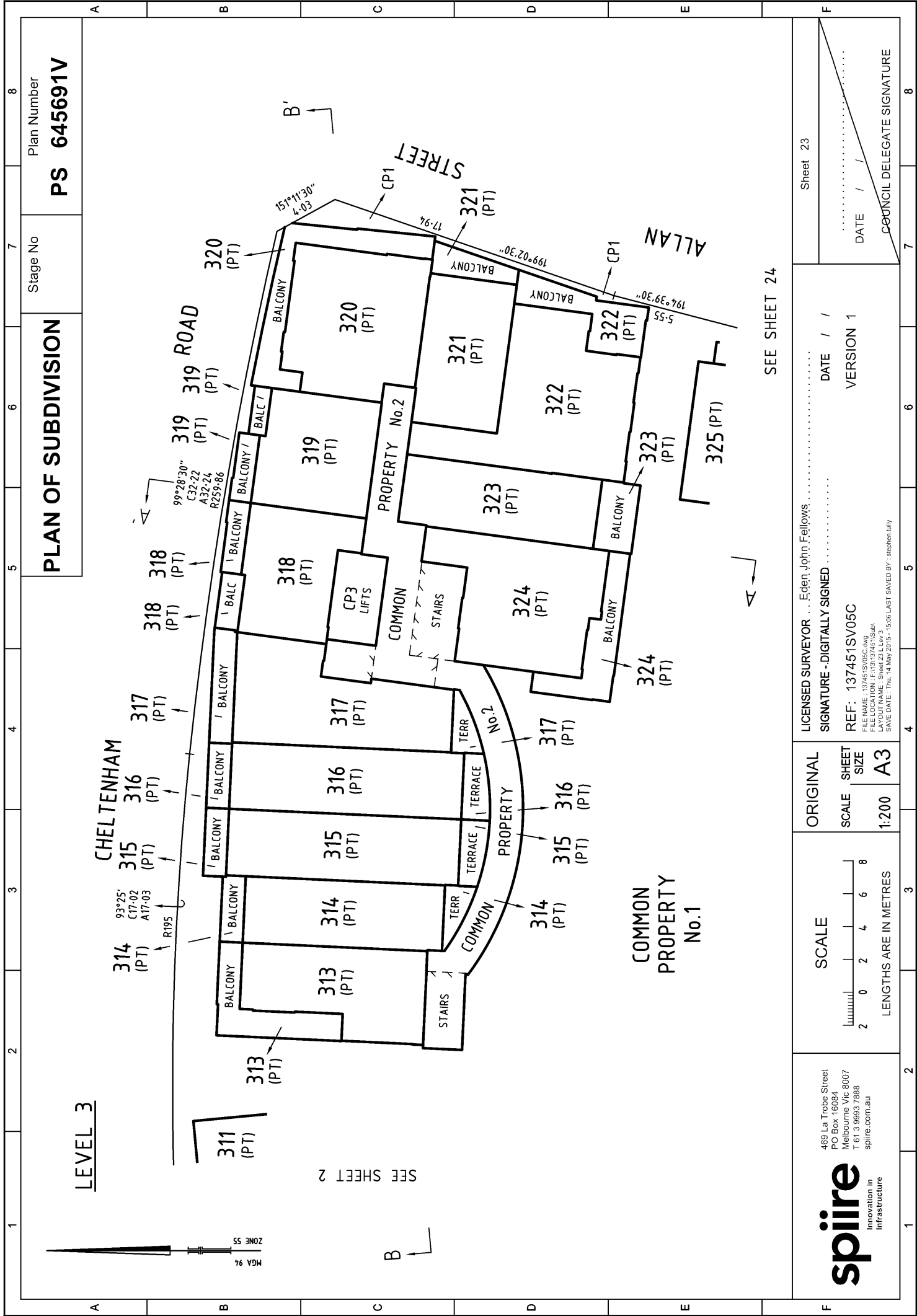


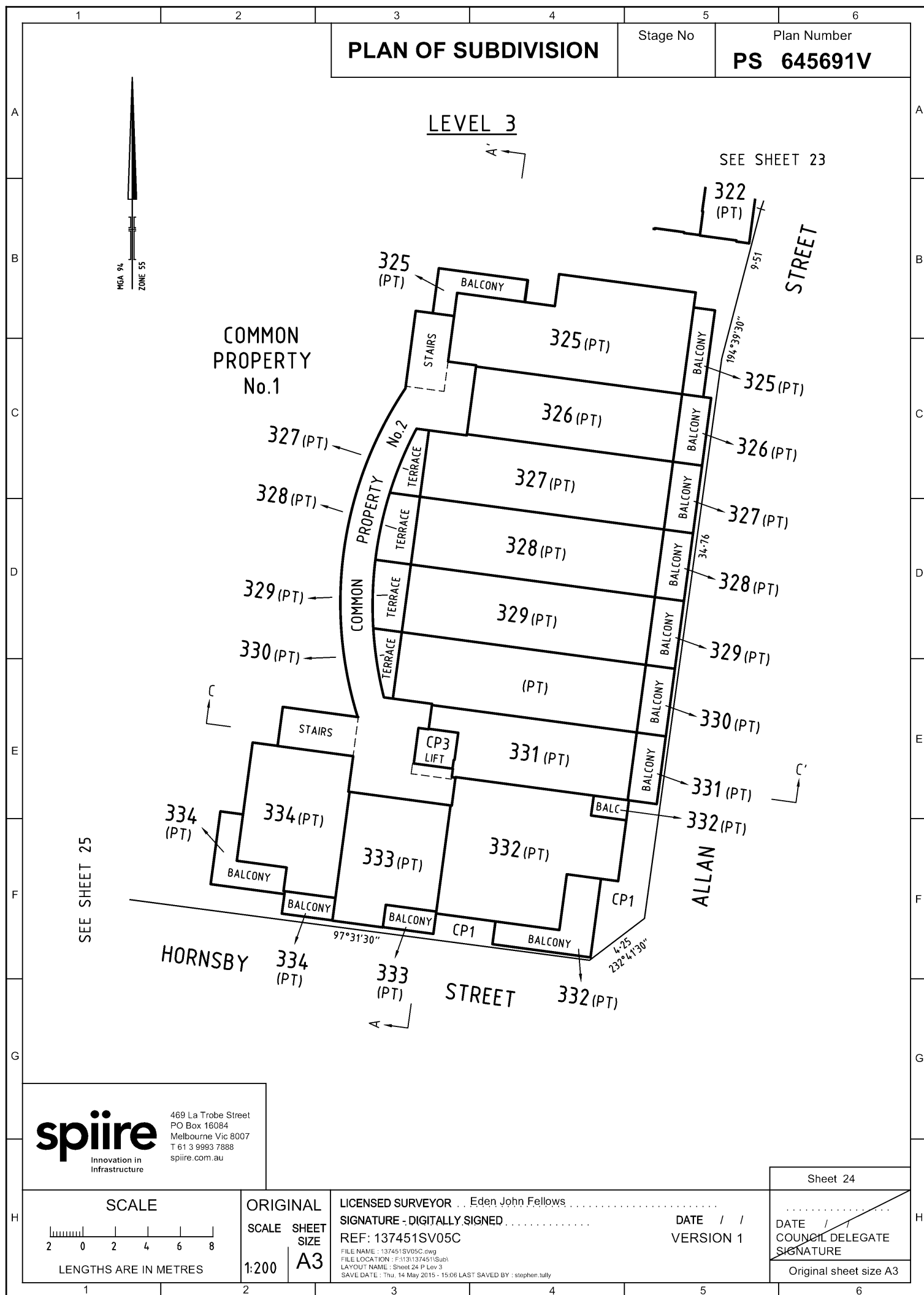


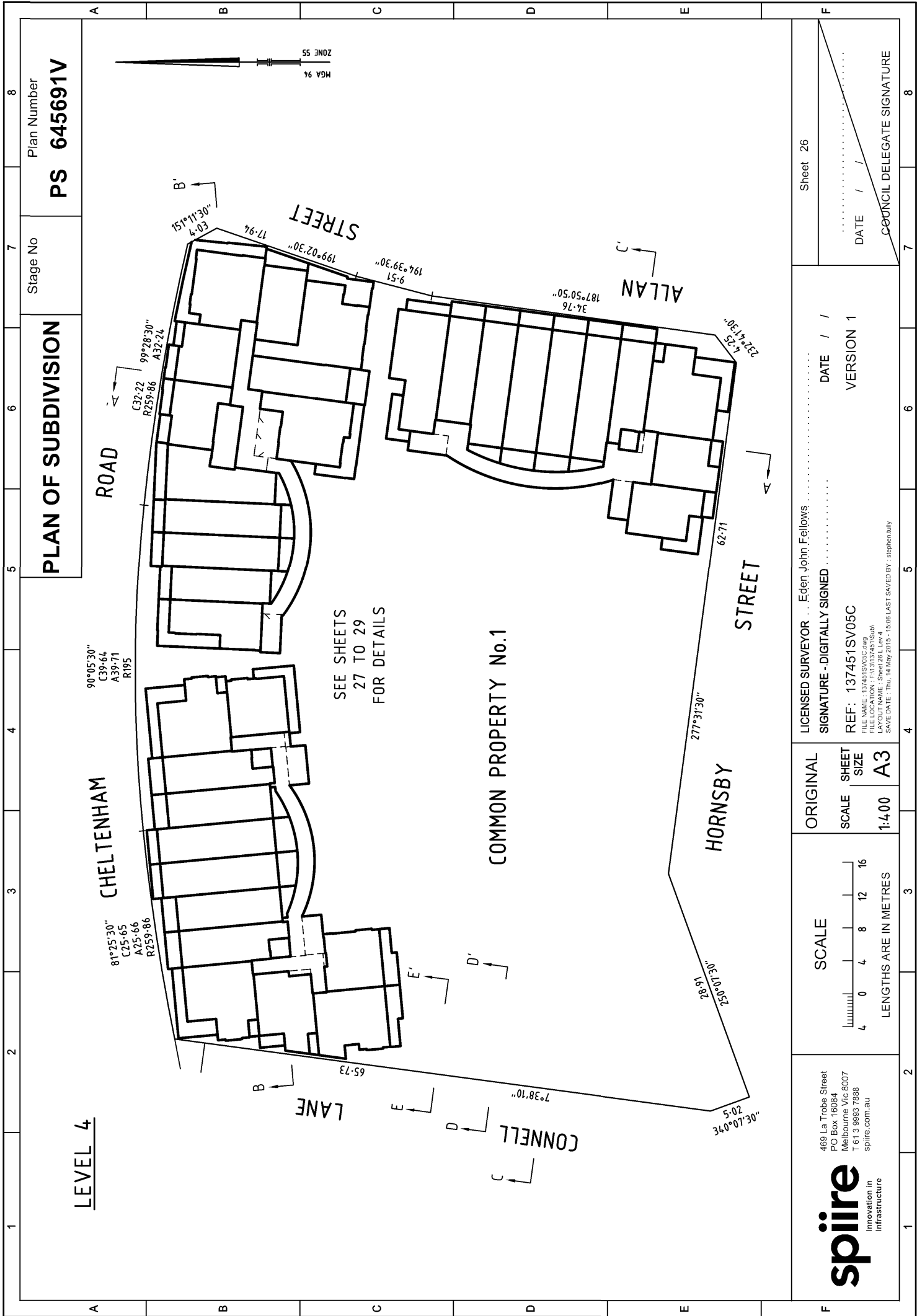














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LENGTHS ARE IN METRES

ORIGINAL

SCALE 1:400

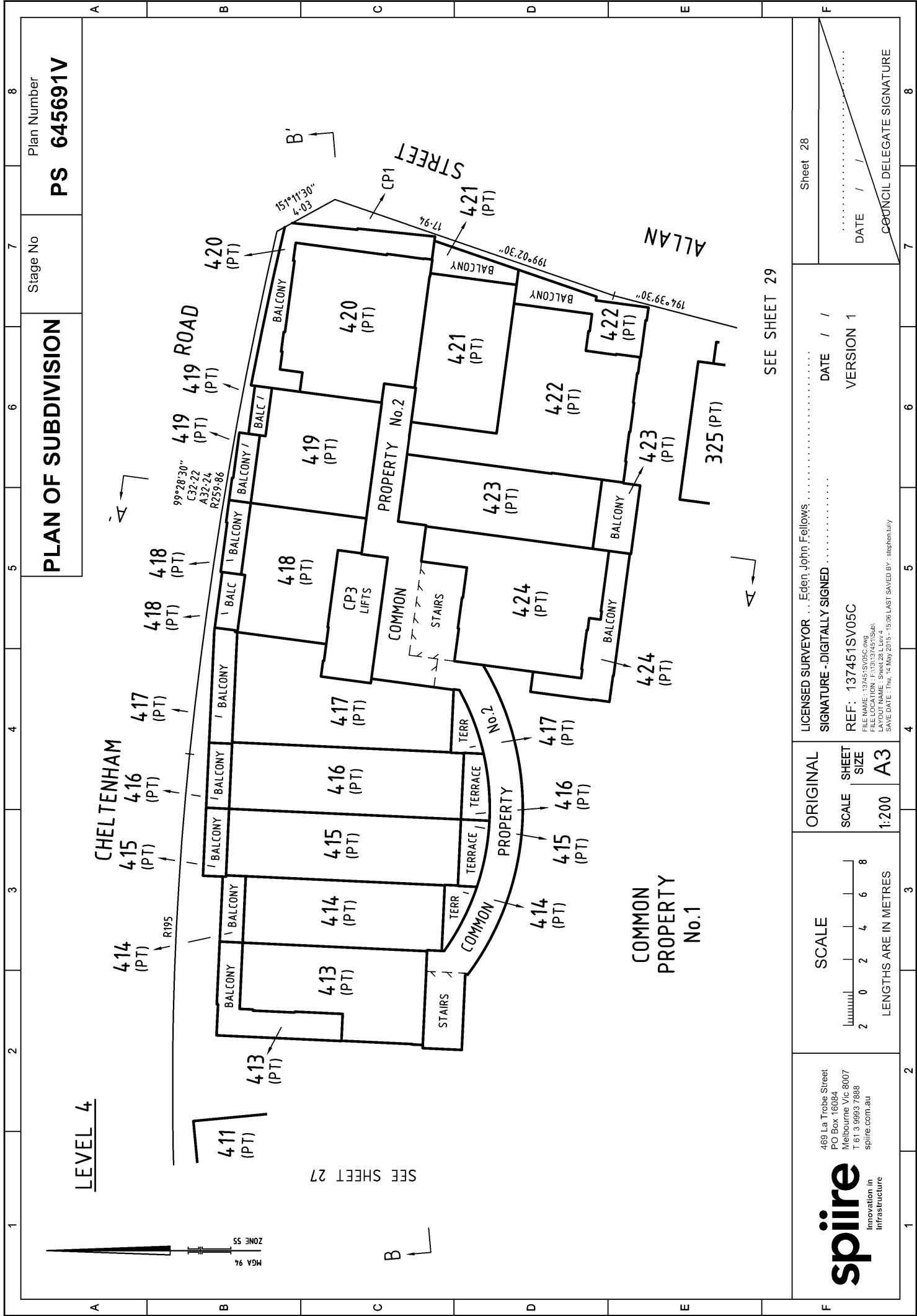
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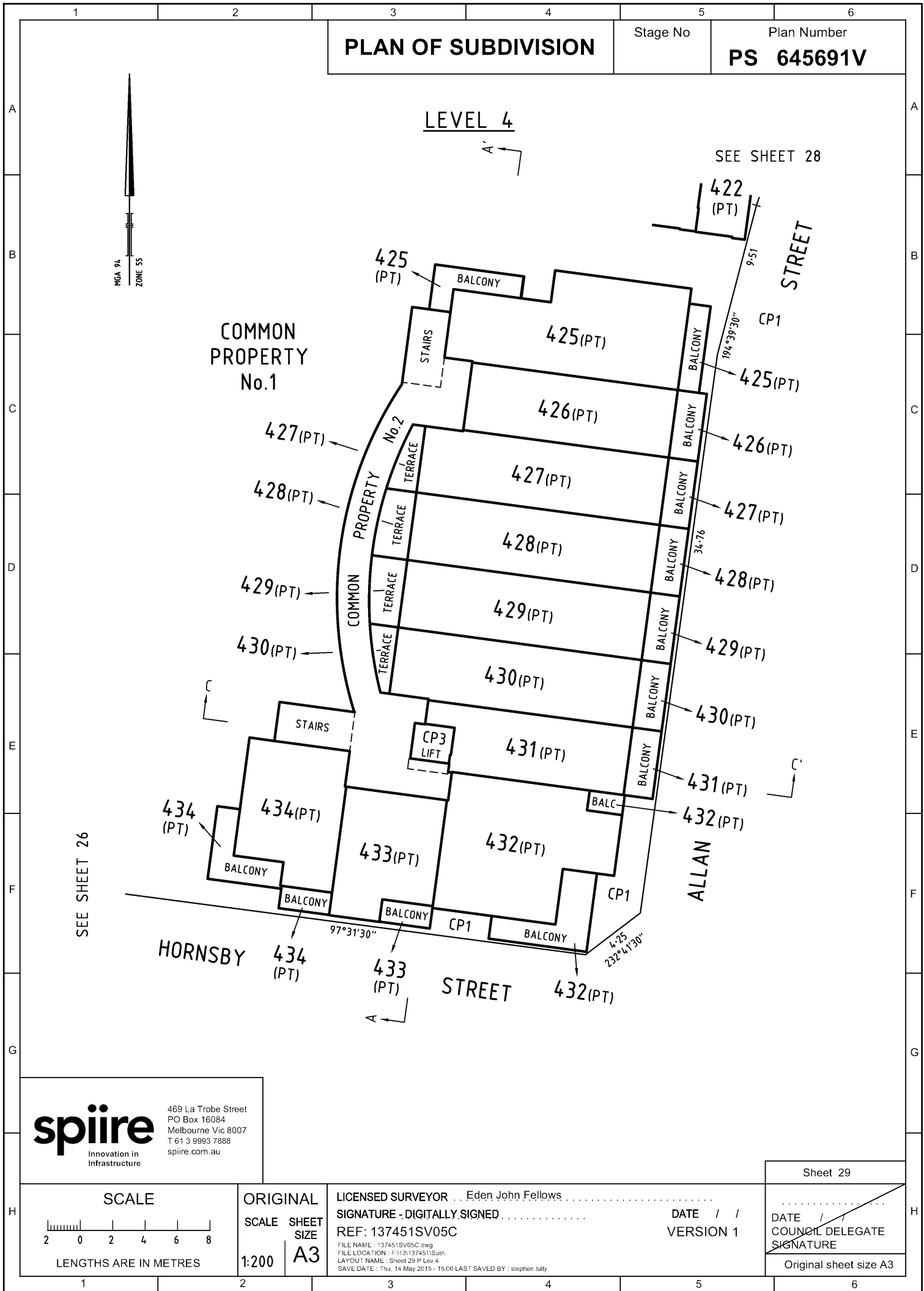
LICENSED SURVEYOR ... Eden John Fellows
SIGNATURE - DIGITALLY SIGNED ...
DATE / /
VERSION 1
REF: 137451SV05C
FILE NAME: 137451SV05C.dwg
LAYOUT NAME: Sheet 26 L Lev 4
SAVE DATE: Thu, 14 May 2015 - 15:06 LAST SAVED BY: stephen.tully

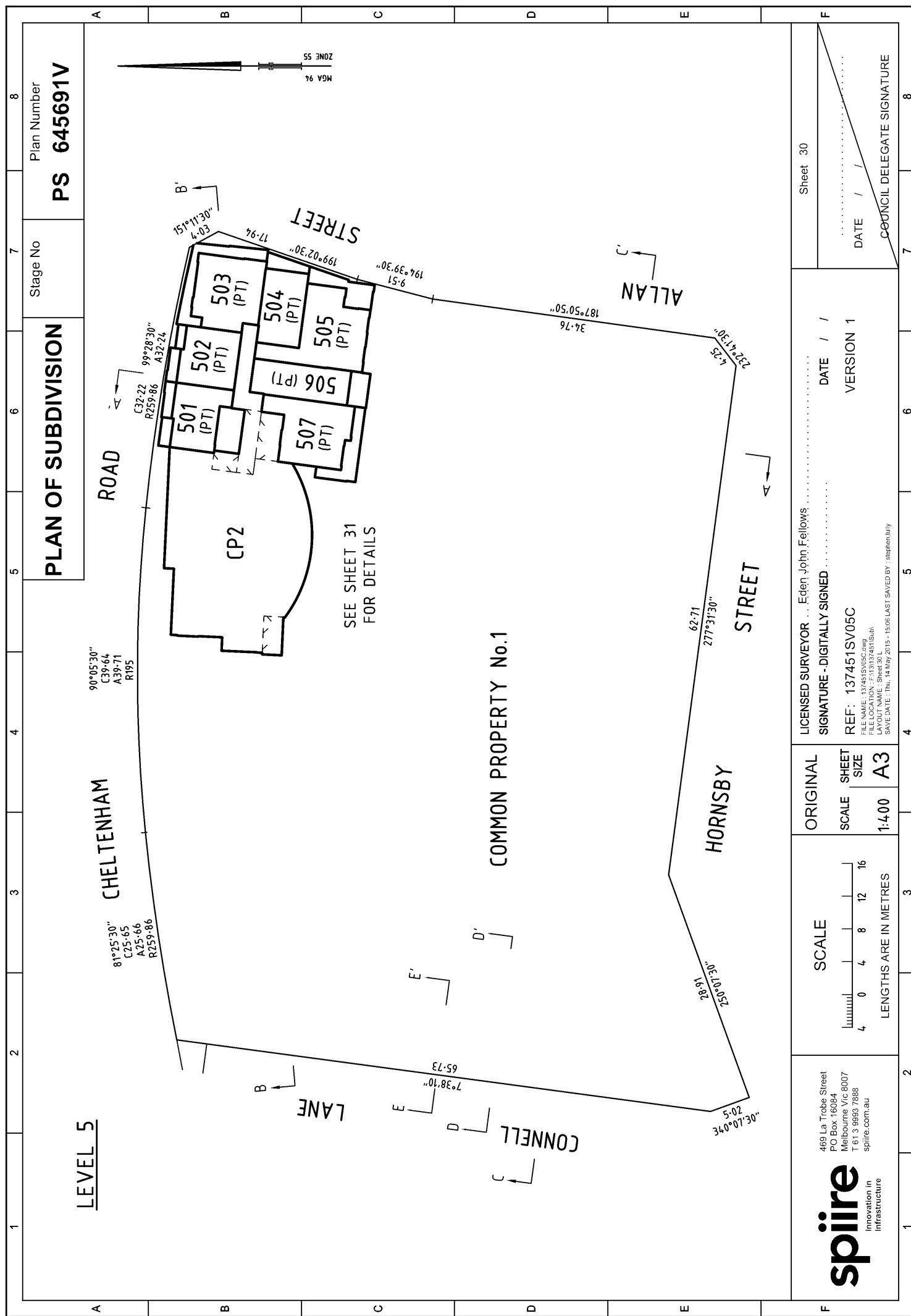
Sheet 26

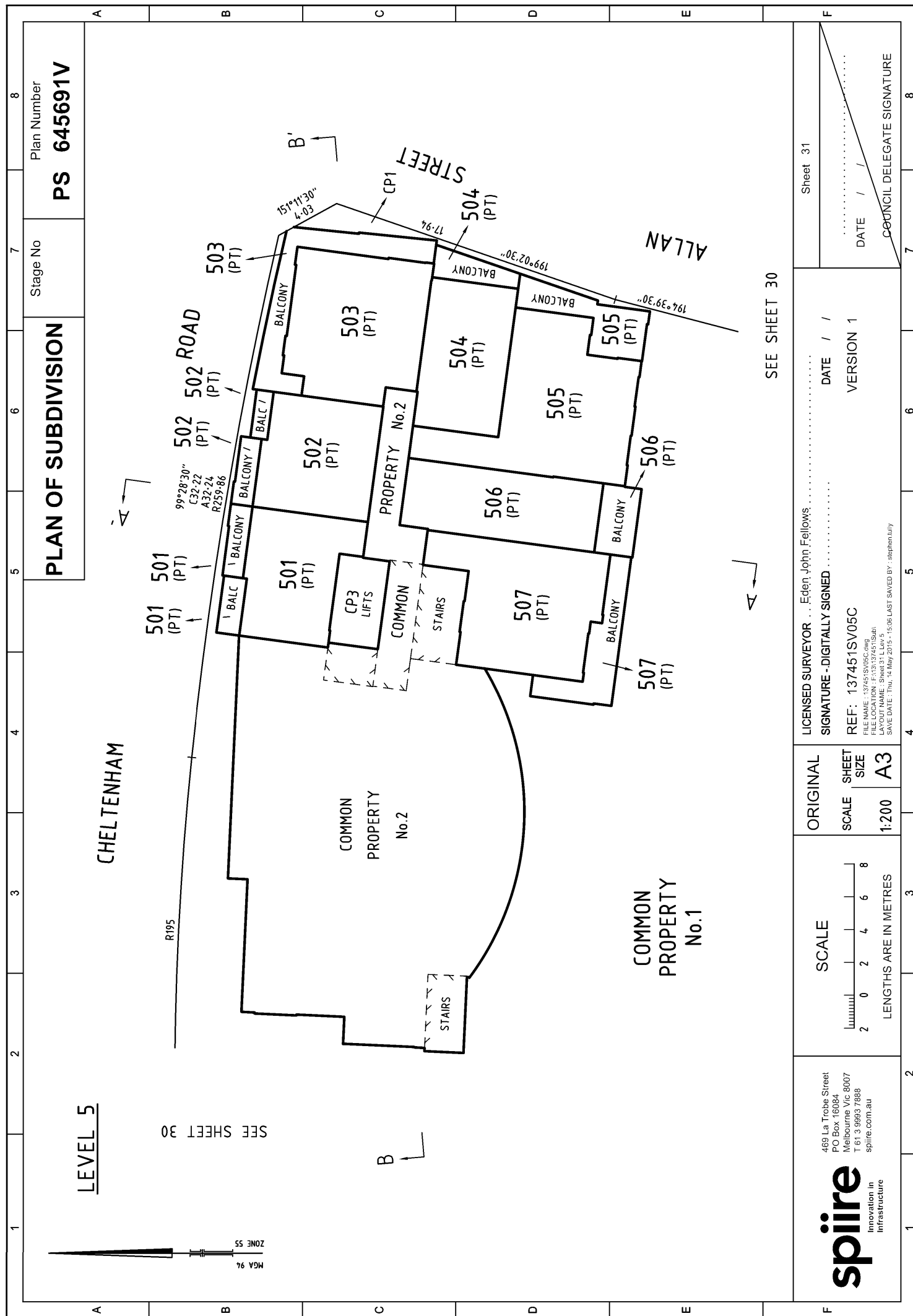
DATE / /

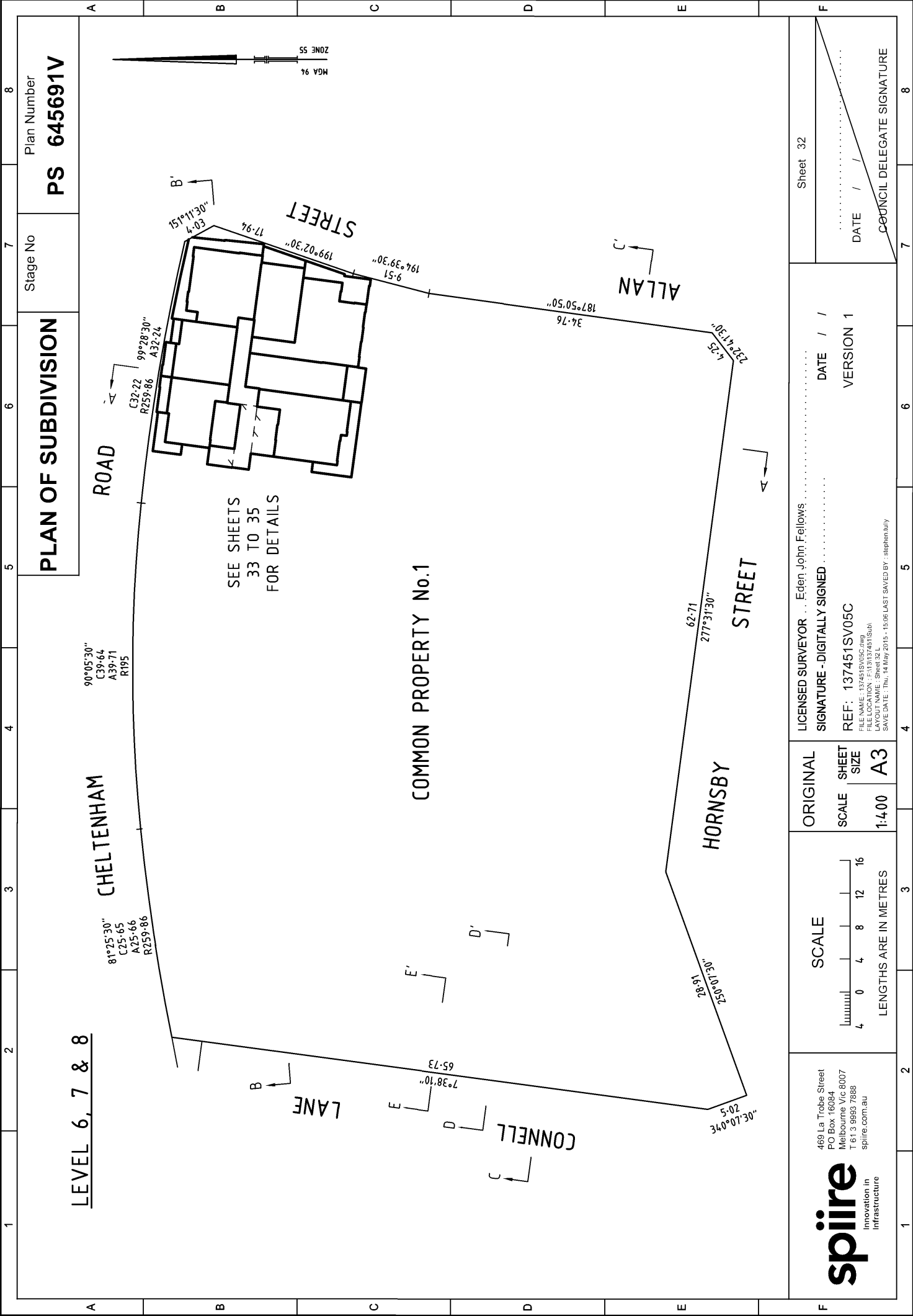
COUNCIL DELEGATE SIGNATURE

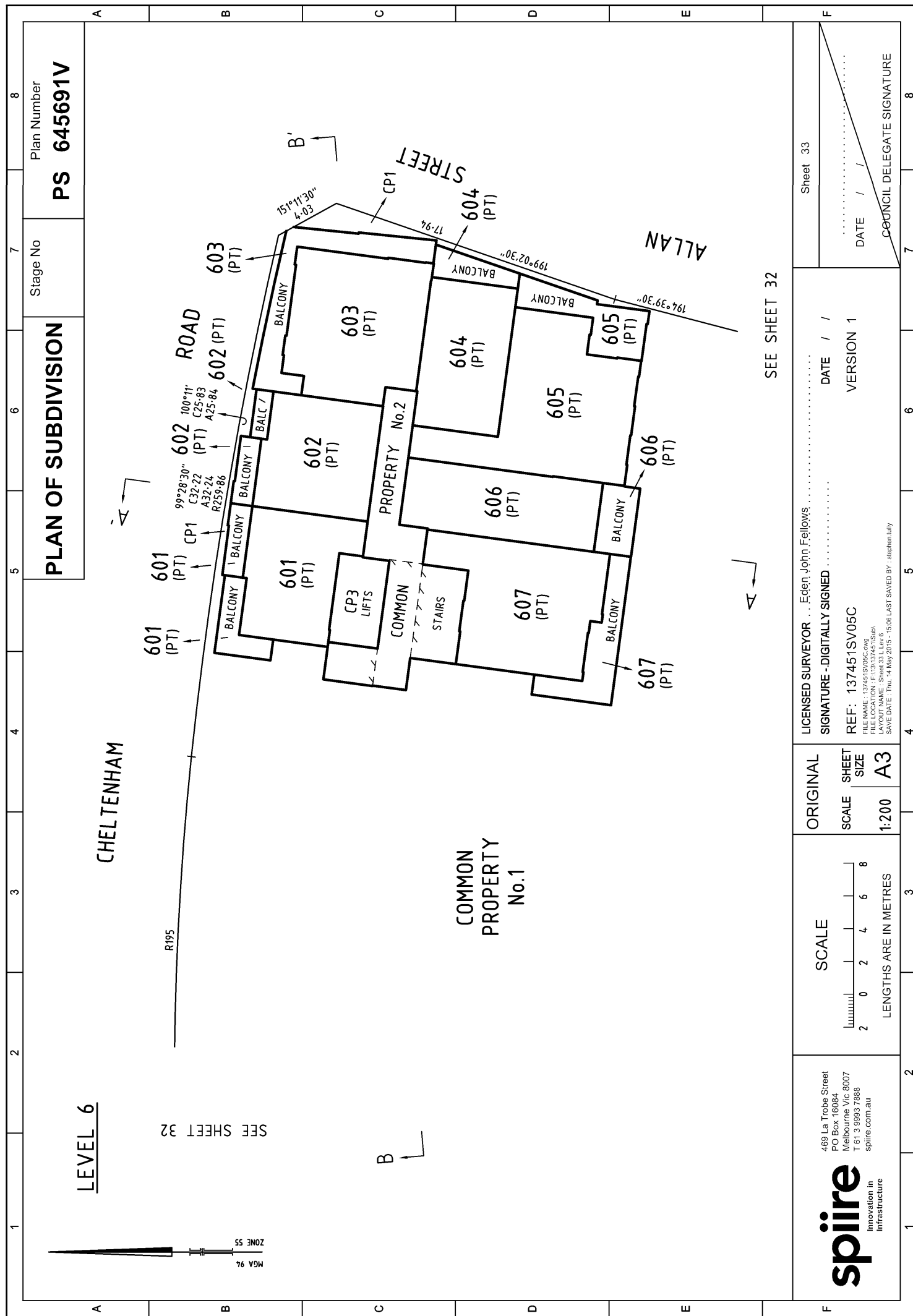


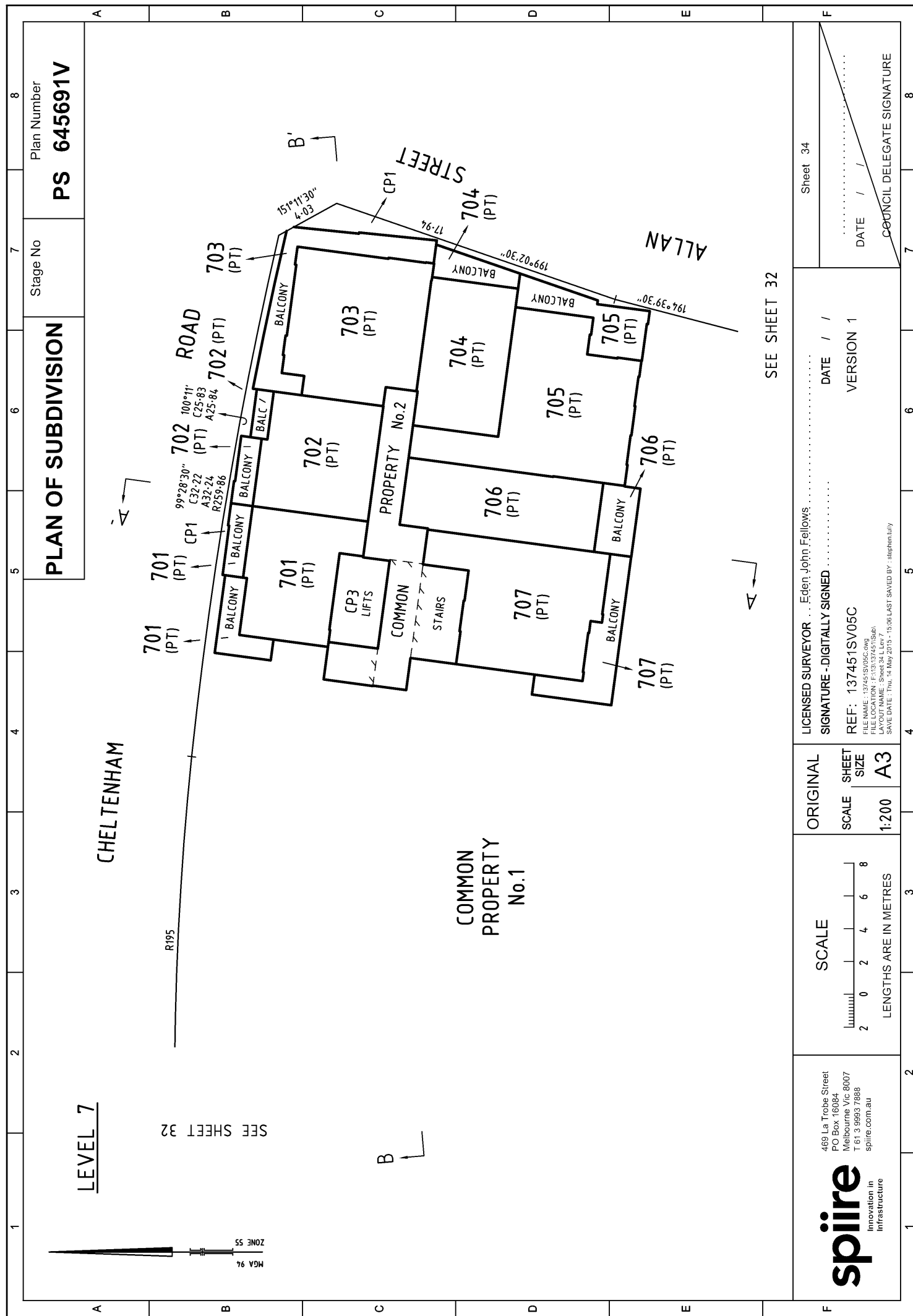


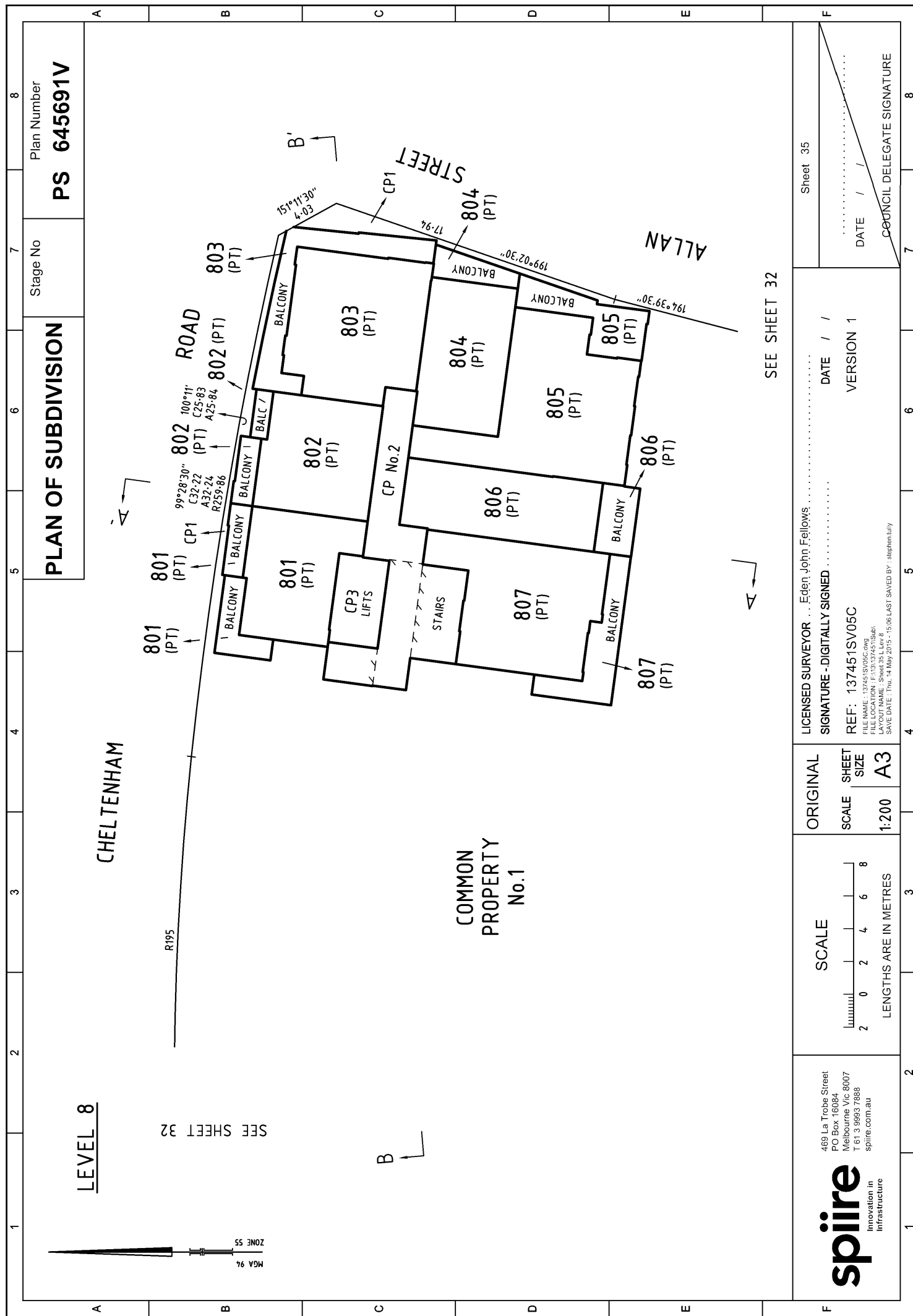






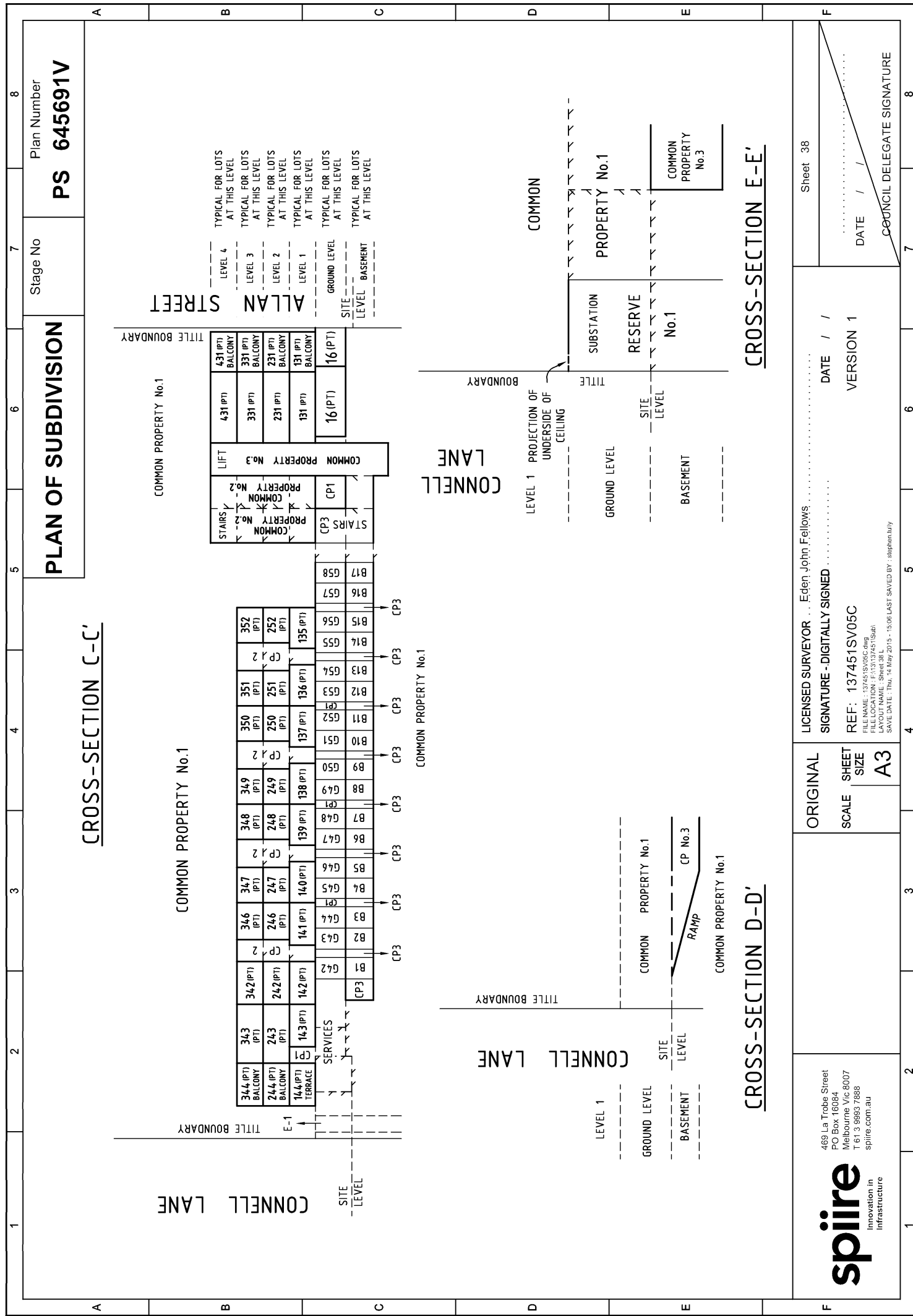






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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS645691V

The land in PS645691V is affected by 4 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Properties 1 - 4, Lots 1 - 25, 31 - 33, 41 - 43, 101 - 144, 201 - 252, 301 - 352, 401 - 434, 501 - 507, 601 - 607, 701 - 707, 801 - 807, B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B115, B116, B117, B118, B119, B120, B121, C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, G16, G17, G18, G19, G20, G21, G22, G23, G24, G25, G26, G27, G28, G29, G30, G31, G32, G33, G34, G35, G36, G37, G38, G39, G40, G41, G42, G43, G44, G45, G46, G47, G48, G49, G50, G51, G52, G53, G54, G55, G56, G57, G58, G59, G60, G61, G62, G63, P1, P2, P3, P4, P5.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

BLUESTONE OCM - LEVEL 3 312 ST KILDA ROAD MELBOURNE VIC 3004

AS227943Y 06/06/2019

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. AL598142X 06/02/2015

Additional Owners Corporation Information:

OC024757E 06/02/2015

Notations:

Only the members of Owners Corporation 3 are entitled to use Common Property No. 3. Only the members of Owners Corporation 4 are entitled to use Common Property No. 4. Only the members of Owners Corporation 2 are entitled to use Common Property No. 2.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Common Property 2	0	0
Common Property 3	0	0
Common Property 4	0	0
Lot 1	3	3
Lot 2	3	3
Lot 3	3	3
Lot 4	3	3
Lot 5	3	3
Lot 6	3	3
Lot 7	3	3
Lot 8	3	3
Lot 9	3	3
Lot 10	3	3
Lot 11	3	3
Lot 12	3	3
Lot 13	3	3
Lot 14	3	3
Lot 15	3	3
Lot 16	3	3
Lot 17	5	5
Lot 18	5	5
Lot 19	4	4
Lot 20	4	4
Lot 21	5	5
Lot 22	3	3
Lot 23	3	3
Lot 24	3	3
Lot 25	5	5



Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 31	4	4
Lot 32	3	3
Lot 33	4	4
Lot 41	6	6
Lot 42	11	11
Lot 43	10	10
Lot 101	3	3
Lot 102	5	5
Lot 103	5	5
Lot 104	5	5
Lot 105	3	3
Lot 106	3	3
Lot 107	5	5
Lot 108	5	5
Lot 109	3	3
Lot 110	3	3
Lot 111	5	5
Lot 112	3	3
Lot 113	3	3
Lot 114	3	3
Lot 115	4	4
Lot 116	4	4
Lot 117	5	5
Lot 118	3	3
Lot 119	3	3
Lot 120	5	5
Lot 121	3	3
Lot 122	5	5
Lot 123	3	3



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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 124	5	5
Lot 125	5	5
Lot 126	3	3
Lot 127	4	4
Lot 128	4	4
Lot 129	4	4
Lot 130	4	4
Lot 131	3	3
Lot 132	5	5
Lot 133	3	3
Lot 134	3	3
Lot 135	5	5
Lot 136	5	5
Lot 137	5	5
Lot 138	5	5
Lot 139	5	5
Lot 140	5	5
Lot 141	5	5
Lot 142	5	5
Lot 143	5	5
Lot 144	5	5
Lot 201	3	3
Lot 202	5	5
Lot 203	5	5
Lot 204	5	5
Lot 205	3	3
Lot 206	3	3
Lot 207	5	5
Lot 208	5	5



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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 209	3	3
Lot 210	3	3
Lot 211	5	5
Lot 212	3	3
Lot 213	3	3
Lot 214	3	3
Lot 215	5	5
Lot 216	5	5
Lot 217	5	5
Lot 218	3	3
Lot 219	3	3
Lot 220	5	5
Lot 221	3	3
Lot 222	5	5
Lot 223	3	3
Lot 224	5	5
Lot 225	5	5
Lot 226	3	3
Lot 227	4	4
Lot 228	4	4
Lot 229	4	4
Lot 230	4	4
Lot 231	3	3
Lot 232	5	5
Lot 233	3	3
Lot 234	3	3
Lot 235	3	3
Lot 236	3	3
Lot 237	3	3



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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 238	3	3
Lot 239	3	3
Lot 240	3	3
Lot 241	3	3
Lot 242	5	5
Lot 243	3	3
Lot 244	5	5
Lot 245	2	2
Lot 246	2	2
Lot 247	2	2
Lot 248	2	2
Lot 249	2	2
Lot 250	2	2
Lot 251	2	2
Lot 252	2	2
Lot 301	3	3
Lot 302	5	5
Lot 303	5	5
Lot 304	5	5
Lot 305	3	3
Lot 306	3	3
Lot 307	5	5
Lot 308	5	5
Lot 309	3	3
Lot 310	3	3
Lot 311	5	5
Lot 312	3	3
Lot 313	3	3
Lot 314	3	3



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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 315	5	5
Lot 316	5	5
Lot 317	5	5
Lot 318	3	3
Lot 319	3	3
Lot 320	5	5
Lot 321	3	3
Lot 322	5	5
Lot 323	3	3
Lot 324	5	5
Lot 325	5	5
Lot 326	3	3
Lot 327	4	4
Lot 328	5	5
Lot 329	5	5
Lot 330	4	4
Lot 331	3	3
Lot 332	5	5
Lot 333	3	3
Lot 334	3	3
Lot 335	3	3
Lot 336	3	3
Lot 337	3	3
Lot 338	3	3
Lot 339	3	3
Lot 340	3	3
Lot 341	3	3
Lot 342	5	5
Lot 343	3	3



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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 344	5	5
Lot 345	2	2
Lot 346	2	2
Lot 347	2	2
Lot 348	2	2
Lot 349	2	2
Lot 350	2	2
Lot 351	2	2
Lot 352	2	2
Lot 401	3	3
Lot 402	5	5
Lot 403	5	5
Lot 404	5	5
Lot 405	3	3
Lot 406	3	3
Lot 407	5	5
Lot 408	5	5
Lot 409	3	3
Lot 410	3	3
Lot 411	5	5
Lot 412	3	3
Lot 413	3	3
Lot 414	3	3
Lot 415	5	5
Lot 416	5	5
Lot 417	5	5
Lot 418	3	3
Lot 419	3	3
Lot 420	5	5



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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 421	3	3
Lot 422	5	5
Lot 423	3	3
Lot 424	5	5
Lot 425	5	5
Lot 426	3	3
Lot 427	5	5
Lot 428	5	5
Lot 429	5	5
Lot 430	5	5
Lot 431	3	3
Lot 432	5	5
Lot 433	3	3
Lot 434	3	3
Lot 501	3	3
Lot 502	4	4
Lot 503	5	5
Lot 504	4	4
Lot 505	5	5
Lot 506	4	4
Lot 507	5	5
Lot 601	4	4
Lot 602	4	4
Lot 603	5	5
Lot 604	4	4
Lot 605	5	5
Lot 606	4	4
Lot 607	5	5
Lot 701	4	4



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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 702	4	4
Lot 703	5	5
Lot 704	4	4
Lot 705	5	5
Lot 706	4	4
Lot 707	5	5
Lot 801	4	4
Lot 802	4	4
Lot 803	5	5
Lot 804	4	4
Lot 805	5	5
Lot 806	4	4
Lot 807	5	5
Lot B1	1	1
Lot B2	1	1
Lot B3	1	1
Lot B4	1	1
Lot B5	1	1
Lot B6	1	1
Lot B7	1	1
Lot B8	1	1
Lot B9	1	1
Lot B10	1	1
Lot B11	1	1
Lot B12	1	1
Lot B13	1	1
Lot B14	1	1
Lot B15	1	1
Lot B16	1	1



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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot B17	1	1
Lot B18	1	1
Lot B19	1	1
Lot B20	1	1
Lot B21	1	1
Lot B22	1	1
Lot B23	1	1
Lot B24	1	1
Lot B25	1	1
Lot B26	1	1
Lot B27	1	1
Lot B28	1	1
Lot B29	1	1
Lot B30	1	1
Lot B31	1	1
Lot B32	1	1
Lot B33	1	1
Lot B34	1	1
Lot B35	1	1
Lot B36	1	1
Lot B37	1	1
Lot B38	1	1
Lot B39	1	1
Lot B40	1	1
Lot B41	1	1
Lot B42	1	1
Lot B43	1	1
Lot B44	1	1
Lot B45	1	1



Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot B46	1	1
Lot B47	1	1
Lot B48	1	1
Lot B49	1	1
Lot B50	1	1
Lot B51	1	1
Lot B52	1	1
Lot B53	1	1
Lot B54	1	1
Lot B55	1	1
Lot B56	1	1
Lot B57	1	1
Lot B58	1	1
Lot B59	1	1
Lot B60	1	1
Lot B61	1	1
Lot B62	1	1
Lot B63	1	1
Lot B64	1	1
Lot B65	1	1
Lot B66	1	1
Lot B67	1	1
Lot B68	1	1
Lot B69	1	1
Lot B70	1	1
Lot B71	1	1
Lot B72	1	1
Lot B73	1	1
Lot B74	1	1



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot B75	1	1
Lot B76	1	1
Lot B77	1	1
Lot B78	1	1
Lot B79	1	1
Lot B80	1	1
Lot B81	1	1
Lot B82	1	1
Lot B83	1	1
Lot B84	1	1
Lot B85	1	1
Lot B86	1	1
Lot B87	1	1
Lot B88	1	1
Lot B89	1	1
Lot B90	1	1
Lot B91	1	1
Lot B92	1	1
Lot B93	1	1
Lot B94	1	1
Lot B95	1	1
Lot B96	1	1
Lot B97	1	1
Lot B98	1	1
Lot B99	1	1
Lot B100	1	1
Lot B101	1	1
Lot B102	1	1
Lot B103	1	1



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot B104	1	1
Lot B105	1	1
Lot B106	1	1
Lot B107	1	1
Lot B108	1	1
Lot B109	1	1
Lot B110	1	1
Lot B111	1	1
Lot B112	1	1
Lot B113	1	1
Lot B114	1	1
Lot B115	1	1
Lot B116	1	1
Lot B117	1	1
Lot B118	1	1
Lot B119	1	1
Lot B120	1	1
Lot B121	1	1
Lot C1	1	1
Lot C2	1	1
Lot C3	1	1
Lot C4	1	1
Lot C5	1	1
Lot C6	1	1
Lot C7	1	1
Lot C8	1	1
Lot C9	1	1
Lot C10	1	1
Lot G1	1	1



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot G2	1	1
Lot G3	1	1
Lot G4	1	1
Lot G5	1	1
Lot G6	1	1
Lot G7	1	1
Lot G8	1	1
Lot G9	1	1
Lot G10	1	1
Lot G11	1	1
Lot G12	1	1
Lot G13	1	1
Lot G14	1	1
Lot G15	1	1
Lot G16	1	1
Lot G17	1	1
Lot G18	1	1
Lot G19	1	1
Lot G20	1	1
Lot G21	1	1
Lot G22	1	1
Lot G23	1	1
Lot G24	1	1
Lot G25	1	1
Lot G26	1	1
Lot G27	1	1
Lot G28	1	1
Lot G29	1	1
Lot G30	1	1



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot G31	1	1
Lot G32	1	1
Lot G33	1	1
Lot G34	1	1
Lot G35	1	1
Lot G36	1	1
Lot G37	1	1
Lot G38	1	1
Lot G39	1	1
Lot G40	1	1
Lot G41	1	1
Lot G42	1	1
Lot G43	1	1
Lot G44	1	1
Lot G45	1	1
Lot G46	1	1
Lot G47	1	1
Lot G48	1	1
Lot G49	1	1
Lot G50	1	1
Lot G51	1	1
Lot G52	1	1
Lot G53	1	1
Lot G54	1	1
Lot G55	1	1
Lot G56	1	1
Lot G57	1	1
Lot G58	1	1
Lot G59	1	1



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OWNERS CORPORATION 1
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot G60	1	1
Lot G61	1	1
Lot G62	1	1
Lot G63	1	1
Lot P1	1	1
Lot P2	1	1
Lot P3	1	1
Lot P4	1	1
Lot P5	1	1
Total	1135.00	1135.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS645691V

The land in PS645691V is affected by 4 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 2, Lots 101 - 144, 201 - 252, 301 - 352, 401 - 434, 501 - 507, 601 - 607, 701 - 707, 801 - 807.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Services of Notices:

BLUESTONE OCM - LEVEL 3 312 ST KILDA ROAD MELBOURNE VIC 3004

AS227943Y 06/06/2019

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. AL598157J 10/02/2015

Additional Owners Corporation Information:

OC024760R 10/02/2015

Notations:

Folio of the Register for Common Property No. 2 is in the name of Owners Corporation 1.

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 2	0	0
Lot 101	3	3
Lot 102	5	5
Lot 103	5	5
Lot 104	5	5
Lot 105	3	3
Lot 106	3	3



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OWNERS CORPORATION 2
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 107	5	5
Lot 108	5	5
Lot 109	3	3
Lot 110	3	3
Lot 111	5	5
Lot 112	3	3
Lot 113	3	3
Lot 114	3	3
Lot 115	4	4
Lot 116	4	4
Lot 117	5	5
Lot 118	3	3
Lot 119	3	3
Lot 120	5	5
Lot 121	3	3
Lot 122	5	5
Lot 123	3	3
Lot 124	5	5
Lot 125	5	5
Lot 126	3	3
Lot 127	4	4
Lot 128	4	4
Lot 129	4	4
Lot 130	4	4
Lot 131	3	3
Lot 132	5	5
Lot 133	3	3
Lot 134	3	3
Lot 135	5	5



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 136	5	5
Lot 137	5	5
Lot 138	5	5
Lot 139	5	5
Lot 140	5	5
Lot 141	5	5
Lot 142	5	5
Lot 143	5	5
Lot 144	5	5
Lot 201	3	3
Lot 202	5	5
Lot 203	5	5
Lot 204	5	5
Lot 205	3	3
Lot 206	3	3
Lot 207	5	5
Lot 208	5	5
Lot 209	3	3
Lot 210	3	3
Lot 211	5	5
Lot 212	3	3
Lot 213	3	3
Lot 214	3	3
Lot 215	5	5
Lot 216	5	5
Lot 217	5	5
Lot 218	3	3
Lot 219	3	3
Lot 220	5	5



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 221	3	3
Lot 222	5	5
Lot 223	3	3
Lot 224	5	5
Lot 225	5	5
Lot 226	3	3
Lot 227	4	4
Lot 228	4	4
Lot 229	4	4
Lot 230	4	4
Lot 231	3	3
Lot 232	5	5
Lot 233	3	3
Lot 234	3	3
Lot 235	3	3
Lot 236	3	3
Lot 237	3	3
Lot 238	3	3
Lot 239	3	3
Lot 240	3	3
Lot 241	3	3
Lot 242	5	5
Lot 243	3	3
Lot 244	5	5
Lot 245	2	2
Lot 246	2	2
Lot 247	2	2
Lot 248	2	2
Lot 249	2	2



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 250	2	2
Lot 251	2	2
Lot 252	2	2
Lot 301	3	3
Lot 302	5	5
Lot 303	5	5
Lot 304	5	5
Lot 305	3	3
Lot 306	3	3
Lot 307	5	5
Lot 308	5	5
Lot 309	3	3
Lot 310	3	3
Lot 311	5	5
Lot 312	3	3
Lot 313	3	3
Lot 314	3	3
Lot 315	5	5
Lot 316	5	5
Lot 317	5	5
Lot 318	3	3
Lot 319	3	3
Lot 320	5	5
Lot 321	3	3
Lot 322	5	5
Lot 323	3	3
Lot 324	5	5
Lot 325	5	5
Lot 326	3	3



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 327	4	4
Lot 328	5	5
Lot 329	5	5
Lot 330	4	4
Lot 331	3	3
Lot 332	5	5
Lot 333	3	3
Lot 334	3	3
Lot 335	3	3
Lot 336	3	3
Lot 337	3	3
Lot 338	3	3
Lot 339	3	3
Lot 340	3	3
Lot 341	3	3
Lot 342	3	3
Lot 343	5	5
Lot 344	5	5
Lot 345	2	2
Lot 346	2	2
Lot 347	2	2
Lot 348	2	2
Lot 349	2	2
Lot 350	2	2
Lot 351	2	2
Lot 352	2	2
Lot 401	3	3
Lot 402	5	5
Lot 403	5	5



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 404	5	5
Lot 405	3	3
Lot 406	3	3
Lot 407	5	5
Lot 408	5	5
Lot 409	3	3
Lot 410	3	3
Lot 411	5	5
Lot 412	3	3
Lot 413	3	3
Lot 414	3	3
Lot 415	5	5
Lot 416	5	5
Lot 417	5	5
Lot 418	3	3
Lot 419	3	3
Lot 420	5	5
Lot 421	3	3
Lot 422	5	5
Lot 423	3	3
Lot 424	5	5
Lot 425	5	5
Lot 426	3	3
Lot 427	5	5
Lot 428	5	5
Lot 429	5	5
Lot 430	5	5
Lot 431	3	3
Lot 432	5	5



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 433	3	3
Lot 434	3	3
Lot 501	3	3
Lot 502	4	4
Lot 503	5	5
Lot 504	4	4
Lot 505	5	5
Lot 506	4	4
Lot 507	5	5
Lot 601	4	4
Lot 602	4	4
Lot 603	5	5
Lot 604	4	4
Lot 605	5	5
Lot 606	4	4
Lot 607	5	5
Lot 701	4	4
Lot 702	4	4
Lot 703	5	5
Lot 704	4	4
Lot 705	5	5
Lot 706	4	4
Lot 707	5	5
Lot 801	4	4
Lot 802	4	4
Lot 803	5	5
Lot 804	4	4
Lot 805	5	5
Lot 806	4	4



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 807	5	5
Total	813.00	813.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS645691V

The land in PS645691V is affected by 4 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 3, Lots 1 - 25, 101 - 144, 201 - 252, 301 - 352, 401 - 434, 501 - 507, 601 - 607, 701 - 707, 801 - 807, B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B115, B116, B117, B118, B119, B120, B121.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Services of Notices:

BLUESTONE OCM - LEVEL 3 312 ST KILDA ROAD MELBOURNE VIC 3004

AS227943Y 06/06/2019

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. AL598143V 06/02/2015

Additional Owners Corporation Information:

OC024758C 06/02/2015

Notations:

Folio of the Register for Common Property No. 3 is in the name of Owners Corporation 1.

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 3	0	0
Lot 1	3	3
Lot 2	3	3
Lot 3	3	3



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 4	3	3
Lot 5	3	3
Lot 6	3	3
Lot 7	3	3
Lot 8	3	3
Lot 9	3	3
Lot 10	3	3
Lot 11	3	3
Lot 12	3	3
Lot 13	3	3
Lot 14	3	3
Lot 15	3	3
Lot 16	3	3
Lot 17	5	5
Lot 18	5	5
Lot 19	4	4
Lot 20	4	4
Lot 21	5	5
Lot 22	3	3
Lot 23	3	3
Lot 24	3	3
Lot 25	5	5
Lot 101	3	3
Lot 102	5	5
Lot 103	5	5
Lot 104	5	5
Lot 105	3	3
Lot 106	3	3
Lot 107	5	5



Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 108	5	5
Lot 109	3	3
Lot 110	3	3
Lot 111	5	5
Lot 112	3	3
Lot 113	3	3
Lot 114	3	3
Lot 115	4	4
Lot 116	4	4
Lot 117	5	5
Lot 118	3	3
Lot 119	3	3
Lot 120	5	5
Lot 121	3	3
Lot 122	5	5
Lot 123	3	3
Lot 124	5	5
Lot 125	5	5
Lot 126	3	3
Lot 127	4	4
Lot 128	4	4
Lot 129	4	4
Lot 130	4	4
Lot 131	3	3
Lot 132	5	5
Lot 133	3	3
Lot 134	3	3
Lot 135	5	5
Lot 136	5	5



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 137	5	5
Lot 138	5	5
Lot 139	5	5
Lot 140	5	5
Lot 141	5	5
Lot 142	5	5
Lot 143	5	5
Lot 144	5	5
Lot 201	3	3
Lot 202	5	5
Lot 203	5	5
Lot 204	5	5
Lot 205	3	3
Lot 206	3	3
Lot 207	5	5
Lot 208	5	5
Lot 209	3	3
Lot 210	3	3
Lot 211	5	5
Lot 212	3	3
Lot 213	3	3
Lot 214	3	3
Lot 215	5	5
Lot 216	5	5
Lot 217	5	5
Lot 218	3	3
Lot 219	3	3
Lot 220	5	5
Lot 221	3	3



Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 222	5	5
Lot 223	3	3
Lot 224	5	5
Lot 225	5	5
Lot 226	3	3
Lot 227	4	4
Lot 228	4	4
Lot 229	4	4
Lot 230	4	4
Lot 231	3	3
Lot 232	5	5
Lot 233	3	3
Lot 234	3	3
Lot 235	3	3
Lot 236	3	3
Lot 237	3	3
Lot 238	3	3
Lot 239	3	3
Lot 240	3	3
Lot 241	3	3
Lot 242	5	5
Lot 243	3	3
Lot 244	5	5
Lot 245	2	2
Lot 246	2	2
Lot 247	2	2
Lot 248	2	2
Lot 249	2	2
Lot 250	2	2



Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 251	2	2
Lot 252	2	2
Lot 301	3	3
Lot 302	5	5
Lot 303	5	5
Lot 304	5	5
Lot 305	3	3
Lot 306	3	3
Lot 307	5	5
Lot 308	5	5
Lot 309	3	3
Lot 310	3	3
Lot 311	5	5
Lot 312	3	3
Lot 313	3	3
Lot 314	3	3
Lot 315	5	5
Lot 316	5	5
Lot 317	5	5
Lot 318	3	3
Lot 319	3	3
Lot 320	5	5
Lot 321	3	3
Lot 322	5	5
Lot 323	3	3
Lot 324	5	5
Lot 325	5	5
Lot 326	3	3
Lot 327	4	4



Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 328	5	5
Lot 329	5	5
Lot 330	4	4
Lot 331	3	3
Lot 332	5	5
Lot 333	3	3
Lot 334	3	3
Lot 335	3	3
Lot 336	3	3
Lot 337	3	3
Lot 338	3	3
Lot 339	3	3
Lot 340	3	3
Lot 341	3	3
Lot 342	3	3
Lot 343	5	5
Lot 344	5	5
Lot 345	2	2
Lot 346	2	2
Lot 347	2	2
Lot 348	2	2
Lot 349	2	2
Lot 350	2	2
Lot 351	2	2
Lot 352	2	2
Lot 401	3	3
Lot 402	5	5
Lot 403	5	5
Lot 404	5	5



Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 405	3	3
Lot 406	3	3
Lot 407	5	5
Lot 408	5	5
Lot 409	3	3
Lot 410	3	3
Lot 411	5	5
Lot 412	3	3
Lot 413	3	3
Lot 414	3	3
Lot 415	5	5
Lot 416	5	5
Lot 417	5	5
Lot 418	3	3
Lot 419	3	3
Lot 420	5	5
Lot 421	3	3
Lot 422	5	5
Lot 423	3	3
Lot 424	5	5
Lot 425	5	5
Lot 426	3	3
Lot 427	5	5
Lot 428	5	5
Lot 429	5	5
Lot 430	5	5
Lot 431	3	3
Lot 432	5	5
Lot 433	3	3



Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 434	3	3
Lot 501	3	3
Lot 502	4	4
Lot 503	5	5
Lot 504	4	4
Lot 505	5	5
Lot 506	4	4
Lot 507	5	5
Lot 601	4	4
Lot 602	4	4
Lot 603	5	5
Lot 604	4	4
Lot 605	5	5
Lot 606	4	4
Lot 607	5	5
Lot 701	4	4
Lot 702	4	4
Lot 703	5	5
Lot 704	4	4
Lot 705	5	5
Lot 706	4	4
Lot 707	5	5
Lot 801	4	4
Lot 802	4	4
Lot 803	5	5
Lot 804	4	4
Lot 805	5	5
Lot 806	4	4
Lot 807	5	5



Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot B1	1	1
Lot B2	1	1
Lot B3	1	1
Lot B4	1	1
Lot B5	1	1
Lot B6	1	1
Lot B7	1	1
Lot B8	1	1
Lot B9	1	1
Lot B10	1	1
Lot B11	1	1
Lot B12	1	1
Lot B13	1	1
Lot B14	1	1
Lot B15	1	1
Lot B16	1	1
Lot B17	1	1
Lot B18	1	1
Lot B19	1	1
Lot B20	1	1
Lot B21	1	1
Lot B22	1	1
Lot B23	1	1
Lot B24	1	1
Lot B25	1	1
Lot B26	1	1
Lot B27	1	1
Lot B28	1	1
Lot B29	1	1



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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot B30	1	1
Lot B31	1	1
Lot B32	1	1
Lot B33	1	1
Lot B34	1	1
Lot B35	1	1
Lot B36	1	1
Lot B37	1	1
Lot B38	1	1
Lot B39	1	1
Lot B40	1	1
Lot B41	1	1
Lot B42	1	1
Lot B43	1	1
Lot B44	1	1
Lot B45	1	1
Lot B46	1	1
Lot B47	1	1
Lot B48	1	1
Lot B49	1	1
Lot B50	1	1
Lot B51	1	1
Lot B52	1	1
Lot B53	1	1
Lot B54	1	1
Lot B55	1	1
Lot B56	1	1
Lot B57	1	1
Lot B58	1	1



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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot B59	1	1
Lot B60	1	1
Lot B61	1	1
Lot B62	1	1
Lot B63	1	1
Lot B64	1	1
Lot B65	1	1
Lot B66	1	1
Lot B67	1	1
Lot B68	1	1
Lot B69	1	1
Lot B70	1	1
Lot B71	1	1
Lot B72	1	1
Lot B73	1	1
Lot B74	1	1
Lot B75	1	1
Lot B76	1	1
Lot B77	1	1
Lot B78	1	1
Lot B79	1	1
Lot B80	1	1
Lot B81	1	1
Lot B82	1	1
Lot B83	1	1
Lot B84	1	1
Lot B85	1	1
Lot B86	1	1
Lot B87	1	1



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot B88	1	1
Lot B89	1	1
Lot B90	1	1
Lot B91	1	1
Lot B92	1	1
Lot B93	1	1
Lot B94	1	1
Lot B95	1	1
Lot B96	1	1
Lot B97	1	1
Lot B98	1	1
Lot B99	1	1
Lot B100	1	1
Lot B101	1	1
Lot B102	1	1
Lot B103	1	1
Lot B104	1	1
Lot B105	1	1
Lot B106	1	1
Lot B107	1	1
Lot B108	1	1
Lot B109	1	1
Lot B110	1	1
Lot B111	1	1
Lot B112	1	1
Lot B113	1	1
Lot B114	1	1
Lot B115	1	1
Lot B116	1	1



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot B117	1	1
Lot B118	1	1
Lot B119	1	1
Lot B120	1	1
Lot B121	1	1
Total	1019.00	1019.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 4
PLAN NO. PS645691V

The land in PS645691V is affected by 4 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 4, Lots 31 - 33, 41 - 43.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Services of Notices:

BLUESTONE OCM - LEVEL 3 312 ST KILDA ROAD MELBOURNE VIC 3004

AS227943Y 06/06/2019

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. AL598144T 06/02/2015

Additional Owners Corporation Information:

OC024759A 06/02/2015

Notations:

Folio of the Register for Common Property No. 4 is in the name of Owners Corporation 1.

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 4	0	0
Lot 31	4	4
Lot 32	3	3
Lot 33	4	4
Lot 41	6	6
Lot 42	11	11
Lot 43	10	10



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 01/07/2025 02:49:22 PM

OWNERS CORPORATION 4
PLAN NO. PS645691V

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Total	38.00	38.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

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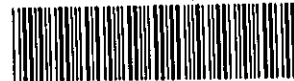
Transfer of Land

Creating an Easement and / or
Restrictive Covenant

Section 45 Transfer of Land Act 1958

AK900311G

14/02/2014 \$1362 45



Lodged by

Name: GARDENS

Phone: 03 9252 2555

Address: 24/600 BOURKE ST, MELBOURNE

Reference: AMN: MIT: 21310983

Customer Code: 15228H

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed –

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio)

Volume 11200 Folio 323

Estate and Interest: (e.g. "all my estate in fee simple")

An estate in fee simple

Consideration:

\$3,905,000.00

Transferor: (full name)

GREATER DANDENONG CITY COUNCIL

Transferee: (full name and address including postcode)

BURBANK LAND CORPORATION PTY LTD ACN 138 175 210
of 36 Aberdeen Road, Altona 3018

Directing Party: (full name)

Creation and/or Reservation of Easement and/or Restrictive Covenant

The Transferee, for itself, its successors and transferees and the registered proprietors for the time being of the land transferred by this transfer ("Land"), covenants with the Transferor, its successors and transferees, and the other proprietors for the time being of the land comprised in Volume 11174 Folio 555 known as 67-79 Cheltenham Road, Dandenong, and with the intent that the burden of this covenant will bind and run at law and in equity with the Land and that the benefit of the covenant will attach to and run with the land comprised in Volume 11174 Folio 555 known as 67-79 Cheltenham Road, Dandenong, that the Transferee shall not construct any dwelling (as defined in the Greater

16561302A

Duty Use Only

T2

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Transfer of Land

Creating an Easement and / or
Restrictive Covenant

Section 45 Transfer of Land Act 1958

AK900311G

14/02/2014 \$1362 45



Dated: 6/2/14

Parties: Greater Dandenong City Council and Burbank Land Corporation Pty Ltd ACN 138 175 210

Signatures of the Parties

Allan Palmer

Dandenong Planning Scheme) on the Land or modify any existing dwelling on the Land unless it is in accordance with the Metro 3175 Dandenong Urban Design Guidelines for Medium and High Density Development - Precinct 6, 7 and 8 issued by the Greater Dandenong City Council dated December 2010 unless otherwise approved by the Greater Dandenong City Council and it is intended that this covenant will be set out as an encumbrance on the certificate of title for the Land.

Dated: 6/2/14

Execution and attestation:

Signed for and on behalf of the GREATER DANDENONG CITY COUNCIL by its attorney, Urban Renewal Authority Victoria under Power of Attorney dated 13 December 2010 by the authorised representatives of Urban Renewal Authority Victoria affixing the official seal of Urban Renewal Authority Victoria in the presence of:

Leo Hennessy

LEO HENNESSY

LEGAL SERVICES DIRECTOR



DAVID ALLAN JONES
SALES ADMINISTRATION MANAGER

Executed by BURBANK LAND CORPORATION PTY LTD ACN 138 175 210 by ALLAN ROBERT PALMER under Power of Attorney dated 2 April 2012 who declares that he has no notice of revocation of the said Power of Attorney, in the presence of:

By executing this agreement the representatives certify that they are authorised to sign on behalf of Urban Renewal Authority Victoria and states that they have received no notice that their authority to do so has been revoked.

Allan Palmer

Signature

Signature of Witness

Colin AM LEE

Name of Witness in full

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T2

Page 2 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Application by a Responsible Authority for the making of a Recording of an Agreement

Section 181 Planning and Environment Act 1987

Form 18

Lodged by:

Name: MADDOCKS
Phone: 9288 0555
Address: Level 6, 140 William Street, Melbourne, Victoria, 3000
Ref: GOC:MJD: 5240562
Customer Code: 1167E

AK908740N



The Responsible Authority having made an agreement referred to in section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register.

Land: Certificate of title volume 11200 folio 323

Responsible Authority: Greater Dandenong City Council of 39 Clow Street, Dandenong Victoria 3175

Section and Act under which agreement made: Section 173 of the *Planning and Environment Act 1987*

A copy of the Agreement is attached to this Application

Date: 17 February 2014

Signature for Responsible Authority:

Name of officer:

JOHN BENNIE, CEO

C.R. ANGELA LONGA

AK908740N

18/02/2014 \$113 173



Telephone 61 3 9288 0555
Facsimile 61 3 9288 0666

info@maddocks.com.au
www.maddocks.com.au

DX 259 Melbourne

Date 6/2 12018/14 *ms*

Section 173 Agreement

Subject Land:
Lot 616 Stage 7, Metro Village, 3175

Greater Dandenong City Council
and

Burbank Land Corporation Pty Ltd
ACN 138 175 210

AK908740N

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Section 173 Agreement

Dated 6 / 2 / 2013 14 

Parties

Name	Greater Dandenong City Council
Address	39 Clow Street, Dandenong, Victoria 3175
Short name	Council

Name	Burbank Land Corporation Pty Ltd ACN 138 175 210
Address	36 Aberdeen Road, Altona, Victoria 3018
Short name	Owner

Background

- A. The Owner is entitled to be registered as proprietor of the subject land.
- B. The Council is the Responsible Authority pursuant to the Act for the Scheme.
- C. The Council has sold the subject land to the Owner on condition that the Owner enter into this Agreement with the Council.
- D. The Council and the Owner have agreed that without limiting or restricting their respective powers to enter into this Agreement and in so far as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

The Parties Agree

1. Definitions

In this Agreement unless expressed or implied to the contrary:

Act means the Planning and Environment Act 1987.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Apartment Building means an apartment building in the form of an Approved Apartment Building to be constructed on the subject land.

Approval means any approval, permit, consent or anything else required from an Authority for the Works and includes the approval of an Apartment Building by the Metro Village Design Review Panel.

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Approval Process means the process for approval of the Concept Design Material and Project Documentation as set out in Schedule 3.

Approved Apartment Building means an Apartment Building as described in the Project Documentation which has been approved by the Metro Village Design Review Panel for construction on the subject land in accordance with the terms of this Agreement.

Authority includes any state or federal government, any semi or local government, any statutory, public or any other Person, authority, instrumentality or body having jurisdiction over the Works or the subject land or any part of them or anything in relation to them.

Builder means the builder of the Approved Apartment Building, being a registered building practitioner under the *Building Act* 1993.

Business Day means Monday to Friday excluding public holidays in Victoria.

Concept Design Material means the Builder's initial concept design for an Apartment Building on the subject land which must include such information as is requested from time to time by the Metro Village Design Review Panel including, but not limited to, information in relation to siting of the proposed Apartment Building, namely:

- (a) a plan drawn to scale which shows:
 - (i) the boundaries and dimensions of the subject land;
 - (ii) adjoining roads;
 - (iii) the location, height and purpose of buildings and works on adjoining land;
 - (iv) relevant ground levels;
 - (v) the layout of existing and proposed buildings and works;
 - (vi) all driveway, car parking and loading areas;
 - (vii) proposed landscape areas; and
 - (viii) all external storage and waste treatment areas.
- (b) the building envelope on the subject land and the proposed location of the Apartment Building within that envelope;
- (c) proposed setbacks;
- (d) presentation of the Apartment Building to any street frontage;
- (e) provision for open space; and
- (f) any potential for overshadowing;

Contract of Sale means the contract of sale of real estate pursuant to which the Council has sold the subject land to the Owner.

Cost includes any cost, charge, expense, outgoing, payment or other expenditure of any nature whatever, including, where appropriate, all reasonable and proper fees paid to any consultants including engineers, architects, planners, lawyers or heritage architects or consultants;

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Development means the development and use of the subject land for an Approved Apartment Building in accordance with the following:

- (a) the Development Concept Plans;
- (b) the Planning Permit; and
- (c) the terms of this Agreement.

Development Concept Plans means the concept plans for the development and use of the subject land, being the plans and perspectives prepared by Peddle Thorp Architects as listed in Schedule 1, copies of which are available for inspection at the Council's offices.

dwelling has the same meaning as in the Scheme.

Estate means the development known as the Metro Village 3175 project at Dandenong developed by VicUrban on behalf of Council for residential and other purposes;

Law includes any requirement of any statute, rule, regulation, proclamation, ordinance or local law, present or future, and whether State, federal or otherwise;

Metro Village Design Review Panel means the design review panel constituted in accordance with, and referred to in, the Urban Design Guidelines;

Notice means any notice in writing, any statement in writing, any written material and any other written communication;

Owner means the person or persons from time to time registered or entitled to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the subject land or any part of it.

Person includes any corporation and vice versa.

planning approval means and includes any planning permit issued in accordance with the Act.

Planning Permit means the Planning Permit referred to in the Contract of Sale.

practically completed or practical completion means the following:

- (a) the issue of an occupancy permit or certificate of final inspection pursuant to the Building Act 1993 in respect of the Development; and
- (b) the issue of a certificate of final completion of the Works issued by the builder engaged by the Owner to construct the Works; and
- (c) registration by the Registrar of Titles of a plan of subdivision of the subject land creating separate certificates of titles for each residential apartment within the Approved Apartment Building.

Project Documentation means the documentation referred to in Schedule 2 to this Agreement;

Property Restrictions mean the restrictions set out in any plan of subdivision under which the subject land and any other lots were or are created;

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Requirements include any requirement, Notice, order, direction, recommendation, stipulation or similar notification received from or given by any Authority or pursuant to any Law, whether in writing or otherwise, and notwithstanding to whom such Requirement is addressed or directed;

Scheme means the Greater Dandenong Planning Scheme.

Settlement Date means the date specified in the Contract of Sale.

subject land means Lot 616 on plan of subdivision number PS624750A, being the whole of the land in certificate of title volume 11200 folio 323 being situated at and known as Lot 616, Stage 7, Metro Village 3175 or any part of that land.

substantially commence or substantial commencement means the construction of not less than 5% of the budgeted construction works for the Development.

Termination Date means the date upon which this Agreement ends in accordance with Section 177 of the Act, namely on the last to occur of the following:

- (a) the Development being practically completed in accordance with the terms of clause 6.1.4 hereof; and
- (b) satisfaction of any other obligations of the Owner pursuant to this Agreement.

Urban Design Guidelines mean the *Metro Village 3175 Dandenong Urban Design Guidelines for Medium and High Density Development – Precincts 6, 7 and 8* dated December 2010, prepared by Design Urban Pty Ltd, as amended from time to time with the approval of the Minister for Planning and the Council, a copy of which is available for inspection at Council's offices.

VicUrban means the Victorian Urban Development Authority or its successor;

Works mean the construction of an Approved Apartment Building on the subject land including the connection of all services, installation of all fixtures, fittings, plant, equipment and chattels necessary or desirable for their use and all landscaping, fencing and ancillary or other works in accordance with the Project Documentation and any other works which the Owner is required to perform pursuant to the terms of this Agreement.

2. Agreement under Section 173 of the Act

The Council and the Owner agree that without limiting or restricting their respective powers to enter into this Agreement and in so far as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

3. Effect of Agreement

- 3.1 This Agreement is effective from the date of this Agreement.
- 3.2 The Owner's use and development of the subject land is subject to the conditions and obligations set out in this Agreement which provide for the use or development of the subject land for the specified purposes and which are intended to achieve or advance the objectives of the Urban Design Guidelines.
- 3.3 The Owner's obligations will take effect as separate and several covenants which will be annexed to and run at law and equity with the subject land to bind the Owner and each

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successor, assign or transferee of the Owner including the registered proprietor, the mortgagee in possession and the beneficial owner for the time being of the subject land.

4. Owner's Warranties

Without limiting the operation or effect of this Agreement, the Owner warrants that:

- 4.1 except for the parties to this Agreement, any mortgagee who has consented to this Agreement, and any other persons disclosed in writing to the Council before the signing of this Agreement, no other person has any interest either legal or equitable in the subject land which may be affected by this Agreement or by development or use of the subject land pursuant to the Scheme or any permit or approved plan under the Scheme;
- 4.2 the Owner has obtained all necessary authorities and consents to bind all other persons who have any interest either legal or equitable in the subject land.

5. Successors in Title

Without limiting the operation or effect of this Agreement, the Owner must ensure that, until this Agreement is recorded on the folio of the register which relates to the subject land, the Owner's successors in title will:

- 5.1 give effect to, do all acts and sign all documents requiring those successors to give effect to this Agreement; and
- 5.2 execute a deed agreeing to be bound by this Agreement.

6. Covenants of Owner

6.1 Owner's Covenants

The Owner covenants that it will:

6.1.1 Comply with the Urban Design Guidelines

not construct any dwelling on the subject land or modify any existing dwelling on the subject land unless it is in accordance with the Urban Design Guidelines;

6.1.2 Comply with the Approval Process

fully comply with the Approval Process prior to the commencement of any Works unless the Works are otherwise approved of in writing by the Council;

6.1.3 Substantial Commencement of the Development

substantially commence the Development at its own cost by 3 March 2014;

6.1.4 Practical completion of the Development

practically complete the Development at its own cost by 19 June 2015;

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6.1.5 Construction of the Development

construct the Development in a proper and workmanlike manner;

6.1.6 Fibre to the Home

ensure that prior to selling any lots within the Development to prospective purchasers, the Owner fully discloses to such purchasers all relevant arrangements, processes and costs associated with the provision of telecommunications services to apartments within the Development through the use of fibre optic cabling technologies and the rights and obligations of the prospective purchaser with respect to connection to and use of such fibre optic cabling technologies.

6.2 Notice

The Owner covenants to bring this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns.

6.3 Compliance

The Owner covenants to:

- 6.3.1 comply with the requirements of all statutory authorities in relation to the development of the subject land;
- 6.3.2 comply with all statutes, regulations, local laws and planning controls in relation to the subject land; and
- 6.3.3 take all necessary steps to comply with the obligations of each clause in this Agreement.

6.4 Registration

The Owner covenants to:

- 6.4.1 consent to the Council making application to the Registrar of Titles to make a recording of this Agreement on the folio of the Register which relates to the subject land in accordance with Section 181 of the Act; and
- 6.4.2 do all things necessary to enable the Council to do so including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that Section.

6.5 Mortgagee to be Bound

The Owner covenants to obtain the consent of any mortgagee to be bound by the covenants in this Agreement if the mortgagee becomes mortgagee in possession of the subject land.

6.6 Council's Costs to be Paid

The Owner covenants to pay immediately on demand to the Council the Council's reasonable costs and expenses (including legal expenses) incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which (until paid) are and remain a charge on the subject land.

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6.7 Indemnity

The Owner covenants to indemnify and keep indemnified the Council, its officers, employees, agents, workmen and contractors from and against all costs, expenses, losses or damages which they or any of them may sustain incur or suffer or be or become liable for or in respect of any suit action proceeding judgment or claim brought by any person arising from or referable to this Agreement or any non-compliance with this Agreement.

6.8 Non-Compliance

If the Owner has not complied with this Agreement within 14 days after service of a notice by the Council specifying any non-compliance, the Owner covenants:

- 6.8.1 to allow the Council its officers, employees, contractors or agents to enter the subject land and rectify the non-compliance;
- 6.8.2 to pay to the Council on demand, the Council's reasonable costs and expenses incurred as a result of the non-compliance which (until paid) are and remain a charge on the subject land;
- 6.8.3 upon the request of the Council, to execute in favour of the Council a mortgage to secure the Owner's obligations under this Agreement and acknowledges that any breach of this Agreement is deemed to be a default under the mortgage;
- 6.8.4 to pay interest at the rate of 2% above the rate prescribed under the *Penalty Interest Rates Act 1983* on all moneys outstanding under this Agreement until they are paid in full;

and the Owner agrees:
- 6.8.5 to accept a certificate signed by the Chief Executive of the Council (or nominee of the Chief Executive) as prima facie proof of the costs and expenses incurred by the Council in rectifying the Owner's non-compliance with this Agreement; and
- 6.8.6 that any payments made for the purposes of this Agreement are appropriated first in payment of any interest and any unpaid costs and expenses of the Council and then applied in repayment of the principal sum.

6.9 Standard of Works

The Owner covenants to comply with the requirements of this Agreement and to complete all works required by this Agreement as expeditiously as possible at its cost and to the satisfaction of the Council.

6.10 Council Access

The Owner covenants to allow the Council and its officers, employees, contractors or agents or any of them, to enter the subject land (at any reasonable time) to assess compliance with this Agreement. The Council and its officers, employees, contractors or agents are to provide notice at least 24 hours prior to entering the subject land.

7. Covenant of Council

The Council covenants that it will observe its obligations as specified in the Approval Process in respect of the Owner's application lodged in accordance with such Approval Process.

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8. GST

8.1 GST Exclusive

Except as otherwise provided by this clause, all Consideration payable under this Agreement in relation to any Supply is exclusive of GST.

8.2 Increase in Consideration

To the extent that any Supply under this Agreement constitutes a Taxable Supply, the Consideration payable by the Recipient to the Supplier will be increased by the applicable amount of GST (GST Amount), which shall be calculated by multiplying the amount upon which GST is payable by the prevailing rate of GST.

8.3 Payment of GST

Any GST Amount must be paid by the Recipient to the Supplier at the same time and in the same manner as the relevant Consideration is paid or given under this Agreement, without any right of set-off or deduction (unless otherwise provided in this Agreement).

8.4 Reimbursements

If this Agreement requires the Recipient to pay, reimburse or contribute to any expense, loss or outgoing suffered or incurred by the Supplier, the amount which the Recipient must pay, reimburse or contribute will be the amount net of any Input Tax Credits to which the Supplier is entitled in respect of the Relevant Expense, together with any GST Amount if the payment, reimbursement or contribution constitutes a Taxable Supply by the Supplier to the Recipient.

8.5 Tax Invoice

The Supplier must provide to the Recipient a valid Tax Invoice at or prior to the time of payment of any GST Amount.

8.6 Adjustments & Adjustment Notes

To the extent that any Adjustment occurs in relation to a Taxable Supply, the Supplier must issue an Adjustment Note to the Recipient within 7 days of becoming aware of the Adjustment, and any payment necessary to give effect to such Adjustment must be made within 7 days after the date of receipt of the Adjustment Note.

8.7 Definitions

For the purposes of this clause:

Adjustment has the same meaning given to that term in the GST Act.

Adjustment Note has the same meaning given to that term in the GST Act.

Consideration means, except as otherwise provided, any consideration payable under this agreement in return for a Taxable Supply, but does not include any amount on account of GST.

GST Act means the *A New Tax System (Goods and Services Tax) Act 1999* (as amended).

GST has the same meaning given to that term in the GST Act.

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Input Tax Credit has the same meaning given to that term in the GST Act, but also includes a reduced input tax credit under Division 70 and an adjusted input tax credit under Division 132 of the GST Act.

Real Property has the same meaning given to that term in the GST Act.

Recipient has the same meaning given to that term in the GST Act.

Supply has the same meaning given to that term in the GST Act.

Supplier means the entity making a Supply to the Recipient.

Tax Invoice has the same meaning given to that term in the GST Act.

Taxable Supply has the same meaning given to that term in the GST Act.

9. Power of Attorney

- 9.1 The Owner acknowledges and agrees with the Council, that if clause 6.8 applies, the Owner appoints the Council and any persons deriving title under the Council, as the attorney of the Owner for the purposes of carrying out the Owner's obligations under this Agreement if the Owner fails to do so.
- 9.2 The Council may not execute any documents under this power of attorney referred to in this Agreement unless the Owner has failed to comply with this Agreement within 14 days after the date of service by Council of a notice specifying such non-compliance pursuant to clause 6.8.

10. General

10.1 Further Assurance

Each party must promptly execute and deliver all documents and take all other action necessary or desirable to effect, perfect or complete the transactions contemplated by this Agreement.

10.2 No Waiver

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

10.3 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement remain operative.

10.4 No Fettering of Council's Powers

This Agreement does not fetter or restrict the power or discretion of the Council to make or impose requirements or conditions in connection with any use or development of the subject land or the granting of any planning approval, the approval or certification of any plans of

AK908740N



subdivision or consolidation applicable to the subject land or the issue of a Statement of Compliance in connection with any such plans.

11. Ending of Agreement

- 11.1 This Agreement ends on the Termination Date.
- 11.2 As soon as reasonably practicable after the Termination Date, the Council will at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the Register.

12. Notices

12.1 Service of Notice

A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served:

- 12.1.1 personally on the party; or
- 12.1.2 by sending it by pre-paid post, addressed to that party at that party's address specified in this document or subsequently notified to each party as that party's address for service; or
- 12.1.3 by facsimile to the person's number for service specified in this document or subsequently notified to each party.

12.2 Time of Service

A notice or other communication is deemed served:

- 12.2.1 if served personally, upon service;
- 12.2.2 if posted within Australia to an Australian address, 2 Business Days after posting and in any other case, 7 Business Days after posting;
- 12.2.3 if served by facsimile, at the time indicated on the transmission report produced by the sender's facsimile machine indicating that the facsimile was sent in its entirety to the addressee's facsimile; or
- 12.2.4 if received after 6.00 pm in the place of receipt or on a day which is not a Business Day, at 9.00 am on the next Business Day.

13. Interpretation

In this Agreement, unless expressed or implied to the contrary:

- 13.1 undefined terms or words have the meanings given in the Act or the Scheme;
- 13.2 the singular includes the plural and the plural includes the singular;
- 13.3 a reference to a gender includes a reference to the other genders;

- 13.4 a reference to a person includes a reference to a firm, corporation or other corporate body;
- 13.5 if a party consists of more than one person this Agreement binds them jointly and each of them severally;
- 13.6 a reference to a 'planning scheme' or 'the Scheme' includes any amendment, consolidation, or replacement of such scheme and any document incorporated by reference into such scheme;
- 13.7 a reference to a statute includes any statutes amending, consolidating or replacing those statutes and any regulations made under the statutes;
- 13.8 where, in this Agreement, the Council may exercise any power, duty or function, that power may be exercised on behalf of the Council by an authorised or delegated officer;
- 13.9 all headings are for ease of reference only and do not affect the interpretation of this Agreement;
- 13.10 the Recitals to this Agreement form part of this Agreement.



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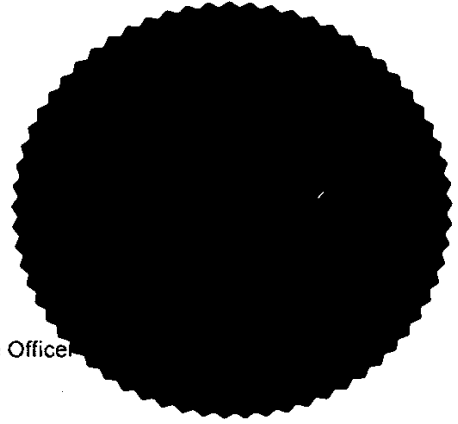


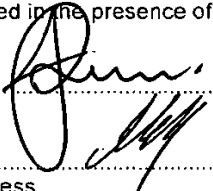
Signing Page

Executed by the parties

The Common Seal of the Greater
Dandenong City Council was hereunto
affixed in the presence of:

)
)
)

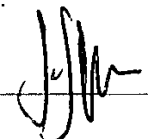


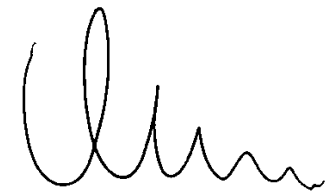

.....
.....
Witness

Chief Executive Officer

Councillor

Executed by Burbank Land Corporation
Pty Ltd ACN 138 175 210 in accordance with
section 127(1) of the Corporations Act 2001 by
being signed by authorised persons for the
company:


.....
Director


.....
Director (or Company Secretary)

Tamara Mark Leonard Sanfilippo
Full name

Anthony Edward Sanfilippo
Full name

36 Aberdeen Road, Altona.
Usual address

21 Slough Road, Altona.
Usual address

_____ as Mortgagee under Instrument of Mortgage No.
_____ dated _____ which encumbers the subject land consents to
the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this
Agreement.

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Signing Page

Executed by the parties

The Common Seal of the Greater
Dandenong City Council was hereunto
affixed in the presence of:

Chief Executive Officer

Councillor

Witness

Executed by Burbank Land Corporation
Pty Ltd ACN 138 175 210 in accordance with
section 127(1) of the Corporations Act 2001 by
being signed by authorised persons for the
company:

Director

Director (or Company Secretary)

Jamrod Mark Leonard Sanfilippo
Full name

Anthony Edward Sanfilippo
Full name

36 Aberdeen Road, Altona.
Usual address

21 Slough Road, Altona.
Usual address

National Australia Bank Limited as Mortgagee under Instrument of Mortgage No.
dated 20/11/2013 which encumbers the subject land consents to
the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this
Agreement.

Executed by National Australia Bank Limited
by its Attorney

SOKUNTHEA DUL

who holds the position of Level 3 Attorney under
Power of Attorney dated 1/03/2007 (a certified
copy of which is filed in Permanent Order Book
277 Page No 25 Item 3) in the presence of:

ATTORNEY

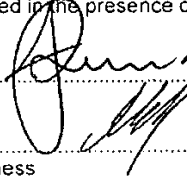
AK908740N



Signing Page

Executed by the parties

The Common Seal of the Greater
Dandenong City Council was hereunto
affixed in the presence of:

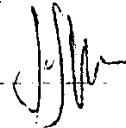

.....
Witness

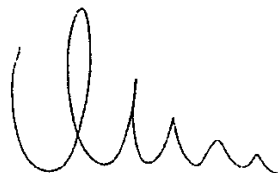
Chief Executive Officer

Councillor



Executed by Burbank Land Corporation
Pty Ltd ACN 138 175 210 in accordance with
section 127(1) of the Corporations Act 2001 by
being signed by authorised persons for the
company:


.....
Director


.....
Director (or Company Secretary)

Tarant Mark Leonard Sanfilippo
Full name

Anthony Edward Sanfilippo
Full name

36 Aberdeen Road, Altona
Usual address

21 Slough Road, Altona
Usual address

W.N. 14622 NO 89 MCM as Mortgagee under Instrument of Mortgage No.
dated _____ which encumbers the subject land consents to
the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this
Agreement.


.....
DIRECTOR

Leon Gryfenberg


.....
DIRECTOR

Mark Harrison

AK908740N



Schedule 1

Development Concept Plans

Peddle Thorpe Architect plans and perspectives for Lot 616 Cheltenham Road, Metro Village, being Plans TP-110, 112-120 (inclusive), 122, 200-205 (inclusive) and 300-302 (inclusive).

The Plans which are Schedule 1 have been removed from this counterpart of the Section 173 Agreement due to difficulties with imaging for recording purposes. Copies of the plans identified are included in each of the counterparts of this Section 173 Agreement which are held by:

1. the Responsible Authority; and
2. the Owner of the Land as at the date the Section 173 Agreement was executed.

A copy of the counterpart agreement together with Schedule 1 is available for inspection at Council offices during normal business hours or giving Council reasonable notice.

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Schedule 2

Project Documentation

- plans (1:200) including:
 - a) dimensions and areas of proposed structures;
 - b) setbacks to all boundaries and private open space dimensions;
 - c) original and proposed finished ground levels, including changes in level;
 - d) allotment boundaries, dimensions, areas and north point;
 - e) vehicle entries and exits
 - f) details of all street built edging including height and materials
 - g) vehicle parking, access, loading and servicing – including without limitation bike parking and access for those with limited mobility
 - h) public access to any building and public accessible space within any building (including materials, furniture, lighting and hours of access)
 - i) community spaces or facilities including without limitation access, facilities and views;
 - j) public art or artistic components
 - k) advertising and signage for other than residential uses
 - l) infrastructure (including functional design with street cross sections and Levels, traffic and transport design, road safety audit, pavement type, materials and finishes, street furniture, way finding, lighting, services locations and capacity, landscaping treatments and irrigation)
- floor plans, roof plan and elevations (1:200) including:
 - a) internal layout including rooms, balconies, verandahs, decks, windows, openings and dimensions;
 - b) elevations, indicating proposed building height;
 - c) sections;
 - d) streetscape elevations.
 - e) external building design relating to façade, elevations, materials, setbacks, heights, roof profiles, massing, ground level and street frontages (shopfront details) and energy efficiency
 - f) overshadowing
- materials and colour schedule including:
 - a) building materials proposed to be used for external walls, roofing, pathways, driveways, fencing, retaining walls; and

- b) colour schedule for external walls, roofing, pathways, driveways and fencing.
- environmental response
- details of all drainage works, driveways, vehicle parking and loading areas;
- detailed landscape plan which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications and method of preparing, draining, watering, maintaining and monitoring the landscape areas;
- report that details a comprehensive response to the 11 Elements (being Urban Form, Public Realm, Building Controls, Architecture, Landscape, Access, Servicing, Signage, Phasing, Retail and Environmental Responsiveness) described in the Urban Design Guidelines;
- and any other documentation required or contemplated by this Agreement which is Required by the Metro Village Design Review Panel to be prepared in relation to the Works (subject to any variations made in accordance with this Agreement);
- wind/weather protection; and
- commercial waste disposal plan.

Note: The Builder must provide all Project Documentation in hard copy and as electronic files (PDF and drawing files).

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Schedule 3

Approval Process

1. Concept Design Material

Before commencing any Works on the subject land, the Owner must ensure that the Builder shall at its Cost prepare or cause to be prepared and submitted to the Metro Village Design Review Panel for preliminary review the Concept Design Material.

2. Preliminary Review Assessment

Council must use its reasonable endeavours to have the Metro Village Design Review Panel notify the Builder in writing within 10 Business Days of the Metro Village Design Review Panel receiving the Concept Design Material whether the Metro Village Design Review Panel approves in principle or disapproves of the whole or any part of the Concept Design Material.

3. Non-Approval of Concept Design Material

If the Metro Village Design Review Panel:

3.1 does not approve in principle the Concept Design Material; or

3.2 requires any documentation in addition to that which has been submitted by the Builder in order to consider the Builder's request for in principle approval of the Concept Design Material,

then Council must use its reasonable endeavours to have the Metro Village Design Review Panel notify the Builder of the reasons for disapproval or the additional documentation required and the Owner must ensure that the Builder at its Cost revises the Concept Design Material or provide the additional documentation in the manner required to obtain the in principle approval of the Metro Village Design Review Panel to the Concept Design Material or revised Concept Design Material. The approval period under clause 2 of this Schedule 3 does not include the time that the Builder takes to provide the revised Concept Design Material or additional documentation.

4. Builder to prepare and submit Project Documentation

Before commencing Works on the subject land, the Owner must ensure that the Builder at its Cost, after the Metro Village Design Review Panel has given in principle approval to the Concept Design Material, immediately prepares or causes to be prepared and submitted to the Metro Village Design Review Panel for approval the Project Documentation which must be consistent with the Concept Design Material already approved in principle by the Metro Village Design Review Panel. When preparing the Project Documentation, the Owner must ensure that the Builder incorporates into or complies with or achieves (as the case may be):

- 4.1 any technical, engineering, construction or other requirements of any Authorities;
- 4.2 the Property Restrictions;
- 4.3 the Urban Design Guidelines;
- 4.4 all Approvals;
- 4.5 all Laws and Requirements; and

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- 4.6 an energy rating which complies with the requirements of all planning and building legislation as may be amended from time to time.

5. Approval by the Design Review Panel of Project Documentation

- 5.1 Council must use its reasonable endeavours to have the Metro Village Design Review Panel notify the Builder in writing within 20 Business Days of the Metro Village Design Review Panel receiving the Project Documentation whether the Metro Village Design Review Panel approves or disapproves of the whole or any part of the Project Documentation.

- 5.2 If the Metro Village Design Review Panel:

5.2.1 does not approve the Project Documentation; or

5.2.2 requires any documentation in addition to that which has been submitted by the Builder,

then Council must use its reasonable endeavours to have the Metro Village Design Review Panel notify the Builder of the reasons for disapproval or the additional documentation required and the Owner must ensure that the Builder at its own Cost revises the Project Documentation or provides the additional documentation in the manner required to obtain the approval of the Metro Village Design Review Panel to the Project Documentation or revised Project Documentation. The approval period referred to in clause 5.1 of this Schedule 3 does not include the time that the Builder takes to provide the revised Project Documentation or to provide the additional documentation.

6. Approved Apartment Building

When the Metro Village Design Review Panel approves the Project Documentation for an Apartment Building on the subject land, that Project Documentation will then become an Approved Apartment Building for the subject land and will be eligible for submission to the responsible authority for approval under the Greater Dandenong Planning Scheme.

7. Variation of Project Documentation

- 7.1 If the Builder wishes to propose any variation to approved Project Documentation, the Builder may from time to time request the Metro Village Design Review Panel to approve the variation.

- 7.2 If the Builder submits a request in accordance with clause 7.1 of this Schedule 3, the Owner must ensure that the Builder submits to the Metro Village Design Review Panel sufficient details of the proposed variation to allow the Metro Village Design Review Panel to properly consider the request.

8. Approval by the Design Review Panel of Variation to Project Documentation

Council must use its reasonable endeavours to have the Metro Village Design Review Panel notify the Builder in writing within 20 Business Days of receiving a request for variation of any Project Documentation whether the Metro Village Design Review Panel approves or disapproves of the variation to the Project Documentation.

9. Non-approval by the Design Review Panel of Variation to Project Documentation

If the Metro Village Design Review Panel:

- 9.1 does not approve the variation to the Project Documentation; or

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- 9.2 requires any documentation in addition to that which has been submitted by the Builder to consider the request for variation to the Project Documentation,

then Council must use its reasonable endeavours to have the Metro Village Design Review Panel notify the Builder of the reasons for disapproval or the additional documentation required and the Owner must ensure that the Builder at its Cost revises the request for variation to the Project Documentation or provides the additional documentation in the manner required to obtain the approval of the Metro Village Design Review Panel to the variation. The approval period referred to in clause 8 of this Schedule 3 does not include the time that the Builder takes to provide the revised request for variation to the Project Documentation or to provide the additional documentation.
10. **Request for another Approved Apartment Building on the subject land**

If there is already an Approved Apartment Building for the subject land, but the Owner wishes to construct a different Apartment Building on the subject land than that Approved Apartment Building, the Owner must ensure that the Builder complies with the provisions of this clause in relation to the proposed new Apartment Building as if an Approved Apartment Building did not exist for the subject land and obtain:
 - 10.1 in principle approval to the Concept Design Material; and
 - 10.2 final approval of the Project Documentation,

for the new Apartment Building before Works to construct it commence.
11. **Builder remains responsible for documentation**

The approval or disapproval of any Project Documentation by the Metro Village Design Review Panel does not remove from the Builder the responsibility for the correctness, accuracy or sufficiency of that Project Documentation.
12. **Builder retains responsibility for Builder's Works**
 - 12.1 Neither the requirement to obtain the Metro Village Design Review Panel's approval nor any such approval given by the Metro Village Design Review Panel pursuant to this Agreement in any way imposes expressly or by implication any duty, obligation or liability upon Council in relation to the Works.
 - 12.2 The Owner acknowledges and confirms without reservation that the Owner and the Builder:
 - 12.2.1 are relying entirely on the Builder's own skill and judgment and that of its employees, consultants and agents in relation to the design, planning and carrying out of the Works, the choice of materials and plant and the supervision of the construction of the Works and that the Owner and the Builder are in no way relying upon the skill and judgment of Council or any of Council's Employees, consultants and agents in relation to the Works;
 - 12.2.2 recognises that the approval of the Metro Village Design Review Panel provided for in this Agreement is intended merely as a procedure to enable Council to protect its legitimate interests in achieving a high quality built form urban design outcome in the Estate and, without limitation, does not remove from the Builder or in any way exonerate the Builder of the responsibility of the Builder for the carrying out of the Works.
13. **General**

The Owner must work collaboratively with Council (and ensure that the Builder does likewise) to prepare the required Concept Design Material and Project Documentation to

AK908740N



ensure that it is of a suitable standard prior to being lodged for approval in accordance with this Approval Process.

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1152422

APPLICANT'S NAME & ADDRESS

HUGHES LEGAL PTY LTD C/- INFOTRACK (LEAP) C/-
LANDATA
DOCKLANDS

VENDOR

VENABLES, JESSE LEE

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

62838

This certificate is issued for:

LOT 12 PLAN PS645691, LOT CM4 PLAN PS645691, LOT CM3 PLAN PS645691, LOT CM1 PLAN PS645691, LOT
CM2 PLAN PS645691 ALSO KNOWN AS 12/80 CHELTENHAM ROAD DANDENONG
GREATER DANDENONG CITY

The land is covered by the:

GREATER DANDENONG PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a COMPREHENSIVE DEVELOPMENT ZONE SCHEDULE 1
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/greaterdandenong>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
<http://vhd.heritage.vic.gov.au/>

01 July 2025

Sonya Kilkeny
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

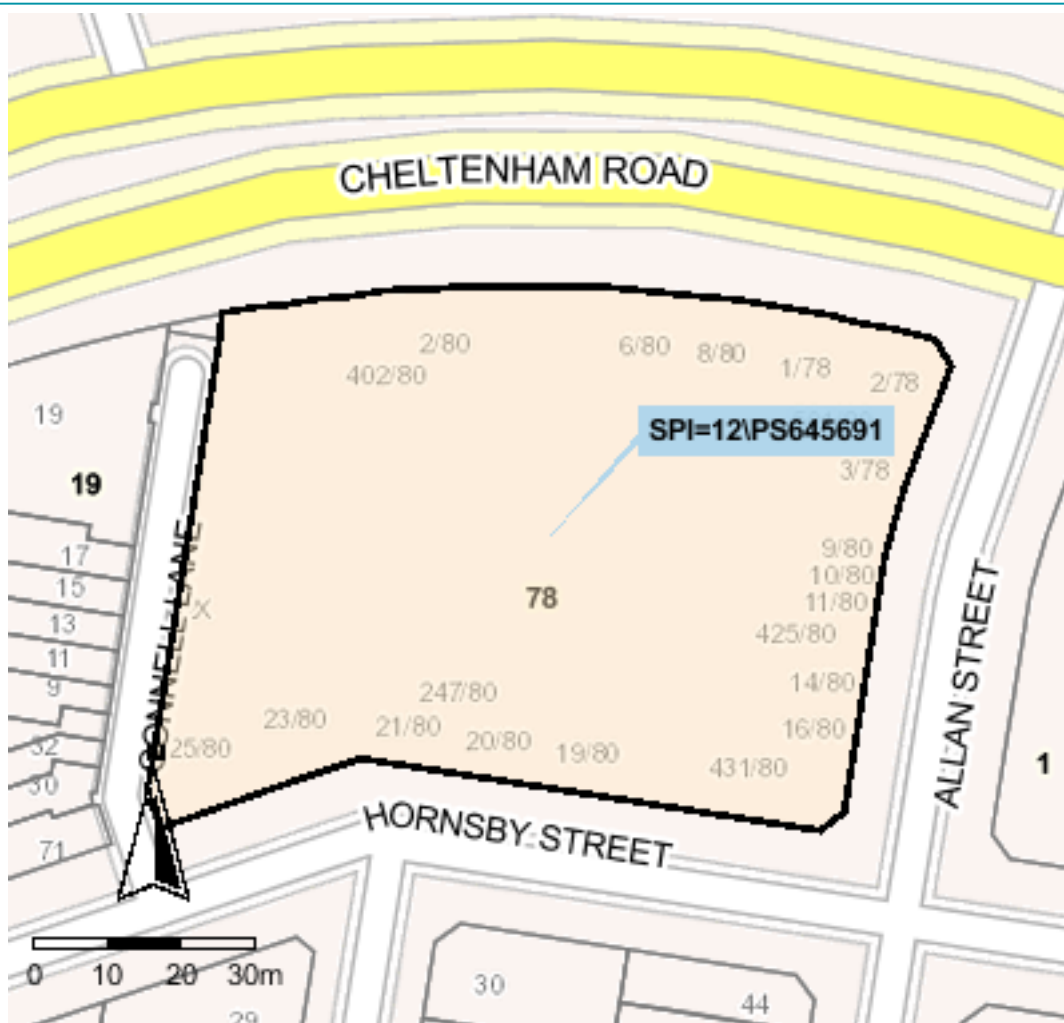
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 01 July 2025 02:49 PM

PROPERTY DETAILS

Address: **12/80 CHELTENHAM ROAD DANDENONG 3175**

Lot and Plan Number: **Lot 12 PS645691**

Standard Parcel Identifier (SPI): **12\PS645691**

Local Government Area (Council): **GREATER DANDENONG**

Council Property Number: **484215**

Planning Scheme: **Greater Dandenong**

Directory Reference: **Melway 90 B8**

www.greaterdandenong.com

[Planning Scheme - Greater Dandenong](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**

Legislative Assembly: **DANDENONG**

OTHER

Registered Aboriginal Party: **Bunurong Land Council
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMPREHENSIVE DEVELOPMENT ZONE \(CDZ\)](#)

[COMPREHENSIVE DEVELOPMENT ZONE - SCHEDULE 1 \(CDZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

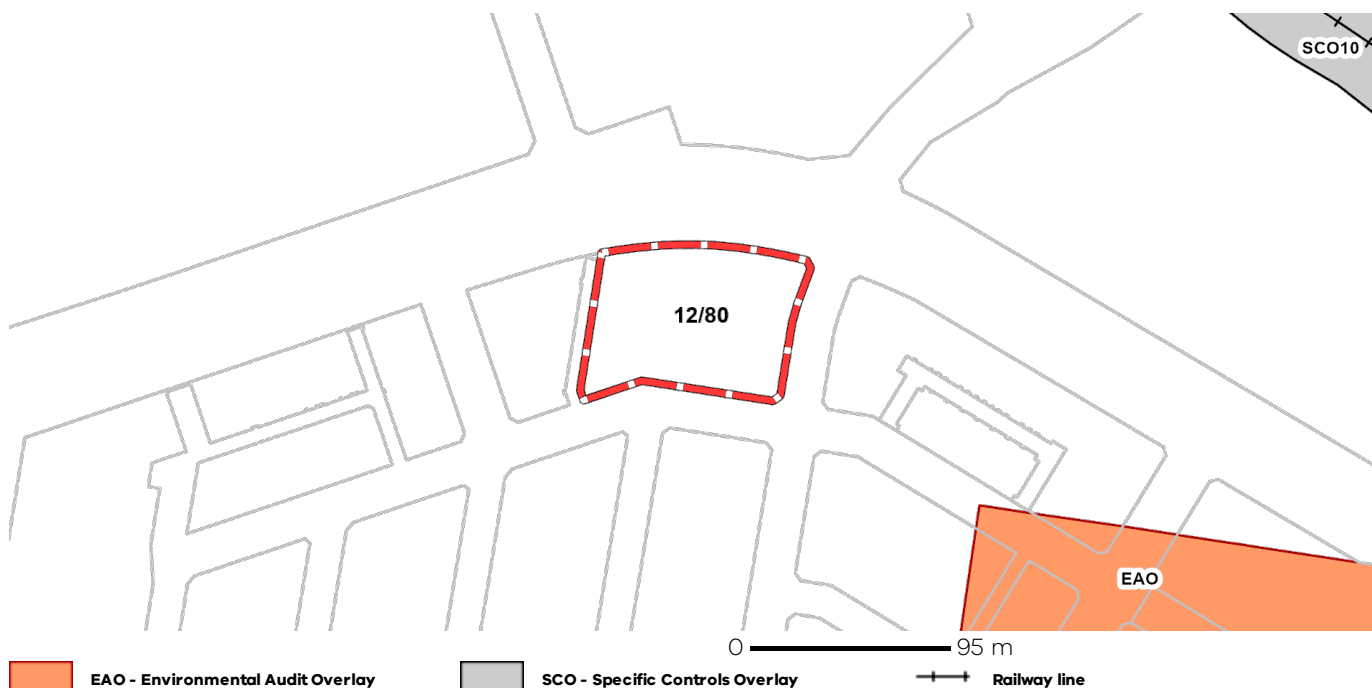
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 30 June 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

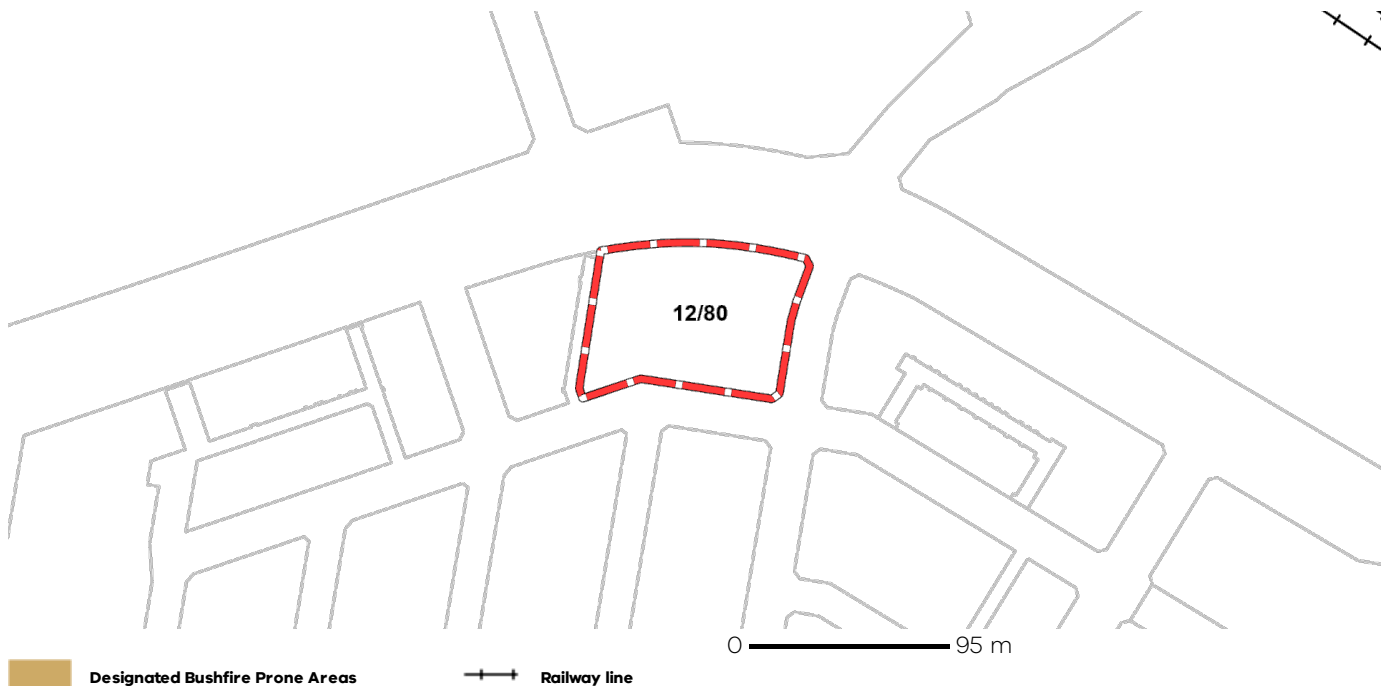
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)



024-3029 (22110)

Jesse L Venables
49 Dover Street
TRUGANINA VIC 3029

Rates Instalment Notice

1 July 2024 to 30 June 2025

Date Issued: 1st May 2025

Property Number: 484215

Instalments

4 Instalment 4 \$132.90
Due by 31 May 2025

See over the page for payment options

Property Number: 484215

Property Description

Ground, 12/80 Cheltenham Road
DANDENONG VIC 3175
Lot 12 PS 645691 Vol 11550 Fol 532

Instalment Details

Instalment No. 4 \$132.90

TOTAL DUE \$132.90



Scan to Pay

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly or monthly instalments.



You can also pay online at pay.greaterdandenong.vic.gov.au

Late payments will be charged interest at the rate of 10.0% p.a.

See reverse for detailed information about late penalties.



*321 48421500000009

Have your next rate notice delivered to your email.

Sign up for EzyBill at <https://greaterdandenong.ezybill.com.au> or scan the QR code.



ezyBILL



*321 48421500000009

Property Address: Ground, 12/80 Cheltenham Road, DANDENONG VIC 3175

Ratepayer Name: Jesse L Venables

Property Number: 484215

Total Due: \$132.90



Payment of rates

Four instalments:

Rates and Charges for the 2024–2025 rating year are to be paid in four instalments by the following due dates:

1st Instalment	30 September 2024
2nd Instalment	30 November 2024
3rd Instalment	28 February 2025
4th Instalment	31 May 2025

Reminder notices will be sent for the 2nd, 3rd and 4th instalments. You can pay the four instalments via a range of options as listed below.

Flexible payments:

Flexible payments entered into with Payble are available via Payble and are setup by the property owner on their personal device by visiting: pay.greaterdandenong.vic.gov.au

Flexible payments with Payble will send you SMS reminders and allow you to pay your rates via direct debit from a nominated bank account or credit card. Council will not be held responsible for delays in Postal Services or Bank Transfers.

Penalties for failing to pay

If you are late paying your rates, you will be charged interest. The interest rate is set by the State Government Penalty Interest Rates Act 1983 (Section 2) at 10.0% pa. Any arrears shown on the front of this notice are included in the first instalment and are payable immediately. Interest will not be charged on those on a Flexible payment with Payble, or approved payment arrangement/ hardship with Council. Defaults on these payments may result in interest being accrued. Council may recover any outstanding amounts plus interest in a Magistrates Court by suing for debt. If the rates and charges levied by this notice are unpaid, the rates and charges and any costs awarded are a first charge on your land.

Rate Notice Requests:

From the 1st November 2024, any requests for rate notices may be charged at a cost of \$11.35 per notice issued. To apply for a previous years rate notice, please visit mygreaterdandenong.com 'Submit an Application' or contact our Customer Service Team.

Allocation of payments

Whenever you make a payment the money is allocated in the following order as applicable:

1. Legal Costs
2. Penalty interest charges
3. Overdue rates and charges
4. Current rates and charges

Penalty interest on any arrears of rates and charges may continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received.

Having trouble paying?

Council recognises our residents may experience financial difficulty at times. Everyone's circumstances are different and financial difficulties can impact people in different ways.

Special payment arrangements

If you are having difficulty in making or maintaining your rates payments by the due date, Council may be able to offer you a payment arrangement to assist you get back on track with your repayments. We'll also suspend interest from accruing and further debt recovery activity whilst you are actively engaged in a special payment arrangement to ensure your balanced remains manageable.

Financial hardship agreements

Residents who are experiencing extreme financial difficulties and are struggling to pay their Council rates and charges, may qualify for assistance under Council's Hardship Policy.

Council's Hardship Policy allows rate payers to apply for rate deferral arrangements, or in some cases, part rates waivers. To apply for hardship visit greaterdandenong.vic.gov.au/rates-assistance.

If you require assistance, please contact our Customer Service staff on (03) 8571 1000.

Change of ownership or address

It is the responsibility of the owner of a property to notify Council of changes of address, ownership or occupancy within 30 days of the change taking effect. You can do so completing the online form at forms.greaterdandenong.vic.gov.au/rates-and-charges-change-of-name-and-mailing-address or in writing to Council. When ownership of a property changes, liability for payment of rates and charges becomes that of the new owners.

Pensioner rate rebate

If you are the holder of a Pensioner Concession Card or DVA Gold Card with war widow or TPI classification, then you may be eligible for a rebate on your rates. To apply, please visit greaterdandenong.vic.gov.au/rates-assistance or ask our Customer Service team for a Municipal Rates Concession form. For those persons still eligible, the amount of the concession is already shown on this notice. (Health Care Cards are not eligible).

Fire services property levy/ waiver/deferment

The owner of land may apply for a waiver, deferral or concession in respect of the leviable land under s.27 of the Fire Services Property Levy Act 2012 for rateable land and s.28 for non-rateable land. firelevy.vic.gov.au

Personal information

Personal Information collected and held by Greater Dandenong City Council is used for municipal purposes as specified in the Local Government Act 1989 and the Local Government Act 2020. Your personal information is held securely and used solely for the purpose it is collected for or directly related purposes. It will not be disclosed to any external party without your written consent, unless required or authorised by law. If you wish to access or amend your personal information, or if you believe your personal information has been breached please contact Council's Information Privacy Officer on 8571 1000. Greater Dandenong City Council is strongly committed to the responsible handling of personal information and is compliant with the Privacy and Data Protection Act 2014 and the Health Records Act 2001. A copy of Council's Privacy and Personal Information Policy is available on Council's website at: greaterdandenong.vic.gov.au/.

Payment options

Late Payments: Payments made after the due by date may be charged interest at the rate of 10.0% p.a.

Online

City of Greater Dandenong Website (Mastercard and Visa Cards): To make a payment on the Council website, please visit mygreaterdandenong.com

Flexible Payments (Credit Card or Bank Account): To pay in weekly, fortnightly or monthly instalments, via Visa, MasterCard or bank account payments visit: pay.greaterdandenong.vic.gov.au



New Flexible payment options now available.

- Pay in full or easy instalments
- Card or bank payments
- Helpful reminders
- No extra fees

Head to pay.greaterdandenong.vic.gov.au

 **Payble™**

Credit Card Surcharge: A credit card surcharge may be applied for any payments made by Visa, Mastercard or Amex

BPAY

Bill code: 8987
Reference: 9868 867



Phone

Pay by credit card by calling 13 18 16.
Post Billpay payment details.
Mastercard and Visa only.



Post BILLPAY

Billpay code: 0321
Reference: 4842 1500 0000 09
Pay in person at any post office.



Post
Billpay



You can also pay at our Customer Service Centres in person at **Dandenong:** Civic Centre, 225 Lonsdale Street,
Springvale: 5 Hillcrest Grove, **Keysborough:** Parkmore Shopping Centre or mail a cheque to PO BOX 200 Dandenong VIC 3175.

Hughes Legal Pty Ltd C/- InfoTrack
(LEAP)
E-mail: certificates@landata.vic.gov.au

Statement for property:
APARTMEN 12 LOT 12 80
CHELTENHAM ROAD DANDENONG
3175
12 PS 645691

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
47D//09009/239	LANDATA CER 77280504-036-8	01 JULY 2025	49685374

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2025 to 30/09/2025	\$22.45
Melbourne Water Corporation Total Service Charges	01/07/2025 to 30/09/2025	\$31.25

(b) By South East Water

Water Service Charge	01/07/2025 to 30/09/2025	\$21.97
Sewerage Service Charge	01/07/2025 to 30/09/2025	\$100.41
Subtotal Service Charges		<u>\$176.08</u>

TOTAL UNPAID BALANCE \$176.08

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.

- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from South East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Melbourne Water provides main drainage services to this property, consistent with the standards that applied at the time Melbourne Water drainage system was constructed. In the event of a storm exceeding the design capacity of the underground drain /open drain, this property will be affected by overland flows. The estimated flood level for this property that has a probability of 1% in any one year is RL 17.85 metres to Australian Height Datum (AHD). A licensed surveyor should be engaged to determine the exact effect of the applicable flood level on the property. For any further information contact Melbourne Water on 9679-7517.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

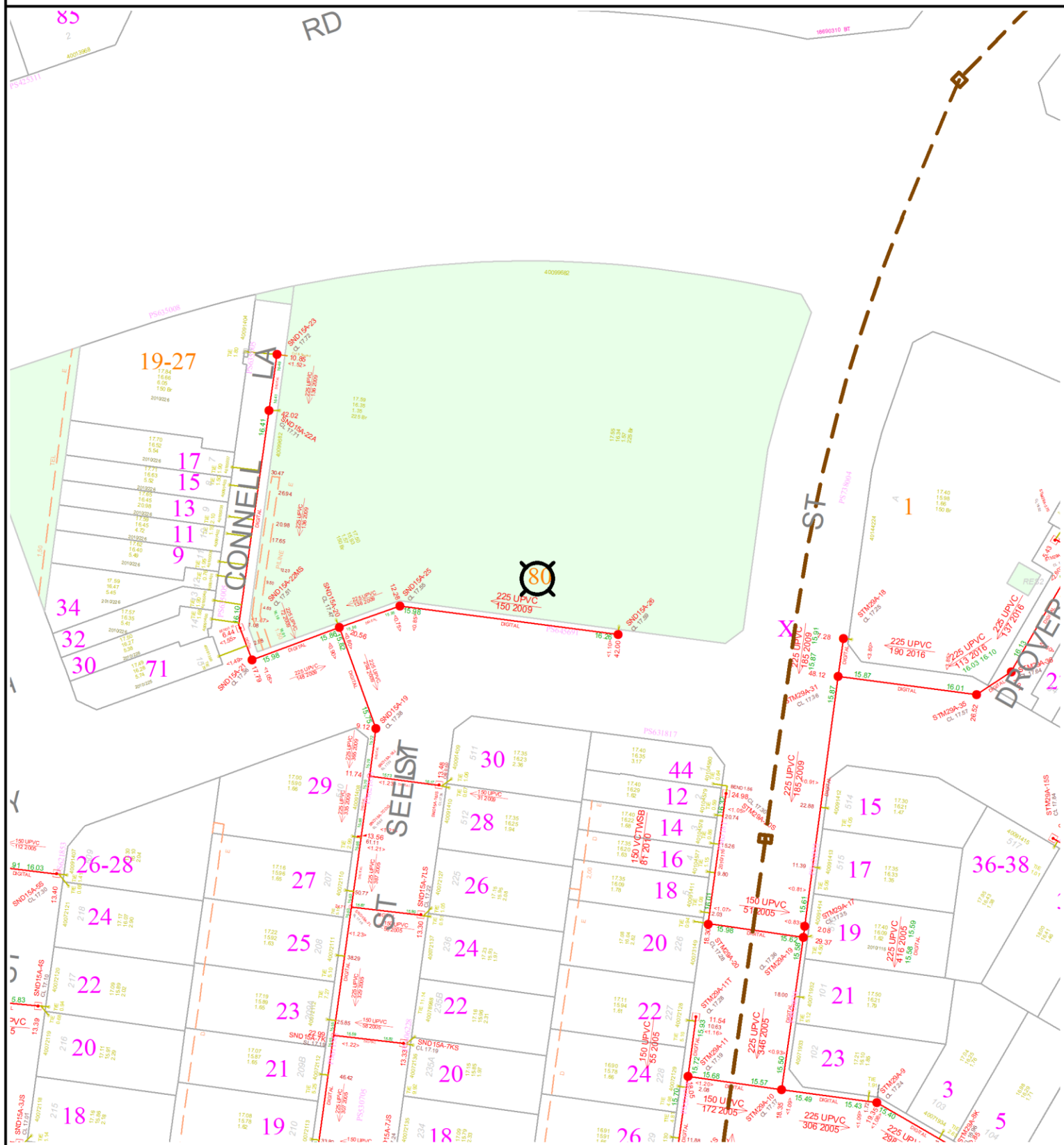
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

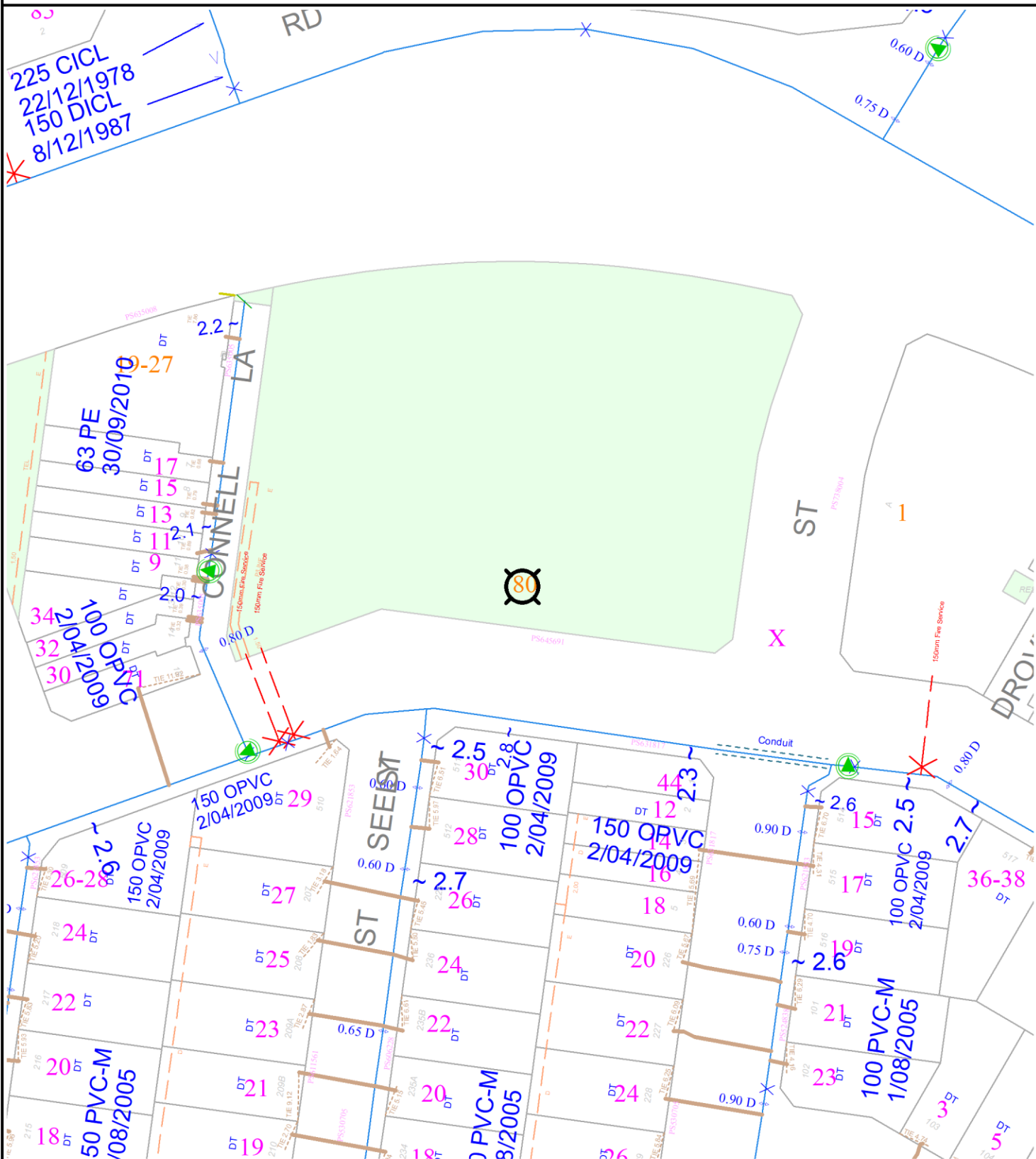
LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

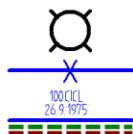
	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

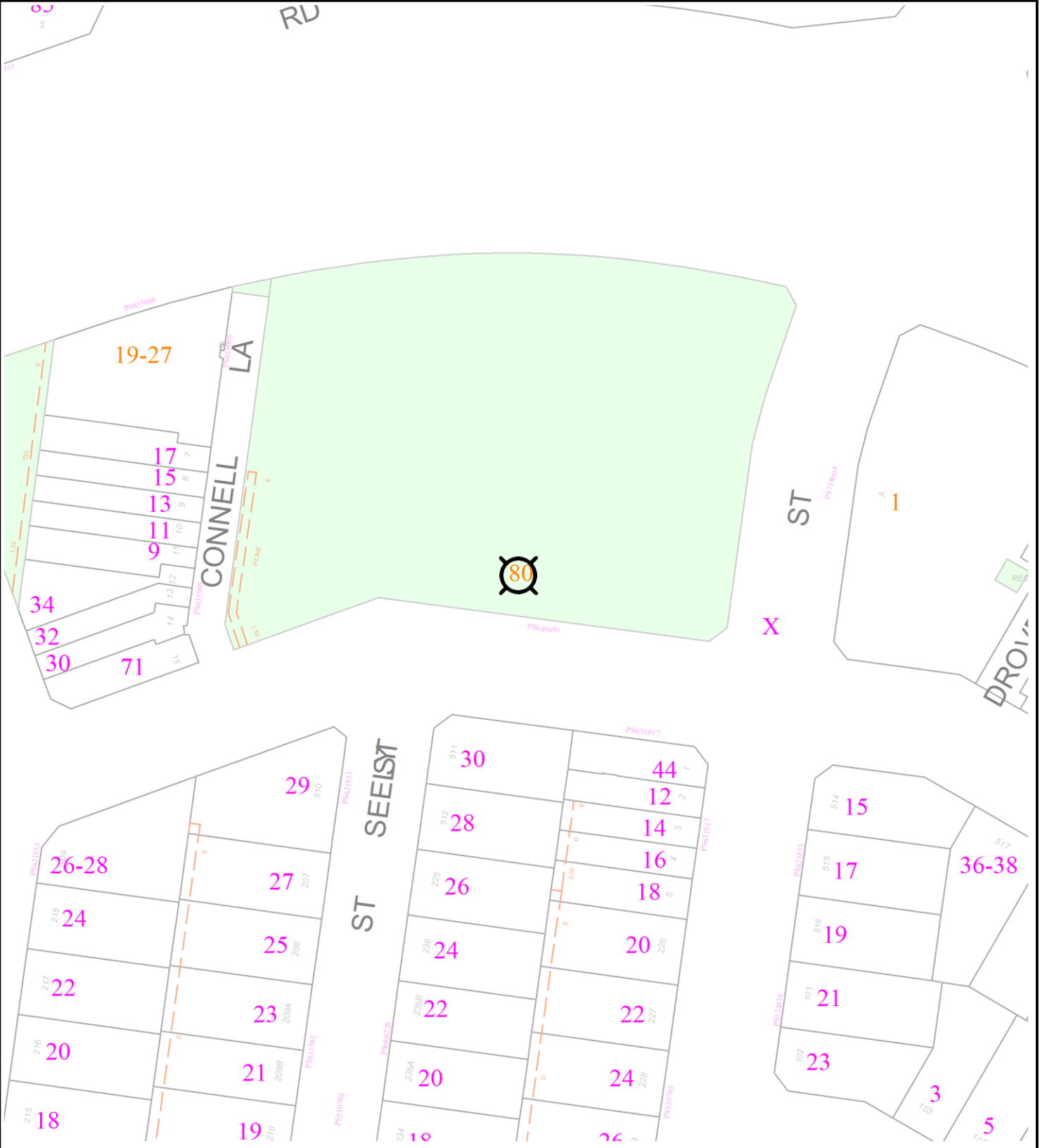
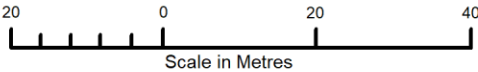
LEGEND

- Title/Road Boundary
 Proposed Title/Road
 Easement



- Subject Property
Water Main Valve
Water Main & Services

-   Hydrant
  Fireplug/Washout
 ~ 1.0 Offset from Boundary



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
	Easement		Recycled Water Main & Services		Offset from Boundary

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Hughes Legal Pty Ltd C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 62838

NO PROPOSALS. As at the 1th July 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

Unit 12 80 CHELTENHAM ROAD, DANDENONG 3175
CITY OF GREATER DANDENONG

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 1th July 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 77280504 - 77280504144657 '62838'

Reference: FW25/0928 (P484215)
Enquiries: Phone 03 8571 1515

02 July 2025

Secure Electronic Registries Pty Ltd

Building Certificate 51 (1)

Ref No: 77280504-026-9

Agent Ref: 62838

**Re: Ground 12/80 Cheltenham Road DANDENONG VIC 3175
Lot 12 PS 645691 Vol 11550 Fol 532**

In response to your request for property information 51 please find as follows.

PART 51 (1)

No Building Particulars under Council records for the last ten years.

<i>Statements under Reg 64(1)</i>	<i>No</i>	<i>Statements under Reg 231</i>	<i>No</i>

- This property is not subject to any notices and/or orders or the like under the Building Act 1993.
- This advice does not cover possible covenants or 173 agreements which may affect this property.
- As of 1 December 2019, all pools and spas must be registered with council and a compliance certificate provided confirming that the existing pool barrier is compliant with the relevant Australian standards.

Commercial Notes

The maintenance of 'Essential Services' in all Commercial premises is required pursuant to Part 15 of Building Regulations 2018. Owner/Occupiers should be made aware of the obligations for the Health and Safety of building occupiers. Maintenance is required on a regular basis to ensure effective operation of equipment.

- **CIL Levy (Keysborough South Community Infrastructure) is not applicable to this property.**

Information for Central Dandenong

- Development Victoria Central Dandenong recovery Charge may be payable on the property.
- For a list of properties within the Dandenong Declared Project Area and information for Building Surveyors on the Infrastructure Recovery Charge (IRC) is available at www.revitalisingcentraldandenong.com.au

Building Services Team

Customer Service

Dandenong
225 Lonsdale Street
Springvale
397-405 Springvale Road

Noble Park
18-32 Buckley Street
Keysborough
Shop A7, Parkmore Shopping Centre

PO Box 200, Dandenong 3175
Phone: 8571 1000
Fax: 8571 5196
www.greaterdandenong.com
council@cgd.vic.gov.au

Property Clearance Certificate

Land Tax



INFOTRACK / HUGHES LEGAL PTY LTD

Your Reference:	251486
Certificate No:	92058805
Issue Date:	02 JUL 2025
Enquiries:	MXS26

Land Address: UNIT 12, 80 CHELTENHAM ROAD DANDENONG VIC 3175

Land Id	Lot	Plan	Volume	Folio	Tax Payable
41949689	12	645691	11550	532	\$0.00

Vendor: JESSE LEE VENABLES

Purchaser: NOT KNOWN NOT KNOWN

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
JESSE LEE VENABLES	2025	\$22,500	\$0.00	\$0.00

Comments:

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV): \$245,000

SITE VALUE (SV): \$22,500

CURRENT LAND TAX AND
VACANT RESIDENTIAL LAND TAX
CHARGE: \$0.00



Notes to Certificate - Land Tax

Certificate No: 92058805

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$22,500

Calculated as \$0 plus (\$22,500 - \$0) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$2,450.00

Taxable Value = \$245,000

Calculated as \$245,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 92058805

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 92058805

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / HUGHES LEGAL PTY LTD

Your Reference: 251486

Certificate No: 92058805

Issue Date: 02 JUL 2025

Enquires: MXS26

Land Address: UNIT 12, 80 CHELTENHAM ROAD DANDENONG VIC 3175

Land Id	Lot	Plan	Volume	Folio	Tax Payable
41949689	12	645691	11550	532	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
125	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$245,000

SITE VALUE: \$22,500

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 92058805

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / HUGHES LEGAL PTY LTD

Your Reference:	251486
Certificate No:	92058805
Issue Date:	02 JUL 2025

Land Address: UNIT 12, 80 CHELTENHAM ROAD DANDENONG VIC 3175

Lot	Plan	Volume	Folio
12	645691	11550	532

Vendor: JESSE LEE VENABLES

Purchaser: NOT KNOWN NOT KNOWN

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 92058805

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
- Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
- The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY  Billers Code: 416073 Ref: 92058809 Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. www.bpay.com.au	CARD  Ref: 92058809 Visa or Mastercard Pay via our website or phone 13 21 61. A card payment fee applies. sro.vic.gov.au/payment-options	Important payment information Windfall gains tax payments must be made using only these specific payment references. Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

02/07/2025

InfoTrack on behalf of Huges Legal Pty Ltd
Level 5, North Tower, 459 Collins Street
MELBOURNE VIC 3000

Re: Owners Corporation Certificate - Mosaic Apartments, Lot 12, 80 Cheltenham Rd, DANDENONG

In response to your application, we now attach an Owners Corporation Certificate for Lot 12 on Plan of Subdivision 645691V OC1 dated 02/07/2025. This certificate is intended for use for the purpose of S. 151 of the *Owners Corporations Act 2006* ("Act").

Pursuant to S. 151(4)(b) of the Act, we also include the following:

1. The minutes of the most recent annual general meeting of the Owners Corporation
2. A copy of the consolidated rules registered at Land Victoria
3. A copy of the "Statement of Advice and Information for Prospective Purchasers and Lot Owners"
4. A copy of the certificate of currency.
5. Letter from the VBA dated 23rd December 2021.

Further information on prescribed matters reported in the Owners Corporation Certificate can be obtained by inspection of the Owners Corporation Register in accordance with S. 150 of the Act. Please contact our office on (03) 8535 2770 or email info@bluestoneocm.com.au to obtain a copy of the "Notice to Inspect Register Form" which must be completed and returned to the Owners Corporation prior to booking a time to inspect the Register.

Lastly, to avoid further time being taken up on your part, should it be necessary for us to contact you after settlement, please ensure that immediately upon settlement our office is notified of the name and address of the new Lot Owner. Your cooperation will ensure that you have complied with your obligations under S. 134 of the Act.

Thank you for your compliance.

Kind regards,



**Modupe
Owners
Manager Bluestone OCM Pty Ltd**

**Ikadeh
Corporation**

Owners Corporation Certificate

Owners Corporation Act 2006 Section 151 and Owners Corporations Regulations 2018 Regulation 16

Plan of Subdivision	PS 645691V OC1
Address of Property	Mosaic Apartments, 51-67 Hornsby Street & 80 Cheltenham Rd DANDENONG
This certificate is issued for Lot	12
Postal address	Level 3, 312 St Kilda Road, Melbourne VIC 3004
Vendor	Mr Jesse Lee Venables
Applicant for the certificate	InfoTrack on behalf of Hughes Legal Pty Ltd
Address for delivery of certificate	Ownerscorp@infotrack.com.au
Date application was received	1st July 2025
Reference	251486
This certificate is issued for Lot 12 PS 645691V OC1	

IMPORTANT: The information in this certificate is issued on **02/07/2025**. You can inspect the Owners Corporation Register for additional information and you should obtain a new certificate for current information prior to settlement.

- 1) The current fees for the above lot are **\$1,826.05** per annum, for the year commencing **01/03/2024**.

Due Date	01/03/2024	01/06/2024	01/09/204	01/12/2024
Administration Fund	\$506.24	\$378.55	\$378.55	\$378.55
Maintenance Fund	\$54.32	\$43.28	\$43.28	\$43.28

The first quarter for the new financial year commencing **01/03/2025** has been issued as an interim levy, pending formal approval by the Owners Corporation.

Due Date	01/03/2025	01/06/2025
Administration Fund	\$378.55	\$126.18
Maintenance Fund	\$43.28	\$14.43

M6 01/06/2025 to 30/06/2025 - **additional month to extend the current financial year**

Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last year's budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

- 2) The fees are paid up to **31/05/2025**.
- 3) The total of any unpaid fees or charges for the lot are: **\$285.72**
- 4) The following special fees or levies have been struck, and the dates on which they were struck and payable are:

Special Levy

01/06/2025

Special Levy for legal fees to date as per Special resolution voted 30/10/2025

\$180.26

UNPAID

- 5) The repairs, maintenance or other work or act which has been or is about to be performed which may incur additional charges which have not been included in the above annual fees, maintenance fund and special levies are:
- On the date of issuing the certificate no such repairs, work or act has been performed or is known to be about to be performed.**

- 6) The Owners Corporation has the following insurance cover:

Insurance Company: Chubb
Policy Number: 02GS033837
Kind of Policy: Residential Strata Insurance
Buildings Covered: All
Building Sum: \$89,510,000
Public Liability: \$30,000,000
Expiry date of policy: 07/02/2026

Please note that a copy of the Certificate of Currency has been included as an attachment.

- 7) Has the Owners Corporation resolved that the members may arrange their own insurance under section 63 of the Act?
No

- 8) The total funds held by the Owners Corporation as at 02/07/2025:

Administrative Fund	Maintenance Fund	Total
-\$12,202.69	\$70,188.50	\$57,985.81

- 9) The Owners Corporation has no other known liabilities, other than those covered by annual fees, special levies and repairs and maintenance as set out above, except for:
Insurance Claim
 Flood damage – DOL 15/01/2023
 Estimated cost of reinstatement - \$70,000
 The matter is with the Insurer/assessor and damage is being coordinated and rectified. Owners Corporation to discuss and resolve any further action to be taken against the person responsible.
- 10) Details of all current contracts, leases, licences or agreements affecting the common property:
Easement
 06/02/2015 Easement over E-1 on PS645691V, United Energy Distribution Pty Ltd
Agreements
 30/10/2014 Fire indicator panel monitoring, Tyco Australia Pty Limited (ADT Fire Monitoring), current
 28/01/2015 Building Manager mobile phone, Telstra Corporation Limited, current
 15/02/2015 Building Management software provider, BuildingLink International Pty Ltd, current
 17/02/2015 Essential Services compliance & Helpdesk support, Australian Essential Services Compliance Pty Ltd, current
 17/02/2015 Building management, cleaning services and gardening, National Facility Services Pty Ltd, current
 17/02/2015 Embedded network electricity supplier, WINenergy Pty Ltd, current
 20/02/2015 Builder Managers office internet plan, iiNet Limited, current
 23/04/2016 Essential & fire services and inspections, Fire & Wire Pty Ltd, current
 01/06/2016 Sliding Doors, Dorma Australia Pty Ltd current
 10/06/2016 Maintenance of backup generator, Macfarlane Generators Pty Ltd, current
- 11) The Owners Corporation has not made any agreements to provide services to lot owners, occupiers or the public.
- 12) The Owners Corporation has not been served with any notices or orders in the twelve months preceding the issuing of this certificate that has not been satisfied.
- 13) The Owners Corporation is not a party to any legal proceedings or aware of any circumstances which may give rise to proceedings. except:
The Owners Corporation has initiated legal proceedings against Burbank Homes (Builder), the Building Surveyor, the Architect and Fire Engineers in respect of numerous common property defects in the building, such as plumbing, water ingress, structural and fire safety issues.
- 14) The Owners Corporation has appointed a manager. Details are as follows:
Bluestone OCM Pty Ltd
Registration No: 000776
ABN 56 165 080 820
Level 3, 312 St Kilda Road
MELBOURNE VIC 3004
- 15) Has an administrator been appointed for the Owners Corporation, or has there been a proposal for the appointment of an administrator?
No Administrator has been appointed, and the Manager is not aware of any proposal to appoint an Administrator.
- 16) The following documents are attached to the Owners Corporation certificate:
 a) **The minutes of the most recent annual general meeting of the Owners Corporation**
 b) **A copy of the consolidated rules registered at Land Victoria**
 c) **A copy of the "Statement of Advice and Information for Prospective Purchasers and Lot Owners"**
 d) **A copy of the certificate of currency.**
 e) **Letter from the VBA dated 23rd December 2021.**
 f) **Letter re Levies and AGM 13th July 2023.**
- 17) Additional Information
Refer to the attached letter from the VBA.

The VBA carried out an inspection of the above buildings. The inspection identified that the buildings are out of scope of the Victorian Statewide Cladding Audit and do not require further review by an Expert Panel of building and fire safety experts. These buildings were ruled out-of-scope for the following reason/s:

The building does not have combustible cladding (expanded polystyrene or aluminum composite panels with a polyethylene or polymer core).

This Owners Corporation Certificate was prepared by:

Modupe Ikadeh
Senior Owners Corporation Manager
Bluestone OCM Pty Ltd, as a delegate of the Owners Corporation

A handwritten signature, likely 'Malkin', is enclosed within a hand-drawn oval. The signature is written in a cursive style with dark ink. The oval is also hand-drawn and slightly irregular.

Date: 02/07/2025

MINUTES OF ANNUAL GENERAL MEETING

Owners Corporation 645691V No.1, No.2, No.3 & No.4

MOSAIC APARTMENTS

Date: Tuesday 23 April 2024

Location: Quest Apartments, 2-10 Walker Street, Dandenong Victoria 3175

Meeting start time: 5.30pm

Meeting finish time: 6.39pm

Meeting Open

Lidiya Hanin opened the meeting welcomed members in attendance.

Meeting Recording

The meeting will be recorded for the purpose of accurate minute taking and the recording will be destroyed thereafter. The recording is the property of Bluestone OCM and does not form part of the Owners Corporation records.

Attendance, Apologies and Proxies

The following Members were in attendance:

Owners Corporation No.1

Lot 12	Jesse Lee Venables
Lot 14	Xufeng Li
Lot 23	Michael Gater
Lot 102	Souheil Al Awar
Lot 111	Ruby Culley
Lot 138	Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 201	Anna Dudkowski
Lot 330	Henry Stolarek
Lot 342	Abiola Olufola Kemi Iyiola
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

Owners Corporation No.2

Lot 12	Jesse Lee Venables
Lot 14	Xufeng Li
Lot 23	Michael Gater
Lot 102	Souheil Al Awar
Lot 111	Ruby Culley
Lot 138	Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 201	Anna Dudkowski
Lot 330	Henry Stolarek
Lot 342	Abiola Olufola Kemi Iyiola

Lot 425 Madduma Patabendige Yasantha De Silva
 Lot 803 Ramin Mohseni

Owners Corporation No.3

Lot 12 Jesse Lee Venables
 Lot 14 Xufeng Li
 Lot 23 Michael Gater
 Lot 102 Souheil Al Awar
 Lot 111 Ruby Culley
 Lot 138 Diane Magdalena Farchione
 Lot 139 Steven John Phelan
 Lot 201 Anna Dudkowski
 Lot 330 Henry Stolarek
 Lot 342 Abiola Olufola Kemi Iyiola
 Lot 425 Madduma Patabendige Yasantha De Silva
 Lot 803 Ramin Mohseni

Owners Corporation No.4

N/A

Apologies Received:

Lot 335	Common Equity Housing Limited	OC No.1, OC No.2 & No.3
Lot 339	Common Equity Housing Limited	OC No.1, OC No.2 & No.3
Lot 349	Common Equity Housing Limited	OC No.1, OC No.2 & No.3
Lot 350	Common Equity Housing Limited	OC No.1, OC No.2 & No.3
Lot 351	Common Equity Housing Limited	OC No.1, OC No.2 & No.3

Present by Invitation:

Lidiya Hanin, Owners Corporation Manager of Bluestone OCM Pty Ltd
 Cody Asplet, Associate Owners Corporation Manager of Bluestone OCM Pty Ltd
 John Richmond, Director of Bluestone OCM Pty Ltd
 Stephen Rydon, Building Operations and Risk Manager of Bluestone OCM Pty Ltd
 David Schroeder, Building Manager of National Facility Services Pty Ltd

Admittance of Proxies:

Owners Corporation No.1, No.2, No.3 & No.4

N/A

1. Voting

Owners Corporation No.1, No.2, No.3 & No.4 resolves that voting for the meeting will be undertaken by a show of hands, being a mover of the motion and a seconder.

Motion: *Carried*

2. Establishment of a Quorum

Pursuant to s.77 *Owners Corporations Act 2006*, a quorum for a general meeting is 50% of the total number of lots or if 50% of the total number of lots is not available the quorum is at least 50% of the lot entitlement.

Owners Corporation No.1

Owners Corporation No.1 acknowledges that a quorum of Members in attendance (in person or by proxy) was not present. Subject to s.78(4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.

5% of lots were represented at the meeting.

Motion: *Carried*

Owners Corporation No.2

Owners Corporation No.2 acknowledges that a quorum of Members in attendance (in person or by proxy) was not present. Subject to s.78(4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.

4% of lots represented at the meeting.

Motion: *Carried*

Owners Corporation No.3

Owners Corporation No.3 acknowledges that a quorum of Members in attendance (in person or by proxy) was not present. Subject to s.78(4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.

5% of lots represented at the meeting.

Motion: *Carried*

Owners Corporation No.4

Owners Corporation No.4 acknowledges that a quorum of Members in attendance (in person or by proxy) was not present. Subject to s.78(4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.

0% of lots represented at the meeting.

Motion: *Carried*

Please note:

Pursuant to s. 78(4) of the *Owners Corporations Act 2006*, Interim resolutions become resolutions of the Owners Corporation:

- (a) subject to paragraph (b) and (c), 29 days from the date of the interim resolution; or
- (b) if notice of a special general meeting is given within that 29-day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or
- (c) if notice of a special general meeting is given within that 29-day period and the meeting is not held within 28 days after the notice is given, at the end of that 28-day period.

Effectively this means that an interim resolution cannot be acted for 29 days after it is made but if notice of a Special General Meeting is given within that 29 day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held 28 days after the notice has been given), or if the meeting is not held, until the end of the 28 day period.

3. Appointment of Chairperson for the Meeting

Owners Corporation No.1, No.2, No.3 & No.4 resolves to appoint Lidiya Hanin, as the Chairperson for the meeting.

Motion: *Carried*

4. Meeting to run concurrently for multiple Owners Corporations

Owners Corporation No.1, No.2, No.3 & No.4 resolves that the Annual General Meetings for the Unlimited and Limited Owners Corporations will run concurrently.

Motion: *Carried*

5. Previous Minutes

Owners Corporation No.1, No.2, No.3 & No.4 resolves to accept the Minutes of the previous Annual General Meeting held on 12th June 2023 as a true and correct record of the meeting.

It was noted that the AGM minutes for Owners Corporation No.1 administration levies to be raised was \$476,658.60 inclusive of GST as per the budget and not 478,658.60. We have raised per the approved budget of \$476,658.60. The appropriate adjustments were made to the Owners Corporation levies. The Owners Corporation No.2 minutes are inclusive of GST instead of exclusive GST.

Motion: *Carried*

6. Election of Owners Corporation Committee

Owners Corporation No.1:

Owners Corporation No.1 resolves that the number of members to serve on the Committee as 7 (between 3 and 7).

The Owners Corporation No.1 reviewed the 7 nominations received:

Lot 12	Jesse Lee Venables
Lot 102	Souheil Al Awar
Lot 138	Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

And resolves to elect the following 7 members to the Committee:

Lot 12	Jesse Lee Venables
Lot 102	Souheil Al Awar
Lot 138	Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

Motion: *Carried*

Owners Corporation No.2:

Owners Corporation No.2 resolves that the number of members to serve on the Committee as 6 (between 3 and 7).

The Owners Corporation No.2 reviewed the 6 nominations received:

Lot 102	Souheil Al Awar
Lot 138	Ms Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

And resolves to elect the following 6 members to the Committee:

Lot 102	Souheil Al Awar
Lot 138	Ms Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

Motion: Carried

Owners Corporation No.3:

Owners Corporation No.3 resolves that the number of members to serve on the Committee as 7 (between 3 and 7).

The Owners Corporation No.3 reviewed the 7 nominations received:

Lot 12	Mr Jesse Lee Venables
Lot 102	Souheil Al Awar
Lot 138	Ms Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

And resolves to elect the following 7 members to the Committee:

Lot 12	Mr Jesse Lee Venables
Lot 102	Souheil Al Awar
Lot 138	Ms Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

Motion: Carried

Owners Corporation No.4:

Owners Corporation No.4 received no committee nominations.

Motion: Carried

7. Delegations

Owners Corporation No.1, No.2, No.3 & No.4 resolves to delegate all of the powers and functions that may be delegated to the Committee of the Owners Corporation (except for the power or function that requires a unanimous resolution, a special resolution or a resolution at a general meeting, or the power to delegate, or the powers delegated to the Manager), pursuant to s. 11(2)(a) *Owners Corporations Act 2006*. These powers and functions are set out the in the *Owners Corporations Act 2006*, *Owners Corporations Regulations 2018* and Rules of the Owners Corporation.

Motion: Carried

Owners Corporation No.1, No.2, No.3 & No.4 resolves to delegate all of the powers and functions that may be delegated to the Manager in accordance with s. 11(2)(b) and s. 120 *Owners Corporations Act 2006* to enable the Manager to carry out its functions and perform duties to ensure effective operation of the Owners Corporation. These powers and functions are set out the in the *Owners Corporations Act 2006*, *Owners Corporations Regulations 2018* and Rules of the Owners Corporation.

Motion: Carried

8. Consideration of Reports

Owners Corporation Manager's Report

Owners Corporation No.1, No.2, No.3 & No.4 acknowledges the Manager's Report as presented.

Motion: Carried

- **Outstanding Defects**

Management expressed that the outgoing committee members had voted against appointing legal representation to pursue Burbank to attend to the outstanding defects.

As discussed at the Annual General Meeting, Members present agreed that the matter be deferred to the incoming committee members for discussion and further instructions.

It was noted that lot owners should lodge their private property defects to Burbank directly and continue to pursue them for rectification.

- **Debt recovery**

Management advised that the concerned lots in arrears have been with the legal debt recovery team, who are reviewing the matter to be addressed by the courts.

Committee Report

Owners Corporation No.1, No.2, No.3 & No.4 acknowledges the Committee Report as presented.

Motion: Carried

Member J. Venables expressed excitement for the new committee to join for the next financial year. It was noted that the main item that will be required to be reviewed is the win connect contract due to expire in early 2025.

Maintenance Plan Status Report

Owners Corporation No.1, No.2, No.3 & No.4 acknowledges the Maintenance Plan Status Report as presented.

Motion: Carried

9. Appointment of Auditor

Owners Corporation OC No.1, No.2, No.3 & No.4 resolves to appoint J&T Partnership to Audit the Financial Statements after the end of the financial year, pursuant to s. 35 (1) Owners Corporations Act 2006.

Motion: Carried

10. Appointment of Public Officer

Owners Corporation No.1, No.2, No.3 & No.4 resolves to appoint Mr. John Richmond, Director of Bluestone OCM Pty Ltd as the Public Officer of the Owners Corporation for taxation purposes and communications with the ATO.

Motion: Carried

11. Annual Financial Statements

Owners Corporation No.1, No.2, No.3 & No.4:

Owners Corporation OC No.1, No.2, No.3 & No.4 resolves to accept the Financial Statements for the period 1 March 2022 to 28 February 2023, which have been prepared in accordance with the Australian Accounting Standards, pursuant to s. 34(1) Owners Corporations Act 2006.

Motion: Carried

12. Administration Fund Budget and Levy Contribution

The Administration Fund receives contributions from Lot Owners for the purpose of meeting short term expenses that relate to the Common Property. Typical expenses that are met from the Administration Fund include: Administrative Costs, Utility Services, Insurance, Minor Maintenance, and Day to Day operating costs including Facilities Management.

Changed Financial Year and Proposed Motions for Owners Corporation No.1, No.2, No.3 and No.4:

Members requested if the financial period for the Owners Corporation can be in line with the Australia Financial Year being from 1 July to 30 June. Members further requested that the financials and proposed budgets be reviewed earlier in line with the building's financial year.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

To have the endorsed financial year changed to 01 July to 30 June, the Owners Corporation will require to have a one-off 16 x months long financial year. Additional quarters will need to be raised in line with the 16-month budget, which has been endorsed. The next financial year following the amendment would be back to the normal 12 x months as 01/07/2025 to 30/06/2026.

Owners Corporation No.1:

Owners Corporation No.1 resolves to adopt the Administrative Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$553,731.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.1 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e. levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.2:

Owners Corporation No.2 resolves to adopt the Administrative Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$132,238.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.2 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1 01/03/2024 to 31/05/2024 – these levies issued as interim*
 QRT2 01/06/2024 to 31/08/2024
 QRT3 01/09/2024 to 30/11/2024
 QRT4 01/12/2024 to 29/02/2025
 QRT5 01/03/2025 to 31/05/2025 - **additional quarter to extend the current financial year**
 M6 01/06/2025 to 30/06/2025 - **additional month to extend the current financial year**

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.3:

Owners Corporation No.3 resolves to adopt the Administrative Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$287,754.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.3 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1 01/03/2024 to 31/05/2024 – these levies issued as interim*
 QRT2 01/06/2024 to 31/08/2024
 QRT3 01/09/2024 to 30/11/2024
 QRT4 01/12/2024 to 29/02/2025
 QRT5 01/03/2025 to 31/05/2025 - **additional quarter to extend the current financial year**
 M6 01/06/2025 to 30/06/2025 - **additional month to extend the current financial year**

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.4:

Owners Corporation No.4 resolves to adopt the Administrative Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$71,846.00 (inc GST)** as per attached proposed budgets.

Owners Corporation No.4 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

13. Maintenance Plan

Owners Corporation No.1:

Owners Corporation No.1 resolves approve (or acknowledge) the Roscon 15 April 2016 Maintenance Plan, pursuant to s. 36(1) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.1 resolves to approve that the Committee can by ordinary resolution, amend the approved Maintenance Plan by deferring or bringing forward any of the items listed on the approved Maintenance Plan as considered necessary, pursuant to s. 37(1A) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.2:

Owners Corporation No.2 resolves approve (or acknowledge) the Roscon 15 April 2016 Maintenance Plan, pursuant to s. 36(1) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.2 resolves to approve that the Committee can by ordinary resolution, amend the approved Maintenance Plan by deferring or bringing forward any of the items listed on the approved Maintenance Plan as considered necessary, pursuant to s. 37(1A) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.3:

Owners Corporation No.3 resolves approve (or acknowledge) the Roscon 15 April 2016 Maintenance Plan, pursuant to s. 36(1) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.3 resolves to approve that the Committee can by ordinary resolution, amend the approved Maintenance Plan by deferring or bringing forward any of the items listed on the approved Maintenance Plan as considered necessary, pursuant to s. 37(1A) *Owners Corporations Act 2006*.

Motion: *Carried*

Owners Corporation No.4:

Owners Corporation No.4 resolves approve (or acknowledge) the Roscon 15 April 2016 Maintenance Plan, pursuant to s. 36(1) *Owners Corporations Act 2006*.

Motion: *Carried*

Owners Corporation No.4 resolves to approve that the Committee can by ordinary resolution, amend the approved Maintenance Plan by deferring or bringing forward any of the items listed on the approved Maintenance Plan as considered necessary, pursuant to s. 37(1A) *Owners Corporations Act 2006*.

Motion: *Carried*

14. Maintenance Fund Budget and Levy Contribution

The Maintenance Fund receives contributions from Lot Owners which are set aside for the purpose of meeting long term maintenance costs. Typical expenses that are met from the Maintenance Fund include: painting costs, refurbishment/replacement of major plant and building equipment or an item of a prescribed class.

Changed Financial Year and Proposed Motions for Owners Corporation No.1, No.2, No.3 and No.4:

Members requested if the financial period for the Owners Corporation can be in line with the Australia Financial Year being from 1 July to 30 June. Members further requested that the financials and proposed budgets be reviewed earlier in line with the building's financial year.

The levy periods are outlined below:

QRT1 01/03/2024 to 31/05/2024

QRT2 01/06/2024 to 31/08/2024

QRT3 01/09/2024 to 30/11/2024

QRT4 01/12/2024 to 29/02/2025

QRT5 01/03/2025 to 31/05/2025 - **additional quarter to extend the current financial year**

M6 01/06/2025 to 30/06/2025 - **additional month to extend the current financial year**

To have the endorsed financial year changed to 01 July to 30 June, the Owners Corporation will require to have a one-off 16 x months long financial year. Additional quarters will need to be raised in line with the 16-month budget, which has been endorsed. The next financial year following the amendment would be back to the normal 12 x months as 01/07/2025 to 30/06/2026.

Owners Corporation No.1:

Owners Corporation No.1 resolves to adopt the Maintenance Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$62,392.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.1 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.2:

Owners Corporation No.2 resolves to adopt the Maintenance Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$35,557.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.2 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.3:

Owners Corporation No.3 resolves to adopt the Maintenance Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$12,695.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.3 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.4:

Owners Corporation No.4 resolves to adopt the Maintenance Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$2,172.00 (inc GST)** as per attached proposed budgets.

Owners Corporation No.4 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

15. Penalty interest

Owners Corporation No.1, No.2, No.3 & No.4 resolves for the Owners Corporation to apply a penalty interest rate in accordance with s. 29 *Owners Corporations Act 2006* at the rate for the time being fixed under s. 2 of the *Penalty Interest Rates Act 1983*. Such interest will apply to money owed by a member for fees and charges which are paid after the due date.

Motion: Carried

16. Debt Recovery

Owners Corporation No.1, No.2, No.3 & No.4 resolves to approve that the Committee can take action under Part 11 to recover the amount due if the overdue fees and charges and interest owing are not paid within 28 days after the date the final notice is given, pursuant to s. 32(c) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.1, No.2, No.3 & No.4 resolves to approve that the Committee can engage the services of a lawyer and/or debt collector for the purpose of collecting overdue fees and charges owing to the Owners Corporation.

Motion: Carried

17. Insurance Policy Components

Owners Corporation No.1 resolves to accept and endorse the components of the insurance policy as outlined below and acknowledges that a copy of the Certificate of Currency has been included with the Notice of Meeting.

INSURANCE COMPANY:	CHUBB Insurance Australia
INSURANCE BROKER:	Whitbread Insurance Brokers Pty Ltd
POLICY NUMBER:	02GS033837
SUM INSURED:	\$85,371,000
RENEWAL DATE:	07/02/2025
BUILDING & CONTENTS:	\$89,510,000
CONSEQUENTIAL LOSS INSURANCE:	\$13,426,500
INSURED PROPERTY (COMMON AREA CONTENTS):	\$895,100
CATASTROPHE or EMERGENCY:	\$13,560,765
GENERAL LIABILITY:	\$30,000,000
FIDELITY GUARANTEE / CRIME INSURANCE:	\$100,000
GOVERNMENT AUDIT COSTS:	\$30,000
APPEAL EXPENSES:	\$150,000
MACHINERY BREAKDOWN:	\$25,000
ENVIRONMENTAL IMPAIRMENT LIABILITY	\$250,000
MANAGEMENT COMMITTEE LIABILITY	\$1,000,000
Claim Excess:	
All Other Claims	\$5,000 per claim
Machinery Breakdown	\$5,000 per claim

Please Note: *The Owners Corporation insurance does not extend to cover personal items within the apartment or storage cages. Personal items include carpets and temporary flooring (unless specified on your policy schedule), wall and ceiling coverings, fixtures removable by lessee at end of lease, anything prescribed as not forming part of the building or any privately owned contents within the Lot or storage cage. Members are urged to seek their own insurance advice on a separate insurance policy to protect their interest with regards to contents and personal belongings within their individual lots and storage cages.*

Motion: Carried

Owners Corporation No.1 acknowledges that Bluestone OCM Pty Ltd is an Authorised Representative of Whitbread Insurance Brokers Pty Ltd and is qualified to give general advice and factual advice about insurance, not personal advice.

Motion: Carried

A query was raised about Voluntary Workers coverage, please see below excerpt from Insurance Brokers, Whitbreads:

Broadly, Voluntary Workers provides compensation to be paid on behalf of the Owners Corporation to a voluntary worker for loss of income if they are unable to perform their usual employment duties (and/or a lump-sum compensation payment if the voluntary worker suffers a permanent impairment injury, including which may result in permanent disability or death) in the course of performing voluntary work for the Owners Corporation.

Important to note that a Voluntary Worker is defined as a person who has offered or agreed to perform either one-off or regular voluntary work - without reward or remuneration.

(Examples could include a lot owner or tenant offering to take out rubbish bins on a regular basis, regularly doing some gardening work on a common garden, or a one-off 'working bee' clean-up by owners and/or tenants. I have received Voluntary Workers queries before in the context of these situations, but there may be many other situations which could be defined as voluntary work, and if any queries we can ask the insurer to determine if they would define as voluntary work, based on the details / circumstances).

Have looked over the current 2024-2025 strata insurance policy coverage to check insurer (Chubb residential strata policy) and standard Voluntary Workers cover inclusion is in place, as per the coverage summary on page 8.

A Copy of the Product Disclosure Statement can be received upon written request to the Owners Corporation Manager.

18. Insurance Valuation Report

Owners Corporation No.1 acknowledges receipt of the Insurance Valuation Report as commissioned on 18/05/2023 by WBP Insurance Pty Ltd, pursuant to s. 65(1) & (3) *Owners Corporations Act 2006*.

Motion: Carried

19. Confirmation of Appointment – Owners Corporation Manager

Owners Corporation No.1, No.2, No.3 & No.4 acknowledges that Bluestone OCM Pty Ltd is the appointed Owners Corporation Manager, in accordance with the Contract of Appointment between PS 645691V No.1, No.2, No.3 & No.4 and Bluestone OCM Pty Ltd.

Motion: Carried

20. Occupational Health and Safety

Owners Corporation No.1 resolves to undertake an independent safety assessment report of the common property in relation to Occupational Health and Safety.

Motion: Carried

21. General Business

Win connect Contract.

Members requested if the Owners Corporation could remove themselves from Win connect. It had been expressed by Members that they would like step away from the embedded network framework. John Richmond advised Members that it may prove beneficial to create that competitive market when taking the contract out to tender, as moving away from the embedded network model may be costly as the infrastructure may required to be upgraded or changed.

Members queried the charges of electricity and if there is a lack of competition in the market. Members were advised by John Richmond that there are regulations stating what the standard index is for charges, which means that contractors must comply within the restrictions.

Red Train

Members raised concerns about the lack of professionalism and customer service by the encumbered contractors, Red Train. It was noted that the lack of television reception and internet reception has been appalling and requires to be addressed with them. Management advised that a written complaint has been sent to Red Train about the service, of which no response has been received. It was noted that this item be deferred to the Owners Corporation Committee for review and further instructions.

New Motor for Garage

It was raised by members that the garage motor recently replaced has been creating undue noise when operating throughout the night, affecting residents in the above apartments. It was noted that Building Management are to follow up on this matter and request for the contractors to attend to the noisy motor.

Lift Out of Service

Members requested for an update in relation to the lift that is out of service. Building Manager David advised that the bearings require to be replaced and is currently following up the contractors for a date for rectification. It was noted, Building Management will send out an update to Members.

Courtyard Gates

It was raised that the courtyard gates require maintenance.

Management advised that the courtyard gates are access to the individual lot solely and therefore the repairs and maintenance to gates are the lot owners' responsibility, as these only services their lot.

Private Lot Defects

John Richmond advised that the Owners Corporation has no authority to make a case for the private lot defects and strongly recommends that lot owners are to report their private property defects as soon as possible with Burbank.

First Committee Meeting

It was raised that first committee meeting is required to be held after the interim period has passed, i.e.: 29 days from the date of the 2024 AGM. It was noted that Management will schedule the meeting with the new incoming members.

22. Meeting Closure

With no further business, the Chairperson closed the meeting at 6.39pm.

Attachments:

Levy Contribution Schedule 2024

OC1		Total Annual Loss
1	2	3

1/5/2024-31/5/2024					1/6/2024-31/8/2024			1/9/2024-30/11/2024			1/12/2024-29/2/2025			1/3/2025-31/5/2025			1/6/2025-30/8/2025			01/3/2026 to 30/06/2025		
	Unit	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$143,645.60	\$15,414.20	\$159,059.80	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.84	\$119,694.34	\$107,413.50	\$12,280.84	\$119,694.34	\$35,804.50	\$4,093.62	\$39,898.12	\$609,104.10	\$68,631.20	\$677,735.30
1	1	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
2	2	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
3	3	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
4	4	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
5	5	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
6	6	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
7	7	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
8	8	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
9	9	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
10	10	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
11	11	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
12	12	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
13	13	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
14	14	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
15	15	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
16	16	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
17	17	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
18	18	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
19	19	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.26	\$302.34	\$2,985.62
20	20	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.26	\$302.34	\$2,985.62
21	21	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
22	22	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
23	23	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
24	24	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
25	25	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
31	31	\$1,139.04	\$122.23	\$1,261.27	\$851.74	\$97.38	\$949.12	\$851.74	\$97.38	\$949.12	\$851.74	\$97.38	\$949.12	\$851.74	\$97.38	\$949.12	\$283.91	\$32.46	\$316.37	\$4,829.90	\$544.21	\$5,374.11
32	32	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
33	33	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
41	41	\$885.92	\$95.07	\$980.99	\$662.46	\$75.74	\$738.20	\$662.46	\$75.74	\$738.20	\$662.46	\$75.74	\$738.20	\$662.46	\$75.74	\$738.20	\$220.82	\$25.25	\$246.07	\$3,756.59	\$423.28	\$4,179.87
42	42	\$1,645.28	\$176.55	\$1,821.83	\$1,230.29	\$140.66	\$1,370.95	\$1,230.29	\$140.66	\$1,370.95	\$1,230.29	\$140.66	\$1,370.95	\$1,230.29	\$140.66	\$1,370.95	\$440.10	\$46.89	\$486.98	\$6,976.52	\$786.08	\$7,762.61
43	43	\$1,515.72	\$162.97	\$1,678.69	\$1,135.65	\$129.84	\$1,265.49	\$1,135.65	\$129.84	\$1,265.49	\$1,135.65	\$129.84	\$1,265.49	\$1,135.65	\$129.84	\$1,265.49	\$378.55	\$43.28	\$421.83	\$6,439.87	\$752.62	\$7,192.48
101	101	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
102	102	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
103	103	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
104	104	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
105	105	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
106	106	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
107	107	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
108	108	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
109	109	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
110	110	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
111	111	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
112	112	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
113	113	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
114	114	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
115	115	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.26	\$302.34	\$2,985.62
116	116	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.26	\$302.34	\$2,985.62
117	117	\$759.36</																				

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1/10/2024-31/5/2024					1/6/2024-31/9/2024			1/9/2024-30/11/2024			1/12/2024-29/2/2025			1/3/2025-31/5/2025			1/6/2025-30/6/2025			01/03/2024 to 30/06/2025		
	Unit	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$143,645.60	\$15,414.20	\$159,059.80	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.84	\$119,694.34	\$107,413.50	\$12,280.84	\$119,694.34	\$35,804.50	\$4,093.62	\$39,898.12	\$699,104.10	\$68,631.20	\$677,735.30
209	209	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
210	210	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
211	211	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
212	212	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
213	213	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
214	214	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
215	215	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
216	216	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
217	217	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
218	218	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
219	219	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
220	220	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.28	\$302.34	\$2,985.62
221	221	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
222	222	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
223	223	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
224	224	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
225	225	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
226	226	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
227	227	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.28	\$302.34	\$2,985.62
228	228	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.28	\$302.34	\$2,985.62
229	229	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.28	\$302.34	\$2,985.62
230	230	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
231	231	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
232	232	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
233	233	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
234	234	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
235	235	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
236	236	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
237	237	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
238	238	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
239	239	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
240	240	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
241	241	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
242	242	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
243	243	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
244	244	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
245	245	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
246	246	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
247	247	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
248	248	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
249	249	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
250	250	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
251	251	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
252	252	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
301	301	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
302	302	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
303	303	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
304	304	\$759.36	\$81																			

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1/3/2024-31/3/2024					1/6/2024-31/8/2024			1/9/2024-31/10/2024			1/12/2024-29/2/2025			1/3/2025-31/5/2025			1/6/2025-30/6/2025			01/3/2024-30/6/2025		
Lot #	Unit	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$143,645.60	\$15,414.20	\$159,059.80	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.84	\$119,694.34	\$107,413.50	\$12,280.84	\$119,694.34	\$35,804.50	\$4,093.62	\$39,898.12	\$609,104.10	\$68,631.20	\$677,735.30
340	340	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
341	341	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
342	342	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
343	343	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
344	344	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
345	345	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
346	346	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
347	347	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
348	348	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
349	349	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
350	350	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
351	351	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
352	352	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
401	401	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
402	402	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
403	403	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
404	404	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
405	405	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
406	406	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
407	407	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
408	408	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
409	409	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
410	410	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
411	411	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
412	412	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
413	413	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
414	414	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
415	415	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
416	416	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
417	417	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
418	418	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
419	419	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
420	420	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
421	421	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
422	422	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
423	423	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
424	424	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
425	425	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
426	426	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
427	427	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
428	428	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
429	429	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
430	430	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
431	431	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
432	432	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
433	433	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
434	434	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
501	501	\$506.24																				

OC2

1/3/2024-31/5/2024				1/6/2024-31/8/2024				1/9/2024-30/11/2024				1/12/2024-29/2/2025				1/3/2025-31/5/2025				1/6/2025-30/6/2025				01/03/2024 to 30/06/2025			
Lot	No	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy		
Total		\$25,658.28	\$5,297.50	\$30,955.78	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.96	\$7,803.40	\$35,450.36	\$27,646.96	\$7,803.39	\$35,450.35	\$9,215.66	\$2,601.13	\$11,816.79	\$145,461.80	\$39,112.52	\$184,574.32	\$145,461.80	\$39,112.52	\$184,574.32		
101	101	\$94.68	\$19.55	\$114.23	\$170.03	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
102	102	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
103	103	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
104	104	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
105	105	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
106	106	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
107	107	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
108	108	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
109	109	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
110	110	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
111	111	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
112	112	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
113	113	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
114	114	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
115	115	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
116	116	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
117	117	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
118	118	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
119	119	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
120	120	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
121	121	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
122	122	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
123	123	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
124	124	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
125	125	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
126	126	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
127	127	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
128	128	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
129	129	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
130	130	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
131	131	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
132	132	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
133	133	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
134	134	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
135	135	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
136	136	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
137	137	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
138	138	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
139	139	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
140	140	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
141	141	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
142	142	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
143	1																										

OC2

[illegible]

OC2

		1/3/2024-31/5/2024			1/6/2024-31/8/2024			1/9/2024-30/11/2024			1/12/2024-31/2/2025			1/3/2025-31/5/2025			1/6/2025-30/6/2025			01/03/2024 to 30/06/2025		
Lot	No	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$25,658.28	\$5,297.80	\$30,956.08	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.96	\$7,803.40	\$35,450.36	\$27,646.96	\$7,803.39	\$35,450.35	\$9,215.66	\$2,601.13	\$11,816.79	\$145,461.80	\$39,112.52	\$184,574.32
411	411	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
412	412	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
413	413	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
414	414	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
415	415	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
416	416	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
417	417	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
418	418	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
419	419	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
420	420	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
421	421	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
422	422	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
423	423	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
424	424	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
425	425	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
426	426	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
427	427	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
428	428	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
429	429	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
430	430	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
431	431	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
432	432	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
433	433	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
434	434	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
501	501	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
502	502	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
503	503	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
504	504	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
505	505	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
506	506	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
507	507	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
601	601	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
602	602	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
603	603	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
604	604	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
605	605	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
606	606	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
707	707	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
701	701	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
702	702	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
703	703	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
704	704	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
705	705	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
706	706	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
707	707	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
801	801	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
802	802	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
803	803	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
804	804	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42						

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15/2024-31/05/2024				16/2024-31/06/2024				17/2024-30/11/2024				18/2024-29/02/2025				19/2025-30/05/2025				20/2025-30/08/2025				21/2025-30/11/2025				22/2025-30/01/2026				23/2026-30/04/2026				24/2026-30/07/2026				25/2026-30/10/2026				26/2026-30/12/2026				27/2027-30/03/2027				28/2027-30/06/2027				29/2027-30/09/2027				30/2027-30/12/2027				31/2028-30/03/2028				32/2028-30/06/2028				33/2028-30/09/2028				34/2028-30/12/2028				35/2029-30/03/2029				36/2029-30/06/2029				37/2029-30/09/2029				38/2029-30/12/2029				39/2030-30/03/2030				40/2030-30/06/2030				41/2030-30/09/2030				42/2030-30/12/2030				43/2031-30/03/2031				44/2031-30/06/2031				45/2031-30/09/2031				46/2031-30/12/2031				47/2032-30/03/2032				48/2032-30/06/2032				49/2032-30/09/2032				50/2032-30/12/2032				51/2033-30/03/2033				52/2033-30/06/2033				53/2033-30/09/2033				54/2033-30/12/2033				55/2034-30/03/2034				56/2034-30/06/2034				57/2034-30/09/2034				58/2034-30/12/2034				59/2035-30/03/2035				60/2035-30/06/2035				61/2035-30/09/2035				62/2035-30/12/2035				63/2036-30/03/2036				64/2036-30/06/2036				65/2036-30/09/2036				66/2036-30/12/2036				67/2037-30/03/2037				68/2037-30/06/2037				69/2037-30/09/2037				70/2037-30/12/2037				71/2038-30/03/2038				72/2038-30/06/2038				73/2038-30/09/2038				74/2038-30/12/2038				75/2039-30/03/2039				76/2039-30/06/2039				77/2039-30/09/2039				78/2039-30/12/2039				79/2040-30/03/2040				80/2040-30/06/2040				81/2040-30/09/2040				82/2040-30/12/2040				83/2041-30/03/2041				84/2041-30/06/2041				85/2041-30/09/2041				86/2041-30/12/2041				87/2042-30/03/2042				88/2042-30/06/2042				89/2042-30/09/2042				90/2042-30/12/2042				91/2043-30/03/2043				92/2043-30/06/2043				93/2043-30/09/2043				94/2043-30/12/2043				95/2044-30/03/2044				96/2044-30/06/2044				97/2044-30/09/2044				98/2044-30/12/2044				99/2045-30/03/2045				100/2045-30/06/2045				101/2045-30/09/2045				102/2045-30/12/2045				103/2046-30/03/2046				104/2046-30/06/2046				105/2046-30/09/2046				106/2046-30/12/2046				107/2047-30/03/2047				108/2047-30/06/2047				109/2047-30/09/2047				110/2047-30/12/2047				111/2048-30/03/2048				112/2048-30/06/2048				113/2048-30/09/2048				114/2048-30/12/2048				115/2049-30/03/2049				116/2049-30/06/2049				117/2049-30/09/2049				118/2049-30/12/2049				119/2050-30/03/2050				120/2050-30/06/2050				121/2050-30/09/2050				122/2050-30/12/2050				123/2051-30/03/2051				124/2051-30/06/2051				125/2051-30/09/2051				126/2051-30/12/2051				127/2052-30/03/2052				128/2052-30/06/2052				129/2052-30/09/2052				130/2052-30/12/2052				131/2053-30/03/2053				132/2053-30/06/2053				133/2053-30/09/2053				134/2053-30/12/2053				135/2054-30/03/2054				136/2054-30/06/2054				137/2054-30/09/2054				138/2054-30/12/2054				139/2055-30/03/2055				140/2055-30/06/2055				141/2055-30/09/2055				142/2055-30/12/2055				143/2056-30/03/2056				144/2056-30/06/2056				145/2056-30/09/2056				146/2056-30/12/2056				147/2057-30/03/2057				148/2057-30/06/2057				149/2057-30/09/2057				150/2057-30/12/2057				151/2058-30/03/2058				152/2058-30/06/2058				153/2058-30/09/2058				154/2058-30/12/2058				155/2059-30/03/2059				156/2059-30/06/2059				157/2059-30/09/2059				158/2059-30/12/2059				159/2060-30/03/2060				160/2060-30/06/2060				161/2060-30/09/2060				162/2060-30/12/2060				163/2061-30/03/2061				164/2061-30/06/2061				165/2061-30/09/2061				166/2061-30/12/2061				167/2062-30/03/2062				168/2062-30/06/2062				169/2062-30/09/2062				170/2062-30/12/2062				171/2063-30/03/2063				172/2063-30/06/2063				173/2063-30/09/2063				174/2063-30/12/2063				175/2064-30/03/2064				176/2064-30/06/2064				177/2064-30/09/2064				178/2064-30/12/2064				179/2065-30/03/2065				180/2065-30/06/2065				181/2065-30/09/2065				182/2065-30/12/2065				183/2066-30/03/2066				184/2066-30/06/2066				185/2066-30/09/2066				186/2066-30/12/2066				187/2067-30/03/2067				188/2067-30/06/2067				189/2067-30/09/2067				190/2067-30/12/2067				191/2068-30/03/2068				192/2068-30/06/2068				193/2068-30/09/2068				194/2068-30/12/2068				195/2069-30/03/2069				196/2069-30/06/2069				197/2069-30/09/2069				198/2069-30/12/2069				199/2070-30/03/2070				200/2070-30/06/2070				201/2070-30/09/2070				202/2070-30/12/2070				203/2071-30/03/2071				204/2071-30/06/2071				205/2071-30/09/2071				206/2071-30/12/2071				207/2072-30/03/2072				208/2072-30/06/2072				209/2072-30/09/2072				210/2072-30/12/2072				211/2073-30/03/2073				212/2073-30/06/2073				213/2073-30/09/2073				214/2073-30/12/2073				215/2074-30/03/2074				216/2074-30/06/2074				217/2074-30/09/2074				218/2074-30/12/2074				219/2075-30/03/2075				220/2075-30/06/2075				221/2075-30/09/2075				222/2075-30/12/2075				223/2076-30/03/2076				224/2076-30/06/2076				225/2076-30/09/2076				226/2076-30/12/2076				227/2077-30/03/2077				228/2077-30/06/2077				229/2077-30/09/2077				230/2077-30/12/2077				231/2078-30/03/2078				232/2078-30/06/2078				233/2078-30/09/2078				234/2078-30/12/2078				235/2079-30/03/2079				236/2079-30/06/2079				237/2079-30/09/2079				238/2079-30/12/2079				239/2080-30/03/2080				240/2080-30/06/2080				241/2080-30/09/2080				242/2080-30/12/2080				243/2081-30/03/2081				244/2081-30/06/2081				245/2081-30/09/2081				246/2081-30/12/2081				247/2082-30/03/2082				248/2082-30/06/2082				249/2082-30/09/2082				250/2082-30/12/2082				251/2083-30/03/2083				252/2083-30/06/2083				253/2083-30/09/2083				254/2083-30/12/2083				255/2084-30/03/2084				256/2084-30/06/2084				257/2084-30/09/2084				258/2084-30/12/2084				259/2085-30/03/2085				260/2085-30/06/2085				261/2085-30/09/2085				262/2085-30/12/2085				263/2086-30/03/2086				264/2086-30/06/2086				265/2086-30/09/2086				266/2086-30/12/2086				267/2087-30/03/2087				268/2087-30/06/2087				269/2087-30/09/2087				270/2087-30/12/2087				271/2088-30/03/2088				272/2088-30/06/2088				273/2088-30/09/2088				274/2088-30/12/2088				275/2089-30/03/2089				276/2089-30/06/2089				277/2089-30/09/2089				278/2089-30/12/2089				279/2090-30/03/2090				280/2090-30/06/2090				281/2090-30/09/2090				282/2090-30/12/2090				283/2091-30/03/2091				284/2091-30/06/2091				285/2091-30/09/2091				286/2091-30/12/2091				287/2092-30/03/2092				288/2092-30/06/2092				289/2092-30/09/2092				290/2092-30/12/2092				291/2093-30/03/2093				292/2093-30/06/2093				293/2093-30/09/2093				294/2093-30/12/2093				295/2094-30/03/2094				296/2094-30/06/2094				297/2094-30/09/2094				298/2094-30/12/2094				299/2095-30/03/2095				300/2095-30/06/2095				301/2095-30/09/2095				302/2095-30/12/2095				303/2096-30/03/2096				304/2096-30/06/2096				305/2096-30/09/2096				306/2096-30/12/2096				307/2097-30/03/2097				308/2097-30/06/2097				309/2097-30/09/2097				310/2097-30/12/2097				311/2098-30/03/2098				312/2098-30/06/2098				313/2098-30/09/2098				314/2098-30/12/2098				315/2099-30/03/2099				316/2099-30/06/2099				317/2099-30/09/2099				318/2099-30/12/2099				319/2100-30/03/2100				320/2100-30/06/2100				321/2100-30/09/2100				322/2100-30/12/2100				323/2101-30/03/2101				324/2101-30/06/2101				325/2101-30/09/2101				326/2101-30/12/2101				327/2102-30/03/2102				328/2102-30/06/2102				329/2102-30/09/2102				330/2102-30/12/2102				331/2103-30/03/2103				332/2103-30/06/2103				333/2103-30/09/2103				334/2103-30/12/2103				335/2104-30/03/2104				336/2104-30/06/2104				337/2104-30/09/2104				338/2104-30/12/2104				339/2105-30/03/2105				340/2105-30/06/2105				341/2105-30/09/2105				342/2105-30/12/2105				343/2106-30/03/2106				344/2106-30/06/2106				345/2106-30/09/2106				346/2106-30/12/2106				347/2107-30/03/2107				348/2107-30/06/2107				349/2107-30/09/2107				350/2107-30/12/2107				351/2108-30/03/2108				352/2108-30/06/2108				353/2108-30/09/2108				354/2108-30/12/2108				355/2109-30/03/2109				356/2109-30/06/2109				357/2109-30/09/2109				358/2109-30/12/2109				359/2110-30/03/2110				360/2110-30/06/2110				361/2110-30/09/2110				362/2110-30/12/2110				363/2111-30/03/2111				364/2111-30/06/2111				365/2111-30/09/2111				366/2111-30/12/2111				367/2112-30/03/2112				368/2112-30/06/2112				369/2112-30/09/2112				370/2112-30/12/2112				371/2113-30/03/2113				372/2113-30/06/2113				373/2113-30/09/2113				374/2113-30/12/2113				375/2114-30/03/2114				376/2114-30/06/2114				377/2114-30/09/2114				378/2114-30/12/2114				379/2115-30/03/2115				380/2115-30/06/2115				381/2115-30/09/2115				382/2115-30/12/2115				383/2116-30/03/2116				384/2116-30/06/2116				385/2116-30/09/2116				386/2116-30/12/2116				387/2117-30/03/2117				388/2117-30/06/2117				389/2117-30/09/2117				390/2117-30/12/2117				391/2118-30/03/2118				392/2118-30/06/2118				393/2118-30/09/2118				394/2118-30/12/2118				395/2119-30/03/2119				396/2119-30/06/2119				397/2119-30/09/2119				398/2119-30/12/2119				399/2120-30/03/2120				400/2120-30/06/2120				401/2120-30/09/2120				402/2120-30/12/2120				403/2121-30/03/2121				404/2121-30/06/2121				405/2121-30/09/2121				406/2121-30/12/2121				407/2122-30/03/2122				408/2122-30/06/2122				409/2122-30/09/2122				410/2122-30/12/2122				411/2123-30/03/2123				412/2123-30/06/2123				413/2123-30/09/2123				414/2123-30/12/2123				415/2124-30/03/2124				416/2124-30/06/2124				417/2124-30/09/2124				418/2124-30/12/2124				419/2125-30/03/2125				420/2125-30/06/2125				421/2125-30/09/2125				422/2125-30/12/2125				423/2126-30/03/2126				424/2126-30/06/2126				425/2126-30/09/2126				426/2126-30/12/2126				427/2127-30/03/2127				428/2127-30/06/2127				429/2127-30/09/2127				430/2127-30/12/2127				431/2128-30/03/2128				432/2128-30/06/2128				433/2128-30/09/2128				434/2128-30/12/2128				435/2129-30/03/2129				436/2129-30/06/2129				437/2129-30/09/2129				438/2129-30/12/2129				439/2130-30/03/2130				440/2130-30/06/2130				441/2130-30/09/2130				442/2130-30/12/2130				443/2131-30/03/2131				444/2131-30/06/2131				445/2131-30/09/2131				446/2131-30/12/2131				447/2132-30/03/2132				448/2132-30/06/2132				449/2132-30/09/2132				450/2132-30/12/2132				451/2133-30/03/2133				452/2133-30/06/2133				453/2133-30/09/2133				454/2133-30/12/2133				455/2134-30/03/2134				456/2134-30/06/2134				457/2134-30/09/2134				458/2134-30/12/2134				459/2135-30/03/2135				460/2135-30/06/2135				461/2135-30/09/2135				462/2135-30/12/2135				463/2136-30/03/2136				464/2136-30/06/2136				465/2136-30/09/2136				466/2136-30/12/2136				467/2137-30/03/2137				468/2137-30/06/2137				469/2137-30/09/2137				470/2137-30/12/2137				471/2138-30/03/2138				472/2138-30/06/2138				473/2138-30/09/2138				474/2138-30/12/2138				475/2139-30/03/2139				476/2139-30/0			

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Lot	Unit	1/1/2024-31/12/2024			1/1/2024-31/12/2024			1/1/2024-30/11/2025			1/1/2024-30/11/2025			1/1/2024-30/11/2025			1/1/2024-30/11/2025			Total Annual Levy		
		Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$60,483.16	\$3,115.97	\$63,599.13	\$59,092.21	\$2,115.97	\$61,208.18	\$59,092.21	\$2,115.97	\$61,208.18	\$59,092.21	\$2,115.97	\$61,208.18	\$59,092.21	\$2,115.97	\$61,208.18	\$59,092.21	\$2,115.97	\$61,208.18	\$59,092.21	\$2,115.97	\$61,208.18
406	406	\$173.01	\$9.17	\$182.18	\$173.01	\$9.17	\$182.18	\$173.01	\$9.17	\$182.18	\$173.01	\$9.17	\$182.18	\$173.01	\$9.17	\$182.18	\$173.01	\$9.17	\$182.18	\$173.01	\$9.17	\$182.18
407	407	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
408	408	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
409	409	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
410	410	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
411	411	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
412	412	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
413	413	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
414	414	\$178.01	\$9.17	\$187.18	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34
415	415	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
416	416	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
417	417	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
418	418	\$178.01	\$9.17	\$187.18	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34
419	419	\$178.01	\$9.17	\$187.18	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34	\$173.01	\$7.37	\$181.34
420	420	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
421	421	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
422	422	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
423	423	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
424	424	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
425	425	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
426	426	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
427	427	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
428	428	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
429	429	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
430	430	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
431	431	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
432	432	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
433	433	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
434	434	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
501	501	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
502	502	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
503	503	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
504	504	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
505	505	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
506	506	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
507	507	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
601	601	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
602	602	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
603	603	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
604	604	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
605	605	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
606	606	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
607	607	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
701	701	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
702	702	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
703	703	\$415.35	\$21.41	\$436.76	\$405.83	\$17.20	\$423.13	\$405.83	\$17.20	\$423.13	\$405.83	\$17.20	\$423.13	\$405.83	\$17.20	\$423.13	\$405.83	\$17.20	\$423.13	\$405.83	\$17.20	\$423.13
704	704	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
705	705	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
706	706	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24												

OC4

																					Total Annual Levy		
		1/3/2024-31/5/2024			1/6/2024-31/8/2024			1/9/2024-30/11/2024			1/12/2024-29/2/2025			1/3/2025-31/5/2025			1/6/2025-30/8/2025			01/03/2024 to 30/06/2025			
Lot_No	Unit	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	
Total		\$13,630.75	\$398.24	\$14,028.99	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$4,478.09	\$136.44	\$4,614.53	\$71,846.00	\$2,172.00	\$74,018.00	
31	31	\$1,434.82	\$41.92	\$1,476.74	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$471.38	\$14.36	\$485.74	\$7,562.74	\$228.63	\$7,791.37	
32	32	\$1,076.11	\$31.44	\$1,107.55	\$1,060.60	\$32.32	\$1,092.92	\$1,060.60	\$32.32	\$1,092.92	\$1,060.60	\$32.32	\$1,092.92	\$1,060.60	\$32.32	\$1,092.92	\$353.53	\$10.77	\$364.31	\$5,672.05	\$171.47	\$5,843.53	
33	33	\$1,434.82	\$41.92	\$1,476.74	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$471.38	\$14.36	\$485.74	\$7,562.74	\$228.63	\$7,791.37	
41	41	\$2,152.22	\$62.88	\$2,215.10	\$2,121.20	\$64.63	\$2,185.83	\$2,121.20	\$64.63	\$2,185.83	\$2,121.20	\$64.63	\$2,185.83	\$2,121.20	\$64.63	\$2,185.83	\$707.07	\$21.54	\$728.61	\$11,344.11	\$342.95	\$11,687.05	
42	42	\$3,945.74	\$115.28	\$4,061.02	\$3,888.87	\$118.49	\$4,007.36	\$3,888.87	\$118.49	\$4,007.36	\$3,888.87	\$118.49	\$4,007.36	\$3,888.87	\$118.49	\$4,007.36	\$1,296.29	\$39.50	\$1,335.79	\$20,797.53	\$628.74	\$21,426.26	
43	43	\$3,587.04	\$104.80	\$3,691.84	\$3,535.34	\$107.72	\$3,643.06	\$3,535.34	\$107.72	\$3,643.06	\$3,535.34	\$107.72	\$3,643.06	\$3,535.34	\$107.72	\$3,643.06	\$1,178.44	\$35.91	\$1,214.35	\$18,906.84	\$571.58	\$19,478.42	
Total		\$13,630.75	\$398.24	\$14,028.99	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$4,478.09	\$136.44	\$4,614.53	\$71,846.00	\$2,172.00	\$74,018.00	

10 August 2023

Dear Owners,

Re: Mosaic Apartments
PS645691V
51-67 Hornsby Street / 80 Cheltenham Road, Dandenong

We hope this message finds you well.

We would like to provide you additional information in relation to the levies which have been issued recently and the annual budget which was resolved to be accepted during the last Annual General Meeting (AGM) held on the 13th July 2023.

It has come to our attention that there may have been a misunderstanding regarding the approved budget.

Mosaic Apartments had Owners Corporation Fees have been previously issued on a bi-annual basis, which has now changed to be issued quarterly. This is to ensure that there are sufficient funds throughout the year to cover the Owners Corporations expenditure.

As the first levy for the financial year has already been raised, for the period 01/03/2023 – 31/08/2023 was issued on a bi-annual basis. We have had to raise an adjustment levy to account for the difference between the fees already levied and the increase in annual budget. This change or increase in levies will be reflected in the remaining quarters to account for the new adopted budget.

These levies issued as interim and issued at the last year's budget:

Q1 & Q2: 01/03/2023 to 31/08/2023 – issued on a bi-annual schedule and at the old budget.
QRT3: 01/09/2023 to 30/11/2023 – to be issued in line with the new budget.
QRT4: 01/12/2023 to 29/02/2024 – to be issued in line with the new budget.

After the financial year ending on the 29/02/2024, another AGM will be held in May 2024, during which the next budget for 2024 - 2025 will be presented to the owners, discussed, and subject to ratification and acceptance by the owners.

Taking the above information into consideration and if you were to compare last years 2022-2023 budget to 2023 – 2024, the following percentages reflect the overall increases:

OC1: 24%
OC2: 7%
OC3: 13%
OC4: 0%

Increases are mainly due to:

- Insurance Renewal – OC1
- Fire Protection Services callouts and 5/10 yearly audits – OC1

- Legal fees
- Utilities
- Service contract increases
- Waste Management Services
- Surplus funds used in the past year to minimize the contributions has also played a major role in this year's increase. These surplus funds are now no longer available to sustain the lower annual budget.

In relation to Owners Corporation No.2, The OC was not GST-registered, we have now reached the GST registration threshold, OC2 was registered as GST on 1 August 2023. Due to the recent change in status, Q3 period 01/09/23 to 30/11/23 levies were inflated by 10% but rest assured that Q4 levies will be adjusted accordingly to match with the approved proposed budget. Therefore, you will see a slight reduction of your Owners Corporation Fees.

The proposed budgets and financials are and will be discussed with the incoming committee which were appointed at the Annual General Meeting.

However, we encourage all owners to mark their calendars for the upcoming AGM in May 2024, where we will have the opportunity to discuss and finalize the budget for the subsequent period and place your vote. Your active participation in this process is important.

Attached is a levy summary schedule for the remaining quarters along with a summary of the increases from 2023 to 2024.

The proposed change from bi-annually to quarterly instalments was proposed and accepted to increase the cash flow for the complex between the Owners Corporation levies being paid and the contractor invoices.

In the meantime, if you have any questions or concerns related to the budget, levies, or any other matters, please feel free to pop these in writing to info@bluestoneocm.com.au.

We apologise for any confusion that may have arisen due to this misunderstanding.

Thank you for your understanding and cooperation,

Kind Regards,

Lidiya Hanin
For and on behalf of Mosaic Apartments
Bluestone OCM Pty Ltd

OC1												
1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
Total		\$187,367.37	\$19,445.99	\$206,813.36	\$145,645.65	\$15,414.21	\$161,059.86	\$143,645.58	\$15,414.21	\$159,059.79	\$476,658.60	\$50,274.41
B19	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
B22	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
B54	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
B79	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
B94	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
1	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
2	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
3	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
4	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
5	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
6	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
7	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
8	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
9	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
10	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
11	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
12	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
13	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
14	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
15	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
16	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
17	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
18	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
19	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
20	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
21	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
22	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
23	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
24	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
25	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
31	9	\$1,485.73	\$154.20	\$1,639.93	\$1,154.90	\$122.23	\$1,277.13	\$1,139.04	\$122.23	\$1,261.27	\$3,779.67	\$398.65
32	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
33	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
41	7	\$1,155.57	\$119.93	\$1,275.50	\$898.26	\$95.07	\$993.32	\$885.92	\$95.07	\$980.99	\$2,939.74	\$310.06
42	13	\$2,146.06	\$222.73	\$2,368.79	\$1,668.19	\$176.55	\$1,844.74	\$1,645.28	\$176.55	\$1,821.83	\$5,459.53	\$575.83
43	12	\$1,980.98	\$205.60	\$2,186.57	\$1,539.87	\$162.97	\$1,702.84	\$1,518.72	\$162.97	\$1,681.69	\$5,039.56	\$531.54
101	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
102	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
103	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
104	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
105	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
106	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
107	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
108	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
109	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
110	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
111	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
112	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
113	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
114	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
115	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
116	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
117	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
118	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18

1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
119	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
120	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
121	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
122	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
123	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
124	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
125	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
126	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
127	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
128	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
129	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
130	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
131	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
132	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
133	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
134	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
135	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
136	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
137	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
138	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
139	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
140	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
141	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
142	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
143	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
144	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
201	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
202	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
203	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
204	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
205	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
206	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
207	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
208	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
209	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
210	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
211	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
212	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
213	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
214	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
215	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
216	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
217	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
218	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
219	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
220	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
221	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
222	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
223	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
224	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
225	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
226	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
227	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
228	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
229	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
230	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
231	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88

1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
232	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
233	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
234	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
235	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
236	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
237	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
238	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
239	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
240	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
241	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
242	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
243	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
244	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
245	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
246	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
247	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
248	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
249	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
250	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
251	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
252	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
301	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
302	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
303	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
304	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
305	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
306	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
307	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
308	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
309	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
310	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
311	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
312	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
313	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
314	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
315	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
316	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
317	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
318	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
319	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
320	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
321	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
322	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
323	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
324	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
325	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
326	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
327	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
328	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
329	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
330	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
331	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
332	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
333	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
334	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
335	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
336	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88

OC1												
Lot_No	Lot_Liab	1/03/23 to 31/08/23			1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
		Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
337	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
338	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
339	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
340	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
341	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
342	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
343	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
344	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
345	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
346	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
347	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
348	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
349	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
350	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
351	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
352	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
401	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
402	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
403	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
404	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
405	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
406	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
407	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
408	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
409	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
410	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
411	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
412	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
413	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
414	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
415	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
416	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
417	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
418	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
419	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
420	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
421	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
422	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
423	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
424	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
425	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
426	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
427	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
428	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
429	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
430	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
431	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
432	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
433	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
434	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
501	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
502	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
503	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
504	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
505	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
506	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
507	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77

OC1													
		1/03/23 to 31/08/23			1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual		
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	
601	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
602	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
603	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
604	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
605	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
606	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
607	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
701	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
702	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
703	7	\$1,155.57	\$119.93	\$1,275.50	\$898.26	\$95.07	\$993.32	\$885.92	\$95.07	\$980.99	\$2,939.74	\$310.06	
704	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
705	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
706	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
707	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
801	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
802	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
803	7	\$1,155.57	\$119.93	\$1,275.50	\$898.26	\$95.07	\$993.32	\$885.92	\$95.07	\$980.99	\$2,939.74	\$310.06	
804	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
805	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
806	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
807	7	\$1,155.57	\$119.93	\$1,275.50	\$898.26	\$95.07	\$993.32	\$885.92	\$95.07	\$980.99	\$2,939.74	\$310.06	
Total	1135	187,367.37	19,445.99	206,813.36	145,645.65	15,414.21	161,059.86	143,645.58	15,414.21	159,059.79	476,658.60	50,274.41	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

TOTAL inc GST 476,658.60 50,274.41
 TOTAL exc GST 433,326.00 45,704.01

OC2									

		1/03/23 to 31/08/23			1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
215	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
216	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
217	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
218	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
219	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
220	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
221	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
222	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
223	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
224	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
225	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
226	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
227	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
228	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
229	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
230	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
231	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
232	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
233	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
234	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
235	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
236	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
237	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
238	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
239	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
240	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
241	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
242	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
243	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
244	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
245	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
246	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
247	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
248	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
249	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
250	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
251	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
252	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
301	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
302	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
303	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
304	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
305	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
306	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
307	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
308	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
309	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
310	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
311	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
312	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
313	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
314	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
315	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
316	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
317	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
318	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
319	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
320	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
321	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
322	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21

OC2													
1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual		
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	
430	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
431	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73	
432	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
433	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73	
434	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73	
501	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73	
502	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
503	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
504	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
505	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
506	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
507	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
601	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
602	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
603	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
604	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
605	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
606	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
607	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
701	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
702	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
703	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
704	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
705	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
706	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
707	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
801	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
802	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
803	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
804	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
805	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
806	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97	
807	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21	
Total	813	30913.41	15191	46104.41	34795.15	8163.1	42958.25	25658.44	5297.9	30956.34	\$91,367.00	\$28,652.00	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

TOTAL inc GST	91,367.00	28,652.00
TOTAL exc GST	83,060.91	26,047.27

OC3												
1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
Total		\$104,458.17	\$3,996.95	\$108,455.12	\$60,463.17	\$3,115.98	\$63,579.15	\$60,463.16	\$3,115.97	\$63,579.13	\$225,384.50	\$10,228.90
B19	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
B22	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
B54	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
B79	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
B94	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
1	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
2	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
3	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
4	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
5	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
6	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
7	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
8	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
9	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
10	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
11	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
12	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
13	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
14	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
15	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
16	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
17	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
18	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
19	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
20	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
21	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
22	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
23	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
24	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
25	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
101	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
102	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
103	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
104	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
105	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
106	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
107	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
108	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
109	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
110	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
111	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
112	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
113	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
114	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
115	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
116	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
117	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
118	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
119	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
120	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
121	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
122	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
123	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
124	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
125	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
126	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
127	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19

OC3												
		1/03/23 to 31/08/23			1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
128	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
129	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
130	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
131	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
132	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
133	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
134	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
135	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
136	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
137	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
138	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
139	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
140	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
141	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
142	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
143	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
144	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
201	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
202	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
203	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
204	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
205	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
206	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
207	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
208	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
209	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
210	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
211	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
212	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
213	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
214	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
215	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
216	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
217	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
218	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
219	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
220	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
221	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
222	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
223	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
224	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
225	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
226	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
227	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
228	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
229	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
230	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
231	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
232	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
233	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
234	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
235	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
236	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
237	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
238	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
239	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
240	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
241	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
242	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
243	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
244	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19

		1/03/23 to 31/08/23			OC3 1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
245	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
246	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
247	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
248	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
249	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
250	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
251	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
252	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
301	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
302	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
303	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
304	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
305	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
306	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
307	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
308	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
309	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
310	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
311	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
312	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
313	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
314	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
315	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
316	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
317	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
318	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
319	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
320	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
321	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11

OC3														
1/03/23 to 31/08/23					1/9/2023-30/11/2023				1/12/2023-29/02/2024				Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy		
402	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
403	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
404	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
405	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
406	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11		
407	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
408	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
409	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
410	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
411	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
412	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
413	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
414	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11		
415	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
416	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
417	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
418	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11		
419	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11		
420	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
421	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
422	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
423	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
424	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
425	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
426	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
427	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
428	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
429	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
430	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
431	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
432	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
433	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
434	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
501	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
502	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
503	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
504	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
505	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
506	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
507	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
601	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
602	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
603	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
604	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
605	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
606	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
607	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
701	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
702	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
703	7	\$717.57	\$27.46	\$745.03	\$415.35	\$21.41	\$436.76	\$415.35	\$21.41	\$436.76	\$1,548.27	\$70.27		
704	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
705	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
706	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
707	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
801	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
802	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
803	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
804	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
805	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
806	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
807	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
Total		1,019.00	104,458.17	3,996.95	60,463.17	3,115.98	63,579.15	60,463.16	3,115.97	63,579.13	225,384.50	10,228.90		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				

TOTAL inc GST 225,384.50 10,228.90
 TOTAL exc GST 204,895.00 9,299.00

OC4										
1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024		
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy
Total		\$23,902.50	\$794.51	\$24,697.01	\$13,630.75	\$398.25	\$14,029.00	\$13,630.75	\$398.24	\$14,028.99
31	4	\$2,516.05	\$83.63	\$2,599.69	\$1,434.82	\$41.92	\$1,476.74	\$1,434.82	\$41.92	\$1,476.74
32	3	\$1,887.04	\$62.72	\$1,949.76	\$1,076.11	\$31.44	\$1,107.55	\$1,076.11	\$31.44	\$1,107.55
33	4	\$2,516.05	\$83.63	\$2,599.69	\$1,434.82	\$41.92	\$1,476.74	\$1,434.82	\$41.92	\$1,476.74
41	6	\$3,774.08	\$125.45	\$3,899.53	\$2,152.22	\$62.88	\$2,215.11	\$2,152.22	\$62.88	\$2,215.10
42	11	\$6,919.14	\$229.99	\$7,149.13	\$3,945.74	\$115.28	\$4,061.03	\$3,945.74	\$115.28	\$4,061.02
43	10	\$6,290.13	\$209.08	\$6,499.21	\$3,587.04	\$104.80	\$3,691.84	\$3,587.04	\$104.80	\$3,691.84
Total	38	23,902.50	794.51	24,697.01	13,630.75	398.25	14,029.00	13,630.75	398.24	14028.99
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TOTAL inc GST 51,164.00 1,591.00
TOTAL exc GST 46,512.73 1,446.36

BUDGET SUMMARY: 2023 vs 2024:

OC1			
	FY2024	FY2023	%
Admin Fund	476,658.60	376,470.60	27%
Maintenance Fund	50,274.40	49,337.20	2%
	526,933.00	425,807.80	24%

OC2			
	FY2024	FY2023	%
Admin Fund	91,367.00	84,487.00	8%
Maintenance Fund	28,652.00	28,117.00	2%
	120,019.00	112,604.00	7%

OC3			
	FY2024	FY2023	%
Admin Fund	225,384.50	197,907.60	14%
Maintenance Fund	10,228.90	10,038.51	2%
	235,613.40	207,946.11	13%

OC4			
	FY2024	FY2023	%
Admin Fund	51,164.00	51,245.00	0%
Maintenance Fund	1,591.00	1,561.00	2%
	52,755.00	52,806.00	0%

Overall			
	FY2024	FY2023	%
	844,574.10	710,110.20	19%
	90,746.30	89,053.71	2%
	935,320.40	799,163.91	17%

Victorian Statewide Cladding Audit

Outcome

Thursday, 23 December 2021

Bluestone Owners Corp Management
Tahlia Mullans
Level 3, 312 St Kilda Road
MELBOURNE VIC 3004

By email only: info@bluestoneocm.com.au

Dear Tahlia,

80 Cheltenham Road Dandenong

- **Building A – Bld-00029404**
- **Building B – Bld-00029405**
- **Building C – Bld-00029402**
- **Building D – Bld-00029403**

The Victorian Building Authority (VBA) is leading the Victorian Statewide Cladding Audit on behalf of the Victorian Government.

The project's focus is on reducing the fire safety risk of buildings found to have combustible cladding - such as expanded polystyrene (EPS) or aluminium composite panels (ACP) with a polyethylene/polymer core.

Inspection results

As part of the audit, an inspection was carried out on the above buildings. The inspection identified that the buildings are out of scope of the Victorian Statewide Cladding Audit and do not require further review by an Expert Panel of building and fire safety experts.

These buildings were ruled out-of-scope for the following reason/s:

- The building does not have combustible cladding (expanded polystyrene or aluminium composite panels with a polyethylene or polymer core).

Please update occupants and owners about the findings of the inspection. The VBA suggests that this letter is distributed to occupants and owners and displayed in the common areas of the building.

We also ask that you to include this letter on Section 32 statements and owner's corporation certificates if apartments in this building are advertised for sale.

Your responsibility

It is the responsibility of building owners to ensure that all essential safety measures (*sprinklers, fire hydrants, fire extinguishers, smoke alarms, emergency exit signage, fire doors, sprinklers*) are maintained in a fully operational manner. Maintenance records must be updated and be available for inspection if requested.

It's also a good time to review the fire safety practices for the building.

We recommend the following actions:

1. Ensure smoke alarms are in working order and are not obstructed, hindered or disabled.
2. Adopt good housekeeping measures to ensure combustible materials or waste are not stored at ground level, on balconies or near temporary fixtures such as blinds or awnings.
3. Remind occupants to be mindful of common ignition sources such as barbecues, heaters and cigarettes, particularly on balconies or near combustible material.
4. Make sure fire doors are not blocked, obstructed or held open.
5. Ensure all occupants know the building's evacuation plan and fire safety procedures.
6. Making building fire safety an ongoing discussion with occupants.

Please discuss any fire safety concerns with the following authorities:

1. City of Greater Dandenong Building Department on 03 8571 1000
2. Fire Rescue Victoria frv.vic.gov.au.

In the event of a fire, occupants should call 000 immediately.

Thank you for your assistance. If you have any further questions, please don't hesitate to contact us via return email.

Yours sincerely,



Katherine Kolar
Team Leader, Cladding Operations



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

Date Issued: 24 February 2025

Certificate of Currency

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

Certificate of Currency		
Named Insured:	OC 645691	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	02GS033837	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 07 February 2025, Local Standard Time
	To:	4.00pm on 07 February 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	51-67 Hornsby Street & 80 Cheltenham Road, Dandenong VIC 3175	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	AUD 89,510,000
	Common Contents	AUD 895,100
	Catastrophe	AUD 13,560,765
Section 2: Machinery Breakdown Insurance	AUD 100,000	
Section 3: Consequential Loss Insurance	AUD 13,426,500	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 117,392,365	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 30,000,000 in respect of any one Occurrence
	Property Damage	AUD 30,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	AUD 250,000 in the aggregate Period of Insurance	
Section 7: Management Committee Liability Insurance	AUD 1,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 24 February 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

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

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

Signed:

A handwritten signature in dark ink, appearing to read 'Ana De Corrado', with a horizontal line underneath.

Ana De Corrado
Strata Underwriter

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



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

Date Issued: 15 February 2024

Certificate of Currency

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

Certificate of Currency		
Named Insured:	OC No. 645691V	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	02GS033837	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0923	
Period of Insurance:	From:	4.00pm on 07 February 2024, Local Standard Time
	To:	4.00pm on 07 February 2025, Local Standard Time
The Insurer:	Section 1	100% Chubb Insurance Australia Limited
	Section 2	100% Chubb Insurance Australia Limited
	Section 3	100% Chubb Insurance Australia Limited
	Section 4-10	100% Chubb Insurance Australia Limited
Insured Location	51-67 Hornsby Street & 80 Cheltenham Road, Dandenong VIC 3175	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	AUD 89,510,000
	Common Contents	AUD 895,100
	Catastrophe	AUD 13,560,765
Section 2: Machinery Breakdown Insurance	AUD 25,000	
Section 3: Consequential Loss Insurance	AUD 13,426,500	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 103,831,600	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 30,000,000 in respect of any one Occurrence
	Property Damage	AUD 30,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	AUD 250,000 in the aggregate Period of Insurance	
Section 7: Management Committee Liability Insurance	AUD 1,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 15 February 2024 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

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

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

Signed:

A handwritten signature in black ink, appearing to read 'Ana De Corrado', with a horizontal line underneath.

Ana De Corrado
Strata Underwriter

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

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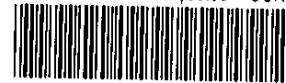
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Owners Corporation Notification of Making Rules

AL598142X

05/01/2015 \$58.30 OCAR



Section 27E(1) Subdivision Act 1988
(when lodged with Plan)

Lodged by

Name: CLAYTON UTZ
Phone: 9286 6000
Address: Level 18, 333 Collins Street, Melbourne 3000
Reference: 210/14193/80130395
Customer Code: 1416K

Applicant: *(full name and address including postcode)*

Burbank Land Corporation Pty Ltd ACN 138 175 210 of 36 Aberdeen Road, Altona, Victoria 3018

Plan No.: PS645691V Owners Corporation No.: 1

Supplied with notification is:

A copy of the proposed rules of the Owners Corporation

Date: 5 January 2015

Signature of Australian Legal Practitioner under the Legal Profession Act 2004 for applicant:

ALISON LORRAINE KENNEDY
Level 18, 333 Collins Street,
Melbourne VIC 3000
An Australian Legal Practitioner within the
meaning of the Legal Profession Act 2004

30800812A

OC5

AL598142X

05/01/2015 \$58.30 OCAR

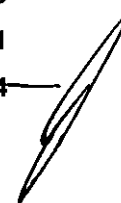


**Owners Corporation Rules
Mosaic Apartments
51-67 Hornsby Street, Dandenong, VIC 3175
P.S. 645691V No 1 & No 2 & No 3 & No 4**

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PREFACE

These Rules are made for Owners Corporation No 1 & No 2 & No 3 & No 4 on Plan No **PS 645691V**

The purpose of this document is to make Owners and Occupiers aware of their responsibilities to ensure that the amenity and the living standards of the Development are maintained at premium levels.

Please ensure that all Owners and Occupiers, invitees or tradespeople of an Occupier or Owner, familiarise themselves, and comply with these requirements.

Owners must provide this document to their agent if a Lot is being sold or rented as these Rules apply to all purchasers and tenants.

1. MANAGEMENT

1.1 OWNERS CORPORATION RULES, REGULATIONS AND GUIDELINES

- a. Owners and Occupiers must at their own expense comply at all times with the laws relating to their Lot including without limitation to any requirement, notice and order of any governmental authority.
- b. Owners and Occupiers must strictly comply with all of the Rules, Guidelines and Regulations.
- c. The Owners Corporation may at any time issue Guidelines for Owners and Occupiers either pursuant to any of the Rules or for the purpose of giving effect to the object of any of these Rules. Owners and Occupiers must ensure that all invitees strictly comply with such Guidelines.
- d. The Owners Corporation Committee may issue Guidelines (and amend them from time to time) in relation to the use of any Common Property and facilities under the Owners Corporation's control within the Building (including without limitation the facilities referred to in these Rules). Owners and Occupiers must follow any Guidelines that are issued by either the Owners Corporation Committee or Owners Corporation Manager.

1.2 GENERAL

- a. Every Owner and where applicable every Occupier must provide its contact details including name, mobile phone number and email address to Building Management and the Owners Corporation Manager as soon as reasonably possible after becoming the Owner and/or Occupier.

- b. The Owners Corporation may take all reasonable necessary measures to ensure that the health, safety and/or security of Owners and Occupiers and any person entitled to use the Common Property is not compromised.
- c. An Owner or Occupier must abide by decisions and/or directions made by the Owners Corporation to ensure that the health, safety and/or security of all persons who are entitled to use the Common Property is not compromised.
- d. An Owner or Occupier must always follow the directions of the Owners Corporation when using any Common Property, including but not limited to all directions which are signposted in or around the Common Property.
- e. An Owner or Occupier must:
 - (i) not leave or prop open or permit to remain open any external doors or gates providing access to the Common Property; and
 - (ii) inform the Owners Corporation and Building Management of any damage, forced entry to or other acts that might compromise the security of the Common Property.
- f. If a Lot is rented, leased or loaned for any period of time, the Owner must make sure that a copy of these Rules is provided to the Occupier who must comply with these Rules.
- g. Owners and Occupiers must not interfere or tamper with any fire or emergency equipment other than for emergency purposes. Owners and Occupiers must not obstruct any fire stairs or fire escape.
- h. Owners and Occupiers must comply with all statutory requirements, including those issued from time to time by the Owners Corporation or the Owners Corporation Committee, relating to fire protection and safety.
- i. Stairwells, electrical riser (service) cupboards and other service cupboards must not be used for any other purpose than that intended. They must not under any circumstances be used for the storage of goods, waste, cartons etc and stairwells must not be obstructed at any time.
- j. Owners, Occupiers and invitees must not smoke in the Common Property.
- k. The cost of false alarm calls to the Metropolitan Fire Brigade or other emergency services will be charged to the Owner of the Lot where the call was caused by the Lot's Owner or Occupier once the Building Management identifies who is responsible for the false alarm.
- l. Owners, Occupiers and their invitees must be appropriately dressed while in the Common Property at all times.



2. USE AND BEHAVIOUR BY OWNERS, OCCUPIERS AND INVITEES

2.1 GENERAL

An Owner, must not, and must ensure that the Occupier of its Lot does not:

- a. use the Common Property or the common facilities or permit the Common Property or common facilities to be used in such a manner as to unreasonably interfere with or prevent its use by Owners, occupiers or invitees of other Lots;
- b. use or permit the Common Property or the common facilities to be used for any purpose other than that for which they were designed;
- c. do or suffer to be done in or upon the Common Property or the common facilities any act, matter or thing that may render any insurance in respect of the Building void or voidable or by reason of which the rate of premium of any such insurance may be liable to be increased;
- d. use or permit any Lot, the Common Property or common facilities to be used for any purpose which may be illegal or injurious to the reputation of the Development or may cause a nuisance or hazard to any other Owner or Occupier of any lot or the families or visitors of any such Owner or Occupier;
- e. fail to accept liability for and compensate the Owners Corporation in respect of all damage to the Common Property or personal property vested in it caused by any such Owner, Occupier or their invitees;
- f. fail to clear on a regular basis the contents of the Owner's mail receiving box;
- g. fail to inform and require compliance of all the Rules and Regulations on any Occupier, guest, visitor or invitee of any kind;
- h. obstruct the lawful use of Common Property by any person; and
- i. use a Lot or permit it to be used, so as to cause a hazard to the health, safety and security of an Owner, Occupier or user of another Lot;

2.2 OFFENSIVE BEHAVIOUR AND SMOKING

- a. An Owner or Occupier of a Lot when on Common Property or on any part of a Lot so as to be visible from another Lot or from Common Property must be 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 the Common Property

- b. An Owner or Occupier of a Lot must not smoke, drink alcohol or other beverages in glass containers or receptacles of any kind in the stairwells, lifts, foyers, car park, lobbies or any area forming part of the Common Property
- c. An Owner or Occupier of a Lot must not dispose or permit the disposal of cigarette butts, litter or any other materials over balconies or in Common Property except in those areas designated from time to time by the Owners Corporation

3. MOTOR VEHICLES, DRIVEWAYS AND CAR PARK

3.1 GENERAL

An Owner must not, and must ensure that an Occupier or Invitee of its Lot does not:

- a. use or permit to be used any part of a Car Park Lot otherwise than for the purpose of parking a Motor Vehicle and not to assign, sub-let or grant any licence to any person to use a Car Park Lot without the consent in writing of the Owners Corporation;
- b. Car Park Lots must only be used by Owners and Occupiers
- c. an Owner or Occupier must not use a Car Park Lot for any other purpose without the prior consent of the Owners Corporation, save for storage lots that form part of the Car Park Lots.
- d. park or leave a vehicle on the Common Property so as to obstruct a driveway or entrance to the Car Park or in any place other than in a parking area specified for such purpose by the Owners Corporation;
- e. drive or operate any Motor Vehicle within the Development in excess of 10kph;
- f. permit bicycling, rollerblading, skate boarding, roller skating, or ball games in the car parking areas, driveways, or access pathways or any part of the Common Property;
- g. interfere with the operation, function or control of the electronic vehicle access gate;
- h. wash any Motor Vehicle in a Car Park Lot or any other part of the Common Property ;

- i. cause danger or concern to any person or to property by driving with due care while driving in and around the Car Park;
- j. allow any build up or discharge of oil or any other fluids onto Common Property from any parked Motor Vehicle and immediately remove such build up on receipt of notice from the Owners Corporation and any additional costs incurred to remove the build up from Common Property will be charged to the Owner of the Lot;
- k. use the Car Park Lot for storage of any item outside of its intended use as a car park space; and
- l. use a lift if a fire alarm is activated or if a fire is reported or detected as emergency stairs must be used in these circumstances
- m. park or leave a vehicle or permit a vehicle to be parked in a car park which is not the Owners' or Occupiers' car park.

3.2 MOTOR VEHICLE RISK

- a. The Owners Corporation is not responsible for:
 - (i) any damage to a Motor Vehicle while inside the Car Park or while entering or leaving the Car Park; or
 - (ii) the theft of any Motor Vehicle or of any item within any Motor Vehicle parked in the Car Park.
- b. Motor Vehicles left in the Car Park are at the sole risk of the owner of the Motor Vehicle.

3.3 BICYCLES

- a. The Owner or Occupier may not install any storage unit, storage facility or bicycle rack for bicycles within an Owner's Car Park Lot without first having supplied plans of the same to the Owners Corporation or its agent and having received prior written approval for the same.
- b. Bicycles are only to be left in the designated bicycle storage areas. Owners with bicycles must coordinate the use of bicycle racks with Building Management. No bicycle is to be left on a rack without prior approval and allocation by the Manager. Bicycle racks will be allocated on a first come first serve basis with an allocation of one bicycle rack per Lot.
- c. Bicycles may be permitted by the Owners Corporation or its Building Management from time to time to be brought into a lot, foyer, stairwells, lifts, hallways, garden areas, walkways, balconies or other parts of the Common Property as may be designated
- d. Motor bikes or scooters are only to be parked in Car Park Lots.



4. USE OF AMENITIES

4.1 GENERAL

- a. Only the Owners and Occupiers of an Apartment Lot within Owners Corporation 2 and 3 on Plan of Subdivision PS 645691V or any subsequent plan relating to those Lots are entitled to use and have access to the Amenities.
- b. The Owners Corporation Manager and/or the Owners Corporation Committee may resolve to make rules and Guidelines regulating the Amenities use and operation

4.2 GARDEN AND BBQ AREAS

- a. The BBQ Area is only for the use of Owners and Occupiers of an apartment lot within Owners Corporation 2 & 3 and their Invitees.
- b. The Owner is responsible for the actions of the Occupier or the Invitees within the area. The areas must be satisfactorily cleaned after use and any additional costs incurred (covering damage, additional cleaning, etc) will be charged to the Owner of the lot.
- c. Persons using the Garden and BBQ areas must not make any undue noise or behave in a manner likely to interfere with the peaceful enjoyment of any other Owner or Occupier or any other person lawfully using Common Property.
- d. Owners and Occupiers must provide all information about and gain written approval for any proposed function as required by Building Management, including but not limited to, the nature and duration of the function, the number of proposed attendees, and whether and what type of external catering or other suppliers will be attending the function.
- e. The management of the Garden and BBQ area (including functions, availability, and use) is at the absolute discretion of the Building Management, acting in the interests of all Owners and Occupiers.
- f. The initial hours of use for the Garden and BBQ areas are between 7am and 10.00pm and must be observed by all Owners or Occupiers using the Garden and BBQ areas. Access to and the hours of use can be adjusted by the Owners Corporation or Manager at its full discretion at any time.
- g. Only ten guests per Apartment Lot are permitted in the Garden and BBQ areas at any one time.

- h. Any persons under the age of 16 must be accompanied by an adult at all times whilst in the Garden and BBQ areas.
- i. Guests must be accompanied by the relevant Owner or Occupier of an Apartment Lot at all times.
- j. An Owner or Occupier must be in appropriate attire at all times in the Garden and BBQ areas
- k. Security may need to be provided at the direction and in the absolute discretion of the Owners Corporation and at the cost of the Owner or Occupier utilising the Garden and BBQ areas.
- l. All users of the Garden and BBQ areas do so at their own risk
- m. Improper use of the Garden and BBQ areas may result in bans/restrictions of use being imposed on the Owner and/or Occupier in the Owners Corporation's absolute discretion.
- n. The following items are not permitted in the Garden and BBQ areas:
 - (i) Excessive alcohol;
 - (ii) smoking;
 - (iii) pets;
 - (iv) amplified music;
 - (v) glass objects;
 - (vi) sharp objects; and
 - (vii) portable personal and private barbeques.



5. USE OF THE LOT

5.1 GENERAL

- a. An Owner or Occupier of a Lot must not allow more than 6 people to occupy a Lot at any time without the prior written consent of the Owners Corporation.

5.2 USE

Without limiting rule 21, an Owner or Occupier of a Lot must not use that Lot or any part of the Common Property for any trade or business nor permit others to do so unless:

- a. in the discretion of the Owners Corporation Committee, the trade or business can be carried on and is carried on without causing undue nuisance to other Owners or Occupiers;
- b. the use or the type of trade or business has been approved by the Owners Corporation Committee;
- a. the planning scheme governing the use of that Lot permits the trade or business to be carried on from that Lot;
- b. any requirements in respect of the trade or business stipulated by any relevant authority from time to time are complied with; and
- c. the trade or business can be carried on, without causing undue nuisance to the Owners and Occupiers of other Lots.

6. USE AND BEHAVIOUR

An Owner, must not, and must ensure that the Occupier of its Lot does not:

- a. obstruct the lawful use of Common Property by any person;
- b. consume alcohol, illegal substances or take glassware onto Common Property except where it is permitted in the designated alcohol service areas;
- c. dispose or permit the disposal of cigarette butts, cigarette ash or any other materials over balconies or in Common Property;
- d. smoke on Common Property;
- e. interfere with the operation of any plant and equipment installed on the Common Property without the written authority of the Owners Corporation;
- f. remove nor damage any article from the Common Property and must use all reasonable endeavours to ensure that those articles are used only for their intended use without the prior written consent of the Owners Corporation;
- g. modify any air conditioning, heating ventilation system or associated ducting without the prior written consent of the Owners Corporation;
- h. enter any plant room without the consent of Building Management;
- i. modify any intercom, television aerial or communication system (except telephone connections) without the prior written consent of the Owners Corporation;



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- j. replace any floor coverings which will create undue noise to above or below or adjoining Owners and Occupiers;
- k. use any parts of the Common Property in respect of which exclusive use and enjoyment rights may be given or granted by the Owners Corporation to a third party from time-to-time;
- l. interfere with or obstruct Building Management, the Owners Corporation or the Owners Corporation Manager from performing their duties;
- m. use a Lot, Common Property or common facilities for any purpose, or do anything, that may be illegal or injurious to the reputation of the Building or which may cause a nuisance or hazard to any other Owners or Occupiers or their invitees;
- n. use the Common Property or the common facilities or permit the Common Property or the common facilities to be used in such a manner as to unreasonably interfere with or prevent their use by other Owners or Occupiers or their invitees; and
- o. use the toilets, conveniences and other water apparatus including waste pipes and drains for any other purpose than for which they are designed. The costs and expenses associated with rectifying any damage or blockage will be borne by the Owner of the lot determined by Building Management to be responsible for the damage or blockage

7. NOISE

- a. Owners and Occupiers must not create or permit any noise or behaviour, in or about the Common Property or any Lot affected by the Owners Corporation, that is likely to interfere with the quiet enjoyment and amenity of any:
 - (i) person lawfully using the Common Property; or
 - (ii) any Lot Owner, Occupier or their family and visitors;
- b. Owners and Occupiers must not use any machinery, including but not limited to a hammer, drill or jack hammer, in a Lot between the hours of 2.00pm and 10.00am on weekdays and on weekends;
- c. Owners and Occupiers must not make or permit to be made noise from music or other source which may be heard outside the Lot between the hours of midnight and 8.00am;
- d. Owners and Occupiers must not install or operate any intruder alarm which emits an audible signal or any external speakers or audio amplifiers on balcony or adjoining areas.

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- e. Owners and Occupiers must not make or permit to be made any undue noise in or on the Common Property or any Lot affected by the Owners Corporation.
- f. Generally, noise levels from a Lot must not interfere with the peaceful enjoyment of others in the Building, including those lawfully using the Common Property.
- g. Music, other than that played on a personal listening device, is not to be played in any Common Property.
- h. Owners and Occupiers must not install any equipment or devices in a Lot which creates vibrations that travel into another Lot or Common Property and which cause nuisance without the prior approval of the Owners Corporation.
- i. Owners and Occupiers must not to hold any social gathering or create noise likely to be objected to in the Common Property and must ensure that any such noise is minimised by closing all doors and windows of its Lot.

8. ANIMALS

- a. Only animals of the Owners and Occupiers are permitted in the Lots. Owners and Occupiers must ensure that animals are controlled at all times. All animals must be kept on a lead, carried or in a cage whilst on or in the Common Property. If any animal creates any mess in any of the Common Property, it must be cleaned up thoroughly and the area deodorised immediately by the Owner or Occupier responsible for the animal.
- b. If an animal causes nuisance, the Owners Corporation may issue a notice of breach of Rules to the animal's Owner. If the animal continues to cause nuisance after 28 days of receipt of a notice of breach of Rules, the Owners Corporation may obtain a resolution that the animal is causing a nuisance to the common Property and must be removed from the Building and the Development. A notice of the resolution will be issued to the Owner or Occupier responsible for the animal who must remove that animal within 7 days of receipt of the notice.
- c. Owners and Occupiers must not allow any animal to roam freely or allow any animal to defecate or urinate on Common Property at any time.
- d. The Owner and/or Occupier responsible for an animal must make good any damage to Common Property caused by that animal.
- e. Owners and Occupiers must regularly clean any animal debris from their balconies, courtyards or patios within a Lot.

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- f. Owners and Occupiers must not keep any animal on a balcony, courtyard or patio within a Lot unattended.
- g. Owners and Occupiers must not keep any animal within a Lot without having first notified the Owners Corporation of the same.

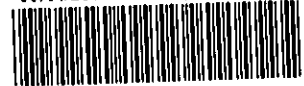
9. BALCONIES, PATIOS, COURTYARDS AND EXTERNAL APPEARANCE

An Owner must not, and must ensure that the Occupier of its Lot must not:

- a. allow any balcony or open area forming part of a Lot to become unkempt, or unsightly,
- b. keep anything on the balcony or open area which in the opinion of the Owners Corporation is unsightly;
- c. hang any clothes, wind chimes, decorations, store bicycles or other articles from or on the outside of an Owner's Lot or the Common Property or on or from any balcony, entrance or landing of an Owner's Lot or the Common Property except in specific areas if any designated for that purpose by the Owners Corporation;
- d. install any flywire screen, tinting, awning, security door or any other exterior fixture or fitting without first having obtained written permission to do so from the Owners Corporation which will be subject to compliance with the existing colour scheme;
- e. keep any plants, planter boxes or pots on any balcony, patio or courtyard that are not maintained in good health and condition and further that the size and type of plant will not extend beyond the boundary of the lot or obstruct the views from another Lot;
- f. allow water to enter into another Lot and take care when watering plants in a Lot;
- g. construct or erect any sheds, kennels or structures of any nature or description on any balcony, patio or courtyard;
- h. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver, wiring, cables, pipes or any other apparatus to the external face of the Building;
- i. install any air-conditioning unit in a Lot or on a balcony, patio or courtyard without having received prior written permission from the Owners Corporation;

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- j. hang curtains, blinds or window coverings of any type visible from outside the Lot without prior written consent from the Owners Corporation unless those curtains, blinds or window covers are approved by the Owners Corporation which will be subject to the Guidelines in relation to window furnishings, cover colour, style, fabric, etc. The current position, unless varied by Guidelines, is as follows:
 - (i) Roller-blinds
 - (ii) Fabric 100% blackout, Colour - Cashmere ;
 - (iii) All chains to be metal and attached with a child safety device
- k. Obstruct the entrance to a Lot or balcony / courtyard or other area forming part of a Lot that requires access of a contractor for the purposes of maintaining or cleaning the Building structure including glass on balconies, box gutters or any emergency repairs; and
- l. paint, finish or otherwise alter the external façade of the Building or improvement forming part of the Common Property or their Lot.

10. RUBBISH AND WASTE MANAGEMENT

- a. The Guidelines on waste management and bin use may be determined and varied at any time by the Owners Corporation.
- b. An Owner or Occupier of a Lot must not store or keep waste or garbage other than in proper receptacles in an area specified for such purpose by the Owners Corporation.
- c. An Owner or Occupier of a Lot must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of other Owners or Occupiers.
- d. An Owner or Occupier is responsible for appropriate use of the bins and bin room. Rubbish must not be left in the Common Property other than in the bins provided.
- e. Any additional costs incurred (covering additional waste management services, damage, additional cleaning, etc.) will be charged to the Owner of the Lot.
- f. Under no circumstances is rubbish to be left anywhere in the Common Property.
- g. Rubbish must be disposed of in secure wrapping by taking it to the bin room
- h. General garbage waste in suitable bags (and tied) will be deposited directly into the bins available

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- i. Recycling waste must be deposited directly into the bins available
- j. Heavy cardboard must be flattened and deposited into the bins available
- k. No flammable items are to be disposed of in the bin room
- l. An Owner or Occupier is responsible for the disposal of hazardous/hard rubbish or large items, and must make private arrangements for disposal of these items (i.e. must not be left in the bin room)
- m. An Owner or Occupier is also responsible for the disposal of moving-in waste, and must ensure that all rubbish is cleared from Common Property following a move. (i.e. must not be left in the bin room)
- n. Cardboard cartons and rubbish must not be left on the premises by tradesmen. This type of rubbish must be removed by the trades or service people and must not be left in any Common Property. Enforcing this is the responsibility of the owner or occupier.
- o. An Owner or Occupier must not throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of the windows, doors, balconies, stairwells onto another Owner's Lot or the Common Property. Any damage or cost for cleaning or repair caused by breach hereof will be borne by the Occupier of the Owner's Lot

11. MOVING IN AND VACATING

- a. Moving of all furniture and goods in and out of the Building must be made by arrangement with Building Management.
- b. The Owner or Occupier will be liable for any damage caused to the Common Property by the moving or transportation of the furniture and goods of the Owner (or of the Occupier of the Lot) in and around the Building. Building Management may, in its discretion, require a surety to be paid prior to moving. Any damage caused as a result of the move will be deducted from the surety or will be paid for by the relevant Owner. The Owner will indemnify and keep indemnified the Owners Corporation against any costs or liabilities incurred by the Owners Corporation in making good any such damage.
- c. Building Management must be contacted to arrange a date and time to conduct any move. Unless the Owner or Occupier receives permission to move and confirmation of the booking (date and time) from Building Management, the time slot is not confirmed and the Owner or Occupier cannot move in. All paperwork as required by the Owners Corporation must be completed by the Owner or Occupier before moving in.

- d. Prior to attendance at the Building, the Owner or Occupier must provide a copy of the removalist's liability insurance policy to Building Management.
- e. The Owner or Occupier must notify all carriers and trades people that they must contact the Building Manager prior to arrival at the Building. If the carriers or trades people are running late, they may miss their time slot and have to reschedule.
- f. A minimum of three (3) days of notice before the move must be provided to Building Management.
- g. The Owner or Occupier must be present to manage the removalist at all times and act as a contact point to facilitate the move and ensure procedures are adhered to for the safety and security of the Building.
- h. Building Management will advise which lift, if any, is to be used for the move and will arrange for protective covers to be installed in the lift. Furniture or other items may only be moved into the Building when the protective covers to the appropriate lift have been fitted.
- i. Removalists must not prop open doors to the Building or lock off lifts except in accordance with instructions by the Building Manager.
- j. No items are to be placed up against Common Property walls or left unattended in the lobby at any time.
- k. The moving in or out of furniture and goods is only permitted between 9:00 am and 5:00 pm (Monday to Friday). All moves must be completed by 5:00 pm.
- l. Owners and Occupiers are responsible for ensuring that all rubbish is cleared from Common Property following a move. Dumping of rubbish including but not limited to cartons, crates or unwanted furnishings is strictly prohibited on or in any part of the Building or Common Property. Any costs associated with rubbish removal from Common Property as a result of the move will be paid for by the relevant Owner or Occupier. The Owner will indemnify and keep indemnified the Owners Corporation against any costs or liabilities incurred by the Owners Corporation relating to such rubbish.
- m. Owners and Occupiers will be held responsible for the cleanliness of Common Property and damage to lift walls and other areas. If any amount owing is not paid by the relevant Occupier within 14 days of the date of moving (and that Occupier is not the Owner of the lot), then the Owners Corporation may recover the amount from the Owner.
- n. Owners and Occupiers must not permit any vehicles to restrict access to the Car Park.



12. RELOCATIONS, DELIVERIES, TRADESMAN AND MOVING OF ARTICLES

An Owner must not, and must ensure that the Occupier of its Lot must not: -

- a. give less than twenty-four (24) hours of notice to the Owners Corporation or its representative before any large furniture, fittings, furnishings or equipment may be moved in or out of its Lot and the moving of same must be done in a manner and at the time directed by the representative of the Owners Corporation;
- b. arrange for deliveries of any kind or nature unless the Owner or Occupier is at or on the Building to accept and arrange for the same at each Owner's or Occupier's sole cost and liability;
- c. cause minimum interference with other vehicular traffic and strictly in accordance with the regulations made by the Owners Corporation from time to time and ensure that the loading and unloading of vehicles will be made entirely within the Development at such locations and at such times;
- d. damage, obstruct or interfere with the lift, stairways, corridors or any Common Property when moving any items in or out of any Lot; and
- e. use the lift for moving furniture and furnishings into or out of a Lot without first having obtained the consent of the Owners Corporation and then only by observing the specific instructions determined by the Owners Corporation.

13. BUILDING WORKS

13.1 GENERAL

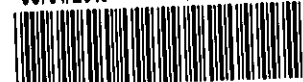
An Owner must not, and must ensure that the Occupier of an Owner's Lot does not undertake any building works within or about or relating to an Owner's Lot except in accordance with the following requirements:

- a. works are only to be undertaken after all requisite permits, approvals and consents under all relevant laws have been obtained and copies of which have been given to the Owners Corporation Manager or their representative and then strictly in accordance with those permits, approvals and consents and any conditions thereof; and
- b. works must be undertaken in a reasonable manner so as to minimise any nuisance, annoyance disturbance and inconvenience from building operations to other Lot Owners and Occupiers.

13.2 CONDITIONS

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- a. An Owner or Occupier of a Lot must not proceed with any such works until the Owner or Occupier submits to the Owners Corporation plans and specifications of any works proposed which affect the external appearance of the Building or any of the Common Property or which affect the Building structure or services or the fire or acoustic ratings of any component of the Building;
- b. the Owner and the Occupier supplies to the Owners Corporation such further particulars of those proposed works as may be requested to enable the Owners Corporation to be reasonably satisfied that the proposed works are in accordance with the reasonable aesthetic and orderly development of the total Building, do not endanger the Building and are compatible with the overall services to the Building and the individual floors; and the Owner or Occupier receives written approval for those works from the Owners Corporation.
- c. The Owner or Occupier of a Lot must ensure that:
 - (i) all servants, agents and contractors undertaking the works comply with the proper and reasonable directions of the Owners Corporation concerning the method of Building operations, means of access, use of Common Property and on-site management and Building protection, delivery of materials, parking of vehicles, disposal of waste and hours of work; and
 - (ii) the servants, agents and contractors are supervised in the carrying out of such works so as to minimise any damage to or dirtying of the Common Property and the services therein.
- d. The Owner or Occupier of a Lot must supply to the Owners Corporation a copy of the servants, agent and contractors all risk insurance policy taken out for protection of the Owners Corporation during works and any possible consequential damage caused as a result of the same.
- e. The Owner or Occupier of a Lot will immediately make good all damage to and dirtying of the Building and Common Property which is caused by such works and if the Owner or Occupier fails to immediately do so after provision of notice, the Owners Corporation reserves the right in its absolute discretion to make good any such damage or dirtiness and charge the cost of same to the Owner.
- f. The Owner or Occupier of a Lot must not arrange for tradespersons (except in emergencies) or any nature or kind to carry out works except during normal working hours 8.00am to 5.00pm Monday to Friday and there will be no work done by tradespeople on weekends or public holidays at all.
- g. The Owner or Occupier of a Lot must promptly notify the Owners Corporation or its Manager on becoming aware of any damage to or defect in the Common Property or any personal property vested in the Owners Corporation.

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- h. The Owner or Occupier of a Lot will compensate the Owners Corporation in respect of any damage to the Common Property or personal property vested in the Owners Corporation caused by that Owner or Occupier or their respective tenants, licenses or invitees.

14. SIGNAGE

An Owner must not, and must ensure that the Occupier of its Lot does not: -

- a. permit any placard, advertisement or signage in or upon the Owner's Lot or upon the Common Property unless the Owners Corporation first consents in writing and then only in accordance with the terms and conditions specified in such consent;
- b. permit any advertising material, logos, sign writing to any external window or glazing or external solid face of a Lot without the written consent of the Owners Corporation; and
- c. erect any signage, advertising, directory board or other attachment to the exterior façade of the Building at all without prior approval of the Owners Corporation.
- d. Notwithstanding anything else in these Rules to the contrary, the Owners Corporation, in addition to the powers and authorities conferred on it by or under the Act, Regulations and Subdivision (Body Corporate) Regulations, has the power and authority to grant the Developer the right to erect signs on the Common Property

15. NOTIFICATION OF DEFECTS

An Owner or Occupier must notify Building Management as soon as it becomes aware of any damage to or defect in:

- a. the Common Property or any personal property of the Owners Corporation; or
- b. any water pipes, air-conditioning ducts, electric light or other fittings, fixtures or services.

16. DAMAGE, REPAIRS AND MAINTENANCE

16.1 DAMAGE AND CLEANLINESS

- a. Owners and Occupiers must promptly notify Building Management if they become aware of any damage to or uncleanness of Common Property.

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- b. Cans, bottles and similar rubbish must not be left in Common Property. If Common Property must be cleaned by Building Management after use by an Owner or an Occupier or their invitees, a cleaning fee may be charged by the Owners Corporation to the relevant Owner.
- c. Owners and Occupiers must not mark, paint or otherwise damage or deface any part of the Common Property.

16.2 DAMAGE REPAIRS AND MAINTENANCE

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An Owner or Occupier of a Lot must not:-

- a. damage, deface or obstruct in any way or for any purpose whatsoever any driveway, pathway, stairway, landing or any other Owners Corporation property located on, in or attached to the Common Property, provided further that if the Owners Corporation expends money to make good damage caused by any Owner or tenants, invitees, servants or their invitees of any of the Lots, the Owners Corporation will be entitled to recover the amount so expended as a debt in any action in any court of competent jurisdiction from the Owner of the Lot;
- b. interfere with or attempt to redirect any maintenance works being attended to by tradespersons or others who have been appointed by the Owners Corporation specifically for working being undertaken;
- c. interfere with the operation, function or control of any of the Common Property fixtures, fittings or equipment;
- d. store any inflammable liquid or chemical on any Lot or any part of the Common Property nor suffer to be done any act or thing whereby any policy of insurance on the Building may be invalidated or become void or voidable or which may render any increased premium payable in respect of such insurance (this rule does not apply to any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine);
- e. interfere or activate any of the Building's fire protection services including but not limited to alarms, sprinklers, smoke detectors, fire extinguishers and fire hydrants except in the case of an emergency provided further that the Owners Corporation may recover the cost of any charges for false alarms or making good any damage from the relevant Occupier or Owner;
- f. modify any air conditioning, heating or ventilation system or associated ducting servicing that Lot without the prior written consent of the Owners Corporation; and
- g. install covering to any storage areas without the prior written consent of the Owners Corporation. Any covering must comply with the fire regulations. i.e. being fire retardant and of a colour approved by the Owners Corporation.

An Owner or Occupier of a Lot must:-

- h. grant to the Owners Corporation its servants and agents upon the Owner or Occupier being given twenty-four (36) hours prior written notice, the right of access to any balcony forming part of the Lot for the purpose of maintenance of the external walls of the Common Property and the cleaning of the outside of the windows and external façade of the Owners Corporation (immediate access for emergencies);
- i. ensure that all smoke detectors and fire equipment installed in the Lot are properly maintained and tested (excludes sprinklers linked to the main building system);
- j. ensure that the front door to the Lot is maintained in accordance with the fire regulations as a fire door and that no additional locks, chains, deadlocks or peepholes are installed on the door which may interfere with its use as a fire exit or void the integrity of the structure as a fire exit door under the fire regulations;
- k. ensure compliance with all statutory and other requirements relating to fire and fire safety in respect of the Lot;
- l. ensure that any air-conditioning unit is maintained in accordance with the manufacturer's instructions and that any drainage trays are regularly emptied so as to ensure that water is not falling onto another Lot or within Common Property; and
- m. ensure that all accessible doors, windows and balcony glass are properly maintained and regularly cleaned.

17. CHARGING OF INTEREST AND RECOVERY OF AMOUNTS OWED TO THE OWNERS CORPORATION

- a. The Owners Corporation will charge penalty interest at the rate of interest payable under section 2 of the Penalty Interest Rates Act 1983;
- b. The Owners Corporation may recover any amount owed to the Owners Corporation in a court of competent jurisdiction including all legal costs (including VCAT) incurred by the Owners Corporation in collection of the same;
- c. The Owner of a Lot must take all reasonable action to recover from the Occupier the cost of damage, false alarms or other amounts from time to time owed to the Owners Corporation. If the amount is not paid within 7 days, or within the agreed period, the Owner will become liable to the Owners Corporation for the amount charged.



- d. The Owner of a Lot must pay to the Owners Corporation any monies expended in debt collection or searching for correct correspondence addresses including Land Titles Searches, Private Detective, administration fees or any other fees reasonably expended.

18. OWNER DETAILS

- a. An Owner who sells a Lot must advise the Owners Corporation of the name and address of the new Owner within one month of the completion of the contract.
- b. A party who acquires a Lot must advise the Owners Corporation of their name and address and mobile phone number and email address within one month of the completion of contract.
- c. An Owner who does not occupy the Lot or who will be absent from the Lot for more than 3 months must advise the Owners Corporation of the Owner's alternative mailing address for service of notices and any changes to it as soon as possible.
- d. An Owner must provide to the Owners Corporation a street address, mobile phone number and email address for correspondence purposes. PO Box addresses will not be accepted.

19. SECURITY

19.1 GENERAL

An Owner or Occupier of a Lot or their invitees must not do or permit anything, which may prejudice the security or safety of the Common Property or any person in or about the Building

19.2 SECURITY KEY

- a. The Owners Corporation may charge a reasonable fee for any additional Security Key required by the Owner or Occupier of a Lot;
- b. An Owner or Occupier of a Lot must promptly notify the Owners Corporation if a Security Key is lost or destroyed;
- c. Owners must exercise a high degree of caution and responsibility in making a Security Key available to other persons and must ensure that any lease or licence of their Lot requires the return of the Security Key by the tenant or licensee.

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- d. Owners and Occupiers must not without written consent from Building Management duplicate the Security Key or permit it to be duplicated and must take all reasonable precautions to ensure that the Security Key is not lost.
- e. Owners and Occupiers must promptly notify Building Management if their Security Key is lost or destroyed.
- f. Building Management may elect not to issue or replace a lost Security Key without a written authority signed by the relevant Owner or Owner's agent.
- g. The number of Security Keys may be restricted for a Lot, in the absolute discretion of the Owners Corporation

20. SUPPORT AND PROVISION OF SERVICES

- a. Except for the purposes of maintenance and renewal and with the written consent of the Owners Corporation Manager, Owners and Occupiers must not do anything or permit anything to be done on or in relation to its Lot or the Common Property so that:
 - (i) any support or shelter provided by its Lot or the Common Property for any other Lot or the Common Property is interfered with;
 - (ii) the structural and functional integrity of any part of the Lot or Common Property is impaired; or
 - (iii) the passage or provision of services through the Lot or the Common Property is interfered with.
- b. Owners and Occupiers must not install a safe or any item in excess of 100kg in a Lot without the written consent of the Owners Corporation Manager and as part of the application for consent submitting to the Owners Corporation Manager a structural engineering report in respect of the proposed installation.
- c. Owners acknowledge and agree that the Owners Corporation may share amongst its Owners the costs of supply and maintenance of any gas facility or power facility required for heating or air-conditioning the Common Property or the Lots. Where Lots or the Common Property are not separately metered in relation to any service, including without limitation, gas, electricity and/or water, Building caretaking, cleaning and maintenance services then the Owner will pay a share of the relevant costs of that service provided that the Owner's share is calculated by one of the following methods as determined by the Owners Corporation Manager:
 - (i) a proportional rate by dividing unit liability of that lot by the total unit liability of all lots serviced jointly; or
 - (ii) a share of the cost of the service or charge which the Owners Corporation Manager (acting reasonably) considers to be fair and equitable in the circumstances.

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21. RETAIL/ COMMERCIAL LOTS ADDITIONAL REQUIREMENTS

The following conditions apply to the use of the Retail/ Commercial Lots by all parties and must be observed by an Owner or Occupier of a Retail/ Commercial Lot and persons under their control:

- a. all Retail/ Commercial Lots must be maintained in a pristine condition at all times;
- b. no signage, advertising, posters or other will be allowed to be affixed facing internal corridors;
- c. all Retail/ Commercial Lots must keep their internal furniture, equipment and other miscellaneous items neat and in maintainable order as not to detrimentally impact the overall appearance of the Building;
- d. no signage will be allowed on the exterior face at all unless approved in accordance with Rule 14;
- e. Retail/ Commercial Lots will be responsible for their own rubbish disposal;
- f. an Owner, Occupier or invitee of a Retail/ Commercial Lots Lot must not at any time egress through the entrance to the Building with any food or beverage items relevant to the business conducted on the Retail Lot;
- g. An Owner or Occupier of a Retail/ Commercial Lots Lot will be responsible for all costs associated with the cleaning, waste management, repairs and maintenance of the Retail/ Commercial Lots Lot.
- h. An Owner or Occupier of a Retail Lot requires an ordinary resolution by the Owners Corporation at an Annual General Meeting in order to apply for a liquor license.
- i. The member or occupier of any lot used as a restaurant, cafe or for other commercial purposes must
 - (i) Take out their own bins on each garbage collection day to the bin collection area nominated by the Owners Corporation;
 - (ii) Bring their bins in at a time nominated by the Owners Corporation;
 - (iii) Avoid unnecessary noise when filling bins and ensure contractors pick up the contents in the bin at a time nominated by the Owners Corporation;
 - (iv) Ensure lids on bins are securely closed at all times and ensure that bins are kept clean;
 - (v) Ensure all cardboard and paper waste is cut up or folded and neatly placed in the recycling area;
 - (vi) Store all bins, bottles, cardboard/paper and any other refuse within the relevant lot (but not any car park forming part of that lot) and must not

store all bins, bottles, cardboard/paper and any other refuse on common property except when this is the bin collection and recycling areas nominated by the Owners Corporation;

- (vii) Wash bins only within the lot, excluding car spaces;
- (viii) Comply with all health, noise and other regulations in carrying on the business from the lot;
- (ix) Ensure that any mechanical fluing is charcoaled filtered or equivalent;
- (x) Restrict all deliveries to occur only between 7:00am and 6:00pm daily;
- (xi) Not permit electronic gambling machines
- (xii) Make all reasonable attempts to address / treat any odours that emanate from the lot;
- (xiii) Ensure that all wall, floor and ceiling treatments are acoustically treated to ensure that an acoustic performance level of STC30 is achieved;
- (xiv) Not operate outside of hours pursuant to what is approved by council;
- (xv) Comply with these rules,

Nothing in these rules prevent or prohibits any member or occupier of a commercial lot from carrying on its reasonable business operations and to apply for, and obtain, any planning permit, liquor licence, or any other legislative consent or permit which the owner of such lot may apply for while the proprietor or owner of any such commercial lot;

- Operates lawfully
- Obtains each and every permit, liquor licence or other consent required; and
- Operates within the terms of any such liquor licence, permit or consent.

The proprietor or operator of any retail or commercial is responsible for the costs associated with cleaning, repairing and maintain any such lot and ensuring that the area surround such lot is kept in a neat and tidy condition

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22. RECOVERY OF EXPENDITURE

Where the Owners Corporation expends money to make good the loss and/or damage caused by a breach of the Act, its regulations or of these Rules, including without limitation administrative and management costs, legal costs and the costs of any services or works incurred as a result of, arising from and/or for the rectification of the breach by Owners of Lots or Occupiers or invitees, servants, employees, agents, children, or licensees of such Owners of Lots, the amount so expended will be a charge on the Lot and the Owners Corporation will be entitled to recover the amount as a debt due in an action in VCAT or any Court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

23. INSURANCE

- a. The Owners Corporation has a property insurance policy and a public liability insurance policy which cover Owners Corporation property but which, regardless of how the damage occurred, do not extend to cover any damage to privately owned fittings, including curtains, blinds, light fittings, carpets and

electrical fittings and appliances which are not built into the Lot and which can be removed.

- b. The public liability policy does not extend to cover the interior of any Lot and/or balcony or terrace.
- c. Owners or Occupiers should arrange a contents insurance policy to include their own property. Owners who do not occupy their Lot should arrange a landlord's insurance policy which includes public liability cover to protect their investment.
- d. If an Owner or Occupier causes damage to any Lot, other than their own, they may be responsible for the cost of reinstatement.
- e. It is essential that details of any potential insurance claim are forwarded to the Owners Corporation Manager immediately. If necessary, it will request the Owners Corporation's Insurer to handle the claim.
- f. Any queries relating to insurance cover or claims should be directed to the Owners Corporation Manager.
- g. An Owner or Occupier must not do or permit to be done anything that may invalidate, suspend or increase the premium for any insurance policy effected by the Owners Corporation.

24. LEASED LOTS

To ensure that the living standards, safety and security of the Building are maintained by and for all Owners and Occupiers, these Rules and any Guidelines, in addition to all others, will apply in regard to leasing or occupancy of lots by non-Owners:

- a. an Owner or Occupier may not lease, sub-lease, licence, grant or renew any other occupancy rights to an Occupier of a Lot for a term of less than six (6) months without first obtaining the written approval of the Owners Corporation Manager to that occupancy;
- b. an Owner must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of a Lot, including without limitation entering into an appropriate agreement in any lease or licence agreement for the Lot to ensure return of the Security Key to the Owner upon expiry of the Occupier's lease or licence;
- c. without evidence of a written authority signed by the relevant Owner or the Owner's agent, Building Management may prevent personal access and entry (or exit) of goods by non-Owners;

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- d. in order to maintain currency of occupancy records, the Owner or the Owner's agent, must notify Building Management in advance of:
 - (i) full details of new leaseholders or other changes of occupancy; and
 - (ii) details of the expected term of each occupancy;
- e. an Owner of a Lot, which is subject to a lease or licence agreement must procure that the lessee or licensee of the Lot complies with these Rules and any subsequent amendment to these Rules. This includes ensuring that the lessee or licensee has read and is bound by these Rules under the terms of their lease or licence agreement. An Owner who grants a lease or licence over its Lot indemnifies the Owners Corporation and agrees to keep it indemnified against any costs or liabilities incurred by the Owners Corporation associated with the failure of the lessee or licensee to strictly comply with these Rules and against the failure of the lessee or licensee to pay (within 14 days) the Owners Corporation any charges validly levied by the Owners Corporation against the lessee or licensee; and
- f. an Owner or Occupier must not permit any placard, advertisement or signage (including relating to the sale or lease of a Lot) in or upon its Lot or upon the Common Property unless the Owners Corporation first consents in writing and then only in accordance with the terms and conditions specified in such consent.

25. COMPLIANCE

- a. Owners and Occupiers must ensure that their invitees comply with these Rules.
- b. Any Owner of a lot which is the subject of a lease or licence must take all reasonable steps, including any action available under the lease or licence, to ensure that any lessee or licensee and any invitees of that lessee or licensee complies with these rules
- c. Owners and Occupiers must at their own expense promptly comply with all laws relating to the Lot including, without limitation, any requirements, notices and orders of any governmental authority.
- d. Owners and Occupiers must comply with any reasonable request or direction of any person employed by the Owners Corporation.
- e. Any breach of a Rule or Guideline will entitle the Owners Corporation to issue proceedings and / or impose such fine or penalty as it deems appropriate from time to time.
- f. An Owner will on demand compensate the Owners Corporation in full for any damage to the Common Property or property of the Owners Corporation caused by that Owner or the Owner's lessees, licensees or invitees

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- g. An Owner will on demand compensate the Owners Corporation in full for any additional services (for example security, cleaning, etc) deemed necessary in the Owners Corporation Manager's absolute discretion as a result of the acts, omission, or behaviour of that Owner or the Owner's lessees, licensees or invitees including but not limited to additional time spent by the Owners Corporation or Building Management as result of such act, omission or behaviour.
- h. An Owner will on demand pay all costs including legal costs of the Owners Corporation on a solicitor and own client indemnity basis incurred by the Owners Corporation as a result of any breach of any Rule.
- i. Owners (jointly and severally) indemnify, keep indemnified, release and hold harmless the Owners Corporation and the Owners Corporation Manager in relation to all or any costs, expenses, actions, liabilities and/or damages that the Owners Corporation or Owners Corporation Manager may suffer, sustain or incur as a result of any breach by the Owner or the Owner's lessee or licensee (or any of their agents, contractors, workers and invitees) of these Rules. The indemnity or release will not merge or terminate as a result of an Owner not owning any particular Lot anymore or an Occupier not occupying any Lot anymore.
- j. The Owners Corporation will in addition to any legal proceeding be able to charge an Owner penalty interest on outstanding levies or other charges that is no more than the rate for the time being fixed under Section 2 of the Penalty Interest Rates Act 1983

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26. OWNERS CORPORATION FEES

- a. The fees set by the Owners Corporation to cover general administration and maintenance, insurance and other recurrent obligations must be paid either quarterly, half-yearly or annually in advance as determined by the Owners Corporation by each Owner according to their unit entitlement and unit liability on or before the due date.
- b. Any special fees or charges levied by the Owners Corporation to cover extraordinary items of expenditure must be paid on the due date set by the Owners Corporation upon the levying of each special fee or charge.
- c. If any fees remain outstanding after the date specified for their payment, the Owners Corporation may charge interest on such fees at the rate set by the Penalty Interest Rates Act 1983.
- d. The Owners Corporation may also impose additional reasonable fees on an Owner for any additional reasonable costs incurred by the Owners Corporation as a result of the breach of these rules caused by an Owner, or Occupier. These additional fees are to be paid within 28 days of being levied

against the Owner or Occupier. The Owner will be liable to pay these additional fees as an Owner is responsible and liable for the conduct of its Occupier or Invitees

27. COMPLIANCE WITH RULES BY INVITEES

- a. An Owner or Occupier of a Lot must take all reasonable steps to ensure the invitees of the Owner or Occupier comply with these Rules.
- b. An Owner of a lot which is subject of a lease or licence agreement must take all reasonable steps, including any action available under the lease or licence agreement, to ensure that any lessee or licensee of the lot and any invitees of that lessee or licensee comply with these rules
- c. Any contractor/tradesman may only use the basement lift lobby or other area specifically designed by the Owners Corporation for entry or exit.

28. COMPLIANCE WITH LAWS

An Owner or Occupier of a Lot must at the expense of the Owner or Occupant promptly comply with all laws relating to its Lot including, without limitation, any requirement, notices and orders of any governmental authority.

29. PERSONAL INFORMATION OF OWNERS AND OCCUPIERS

- a. The Owners Corporation may collect personal information about Owners and Occupiers of Lots, including but not limited to their name and address.
- b. Personal information collected by the Owners Corporation regarding Owners and Occupiers of Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

30. SPECIAL RULES FOR THE DEVELOPER

- a. A Member or Occupier must not hinder or impede Burbank from exercising its rights under any agreement entered into under this Rule 30.
- b. Notwithstanding anything to the contrary herein contained, so long as Burbank is a Member or Occupier or for so long as any mortgagee or charge of Burbank has an interest in any Lot, then all the Rules herein shall not in any way whatsoever apply to or be enforceable against Burbank or its mortgagee or chargee where to do so would prevent, hinder, obstruct or in any way interfere with any works of any nature or description that Burbank or its associated entity or its mortgagee or chargee may be engaged in or which

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it may need to carry out in order to complete construction of the Building and facilities comprised in the Development.

- c. Burbank, its mortgagees or chargees shall be and are by this Rule, authorised to:
- (i) Erect such barriers, fences, hoardings, signs as it deems necessary to facilitate any works to be carried out in relation to the Development; and
 - (ii) Take exclusive and sole possession of any parts of the Common Property as it may need to have exclusive possession of in order to carry out any works or activities in relation to the Development; and
 - (iii) Exclude all and any Members or Occupiers from any parts of the Common Property as may be necessary in order to carry out any works in relation to the Development; and
 - (iv) Erect for sale promotional advertising or other signs as Burbank may require on any part of the Common Property; and
 - (v) Grant rights to use or access through or over the Common Property to third parties on such terms and conditions as Burbank or its mortgagee or chargee thinks fit; and
 - (vi) Limit or restrict access to certain areas of the Development including areas of the Common Property in order to expeditiously complete the Development; and
 - (vii) Use whatever rights of way and/or points of egress and ingress to the Development as necessary to carry out any works and to block for whatever periods are necessary any rights of way or points of egress and ingress to the Development in order to carry out any works.
 - (viii) Collect, use and disclose the Data relating to You and/or a Member, Occupier, Resident or Lot Owner (and You and/or a Member, Occupier, Resident or Lot Owner consent to this) for the purposes of
 - (a) providing feedback to You and/or a Member, Occupier, Resident or Lot Owner on their usage of utilities and services on the Lot;
 - (b) enabling You and/or a Member, Occupier, Resident or Lot Owner to compare statistical and historical data related to the average usage of utilities and services on the Lot, for the Building;
 - (c) Burbank reporting under any environmental monitoring schemes including any carbon emissions scheme;
 - (d) Burbank improving the operational performance of the Building and future building design in Dandenong;
 - (e) billing of utilities and services including where that utility or service is provided by the Manager or Building Manager of the Building under the Owners Corporation.

Burbank agrees to keep confidential all the Data relating to You and/or a Member, Occupier, Resident or Lot Owner and not disclose or cause or permit the disclosure of the Data (except as permitted under this clause 30 c viii or with the prior written consent of You and/or a Member, Occupier, Resident or Lot Owner) and to use the Data only for the purposes outlined in clause 30 c viii (a)-(e).

- d. The Owners Corporation will, within 7 days of being requested by Burbank or its mortgagee or chargee, sign whatever consents, authorities, permits or other such documents as may be required to enable Burbank or its mortgagee or chargee to complete the Development.

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31. DEFINITIONS

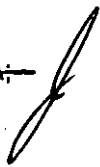
In these Rules:

- (a) **"Act"** means the Owners Corporations Act 2006 or any amended version;
- (b) **"Apartment Lot"** means any Lot which is not a Retail Lot, Car Park Lot or Storage Lot.
- (c) **"Amenities"** means the Garden and BBQ areas which are comprised in Owners Corporation No 2 and No 3
- (d) **"Building"** means the building constructed on the Land;
- (e) **"Building Management"** means the person or entity (which may be a related party of the Developer or the Owners Corporation Manager) engaged by the Owners Corporation Manager to provide efficient operation of the Building and to maintain security of the Building and if there is no Building Management then the Owners Corporation Manager;
- (f) **Car Park** means that part of the Building and land designated for entry and exit of Motor Vehicles to and from the Car Park Lots;
- (g) **Car Park Lot** means Lots B1 – B121, C1-C10, G1-G63, P1-P5 or the car park of each lot;
- (h) **"Common Property"** means any Common Property described on the Plan of Subdivision;
- (i) **Developer** means the Developer of the project, Burbank
- (j) **Developer's Mortgagee** means any person or corporation which has taken from the Developer a mortgage or charge over any part of the Development;
- (k) **"Development"** means all the land and improvements comprised in Plan of Subdivision No P.S. 645691V and known as 51-67 Hornsby Street, Dandenong, VIC 3175
- (l) **"Guidelines"** means any regulation for the effective management of the Building and administration of these Rules, as determined by the Owners Corporation from time to time;
- (m) **"Land"** means the whole of the land described in the Plan;

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- (n) **"Lot"** or **"Lots"** means a Lot or Lots on the Plan of Subdivision;
- (o) **"Manager"** means the person for the time being appointed by the Owners Corporation as its manager or if no person is for the time being appointed, the secretary of the Owners Corporation;
- (p) **"Model Rules"** means the model rules prescribed by the Owners Corporations Act 2006 ~~from time to time as attached in Annexure A;~~ 
- (q) **Motor Vehicle** means a motor vehicle:
 - a. with a tare weight of not more than 2 tonnes; and
 - b. with dimensions capable of fitting within a Car Park Lot and gaining entry to the Car Park without causing damage to the Building and the Land;
- (r) **"Occupier"** means any person lawfully occupying or in possession of a Lot and can include an Owner;
- (s) **"Owner"** means a registered owner of a Lot ;
- (t) **"Owners Corporation"** means Owners Corporation No 1 No 2 No 3 No 4 on Plan No 645691V, as represented by the Owners Corporation Committee and Owners Corporation Manager;
- (u) **"Owners Corporation Committee"** means the Committee elected by the Owners of the Owners Corporation in accordance with the Owners Corporation Regulations;
- (v) **"Owners Corporation Manager"** means any manager appointed from time to time by the Owners Corporation pursuant to the Owners Corporation Act 2006;
- (w) **"Plan"** or **"Plan of Subdivision"** means Plan of Subdivision No 645691V;
- (x) **"Regulations"** mean the Subdivision (Owners Corporation) Regulations 2001 & Owners Corporations Regulations 2007 or any amended version;
- (y) **Retail Lot OR Commercial Lot** means Lot No: 31, 32, 33, 41, 42, 43;
- (z) **"Rules"** means the rules for the Owners Corporation as set out in this document as amended from time to time;
- (aa) **"Security Key"** means a key, magnetic card or other device used to open doors, gates, and locks; and

- (bb) "Storage Lot" means the storage cage of each lot
- (cc) Unless the context otherwise requires:
 - (i) headings are for convenience only;
 - (ii) words imparting the singular include the plural and vice versa;
 - (iii) an expression imparting a natural person includes any company, partnership, joint venture, association, body corporate and any governmental authority; and
 - (iv) a reference to a thing includes part of the Building.
- (dd) The obligations and restrictions in these Rules shall be read subject to the rights, grants or privileges that may be given to any person or persons by the Owners Corporation from time to time and to the extent of any inconsistency, any such rights, grants or privileges, prevail over those Rules in respect of the party or parties to who they are given.



Model Rules for an Owners Corporation

Owners Corporation Regulations 2018
Schedule 2—Model rules for an owners corporation Regulation 11
Authorised Version incorporating amendments as at 1 December 2021

1 Health Safety and Security

1.1 Health, safety and security of Lot owners, Occupiers of Lots and invitees

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.

(2) This rule does not apply to-

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste Disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

2 Committees & Sub-Committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

3 Management & Administration

3.1 Metering of services and apportionment of costs of services

(1) The Owners Corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods and services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount that includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Sub rule (2) does not apply if the concession or rebate –

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of Common Property

4.1 Use of Common Property

(1) An owner or occupier of a lot must not obstruct the lawful use or enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.

(3) An approval under sub-rule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

(7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle –

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, entrance or exit to a lot; or

(c) in any place other than parking area situated on common property specified for purpose by the owners corporation.

4.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under sub rule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions for the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation. Example If the change of use results in a hazardous activity being carried out on lot or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

(3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.

(4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.

(5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6 Behaviour of persons

6.1 Behaviour of owners, Occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise & other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7 Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, an occupier or the owner's corporation.

(2) The party making the complaint must prepare a written statement setting out the complaint in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 calendar days after the dispute comes to the attention of all the parties.

(a) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.

(6) A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.

(a) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.

(b) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of his or her right to take further action under *Part 10 of the Owners Corporations Act 2006*.

(8) This process is separate from and does not limit any further action under any further action under *Part 10 of The Owners Corporation Act 2006*.

Owners Corporation Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation 12, Owners Corporations Regulations 2007

OC 10 (12/07)

What is an Owners Corporation?

The lot you are considering buying is part of an Owners Corporation. Whenever a plan of subdivision creates common property, an Owners Corporation is responsible for managing the common property. A purchaser of a lot that is part of an Owners Corporation automatically becomes a member of the Owners Corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an Owners Corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and Occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the Owners Corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an Owners Corporation?

As an owner, you will be required to make financial contributions to the Owners Corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners Corporation rules

The Owners Corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, Occupiers or guests and grievance procedures.

You should look at the Owners Corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of Owners Corporation expenses that each Lot Owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an Owners Corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular Owners Corporation you are buying into you can inspect that Owners Corporation's information register.

Management of an Owners Corporation

An Owners Corporation may be self-managed by the Lot Owners or professionally managed by an Owners Corporation Manager. If an Owners Corporation chooses to appoint a professional manager, it must be a Manager registered with the Business Licensing Authority (BLA).

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE OWNERS CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.

02/07/2025

InfoTrack on behalf of Huges Legal Pty Ltd
Level 5, North Tower, 459 Collins Street
MELBOURNE VIC 3000

Re: Owners Corporation Certificate - Mosaic Apartments, Lot 12, 80 Cheltenham Rd, DANDENONG

In response to your application, we now attach an Owners Corporation Certificate for Lot 12 on Plan of Subdivision 645691V OC3 dated 02/07/2025. This certificate is intended for use for the purpose of S. 151 of the *Owners Corporations Act 2006* ("Act").

Pursuant to S. 151(4)(b) of the Act, we also include the following:

1. The minutes of the most recent annual general meeting of the Owners Corporation
2. A copy of the consolidated rules registered at Land Victoria
3. A copy of the "Statement of Advice and Information for Prospective Purchasers and Lot Owners"
4. Letter from the VBA dated 23rd December 2021.

Further information on prescribed matters reported in the Owners Corporation Certificate can be obtained by inspection of the Owners Corporation Register in accordance with S. 150 of the Act. Please contact our office on (03) 8535 2770 or email info@bluestoneocm.com.au to obtain a copy of the "Notice to Inspect Register Form" which must be completed and returned to the Owners Corporation prior to booking a time to inspect the Register.

Lastly, to avoid further time being taken up on your part, should it be necessary for us to contact you after settlement, please ensure that immediately upon settlement our office is notified of the name and address of the new Lot Owner. Your cooperation will ensure that you have complied with your obligations under S. 134 of the Act.

Thank you for your compliance.

Kind regards,



Modupe Ikadeh
Owners Corporation Manager
Bluestone OCM Pty Ltd

Owners Corporation Certificate

Owners Corporation Act 2006 Section 151 and Owners Corporations Regulations 2018 Regulation 16

Plan of Subdivision	PS 645691V OC3
Address of Property	Mosaic Apartments, 51-67 Hornsby Street & 80 Cheltenham Rd DANDENONG
This certificate is issued for Lot	12
Postal address	Level 3, 312 St Kilda Road, Melbourne VIC 3004
Vendor	Mr Jesse Lee Venables
Applicant for the certificate	InfoTrack on behalf of Hughes Legal Pty Ltd
Address for delivery of certificate	Ownerscorp@infotrack.com.au
Date application was received	1st July 2025
Reference	251486
This certificate is issued for Lot 12 PS 645691V OC3	

IMPORTANT: The information in this certificate is issued on **02/07/2025**. You can inspect the Owners Corporation Register for additional information and you should obtain a new certificate for current information prior to settlement.

- 1) The current fees for the above lot are **\$731.20** per annum, for the year commencing **01/03/2024**.

Due Date	01/03/2024	01/06/2024	01/09/2024	01/12/2024
Administration Fund	\$178.01	\$173.97	\$173.97	\$173.97
Maintenance Fund	\$9.17	\$7.37	\$7.37	\$7.37

The first quarter for the new financial year commencing **01/03/2025** has been issued as an interim levy, pending formal approval by the Owners Corporation.

Due Date	01/03/2025	01/06/2025
Administration Fund	\$173.97	\$57.99
Maintenance Fund	\$7.37	\$2.46

M6 01/06/2025 to 30/06/2025 - **additional month to extend the current financial year**

Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last year's budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

- 2) The fees are paid up to **30/06/2025**.
- 3) The total of any unpaid fees or charges for the lot are: **\$60.45**
- 4) The following special fees or levies have been struck, and the dates on which they were struck and payable are: **Nil**
- 5) The repairs, maintenance or other work or act which has been or is about to be performed which may incur additional charges which have not been included in the above annual fees, maintenance fund and special levies are:
On the date of issuing the certificate no such repairs, work or act has been performed or is known to be about to be performed.
- 6) The Owners Corporation has the following insurance cover:
The Insurance Policy is held by Owners Corporation No.1.
- 7) Has the Owners Corporation resolved that the members may arrange their own insurance under section 63 of the Act?
No
- 8) The total funds held by the Owners Corporation as at 02/07/2025:

Administrative Fund	Maintenance Fund	Total
\$44,404.78	\$52,759.50	\$97,164.28

- 9) The Owners Corporation has no other known liabilities, other than those covered by annual fees, special levies and repairs and maintenance as set out above
- 10) Details of all current contracts, leases, licences or agreements affecting the common property:
Agreements
17/02/2015 Building management and cleaning services, National Facility Services Pty Ltd, current
17/02/2015 Embedded network electricity supplier, WINenergy Pty Ltd, current
17/02/2015 Waste collection services, Wastewise Environmental (Aust) Pty Ltd, current

01/03/2015 Cooktop gas supply, Origin Energy (Vic) Pty Limited, current
01/03/2015 Lift telephone lines, Telstra Corporation Limited, current
21/05/2015 Internet connection, M2Commander Pty Ltd, current
07/03/2016 Lift Maintenance, Kone Elevators Pty Ltd, current

- 11) The Owners Corporation has not made any agreements to provide services to lot owners, occupiers or the public.
- 12) The Owners Corporation has not been served with any notices or orders in the twelve months preceding the issuing of this certificate that have not been satisfied.
- 13) The Owners Corporation is not a party to any legal proceedings or aware of any circumstances which may give rise to proceedings. except:
The Owners Corporation has initiated legal proceedings against Burbank Homes (Builder), the Building Surveyor, the Architect and Fire Engineers in respect of numerous common property defects in the building, such as plumbing, water ingress, structural and fire safety issues.
- 14) The Owners Corporation has appointed a manager. Details are as follows:
**Bluestone OCM Pty Ltd
Registration No: 000776
ABN 56 165 080 820
Level 3, 312 St Kilda Road
MELBOURNE VIC 3004**
- 15) Has an administrator been appointed for the Owners Corporation, or has there been a proposal for the appointment of an administrator?
No Administrator has been appointed, and the Manager is not aware of any proposal to appoint an Administrator.
- 16) The following documents are attached to the Owners Corporation certificate:
a) **The minutes of the most recent annual general meeting of the Owners Corporation**
b) **A copy of the consolidated rules registered at Land Victoria**
c) **A copy of the "Statement of Advice and Information for Prospective Purchasers and Lot Owners"**
d) **Letter from the VBA dated 23rd December 2021.**
- 17) Additional Information
Refer to the attached letter from the VBA.

The VBA carried out an inspection of the above buildings. The inspection identified that the buildings are out of scope of the Victorian Statewide Cladding Audit and do not require further review by an Expert Panel of building and fire safety experts.

These buildings were ruled out-of-scope for the following reason/s:

The building does not have combustible cladding (expanded polystyrene or aluminium composite panels with a polyethylene or polymer core).

This Owners Corporation Certificate was prepared by:

**Modupe Ikadeh
Owners Corporation Manager
Bluestone OCM Pty Ltd, as a delegate of the Owners Corporation**



Date: 02/07/2025

MINUTES OF ANNUAL GENERAL MEETING

Owners Corporation 645691V No.1, No.2, No.3 & No.4

MOSAIC APARTMENTS

Date: Tuesday 23 April 2024

Location: Quest Apartments, 2-10 Walker Street, Dandenong Victoria 3175

Meeting start time: 5.30pm

Meeting finish time: 6.39pm

Meeting Open

Lidiya Hanin opened the meeting welcomed members in attendance.

Meeting Recording

The meeting will be recorded for the purpose of accurate minute taking and the recording will be destroyed thereafter. The recording is the property of Bluestone OCM and does not form part of the Owners Corporation records.

Attendance, Apologies and Proxies

The following Members were in attendance:

Owners Corporation No.1

Lot 12	Jesse Lee Venables
Lot 14	Xufeng Li
Lot 23	Michael Gater
Lot 102	Souheil Al Awar
Lot 111	Ruby Culley
Lot 138	Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 201	Anna Dudkowski
Lot 330	Henry Stolarek
Lot 342	Abiola Olufola Kemi Iyiola
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

Owners Corporation No.2

Lot 12	Jesse Lee Venables
Lot 14	Xufeng Li
Lot 23	Michael Gater
Lot 102	Souheil Al Awar
Lot 111	Ruby Culley
Lot 138	Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 201	Anna Dudkowski
Lot 330	Henry Stolarek
Lot 342	Abiola Olufola Kemi Iyiola

Lot 425 Madduma Patabendige Yasantha De Silva
 Lot 803 Ramin Mohseni

Owners Corporation No.3

Lot 12 Jesse Lee Venables
 Lot 14 Xufeng Li
 Lot 23 Michael Gater
 Lot 102 Souheil Al Awar
 Lot 111 Ruby Culley
 Lot 138 Diane Magdalena Farchione
 Lot 139 Steven John Phelan
 Lot 201 Anna Dudkowski
 Lot 330 Henry Stolarek
 Lot 342 Abiola Olufola Kemi Iyiola
 Lot 425 Madduma Patabendige Yasantha De Silva
 Lot 803 Ramin Mohseni

Owners Corporation No.4

N/A

Apologies Received:

Lot 335	Common Equity Housing Limited	OC No.1, OC No.2 & No.3
Lot 339	Common Equity Housing Limited	OC No.1, OC No.2 & No.3
Lot 349	Common Equity Housing Limited	OC No.1, OC No.2 & No.3
Lot 350	Common Equity Housing Limited	OC No.1, OC No.2 & No.3
Lot 351	Common Equity Housing Limited	OC No.1, OC No.2 & No.3

Present by Invitation:

Lidiya Hanin, Owners Corporation Manager of Bluestone OCM Pty Ltd
 Cody Asplet, Associate Owners Corporation Manager of Bluestone OCM Pty Ltd
 John Richmond, Director of Bluestone OCM Pty Ltd
 Stephen Rydon, Building Operations and Risk Manager of Bluestone OCM Pty Ltd
 David Schroeder, Building Manager of National Facility Services Pty Ltd

Admittance of Proxies:

Owners Corporation No.1, No.2, No.3 & No.4

N/A

1. Voting

Owners Corporation No.1, No.2, No.3 & No.4 resolves that voting for the meeting will be undertaken by a show of hands, being a mover of the motion and a seconder.

Motion: *Carried*

2. Establishment of a Quorum

Pursuant to s.77 *Owners Corporations Act 2006*, a quorum for a general meeting is 50% of the total number of lots or if 50% of the total number of lots is not available the quorum is at least 50% of the lot entitlement.

Owners Corporation No.1

Owners Corporation No.1 acknowledges that a quorum of Members in attendance (in person or by proxy) was not present. Subject to s.78(4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.

5% of lots were represented at the meeting.

Motion: *Carried*

Owners Corporation No.2

Owners Corporation No.2 acknowledges that a quorum of Members in attendance (in person or by proxy) was not present. Subject to s.78(4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.

4% of lots represented at the meeting.

Motion: *Carried*

Owners Corporation No.3

Owners Corporation No.3 acknowledges that a quorum of Members in attendance (in person or by proxy) was not present. Subject to s.78(4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.

5% of lots represented at the meeting.

Motion: *Carried*

Owners Corporation No.4

Owners Corporation No.4 acknowledges that a quorum of Members in attendance (in person or by proxy) was not present. Subject to s.78(4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.

0% of lots represented at the meeting.

Motion: *Carried*

Please note:

Pursuant to s. 78(4) of the *Owners Corporations Act 2006*, Interim resolutions become resolutions of the Owners Corporation:

- (a) subject to paragraph (b) and (c), 29 days from the date of the interim resolution; or
- (b) if notice of a special general meeting is given within that 29-day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or
- (c) if notice of a special general meeting is given within that 29-day period and the meeting is not held within 28 days after the notice is given, at the end of that 28-day period.

Effectively this means that an interim resolution cannot be acted for 29 days after it is made but if notice of a Special General Meeting is given within that 29 day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held 28 days after the notice has been given), or if the meeting is not held, until the end of the 28 day period.

3. Appointment of Chairperson for the Meeting

Owners Corporation No.1, No.2, No.3 & No.4 resolves to appoint Lidiya Hanin, as the Chairperson for the meeting.

Motion: *Carried*

4. Meeting to run concurrently for multiple Owners Corporations

Owners Corporation No.1, No.2, No.3 & No.4 resolves that the Annual General Meetings for the Unlimited and Limited Owners Corporations will run concurrently.

Motion: *Carried*

5. Previous Minutes

Owners Corporation No.1, No.2, No.3 & No.4 resolves to accept the Minutes of the previous Annual General Meeting held on 12th June 2023 as a true and correct record of the meeting.

It was noted that the AGM minutes for Owners Corporation No.1 administration levies to be raised was \$476,658.60 inclusive of GST as per the budget and not 478,658.60. We have raised per the approved budget of \$476,658.60. The appropriate adjustments were made to the Owners Corporation levies. The Owners Corporation No.2 minutes are inclusive of GST instead of exclusive GST.

Motion: *Carried*

6. Election of Owners Corporation Committee

Owners Corporation No.1:

Owners Corporation No.1 resolves that the number of members to serve on the Committee as 7 (between 3 and 7).

The Owners Corporation No.1 reviewed the 7 nominations received:

Lot 12	Jesse Lee Venables
Lot 102	Souheil Al Awar
Lot 138	Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

And resolves to elect the following 7 members to the Committee:

Lot 12	Jesse Lee Venables
Lot 102	Souheil Al Awar
Lot 138	Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

Motion: *Carried*

Owners Corporation No.2:

Owners Corporation No.2 resolves that the number of members to serve on the Committee as 6 (between 3 and 7).

The Owners Corporation No.2 reviewed the 6 nominations received:

Lot 102	Souheil Al Awar
Lot 138	Ms Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

And resolves to elect the following 6 members to the Committee:

Lot 102	Souheil Al Awar
Lot 138	Ms Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

Motion: Carried

Owners Corporation No.3:

Owners Corporation No.3 resolves that the number of members to serve on the Committee as 7 (between 3 and 7).

The Owners Corporation No.3 reviewed the 7 nominations received:

Lot 12	Mr Jesse Lee Venables
Lot 102	Souheil Al Awar
Lot 138	Ms Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

And resolves to elect the following 7 members to the Committee:

Lot 12	Mr Jesse Lee Venables
Lot 102	Souheil Al Awar
Lot 138	Ms Diane Magdalena Farchione
Lot 139	Steven John Phelan
Lot 330	Henry Marian Stolarek
Lot 425	Madduma Patabendige Yasantha De Silva
Lot 803	Ramin Mohseni

Motion: Carried

Owners Corporation No.4:

Owners Corporation No.4 received no committee nominations.

Motion: Carried

7. Delegations

Owners Corporation No.1, No.2, No.3 & No.4 resolves to delegate all of the powers and functions that may be delegated to the Committee of the Owners Corporation (except for the power or function that requires a unanimous resolution, a special resolution or a resolution at a general meeting, or the power to delegate, or the powers delegated to the Manager), pursuant to s. 11(2)(a) *Owners Corporations Act 2006*. These powers and functions are set out the in the *Owners Corporations Act 2006*, *Owners Corporations Regulations 2018* and Rules of the Owners Corporation.

Motion: Carried

Owners Corporation No.1, No.2, No.3 & No.4 resolves to delegate all of the powers and functions that may be delegated to the Manager in accordance with s. 11(2)(b) and s. 120 *Owners Corporations Act 2006* to enable the Manager to carry out its functions and perform duties to ensure effective operation of the Owners Corporation. These powers and functions are set out the in the *Owners Corporations Act 2006*, *Owners Corporations Regulations 2018* and Rules of the Owners Corporation.

Motion: Carried

8. Consideration of Reports

Owners Corporation Manager's Report

Owners Corporation No.1, No.2, No.3 & No.4 acknowledges the Manager's Report as presented.

Motion: Carried

- **Outstanding Defects**

Management expressed that the outgoing committee members had voted against appointing legal representation to pursue Burbank to attend to the outstanding defects.

As discussed at the Annual General Meeting, Members present agreed that the matter be deferred to the incoming committee members for discussion and further instructions.

It was noted that lot owners should lodge their private property defects to Burbank directly and continue to pursue them for rectification.

- **Debt recovery**

Management advised that the concerned lots in arrears have been with the legal debt recovery team, who are reviewing the matter to be addressed by the courts.

Committee Report

Owners Corporation No.1, No.2, No.3 & No.4 acknowledges the Committee Report as presented.

Motion: Carried

Member J. Venables expressed excitement for the new committee to join for the next financial year. It was noted that the main item that will be required to be reviewed is the win connect contract due to expire in early 2025.

Maintenance Plan Status Report

Owners Corporation No.1, No.2, No.3 & No.4 acknowledges the Maintenance Plan Status Report as presented.

Motion: Carried

9. Appointment of Auditor

Owners Corporation OC No.1, No.2, No.3 & No.4 resolves to appoint J&T Partnership to Audit the Financial Statements after the end of the financial year, pursuant to s. 35 (1) Owners Corporations Act 2006.

Motion: Carried

10. Appointment of Public Officer

Owners Corporation No.1, No.2, No.3 & No.4 resolves to appoint Mr. John Richmond, Director of Bluestone OCM Pty Ltd as the Public Officer of the Owners Corporation for taxation purposes and communications with the ATO.

Motion: Carried

11. Annual Financial Statements

Owners Corporation No.1, No.2, No.3 & No.4:

Owners Corporation OC No.1, No.2, No.3 & No.4 resolves to accept the Financial Statements for the period 1 March 2022 to 28 February 2023, which have been prepared in accordance with the Australian Accounting Standards, pursuant to s. 34(1) Owners Corporations Act 2006.

Motion: Carried

12. Administration Fund Budget and Levy Contribution

The Administration Fund receives contributions from Lot Owners for the purpose of meeting short term expenses that relate to the Common Property. Typical expenses that are met from the Administration Fund include: Administrative Costs, Utility Services, Insurance, Minor Maintenance, and Day to Day operating costs including Facilities Management.

Changed Financial Year and Proposed Motions for Owners Corporation No.1, No.2, No.3 and No.4:

Members requested if the financial period for the Owners Corporation can be in line with the Australia Financial Year being from 1 July to 30 June. Members further requested that the financials and proposed budgets be reviewed earlier in line with the building's financial year.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

To have the endorsed financial year changed to 01 July to 30 June, the Owners Corporation will require to have a one-off 16 x months long financial year. Additional quarters will need to be raised in line with the 16-month budget, which has been endorsed. The next financial year following the amendment would be back to the normal 12 x months as 01/07/2025 to 30/06/2026.

Owners Corporation No.1:

Owners Corporation No.1 resolves to adopt the Administrative Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$553,731.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.1 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e. levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.2:

Owners Corporation No.2 resolves to adopt the Administrative Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$132,238.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.2 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1 01/03/2024 to 31/05/2024 – these levies issued as interim*
 QRT2 01/06/2024 to 31/08/2024
 QRT3 01/09/2024 to 30/11/2024
 QRT4 01/12/2024 to 29/02/2025
 QRT5 01/03/2025 to 31/05/2025 - **additional quarter to extend the current financial year**
 M6 01/06/2025 to 30/06/2025 - **additional month to extend the current financial year**

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.3:

Owners Corporation No.3 resolves to adopt the Administrative Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$287,754.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.3 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1 01/03/2024 to 31/05/2024 – these levies issued as interim*
 QRT2 01/06/2024 to 31/08/2024
 QRT3 01/09/2024 to 30/11/2024
 QRT4 01/12/2024 to 29/02/2025
 QRT5 01/03/2025 to 31/05/2025 - **additional quarter to extend the current financial year**
 M6 01/06/2025 to 30/06/2025 - **additional month to extend the current financial year**

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.4:

Owners Corporation No.4 resolves to adopt the Administrative Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$71,846.00 (inc GST)** as per attached proposed budgets.

Owners Corporation No.4 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

13. Maintenance Plan

Owners Corporation No.1:

Owners Corporation No.1 resolves approve (or acknowledge) the Roscon 15 April 2016 Maintenance Plan, pursuant to s. 36(1) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.1 resolves to approve that the Committee can by ordinary resolution, amend the approved Maintenance Plan by deferring or bringing forward any of the items listed on the approved Maintenance Plan as considered necessary, pursuant to s. 37(1A) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.2:

Owners Corporation No.2 resolves approve (or acknowledge) the Roscon 15 April 2016 Maintenance Plan, pursuant to s. 36(1) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.2 resolves to approve that the Committee can by ordinary resolution, amend the approved Maintenance Plan by deferring or bringing forward any of the items listed on the approved Maintenance Plan as considered necessary, pursuant to s. 37(1A) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.3:

Owners Corporation No.3 resolves approve (or acknowledge) the Roscon 15 April 2016 Maintenance Plan, pursuant to s. 36(1) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.3 resolves to approve that the Committee can by ordinary resolution, amend the approved Maintenance Plan by deferring or bringing forward any of the items listed on the approved Maintenance Plan as considered necessary, pursuant to s. 37(1A) *Owners Corporations Act 2006*.

Motion: *Carried*

Owners Corporation No.4:

Owners Corporation No.4 resolves approve (or acknowledge) the Roscon 15 April 2016 Maintenance Plan, pursuant to s. 36(1) *Owners Corporations Act 2006*.

Motion: *Carried*

Owners Corporation No.4 resolves to approve that the Committee can by ordinary resolution, amend the approved Maintenance Plan by deferring or bringing forward any of the items listed on the approved Maintenance Plan as considered necessary, pursuant to s. 37(1A) *Owners Corporations Act 2006*.

Motion: *Carried*

14. Maintenance Fund Budget and Levy Contribution

The Maintenance Fund receives contributions from Lot Owners which are set aside for the purpose of meeting long term maintenance costs. Typical expenses that are met from the Maintenance Fund include: painting costs, refurbishment/replacement of major plant and building equipment or an item of a prescribed class.

Changed Financial Year and Proposed Motions for Owners Corporation No.1, No.2, No.3 and No.4:

Members requested if the financial period for the Owners Corporation can be in line with the Australia Financial Year being from 1 July to 30 June. Members further requested that the financials and proposed budgets be reviewed earlier in line with the building's financial year.

The levy periods are outlined below:

QRT1 01/03/2024 to 31/05/2024

QRT2 01/06/2024 to 31/08/2024

QRT3 01/09/2024 to 30/11/2024

QRT4 01/12/2024 to 29/02/2025

QRT5 01/03/2025 to 31/05/2025 - **additional quarter to extend the current financial year**

M6 01/06/2025 to 30/06/2025 - **additional month to extend the current financial year**

To have the endorsed financial year changed to 01 July to 30 June, the Owners Corporation will require to have a one-off 16 x months long financial year. Additional quarters will need to be raised in line with the 16-month budget, which has been endorsed. The next financial year following the amendment would be back to the normal 12 x months as 01/07/2025 to 30/06/2026.

Owners Corporation No.1:

Owners Corporation No.1 resolves to adopt the Maintenance Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$62,392.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.1 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.2:

Owners Corporation No.2 resolves to adopt the Maintenance Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$35,557.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.2 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.3:

Owners Corporation No.3 resolves to adopt the Maintenance Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$12,695.00 (ex GST)** as per attached proposed budgets.

Owners Corporation No.3 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

Owners Corporation No.4:

Owners Corporation No.4 resolves to adopt the Maintenance Fund Budget for the year ending **30 June 2025**. Administration Fund Levies to be raised across the full year of **\$2,172.00 (inc GST)** as per attached proposed budgets.

Owners Corporation No.4 resolves that the levy periods are *QUARTERLY* and acknowledges that levies are due on the 1st day of each period or a minimum of 28 days after the date of issuance (i.e levies are paid in advance) and that the allocation is based on Lot Liability.

The levy periods are outlined below:

QRT1	01/03/2024 to 31/05/2024 – these levies issued as interim*
QRT2	01/06/2024 to 31/08/2024
QRT3	01/09/2024 to 30/11/2024
QRT4	01/12/2024 to 29/02/2025
QRT5	01/03/2025 to 31/05/2025 - <i>*additional quarter to extend the current financial year*</i>
M6	01/06/2025 to 30/06/2025 - <i>*additional month to extend the current financial year*</i>

Motion: Carried

* Given that a Budget had not been approved by the time of the issuance of QTR1, interim levies were based off a last years budget deemed to reflect the required expenditure for the Owners Corporation. The QTR1 interim levy had been issued based on the last quarter of the previous year's budget 23/24. The remaining quarters QTR2 - QTR5 and month 6 will be adjusted accordingly to reflect the adopted budget, for the year ending 30 June 2025.

Motion: Carried

15. Penalty interest

Owners Corporation No.1, No.2, No.3 & No.4 resolves for the Owners Corporation to apply a penalty interest rate in accordance with s. 29 *Owners Corporations Act 2006* at the rate for the time being fixed under s. 2 of the *Penalty Interest Rates Act 1983*. Such interest will apply to money owed by a member for fees and charges which are paid after the due date.

Motion: Carried

16. Debt Recovery

Owners Corporation No.1, No.2, No.3 & No.4 resolves to approve that the Committee can take action under Part 11 to recover the amount due if the overdue fees and charges and interest owing are not paid within 28 days after the date the final notice is given, pursuant to s. 32(c) *Owners Corporations Act 2006*.

Motion: Carried

Owners Corporation No.1, No.2, No.3 & No.4 resolves to approve that the Committee can engage the services of a lawyer and/or debt collector for the purpose of collecting overdue fees and charges owing to the Owners Corporation.

Motion: Carried

17. Insurance Policy Components

Owners Corporation No.1 resolves to accept and endorse the components of the insurance policy as outlined below and acknowledges that a copy of the Certificate of Currency has been included with the Notice of Meeting.

INSURANCE COMPANY:	CHUBB Insurance Australia
INSURANCE BROKER:	Whitbread Insurance Brokers Pty Ltd
POLICY NUMBER:	02GS033837
SUM INSURED:	\$85,371,000
RENEWAL DATE:	07/02/2025
BUILDING & CONTENTS:	\$89,510,000
CONSEQUENTIAL LOSS INSURANCE:	\$13,426,500
INSURED PROPERTY (COMMON AREA CONTENTS):	\$895,100
CATASTROPHE or EMERGENCY:	\$13,560,765
GENERAL LIABILITY:	\$30,000,000
FIDELITY GUARANTEE / CRIME INSURANCE:	\$100,000
GOVERNMENT AUDIT COSTS:	\$30,000
APPEAL EXPENSES:	\$150,000
MACHINERY BREAKDOWN:	\$25,000
ENVIRONMENTAL IMPAIRMENT LIABILITY	\$250,000
MANAGEMENT COMMITTEE LIABILITY	\$1,000,000
Claim Excess:	
All Other Claims	\$5,000 per claim
Machinery Breakdown	\$5,000 per claim

Please Note: *The Owners Corporation insurance does not extend to cover personal items within the apartment or storage cages. Personal items include carpets and temporary flooring (unless specified on your policy schedule), wall and ceiling coverings, fixtures removable by lessee at end of lease, anything prescribed as not forming part of the building or any privately owned contents within the Lot or storage cage. Members are urged to seek their own insurance advice on a separate insurance policy to protect their interest with regards to contents and personal belongings within their individual lots and storage cages.*

Motion: Carried

Owners Corporation No.1 acknowledges that Bluestone OCM Pty Ltd is an Authorised Representative of Whitbread Insurance Brokers Pty Ltd and is qualified to give general advice and factual advice about insurance, not personal advice.

Motion: Carried

A query was raised about Voluntary Workers coverage, please see below excerpt from Insurance Brokers, Whitbreads:

Broadly, Voluntary Workers provides compensation to be paid on behalf of the Owners Corporation to a voluntary worker for loss of income if they are unable to perform their usual employment duties (and/or a lump-sum compensation payment if the voluntary worker suffers a permanent impairment injury, including which may result in permanent disability or death) in the course of performing voluntary work for the Owners Corporation.

Important to note that a Voluntary Worker is defined a person who has offered or agreed to perform either one-off or regular voluntary work - without reward or remuneration.

(Examples could include a lot owner or tenant offering to take out rubbish bins on a regular basis, regularly doing some gardening work on a common garden, or a one-off 'working bee' clean-up by owners and/or tenants. I have received Voluntary Workers queries before in the context of these situations, but there may be many other situations which could be defined as voluntary work, and if any queries we can ask the insurer to determine if they would define as voluntary work, based on the details / circumstances).

Have looked over the current 2024-2025 strata insurance policy coverage to check insurer (Chubb residential strata policy) and standard Voluntary Workers cover inclusion is in place, as per the coverage summary on page 8.

A Copy of the Product Disclosure Statement can be received upon written request to the Owners Corporation Manager.

18. Insurance Valuation Report

Owners Corporation No.1 acknowledges receipt of the Insurance Valuation Report as commissioned on 18/05/2023 by WBP Insurance Pty Ltd, pursuant to s. 65(1) & (3) *Owners Corporations Act 2006*.

Motion: Carried

19. Confirmation of Appointment – Owners Corporation Manager

Owners Corporation No.1, No.2, No.3 & No.4 acknowledges that Bluestone OCM Pty Ltd is the appointed Owners Corporation Manager, in accordance with the Contract of Appointment between PS 645691V No.1, No.2, No.3 & No.4 and Bluestone OCM Pty Ltd.

Motion: Carried

20. Occupational Health and Safety

Owners Corporation No.1 resolves to undertake an independent safety assessment report of the common property in relation to Occupational Health and Safety.

Motion: Carried

21. General Business

Win connect Contract.

Members requested if the Owners Corporation could remove themselves from Win connect. It had been expressed by Members that they would like step away from the embedded network framework. John Richmond advised Members that it may prove beneficial to create that competitive market when taking the contract out to tender, as moving away from the embedded network model may be costly as the infrastructure may required to be upgraded or changed.

Members queried the charges of electricity and if there is a lack of competition in the market. Members were advised by John Richmond that there are regulations stating what the standard index is for charges, which means that contractors must comply within the restrictions.

Red Train

Members raised concerns about the lack of professionalism and customer service by the encumbered contractors, Red Train. It was noted that the lack of television reception and internet reception has been appalling and requires to be addressed with them. Management advised that a written complaint has been sent to Red Train about the service, of which no response has been received. It was noted that this item be deferred to the Owners Corporation Committee for review and further instructions.

New Motor for Garage

It was raised by members that the garage motor recently replaced has been creating undue noise when operating throughout the night, affecting residents in the above apartments. It was noted that Building Management are to follow up on this matter and request for the contractors to attend to the noisy motor.

Lift Out of Service

Members requested for an update in relation to the lift that is out of service. Building Manager David advised that the bearings require to be replaced and is currently following up the contractors for a date for rectification. It was noted, Building Management will send out an update to Members.

Courtyard Gates

It was raised that the courtyard gates require maintenance.

Management advised that the courtyard gates are access to the individual lot solely and therefore the repairs and maintenance to gates are the lot owners' responsibility, as these only services their lot.

Private Lot Defects

John Richmond advised that the Owners Corporation has no authority to make a case for the private lot defects and strongly recommends that lot owners are to report their private property defects as soon as possible with Burbank.

First Committee Meeting

It was raised that first committee meeting is required to be held after the interim period has passed, i.e.: 29 days from the date of the 2024 AGM. It was noted that Management will schedule the meeting with the new incoming members.

22. Meeting Closure

With no further business, the Chairperson closed the meeting at 6.39pm.

Attachments:

Levy Contribution Schedule 2024

OC1		Total Annual Loss

1/5/2024-31/5/2024					1/6/2024-31/8/2024			1/9/2024-30/11/2024			1/12/2024-29/2/2025			1/3/2025-31/5/2025			1/6/2025-30/6/2025			01/3/2026 to 30/06/2025		
	Unit	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$143,645.60	\$15,414.20	\$159,059.80	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.84	\$119,694.34	\$107,413.50	\$12,280.84	\$119,694.34	\$35,804.50	\$4,093.62	\$39,898.12	\$609,104.10	\$68,631.20	\$677,735.30
1	1	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
2	2	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
3	3	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
4	4	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
5	5	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
6	6	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
7	7	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
8	8	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
9	9	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
10	10	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
11	11	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
12	12	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
13	13	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
14	14	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
15	15	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
16	16	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
17	17	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
18	18	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
19	19	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.26	\$302.34	\$2,985.62
20	20	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.26	\$302.34	\$2,985.62
21	21	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
22	22	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
23	23	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
24	24	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
25	25	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
31	31	\$1,139.04	\$122.23	\$1,261.27	\$851.74	\$97.38	\$949.12	\$851.74	\$97.38	\$949.12	\$851.74	\$97.38	\$949.12	\$851.74	\$97.38	\$949.12	\$283.91	\$32.46	\$316.37	\$4,829.90	\$544.21	\$5,374.11
32	32	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
33	33	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
41	41	\$885.92	\$95.07	\$980.99	\$662.46	\$75.74	\$738.20	\$662.46	\$75.74	\$738.20	\$662.46	\$75.74	\$738.20	\$662.46	\$75.74	\$738.20	\$220.82	\$25.25	\$246.07	\$3,756.59	\$423.28	\$4,179.87
42	42	\$1,645.28	\$176.55	\$1,821.83	\$1,230.29	\$140.66	\$1,370.95	\$1,230.29	\$140.66	\$1,370.95	\$1,230.29	\$140.66	\$1,370.95	\$1,230.29	\$140.66	\$1,370.95	\$440.10	\$46.89	\$486.98	\$6,976.52	\$786.08	\$7,762.61
43	43	\$1,515.72	\$162.97	\$1,681.69	\$1,135.65	\$129.84	\$1,265.49	\$1,135.65	\$129.84	\$1,265.49	\$1,135.65	\$129.84	\$1,265.49	\$1,135.65	\$129.84	\$1,265.49	\$378.55	\$43.28	\$421.83	\$6,439.87	\$752.62	\$7,192.48
101	101	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
102	102	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
103	103	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
104	104	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
105	105	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
106	106	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
107	107	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
108	108	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
109	109	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
110	110	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
111	111	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
112	112	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
113	113	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
114	114	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
115	115	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.26	\$302.34	\$2,985.62
116	116	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.26	\$302.34	\$2,985.62
117	117	\$759.36</																				

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1/10/2024-31/5/2024					1/6/2024-31/9/2024			1/9/2024-30/11/2024			1/12/2024-29/2/2025			1/3/2025-31/5/2025			1/6/2025-30/6/2025			01/03/2024 to 30/06/2025		
	Unit	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$143,645.60	\$15,414.20	\$159,059.80	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.84	\$119,694.34	\$107,413.50	\$12,280.84	\$119,694.34	\$35,804.50	\$4,093.62	\$39,898.12	\$699,104.10	\$68,631.20	\$677,735.30
209	209	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
210	210	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
211	211	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
212	212	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
213	213	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
214	214	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
215	215	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
216	216	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
217	217	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
218	218	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
219	219	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
220	220	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.28	\$302.34	\$2,985.62
221	221	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
222	222	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
223	223	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
224	224	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
225	225	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
226	226	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
227	227	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.28	\$302.34	\$2,985.62
228	228	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.28	\$302.34	\$2,985.62
229	229	\$632.80	\$67.90	\$700.70	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$473.19	\$54.10	\$527.29	\$157.73	\$18.03	\$175.76	\$2,683.28	\$302.34	\$2,985.62
230	230	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
231	231	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
232	232	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
233	233	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
234	234	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
235	235	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
236	236	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
237	237	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
238	238	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
239	239	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
240	240	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
241	241	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
242	242	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
243	243	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
244	244	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
245	245	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
246	246	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
247	247	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
248	248	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
249	249	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
250	250	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
251	251	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
252	252	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
301	301	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
302	302	\$567.36	\$64.92	\$632.28	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
303	303	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
304	304	\$759.36	\$81																			

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Lot #	Unit	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$143,645.60	\$15,414.20	\$159,059.80	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.85	\$119,694.35	\$107,413.50	\$12,280.84	\$119,694.34	\$107,413.50	\$12,280.84	\$119,694.34	\$35,804.50	\$4,093.62	\$39,898.12	\$609,104.10	\$68,631.20	\$677,735.30
340	340	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
341	341	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
342	342	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
343	343	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
344	344	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
345	345	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
346	346	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
347	347	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
348	348	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
349	349	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
350	350	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
351	351	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
352	352	\$253.12	\$27.16	\$280.28	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$189.27	\$21.64	\$210.92	\$63.09	\$7.21	\$70.31	\$1,073.31	\$120.94	\$1,194.25
401	401	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
402	402	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
403	403	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
404	404	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
405	405	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
406	406	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
407	407	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
408	408	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
409	409	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
410	410	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
411	411	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
412	412	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
413	413	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
414	414	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
415	415	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
416	416	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
417	417	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
418	418	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
419	419	\$379.68	\$40.74	\$420.42	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$283.91	\$32.46	\$316.37	\$94.64	\$10.82	\$105.46	\$1,609.97	\$181.40	\$1,791.37
420	420	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
421	421	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
422	422	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
423	423	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
424	424	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
425	425	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
426	426	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
427	427	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
428	428	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
429	429	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
430	430	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
431	431	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
432	432	\$759.36	\$81.48	\$840.84	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$567.82	\$64.92	\$632.75	\$189.27	\$21.64	\$210.92	\$3,219.93	\$362.81	\$3,582.74
433	433	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
434	434	\$506.24	\$54.32	\$560.56	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$378.55	\$43.28	\$421.83	\$126.18	\$14.43	\$140.61	\$2,146.62	\$241.87	\$2,388.49
501	501	\$506.24																				

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Lot	No	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy		
Total		\$25,658.28	\$5,297.50	\$30,955.78	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.96	\$7,803.40	\$35,450.36	\$27,646.96	\$7,803.39	\$35,450.35	\$9,215.66	\$2,601.13	\$11,816.79	\$145,461.80	\$39,112.52	\$184,574.32	\$145,461.80	\$39,112.52	\$184,574.32		
101	101	\$94.68	\$19.55	\$114.23	\$170.03	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
102	102	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
103	103	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
104	104	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
105	105	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
106	106	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
107	107	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
108	108	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
109	109	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
110	110	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
111	111	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
112	112	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
113	113	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
114	114	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
115	115	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
116	116	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
117	117	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
118	118	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
119	119	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
120	120	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
121	121	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
122	122	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
123	123	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
124	124	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
125	125	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
126	126	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
127	127	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
128	128	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
129	129	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
130	130	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11	\$715.68	\$192.44	\$908.11		
131	131	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
132	132	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
133	133	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
134	134	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$536.76	\$144.33	\$681.09	\$536.76	\$144.33	\$681.09		
135	135	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
136	136	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
137	137	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
138	138	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
139	139	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
140	140	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
141	141	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
142	142	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$894.60	\$240.54	\$1,135.14	\$894.60	\$240.54	\$1,135.14		
143	1																										

OC2

Lot, No.		Unit	1/3/2024-31/5/2024			1/6/2024-31/8/2024			1/9/2024-30/11/2024			1/12/2024-29/2/2025			1/3/2025-31/5/2025			1/6/2025-30/6/2025			Total Annual Levy		
			Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
236	236		\$25,658.28	\$5,297.80	\$30,956.08	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.96	\$7,803.40	\$35,450.36	\$27,646.96	\$7,803.39	\$35,450.35	\$27,646.96	\$7,803.39	\$35,450.35	\$27,646.96	\$7,803.39	\$35,450.35
237	237		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
238	238		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
239	239		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
240	240		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
241	241		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
242	242		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
243	243		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
244	244		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
245	245		\$63.12	\$13.03	\$76.15	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21
246	246		\$63.12	\$13.03	\$76.15	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21
247	247		\$63.12	\$13.03	\$76.15	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21
248	248		\$63.12	\$13.03	\$76.15	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21
249	249		\$63.12	\$13.03	\$76.15	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21
250	250		\$63.12	\$13.03	\$76.15	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21
251	251		\$63.12	\$13.03	\$76.15	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21
252	252		\$63.12	\$13.03	\$76.15	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21	\$68.01	\$19.20	\$87.21
301	301		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
302	302		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
303	303		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
304	304		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
305	305		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
306	306		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
307	307		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
308	308		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
309	309		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
310	310		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
311	311		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
312	312		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
313	313		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
314	314		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
315	315		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
316	316		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
317	317		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
318	318		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
319	319		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
320	320		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
321	321		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
322	322		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
323	323		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
324	324		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
325	325		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
326	326		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
327	327		\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42
328	328		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
329	329		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02
330	330		\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42
331	331		\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81
332	332		\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03					

OC2

		1/3/2024-31/5/2024			1/6/2024-31/8/2024			1/9/2024-30/11/2024			1/12/2024-31/2/2025			1/3/2025-31/5/2025			1/6/2025-30/6/2025			01/03/2024 to 30/06/2025		
Lot	No	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$25,658.28	\$5,297.80	\$30,956.08	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.97	\$7,803.40	\$35,450.37	\$27,646.96	\$7,803.40	\$35,450.36	\$27,646.96	\$7,803.39	\$35,450.35	\$9,215.66	\$2,601.13	\$11,816.79	\$145,461.80	\$39,112.52	\$184,574.32
411	411	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
412	412	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
413	413	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
414	414	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
415	415	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
416	416	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
417	417	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
418	418	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
419	419	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
420	420	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
421	421	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
422	422	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
423	423	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
424	424	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
425	425	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
426	426	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
427	427	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
428	428	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
429	429	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
430	430	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
431	431	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
432	432	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
433	433	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
434	434	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
501	501	\$94.68	\$19.55	\$114.23	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$102.02	\$28.79	\$130.81	\$34.01	\$9.60	\$43.60	\$56.68	\$14.43	\$68.09
502	502	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
503	503	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
504	504	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
505	505	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
506	506	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
507	507	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
601	601	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
602	602	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
603	603	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
604	604	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
605	605	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
606	606	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
707	707	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
701	701	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
702	702	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
703	703	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
704	704	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
705	705	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
706	706	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
707	707	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
801	801	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
802	802	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$45.34	\$12.80	\$58.14	\$715.68	\$192.44	\$908.11
803	803	\$157.80	\$32.58	\$190.38	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$170.03	\$47.99	\$218.02	\$56.68	\$16.00	\$72.67	\$56.68	\$16.00	\$72.67
804	804	\$126.24	\$26.07	\$152.31	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42	\$136.02	\$38.39	\$174.42						

OC3

10/2024-31/05/2024				10/2024-31/05/2024				10/2024-30/11/2024				10/2024-29/02/2025				10/2025-30/11/2025				10/2025-30/06/2025				01/01/2024-31/06/2025			
Lot	Unit	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Total Levy	Admin Fund Levy	Total Levy	Admin Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy			
Total		\$60,483.16	\$21,487.97	\$81,971.13	\$59,092.21	\$21,155.48	\$80,247.69	\$59,092.21	\$21,155.48	\$80,247.69	\$59,092.21	\$21,155.48	\$80,247.69	\$59,092.21	\$21,155.48	\$80,247.69	\$59,092.21	\$21,155.48	\$80,247.69	\$59,092.21	\$21,155.48	\$80,247.69	\$59,092.21	\$21,155.48			
1	1	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
2	2	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
3	3	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
4	4	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
5	5	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
6	6	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
7	7	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
8	8	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
9	9	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
10	10	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
11	11	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
12	12	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
13	13	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
14	14	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
15	15	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
16	16	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
17	17	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28			
18	18	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28			
19	19	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
20	20	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
21	21	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28			
22	22	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
23	23	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
24	24	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
25	25	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28			
101	101	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
102	102	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74			
103	103	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74			
104	104	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74			
105	105	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
106	106	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
107	107	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74			
108	108	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74			
109	109	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
110	110	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
111	111	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74			
112	112	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
113	113	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
114	114	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
115	115	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
116	116	\$237.34	\$12.23	\$249.57	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83	\$241.79	\$231.96	\$9.83			
117	117	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28			
118	118	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
119	119	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
120	120	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28			
121	121	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$26.17	\$17.00	\$9.17	\$26.17	\$17.00	\$9.17			
122	122	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$1															

OC3

[illegible]

OC3

Lot	Unit	1/1/2024-31/12/2024			1/1/2024-31/12/2024			1/1/2024-30/11/2025			1/1/2024-30/11/2025			1/1/2024-30/11/2025			1/1/2024-30/11/2025			Total Annual Levy		
		Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$60,483.16	\$3,115.97	\$63,597.13	\$59,092.21	\$2,115.97	\$61,595.69	\$59,092.21	\$2,115.97	\$61,595.69	\$59,092.21	\$2,115.97	\$61,595.69	\$59,092.21	\$2,115.97	\$61,595.69	\$59,092.21	\$2,115.97	\$61,595.69	\$59,092.21	\$2,115.97	\$61,595.69
406	406	\$173.11	\$9.17	\$182.28	\$173.07	\$9.17	\$182.28	\$173.07	\$9.17	\$182.28	\$173.07	\$9.17	\$182.28	\$173.07	\$9.17	\$182.28	\$173.07	\$9.17	\$182.28	\$173.07	\$9.17	\$182.28
407	407	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
408	408	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
409	409	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
410	410	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
411	411	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
412	412	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
413	413	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
414	414	\$178.01	\$9.17	\$187.18	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34
415	415	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
416	416	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
417	417	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
418	418	\$178.01	\$9.17	\$187.18	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34
419	419	\$178.01	\$9.17	\$187.18	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34	\$173.07	\$7.37	\$181.34
420	420	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
421	421	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
422	422	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
423	423	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
424	424	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
425	425	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
426	426	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
427	427	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
428	428	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
429	429	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
430	430	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
431	431	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
432	432	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
433	433	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
434	434	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
501	501	\$237.34	\$12.23	\$249.57	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79	\$231.96	\$8.83	\$241.79
502	502	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
503	503	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
504	504	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
505	505	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
506	506	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
507	507	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
601	601	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
602	602	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
603	603	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
604	604	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
605	605	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
606	606	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
607	607	\$356.01	\$18.35	\$374.36	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68	\$347.94	\$14.74	\$362.68
701	701	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
702	702	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
703	703	\$415.35	\$21.41	\$436.76	\$405.93	\$17.20	\$423.13	\$405.93	\$17.20	\$423.13	\$405.93	\$17.20	\$423.13	\$405.93	\$17.20	\$423.13	\$405.93	\$17.20	\$423.13	\$405.93	\$17.20	\$423.13
704	704	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
705	705	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24
706	706	\$296.68	\$15.29	\$311.97	\$289.95	\$12.28	\$302.24	\$289.95	\$12.28	\$302.24												

OC4

		1/3/2024-31/5/2024			1/6/2024-31/8/2024			1/9/2024-30/11/2024			1/12/2024-29/2/2025			1/3/2025-31/5/2025			1/6/2025-30/6/2025			Total Annual Levy		
Lot_No	Unit	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy
Total		\$13,630.75	\$398.24	\$14,028.99	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$4,478.09	\$136.44	\$4,614.53	\$71,846.00	\$2,172.00	\$74,018.00
31	31	\$1,434.82	\$41.92	\$1,476.74	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$471.38	\$14.36	\$485.74	\$7,562.74	\$228.63	\$7,791.37
32	32	\$1,076.11	\$31.44	\$1,107.55	\$1,060.60	\$32.32	\$1,092.92	\$1,060.60	\$32.32	\$1,092.92	\$1,060.60	\$32.32	\$1,092.92	\$1,060.60	\$32.32	\$1,092.92	\$353.53	\$10.77	\$364.31	\$5,672.05	\$171.47	\$5,843.53
33	33	\$1,434.82	\$41.92	\$1,476.74	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$1,414.14	\$43.09	\$1,457.22	\$471.38	\$14.36	\$485.74	\$7,562.74	\$228.63	\$7,791.37
41	41	\$2,152.22	\$62.88	\$2,215.10	\$2,121.20	\$64.63	\$2,185.83	\$2,121.20	\$64.63	\$2,185.83	\$2,121.20	\$64.63	\$2,185.83	\$2,121.20	\$64.63	\$2,185.83	\$707.07	\$21.54	\$728.61	\$11,344.11	\$342.95	\$11,687.05
42	42	\$3,945.74	\$115.28	\$4,061.02	\$3,888.87	\$118.49	\$4,007.36	\$3,888.87	\$118.49	\$4,007.36	\$3,888.87	\$118.49	\$4,007.36	\$3,888.87	\$118.49	\$4,007.36	\$1,296.29	\$39.50	\$1,335.79	\$20,797.53	\$628.74	\$21,426.26
43	43	\$3,587.04	\$104.80	\$3,691.84	\$3,535.34	\$107.72	\$3,643.06	\$3,535.34	\$107.72	\$3,643.06	\$3,535.34	\$107.72	\$3,643.06	\$3,535.34	\$107.72	\$3,643.06	\$1,178.44	\$35.91	\$1,214.35	\$18,906.84	\$571.58	\$19,478.42
Total		\$13,630.75	\$398.24	\$14,028.99	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$13,434.29	\$409.33	\$13,843.62	\$4,478.09	\$136.44	\$4,614.53	\$71,846.00	\$2,172.00	\$74,018.00

Victorian Statewide Cladding Audit

Outcome

Thursday, 23 December 2021

Bluestone Owners Corp Management
Tahlia Mullans
Level 3, 312 St Kilda Road
MELBOURNE VIC 3004

By email only: info@bluestoneocm.com.au

Dear Tahlia,

80 Cheltenham Road Dandenong

- **Building A – Bld-00029404**
- **Building B – Bld-00029405**
- **Building C – Bld-00029402**
- **Building D – Bld-00029403**

The Victorian Building Authority (VBA) is leading the Victorian Statewide Cladding Audit on behalf of the Victorian Government.

The project's focus is on reducing the fire safety risk of buildings found to have combustible cladding - such as expanded polystyrene (EPS) or aluminium composite panels (ACP) with a polyethylene/polymer core.

Inspection results

As part of the audit, an inspection was carried out on the above buildings. The inspection identified that the buildings are out of scope of the Victorian Statewide Cladding Audit and do not require further review by an Expert Panel of building and fire safety experts.

These buildings were ruled out-of-scope for the following reason/s:

- The building does not have combustible cladding (expanded polystyrene or aluminium composite panels with a polyethylene or polymer core).

Please update occupants and owners about the findings of the inspection. The VBA suggests that this letter is distributed to occupants and owners and displayed in the common areas of the building.

We also ask that you to include this letter on Section 32 statements and owner's corporation certificates if apartments in this building are advertised for sale.

Your responsibility

It is the responsibility of building owners to ensure that all essential safety measures (*sprinklers, fire hydrants, fire extinguishers, smoke alarms, emergency exit signage, fire doors, sprinklers*) are maintained in a fully operational manner. Maintenance records must be updated and be available for inspection if requested.

It's also a good time to review the fire safety practices for the building.

We recommend the following actions:

1. Ensure smoke alarms are in working order and are not obstructed, hindered or disabled.
2. Adopt good housekeeping measures to ensure combustible materials or waste are not stored at ground level, on balconies or near temporary fixtures such as blinds or awnings.
3. Remind occupants to be mindful of common ignition sources such as barbecues, heaters and cigarettes, particularly on balconies or near combustible material.
4. Make sure fire doors are not blocked, obstructed or held open.
5. Ensure all occupants know the building's evacuation plan and fire safety procedures.
6. Making building fire safety an ongoing discussion with occupants.

Please discuss any fire safety concerns with the following authorities:

1. City of Greater Dandenong Building Department on 03 8571 1000
2. Fire Rescue Victoria frv.vic.gov.au.

In the event of a fire, occupants should call 000 immediately.

Thank you for your assistance. If you have any further questions, please don't hesitate to contact us via return email.

Yours sincerely,



Katherine Kolar
Team Leader, Cladding Operations



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

Date Issued: 24 February 2025

Certificate of Currency

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

Certificate of Currency		
Named Insured:	OC 645691	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	02GS033837	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 07 February 2025, Local Standard Time
	To:	4.00pm on 07 February 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	51-67 Hornsby Street & 80 Cheltenham Road, Dandenong VIC 3175	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	AUD 89,510,000
	Common Contents	AUD 895,100
	Catastrophe	AUD 13,560,765
Section 2: Machinery Breakdown Insurance	AUD 100,000	
Section 3: Consequential Loss Insurance	AUD 13,426,500	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 117,392,365	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 30,000,000 in respect of any one Occurrence
	Property Damage	AUD 30,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	AUD 250,000 in the aggregate Period of Insurance	
Section 7: Management Committee Liability Insurance	AUD 1,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 24 February 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

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

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

Signed:

A handwritten signature in dark ink, appearing to read 'Ana De Corrado', with a horizontal line drawn underneath the signature.

Ana De Corrado
Strata Underwriter

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



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

Date Issued: 15 February 2024

Certificate of Currency

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

Certificate of Currency		
Named Insured:	OC No. 645691V	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	02GS033837	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0923	
Period of Insurance:	From:	4.00pm on 07 February 2024, Local Standard Time
	To:	4.00pm on 07 February 2025, Local Standard Time
The Insurer:	Section 1	100% Chubb Insurance Australia Limited
	Section 2	100% Chubb Insurance Australia Limited
	Section 3	100% Chubb Insurance Australia Limited
	Section 4-10	100% Chubb Insurance Australia Limited
Insured Location	51-67 Hornsby Street & 80 Cheltenham Road, Dandenong VIC 3175	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	AUD 89,510,000
	Common Contents	AUD 895,100
	Catastrophe	AUD 13,560,765
Section 2: Machinery Breakdown Insurance	AUD 25,000	
Section 3: Consequential Loss Insurance	AUD 13,426,500	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 103,831,600	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 30,000,000 in respect of any one Occurrence
	Property Damage	AUD 30,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	AUD 250,000 in the aggregate Period of Insurance	
Section 7: Management Committee Liability Insurance	AUD 1,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 15 February 2024 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

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

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

Signed:

A handwritten signature in black ink, appearing to read 'Ana De Corrado', with a horizontal line underneath.

Ana De Corrado
Strata Underwriter

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

10 August 2023

Dear Owners,

Re: Mosaic Apartments
PS645691V
51-67 Hornsby Street / 80 Cheltenham Road, Dandenong

We hope this message finds you well.

We would like to provide you additional information in relation to the levies which have been issued recently and the annual budget which was resolved to be accepted during the last Annual General Meeting (AGM) held on the 13th July 2023.

It has come to our attention that there may have been a misunderstanding regarding the approved budget.

Mosaic Apartments had Owners Corporation Fees have been previously issued on a bi-annual basis, which has now changed to be issued quarterly. This is to ensure that there are sufficient funds throughout the year to cover the Owners Corporations expenditure.

As the first levy for the financial year has already been raised, for the period 01/03/2023 – 31/08/2023 was issued on a bi-annual basis. We have had to raise an adjustment levy to account for the difference between the fees already levied and the increase in annual budget. This change or increase in levies will be reflected in the remaining quarters to account for the new adopted budget.

These levies issued as interim and issued at the last year's budget:

Q1 & Q2: 01/03/2023 to 31/08/2023 – issued on a bi-annual schedule and at the old budget.
QRT3: 01/09/2023 to 30/11/2023 – to be issued in line with the new budget.
QRT4: 01/12/2023 to 29/02/2024 – to be issued in line with the new budget.

After the financial year ending on the 29/02/2024, another AGM will be held in May 2024, during which the next budget for 2024 - 2025 will be presented to the owners, discussed, and subject to ratification and acceptance by the owners.

Taking the above information into consideration and if you were to compare last years 2022-2023 budget to 2023 – 2024, the following percentages reflect the overall increases:

OC1: 24%
OC2: 7%
OC3: 13%
OC4: 0%

Increases are mainly due to:

- Insurance Renewal – OC1
- Fire Protection Services callouts and 5/10 yearly audits – OC1

- Legal fees
- Utilities
- Service contract increases
- Waste Management Services
- Surplus funds used in the past year to minimize the contributions has also played a major role in this year's increase. These surplus funds are now no longer available to sustain the lower annual budget.

In relation to Owners Corporation No.2, The OC was not GST-registered, we have now reached the GST registration threshold, OC2 was registered as GST on 1 August 2023. Due to the recent change in status, Q3 period 01/09/23 to 30/11/23 levies were inflated by 10% but rest assured that Q4 levies will be adjusted accordingly to match with the approved proposed budget. Therefore, you will see a slight reduction of your Owners Corporation Fees.

The proposed budgets and financials are and will be discussed with the incoming committee which were appointed at the Annual General Meeting.

However, we encourage all owners to mark their calendars for the upcoming AGM in May 2024, where we will have the opportunity to discuss and finalize the budget for the subsequent period and place your vote. Your active participation in this process is important.

Attached is a levy summary schedule for the remaining quarters along with a summary of the increases from 2023 to 2024.

The proposed change from bi-annually to quarterly instalments was proposed and accepted to increase the cash flow for the complex between the Owners Corporation levies being paid and the contractor invoices.

In the meantime, if you have any questions or concerns related to the budget, levies, or any other matters, please feel free to pop these in writing to info@bluestoneocm.com.au.

We apologise for any confusion that may have arisen due to this misunderstanding.

Thank you for your understanding and cooperation,

Kind Regards,

Lidiya Hanin
For and on behalf of Mosaic Apartments
Bluestone OCM Pty Ltd

OC1												
1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
Total		\$187,367.37	\$19,445.99	\$206,813.36	\$145,645.65	\$15,414.21	\$161,059.86	\$143,645.58	\$15,414.21	\$159,059.79	\$476,658.60	\$50,274.41
B19	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
B22	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
B54	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
B79	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
B94	1	\$165.08	\$17.13	\$182.21	\$128.32	\$13.58	\$141.90	\$126.56	\$13.58	\$140.14	\$419.96	\$44.29
1	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
2	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
3	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
4	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
5	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
6	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
7	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
8	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
9	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
10	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
11	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
12	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
13	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
14	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
15	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
16	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
17	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
18	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
19	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
20	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
21	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
22	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
23	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
24	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
25	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
31	9	\$1,485.73	\$154.20	\$1,639.93	\$1,154.90	\$122.23	\$1,277.13	\$1,139.04	\$122.23	\$1,261.27	\$3,779.67	\$398.65
32	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
33	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
41	7	\$1,155.57	\$119.93	\$1,275.50	\$898.26	\$95.07	\$993.32	\$885.92	\$95.07	\$980.99	\$2,939.74	\$310.06
42	13	\$2,146.06	\$222.73	\$2,368.79	\$1,668.19	\$176.55	\$1,844.74	\$1,645.28	\$176.55	\$1,821.83	\$5,459.53	\$575.83
43	12	\$1,980.98	\$205.60	\$2,186.57	\$1,539.87	\$162.97	\$1,702.84	\$1,518.72	\$162.97	\$1,681.69	\$5,039.56	\$531.54
101	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
102	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
103	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
104	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
105	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
106	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
107	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
108	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
109	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
110	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
111	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
112	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
113	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
114	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
115	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
116	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
117	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
118	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18

1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
119	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
120	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
121	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
122	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
123	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
124	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
125	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
126	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
127	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
128	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
129	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
130	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
131	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
132	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
133	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
134	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
135	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
136	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
137	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
138	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
139	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
140	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
141	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
142	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
143	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
144	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
201	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
202	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
203	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
204	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
205	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
206	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
207	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
208	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
209	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
210	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
211	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
212	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
213	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
214	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
215	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
216	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
217	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
218	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
219	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
220	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
221	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
222	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
223	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
224	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
225	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
226	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
227	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
228	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
229	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
230	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
231	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88

1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
232	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
233	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
234	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
235	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
236	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
237	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
238	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
239	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
240	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
241	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
242	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
243	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
244	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
245	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
246	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
247	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
248	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
249	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
250	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
251	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
252	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
301	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
302	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
303	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
304	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
305	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
306	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
307	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
308	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
309	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
310	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
311	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
312	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
313	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
314	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
315	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
316	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
317	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
318	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
319	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
320	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
321	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
322	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
323	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
324	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
325	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
326	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
327	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
328	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
329	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
330	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
331	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
332	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
333	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
334	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
335	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
336	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88

OC1												
Lot_No	Lot_Liab	1/03/23 to 31/08/23			1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
		Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
337	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
338	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
339	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
340	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
341	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
342	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
343	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
344	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
345	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
346	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
347	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
348	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
349	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
350	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
351	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
352	2	\$330.16	\$34.27	\$364.43	\$256.64	\$27.16	\$283.81	\$253.12	\$27.16	\$280.28	\$839.93	\$88.59
401	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
402	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
403	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
404	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
405	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
406	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
407	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
408	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
409	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
410	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
411	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
412	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
413	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
414	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
415	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
416	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
417	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
418	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
419	3	\$495.24	\$51.40	\$546.64	\$384.97	\$40.74	\$425.71	\$379.68	\$40.74	\$420.42	\$1,259.89	\$132.88
420	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
421	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
422	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
423	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
424	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
425	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
426	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
427	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
428	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
429	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
430	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
431	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
432	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
433	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
434	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
501	4	\$660.33	\$68.53	\$728.86	\$513.29	\$54.32	\$567.61	\$506.24	\$54.32	\$560.56	\$1,679.85	\$177.18
502	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
503	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
504	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
505	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77
506	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47
507	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77

OC1													
		1/03/23 to 31/08/23			1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual		
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	
601	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
602	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
603	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
604	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
605	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
606	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
607	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
701	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
702	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
703	7	\$1,155.57	\$119.93	\$1,275.50	\$898.26	\$95.07	\$993.32	\$885.92	\$95.07	\$980.99	\$2,939.74	\$310.06	
704	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
705	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
706	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
707	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
801	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
802	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
803	7	\$1,155.57	\$119.93	\$1,275.50	\$898.26	\$95.07	\$993.32	\$885.92	\$95.07	\$980.99	\$2,939.74	\$310.06	
804	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
805	6	\$990.49	\$102.80	\$1,093.29	\$769.93	\$81.48	\$851.42	\$759.36	\$81.48	\$840.84	\$2,519.78	\$265.77	
806	5	\$825.41	\$85.67	\$911.07	\$641.61	\$67.90	\$709.51	\$632.80	\$67.90	\$700.70	\$2,099.82	\$221.47	
807	7	\$1,155.57	\$119.93	\$1,275.50	\$898.26	\$95.07	\$993.32	\$885.92	\$95.07	\$980.99	\$2,939.74	\$310.06	
Total	1135	187,367.37	19,445.99	206,813.36	145,645.65	15,414.21	161,059.86	143,645.58	15,414.21	159,059.79	476,658.60	50,274.41	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

TOTAL inc GST 476,658.60 50,274.41
 TOTAL exc GST 433,326.00 45,704.01

		1/03/23 to 31/08/23			1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
215	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
216	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
217	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
218	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
219	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
220	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
221	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
222	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
223	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
224	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
225	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
226	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
227	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
228	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
229	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
230	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
231	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
232	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
233	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
234	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
235	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
236	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
237	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
238	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
239	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
240	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
241	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
242	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
243	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
244	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
245	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
246	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
247	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
248	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
249	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
250	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
251	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
252	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
301	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
302	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
303	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
304	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
305	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
306	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
307	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
308	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
309	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
310	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
311	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
312	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
313	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
314	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
315	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
316	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
317	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
318	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
319	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
320	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
321	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
322	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21

		1/03/23 to 31/08/23			1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
323	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
324	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
325	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
326	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
327	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
328	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
329	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
330	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
331	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
332	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
333	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
334	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
335	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
336	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
337	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
338	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
339	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
340	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
341	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
342	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
343	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
344	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
345	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
346	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
347	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
348	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
349	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
350	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48
351	2	\$76.05	\$37.37	\$113.42	\$85.60	\$20.08	\$105.68	\$63.12	\$13.03	\$76.15	\$224.77	\$70.48

OC2												
		1/03/23 to 31/08/23			1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
430	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
431	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
432	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
433	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
434	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
501	3	\$114.07	\$56.06	\$170.13	\$128.40	\$30.12	\$158.52	\$94.68	\$19.55	\$114.23	\$337.15	\$105.73
502	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
503	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
504	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
505	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
506	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
507	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
601	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
602	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
603	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
604	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
605	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
606	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
607	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
701	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
702	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
703	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
704	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
705	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
706	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
707	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
801	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
802	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
803	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
804	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
805	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
806	4	\$152.10	\$74.74	\$226.84	\$171.19	\$40.16	\$211.36	\$126.24	\$26.07	\$152.31	\$449.53	\$140.97
807	5	\$190.12	\$93.43	\$283.54	\$213.99	\$50.20	\$264.20	\$157.80	\$32.58	\$190.38	\$561.91	\$176.21
Total	813	30913.41	15191	46104.41	34795.15	8163.1	42958.25	25658.44	5297.9	30956.34	\$91,367.00	\$28,652.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

TOTAL inc GST	91,367.00	28,652.00
TOTAL exc GST	83,060.91	26,047.27

OC3												
1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund Levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
Total		\$104,458.17	\$3,996.95	\$108,455.12	\$60,463.17	\$3,115.98	\$63,579.15	\$60,463.16	\$3,115.97	\$63,579.13	\$225,384.50	\$10,228.90
B19	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
B22	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
B54	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
B79	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
B94	1	\$102.51	\$3.92	\$106.43	\$59.34	\$3.06	\$62.39	\$59.34	\$3.06	\$62.39	\$221.18	\$10.04
1	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
2	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
3	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
4	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
5	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
6	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
7	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
8	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
9	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
10	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
11	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
12	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
13	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
14	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
15	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
16	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
17	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
18	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
19	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
20	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
21	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
22	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
23	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
24	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
25	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
101	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
102	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
103	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
104	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
105	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
106	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
107	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
108	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
109	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
110	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
111	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
112	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
113	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
114	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
115	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
116	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
117	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
118	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
119	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
120	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
121	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
122	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
123	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
124	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19
125	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
126	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15
127	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19

OC3				
1/03/23 to 31/08/23				
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy
128	4	\$410.04	\$15.69	\$425.73
129	5	\$512.55	\$19.61	\$532.16
130	5	\$512.55	\$19.61	\$532.16
131	4	\$410.04	\$15.69	\$425.73
132	5	\$512.55	\$19.61	\$532.16
133	4	\$410.04	\$15.69	\$425.73
134	4	\$410.04	\$15.69	\$425.73
135	5	\$512.55	\$19.61	\$532.16
136	5	\$512.55	\$19.61	\$532.16
137	6	\$615.06	\$23.53	\$638.60
138	6	\$615.06	\$23.53	\$638.60
139	6	\$615.06	\$23.53	\$638.60
140	6	\$615.06	\$23.53	\$638.60
141	6	\$615.06	\$23.53	\$638.60
142	5	\$512.55	\$19.61	\$532.16
143	5	\$512.55	\$19.61	\$532.16
144	5	\$512.55	\$19.61	\$532.16
201	3	\$307.53	\$11.77	\$319.30
202	6	\$615.06	\$23.53	\$638.60
203	6	\$615.06	\$23.53	\$638.60
204	6	\$615.06	\$23.53	\$638.60
205	3	\$307.53	\$11.77	\$319.30
206	3	\$307.53	\$11.77	\$319.30
207	6	\$615.06	\$23.53	\$638.60
208	6	\$615.06	\$23.53	\$638.60
209	3	\$307.53	\$11.77	\$319.30
210	3	\$307.53	\$11.77	\$319.30
211	6	\$615.06	\$23.53	\$638.60
212	3	\$307.53	\$11.77	\$319.30
213	3	\$307.53	\$11.77	\$319.30
214	3	\$307.53	\$11.77	\$319.30
215	6	\$615.06	\$23.53	\$638.60
216	6	\$615.06	\$23.53	\$638.60
217	6	\$615.06	\$23.53	\$638.60
218	3	\$307.53	\$11.77	\$319.30
219	3	\$307.53	\$11.77	\$319.30
220	6	\$615.06	\$23.53	\$638.60
221	3	\$307.53	\$11.77	\$319.30
222	5	\$512.55	\$19.61	\$532.16
223	3	\$307.53	\$11.77	\$319.30
224	5	\$512.55	\$19.61	\$532.16
225	6	\$615.06	\$23.53	\$638.60
226	3	\$307.53	\$11.77	\$319.30
227	5	\$512.55	\$19.61	\$532.16
228	5	\$512.55	\$19.61	\$532.16
229	5	\$512.55	\$19.61	\$532.16
230	5	\$512.55	\$19.61	\$532.16
231	3	\$307.53	\$11.77	\$319.30
232	3	\$307.53	\$11.77	\$319.30
233	6	\$615.06	\$23.53	\$638.60
234	3	\$307.53	\$11.77	\$319.30
235	3	\$307.53	\$11.77	\$319.30
236	3	\$307.53	\$11.77	\$319.30
237	3	\$307.53	\$11.77	\$319.30
238	3	\$307.53	\$11.77	\$319.30
239	3	\$307.53	\$11.77	\$319.30
240	3	\$307.53	\$11.77	\$319.30
241	3	\$307.53	\$11.77	\$319.30
242	5	\$512.55	\$19.61	\$532.16
243	3	\$307.53	\$11.77	\$319.30
244	5	\$512.55	\$19.61	\$532.16
1/9/2023-30/11/2023				
Admin Fund Levy	Maintenance Fund levy	Total Levy		
\$237.34	\$12.23	\$249.57		
\$296.68	\$15.29	\$311.97		
\$296.68	\$15.29	\$311.97		
\$237.34	\$12.23	\$249.57		
\$296.68	\$15.29	\$311.97		
\$237.34	\$12.23	\$249.57		
\$296.68	\$15.29	\$311.97		
\$296.68	\$15.29	\$311.97		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$296.68	\$15.29	\$311.97		
\$296.68	\$15.29	\$311.97		
\$296.68	\$15.29	\$311.97		
\$178.01	\$9.17	\$187.18		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
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\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		
\$356.01	\$18.35	\$374.36		

		1/03/23 to 31/08/23			OC3 1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
245	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
246	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
247	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
248	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
249	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
250	2	\$205.02	\$7.84	\$212.87	\$118.67	\$6.12	\$124.79	\$118.67	\$6.12	\$124.79	\$442.36	\$20.08
251	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
252	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
301	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
302	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
303	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
304	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
305	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
306	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
307	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
308	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
309	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
310	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
311	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
312	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
313	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
314	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
315	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
316	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
317	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
318	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
319	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11
320	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23
321	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11

OC3														
1/03/23 to 31/08/23					1/9/2023-30/11/2023				1/12/2023-29/02/2024				Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy		
402	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
403	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
404	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
405	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
406	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11		
407	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
408	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
409	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
410	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
411	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
412	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
413	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
414	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11		
415	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
416	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
417	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
418	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11		
419	3	\$307.53	\$11.77	\$319.30	\$178.01	\$9.17	\$187.18	\$178.01	\$9.17	\$187.18	\$663.55	\$30.11		
420	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
421	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
422	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
423	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
424	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
425	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
426	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
427	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
428	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
429	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
430	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
431	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
432	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
433	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
434	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
501	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
502	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
503	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
504	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
505	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
506	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
507	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
601	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
602	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
603	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
604	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
605	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
606	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
607	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
701	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
702	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
703	7	\$717.57	\$27.46	\$745.03	\$415.35	\$21.41	\$436.76	\$415.35	\$21.41	\$436.76	\$1,548.27	\$70.27		
704	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
705	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
706	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
707	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
801	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
802	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
803	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
804	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
805	5	\$512.55	\$19.61	\$532.16	\$296.68	\$15.29	\$311.97	\$296.68	\$15.29	\$311.97	\$1,105.91	\$50.19		
806	4	\$410.04	\$15.69	\$425.73	\$237.34	\$12.23	\$249.57	\$237.34	\$12.23	\$249.57	\$884.73	\$40.15		
807	6	\$615.06	\$23.53	\$638.60	\$356.01	\$18.35	\$374.36	\$356.01	\$18.35	\$374.36	\$1,327.09	\$60.23		
Total	1,019.00	104,458.17	3,996.95	108,455.12	60,463.17	3,115.98	63,579.15	60,463.16	3,115.97	63,579.13	225,384.50	10,228.90		
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				

TOTAL inc GST 225,384.50 10,228.90
 TOTAL exc GST 204,895.00 9,299.00

OC4												
1/03/23 to 31/08/23					1/9/2023-30/11/2023			1/12/2023-29/02/2024			Annual	
Lot_No	Lot_Liab	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy	Total Levy	Admin Fund Levy	Maintenance Fund levy
Total		\$23,902.50	\$794.51	\$24,697.01	\$13,630.75	\$398.25	\$14,029.00	\$13,630.75	\$398.24	\$14,028.99	\$51,164.00	\$1,591.00
31	4	\$2,516.05	\$83.63	\$2,599.69	\$1,434.82	\$41.92	\$1,476.74	\$1,434.82	\$41.92	\$1,476.74	\$5,385.68	\$167.47
32	3	\$1,887.04	\$62.72	\$1,949.76	\$1,076.11	\$31.44	\$1,107.55	\$1,076.11	\$31.44	\$1,107.55	\$4,039.26	\$125.61
33	4	\$2,516.05	\$83.63	\$2,599.69	\$1,434.82	\$41.92	\$1,476.74	\$1,434.82	\$41.92	\$1,476.74	\$5,385.68	\$167.47
41	6	\$3,774.08	\$125.45	\$3,899.53	\$2,152.22	\$62.88	\$2,215.11	\$2,152.22	\$62.88	\$2,215.10	\$8,078.53	\$251.21
42	11	\$6,919.14	\$229.99	\$7,149.13	\$3,945.74	\$115.28	\$4,061.03	\$3,945.74	\$115.28	\$4,061.02	\$14,810.63	\$460.55
43	10	\$6,290.13	\$209.08	\$6,499.21	\$3,587.04	\$104.80	\$3,691.84	\$3,587.04	\$104.80	\$3,691.84	\$13,464.21	\$418.68
Total	38	23,902.50	794.51	24,697.01	13,630.75	398.25	14,029.00	13,630.75	398.24	14028.99	51,164.00	1,591.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TOTAL inc GST 51,164.00 1,591.00
TOTAL exc GST 46,512.73 1,446.36

BUDGET SUMMARY: 2023 vs 2024:

OC1			
	FY2024	FY2023	%
Admin Fund	476,658.60	376,470.60	27%
Maintenance Fund	50,274.40	49,337.20	2%
	526,933.00	425,807.80	24%

OC2			
	FY2024	FY2023	%
Admin Fund	91,367.00	84,487.00	8%
Maintenance Fund	28,652.00	28,117.00	2%
	120,019.00	112,604.00	7%

OC3			
	FY2024	FY2023	%
Admin Fund	225,384.50	197,907.60	14%
Maintenance Fund	10,228.90	10,038.51	2%
	235,613.40	207,946.11	13%

OC4			
	FY2024	FY2023	%
Admin Fund	51,164.00	51,245.00	0%
Maintenance Fund	1,591.00	1,561.00	2%
	52,755.00	52,806.00	0%

Overall			
	FY2024	FY2023	%
	844,574.10	710,110.20	19%
	90,746.30	89,053.71	2%
	935,320.40	799,163.91	17%

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Owners Corporation Notification of Making Rules

AL598143V

05/01/2015 \$58.30 OCAR



Section 27E(1) Subdivision Act 1988
(when lodged with Plan)

Lodged by

Name: CLAYTON UTZ
Phone: 9286 6000
Address: Level 18, 333 Collins Street, Melbourne 3000
Reference: 210/14193/80130395
Customer Code: 1416K

Applicant: *(full name and address including postcode)*

Burbank Land Corporation Pty Ltd ACN 138 175 210 of 36 Aberdeen Road, Altona, Victoria 3018

Plan No.: PS645691V Owners Corporation No.: 3

Supplied with notification is:

A copy of the proposed rules of the Owners Corporation

Date: 5 January 2015

Signature of Australian Legal Practitioner under the Legal Profession Act 2004 for applicant:

ALISON LORRAINE KENNEDY
Level 18, 333 Collins Street,
Melbourne VIC 3000
An Australian Legal Practitioner within the
meaning of the Legal Profession Act 2004

30800812A

OC5

AL598143V

05/01/2015 \$58.30 OCAR



**Owners Corporation Rules
Mosaic Apartments
51-67 Hornsby Street, Dandenong, VIC 3175
P.S. 645691V No 1 & No 2 & No 3 & No 4**

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PREFACE

These Rules are made for Owners Corporation No 1 & No 2 & No 3 & No 4 on Plan No **PS 645691V**

The purpose of this document is to make Owners and Occupiers aware of their responsibilities to ensure that the amenity and the living standards of the Development are maintained at premium levels.

Please ensure that all Owners and Occupiers, invitees or tradespeople of an Occupier or Owner, familiarise themselves, and comply with these requirements.

Owners must provide this document to their agent if a Lot is being sold or rented as these Rules apply to all purchasers and tenants.

1. MANAGEMENT

1.1 OWNERS CORPORATION RULES, REGULATIONS AND GUIDELINES

- a. Owners and Occupiers must at their own expense comply at all times with the laws relating to their Lot including without limitation to any requirement, notice and order of any governmental authority.
- b. Owners and Occupiers must strictly comply with all of the Rules, Guidelines and Regulations.
- c. The Owners Corporation may at any time issue Guidelines for Owners and Occupiers either pursuant to any of the Rules or for the purpose of giving effect to the object of any of these Rules. Owners and Occupiers must ensure that all invitees strictly comply with such Guidelines.
- d. The Owners Corporation Committee may issue Guidelines (and amend them from time to time) in relation to the use of any Common Property and facilities under the Owners Corporation's control within the Building (including without limitation the facilities referred to in these Rules). Owners and Occupiers must follow any Guidelines that are issued by either the Owners Corporation Committee or Owners Corporation Manager.

1.2 GENERAL

- a. Every Owner and where applicable every Occupier must provide its contact details including name, mobile phone number and email address to Building Management and the Owners Corporation Manager as soon as reasonably possible after becoming the Owner and/or Occupier.

- b. The Owners Corporation may take all reasonable necessary measures to ensure that the health, safety and/or security of Owners and Occupiers and any person entitled to use the Common Property is not compromised.
- c. An Owner or Occupier must abide by decisions and/or directions made by the Owners Corporation to ensure that the health, safety and/or security of all persons who are entitled to use the Common Property is not compromised.
- d. An Owner or Occupier must always follow the directions of the Owners Corporation when using any Common Property, including but not limited to all directions which are signposted in or around the Common Property.
- e. An Owner or Occupier must:
 - (i) not leave or prop open or permit to remain open any external doors or gates providing access to the Common Property; and
 - (ii) inform the Owners Corporation and Building Management of any damage, forced entry to or other acts that might compromise the security of the Common Property.
- f. If a Lot is rented, leased or loaned for any period of time, the Owner must make sure that a copy of these Rules is provided to the Occupier who must comply with these Rules.
- g. Owners and Occupiers must not interfere or tamper with any fire or emergency equipment other than for emergency purposes. Owners and Occupiers must not obstruct any fire stairs or fire escape.
- h. Owners and Occupiers must comply with all statutory requirements, including those issued from time to time by the Owners Corporation or the Owners Corporation Committee, relating to fire protection and safety.
- i. Stairwells, electrical riser (service) cupboards and other service cupboards must not be used for any other purpose than that intended. They must not under any circumstances be used for the storage of goods, waste, cartons etc and stairwells must not be obstructed at any time.
- j. Owners, Occupiers and invitees must not smoke in the Common Property.
- k. The cost of false alarm calls to the Metropolitan Fire Brigade or other emergency services will be charged to the Owner of the Lot where the call was caused by the Lot's Owner or Occupier once the Building Management identifies who is responsible for the false alarm.
- l. Owners, Occupiers and their invitees must be appropriately dressed while in the Common Property at all times.



2. USE AND BEHAVIOUR BY OWNERS, OCCUPIERS AND INVITEES

2.1 GENERAL

An Owner, must not, and must ensure that the Occupier of its Lot does not:

- a. use the Common Property or the common facilities or permit the Common Property or common facilities to be used in such a manner as to unreasonably interfere with or prevent its use by Owners, occupiers or invitees of other Lots;
- b. use or permit the Common Property or the common facilities to be used for any purpose other than that for which they were designed;
- c. do or suffer to be done in or upon the Common Property or the common facilities any act, matter or thing that may render any insurance in respect of the Building void or voidable or by reason of which the rate of premium of any such insurance may be liable to be increased;
- d. use or permit any Lot, the Common Property or common facilities to be used for any purpose which may be illegal or injurious to the reputation of the Development or may cause a nuisance or hazard to any other Owner or Occupier of any lot or the families or visitors of any such Owner or Occupier;
- e. fail to accept liability for and compensate the Owners Corporation in respect of all damage to the Common Property or personal property vested in it caused by any such Owner, Occupier or their invitees;
- f. fail to clear on a regular basis the contents of the Owner's mail receiving box;
- g. fail to inform and require compliance of all the Rules and Regulations on any Occupier, guest, visitor or invitee of any kind;
- h. obstruct the lawful use of Common Property by any person; and
- i. use a Lot or permit it to be used, so as to cause a hazard to the health, safety and security of an Owner, Occupier or user of another Lot;

2.2 OFFENSIVE BEHAVIOUR AND SMOKING

- a. An Owner or Occupier of a Lot when on Common Property or on any part of a Lot so as to be visible from another Lot or from Common Property must be 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 the Common Property

- b. An Owner or Occupier of a Lot must not smoke, drink alcohol or other beverages in glass containers or receptacles of any kind in the stairwells, lifts, foyers, car park, lobbies or any area forming part of the Common Property
- c. An Owner or Occupier of a Lot must not dispose or permit the disposal of cigarette butts, litter or any other materials over balconies or in Common Property except in those areas designated from time to time by the Owners Corporation

3. MOTOR VEHICLES, DRIVEWAYS AND CAR PARK

3.1 GENERAL

An Owner must not, and must ensure that an Occupier or Invitee of its Lot does not:

- a. use or permit to be used any part of a Car Park Lot otherwise than for the purpose of parking a Motor Vehicle and not to assign, sub-let or grant any licence to any person to use a Car Park Lot without the consent in writing of the Owners Corporation;
- b. Car Park Lots must only be used by Owners and Occupiers
- c. an Owner or Occupier must not use a Car Park Lot for any other purpose without the prior consent of the Owners Corporation, save for storage lots that form part of the Car Park Lots.
- d. park or leave a vehicle on the Common Property so as to obstruct a driveway or entrance to the Car Park or in any place other than in a parking area specified for such purpose by the Owners Corporation;
- e. drive or operate any Motor Vehicle within the Development in excess of 10kph;
- f. permit bicycling, rollerblading, skate boarding, roller skating, or ball games in the car parking areas, driveways, or access pathways or any part of the Common Property;
- g. interfere with the operation, function or control of the electronic vehicle access gate;
- h. wash any Motor Vehicle in a Car Park Lot or any other part of the Common Property ;



- i. cause danger or concern to any person or to property by driving with due care while driving in and around the Car Park;
- j. allow any build up or discharge of oil or any other fluids onto Common Property from any parked Motor Vehicle and immediately remove such build up on receipt of notice from the Owners Corporation and any additional costs incurred to remove the build up from Common Property will be charged to the Owner of the Lot;
- k. use the Car Park Lot for storage of any item outside of its intended use as a car park space; and
- l. use a lift if a fire alarm is activated or if a fire is reported or detected as emergency stairs must be used in these circumstances
- m. park or leave a vehicle or permit a vehicle to be parked in a car park which is not the Owners' or Occupiers' car park.

3.2 MOTOR VEHICLE RISK

- a. The Owners Corporation is not responsible for:
 - (i) any damage to a Motor Vehicle while inside the Car Park or while entering or leaving the Car Park; or
 - (ii) the theft of any Motor Vehicle or of any item within any Motor Vehicle parked in the Car Park.
- b. Motor Vehicles left in the Car Park are at the sole risk of the owner of the Motor Vehicle.

3.3 BICYCLES

- a. The Owner or Occupier may not install any storage unit, storage facility or bicycle rack for bicycles within an Owner's Car Park Lot without first having supplied plans of the same to the Owners Corporation or its agent and having received prior written approval for the same.
- b. Bicycles are only to be left in the designated bicycle storage areas. Owners with bicycles must coordinate the use of bicycle racks with Building Management. No bicycle is to be left on a rack without prior approval and allocation by the Manager. Bicycle racks will be allocated on a first come first serve basis with an allocation of one bicycle rack per Lot.
- c. Bicycles may be permitted by the Owners Corporation or its Building Management from time to time to be brought into a lot, foyer, stairwells, lifts, hallways, garden areas, walkways, balconies or other parts of the Common Property as may be designated
- d. Motor bikes or scooters are only to be parked in Car Park Lots.

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4. USE OF AMENITIES

4.1 GENERAL

- a. Only the Owners and Occupiers of an Apartment Lot within Owners Corporation 2 and 3 on Plan of Subdivision PS 645691V or any subsequent plan relating to those Lots are entitled to use and have access to the Amenities.
- b. The Owners Corporation Manager and/or the Owners Corporation Committee may resolve to make rules and Guidelines regulating the Amenities use and operation

4.2 GARDEN AND BBQ AREAS

- a. The BBQ Area is only for the use of Owners and Occupiers of an apartment lot within Owners Corporation 2 & 3 and their Invitees.
- b. The Owner is responsible for the actions of the Occupier or the Invitees within the area. The areas must be satisfactorily cleaned after use and any additional costs incurred (covering damage, additional cleaning, etc) will be charged to the Owner of the lot.
- c. Persons using the Garden and BBQ areas must not make any undue noise or behave in a manner likely to interfere with the peaceful enjoyment of any other Owner or Occupier or any other person lawfully using Common Property.
- d. Owners and Occupiers must provide all information about and gain written approval for any proposed function as required by Building Management, including but not limited to, the nature and duration of the function, the number of proposed attendees, and whether and what type of external catering or other suppliers will be attending the function.
- e. The management of the Garden and BBQ area (including functions, availability, and use) is at the absolute discretion of the Building Management, acting in the interests of all Owners and Occupiers.
- f. The initial hours of use for the Garden and BBQ areas are between 7am and 10.00pm and must be observed by all Owners or Occupiers using the Garden and BBQ areas. Access to and the hours of use can be adjusted by the Owners Corporation or Manager at its full discretion at any time.
- g. Only ten guests per Apartment Lot are permitted in the Garden and BBQ areas at any one time.

- h. Any persons under the age of 16 must be accompanied by an adult at all times whilst in the Garden and BBQ areas.
- i. Guests must be accompanied by the relevant Owner or Occupier of an Apartment Lot at all times.
- j. An Owner or Occupier must be in appropriate attire at all times in the Garden and BBQ areas
- k. Security may need to be provided at the direction and in the absolute discretion of the Owners Corporation and at the cost of the Owner or Occupier utilising the Garden and BBQ areas.
- l. All users of the Garden and BBQ areas do so at their own risk
- m. Improper use of the Garden and BBQ areas may result in bans/restrictions of use being imposed on the Owner and/or Occupier in the Owners Corporation's absolute discretion.
- n. The following items are not permitted in the Garden and BBQ areas:
 - (i) Excessive alcohol;
 - (ii) smoking;
 - (iii) pets;
 - (iv) amplified music;
 - (v) glass objects;
 - (vi) sharp objects; and
 - (vii) portable personal and private barbeques.



5. USE OF THE LOT

5.1 GENERAL

- a. An Owner or Occupier of a Lot must not allow more than 6 people to occupy a Lot at any time without the prior written consent of the Owners Corporation.

5.2 USE

Without limiting rule 21, an Owner or Occupier of a Lot must not use that Lot or any part of the Common Property for any trade or business nor permit others to do so unless:

- a. in the discretion of the Owners Corporation Committee, the trade or business can be carried on and is carried on without causing undue nuisance to other Owners or Occupiers;
- b. the use or the type of trade or business has been approved by the Owners Corporation Committee;
- a. the planning scheme governing the use of that Lot permits the trade or business to be carried on from that Lot;
- b. any requirements in respect of the trade or business stipulated by any relevant authority from time to time are complied with; and
- c. the trade or business can be carried on, without causing undue nuisance to the Owners and Occupiers of other Lots.

6. USE AND BEHAVIOUR

An Owner, must not, and must ensure that the Occupier of its Lot does not:

- a. obstruct the lawful use of Common Property by any person;
- b. consume alcohol, illegal substances or take glassware onto Common Property except where it is permitted in the designated alcohol service areas;
- c. dispose or permit the disposal of cigarette butts, cigarette ash or any other materials over balconies or in Common Property;
- d. smoke on Common Property;
- e. interfere with the operation of any plant and equipment installed on the Common Property without the written authority of the Owners Corporation;
- f. remove nor damage any article from the Common Property and must use all reasonable endeavours to ensure that those articles are used only for their intended use without the prior written consent of the Owners Corporation;
- g. modify any air conditioning, heating ventilation system or associated ducting without the prior written consent of the Owners Corporation;
- h. enter any plant room without the consent of Building Management;
- i. modify any intercom, television aerial or communication system (except telephone connections) without the prior written consent of the Owners Corporation;

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- j. replace any floor coverings which will create undue noise to above or below or adjoining Owners and Occupiers;
- k. use any parts of the Common Property in respect of which exclusive use and enjoyment rights may be given or granted by the Owners Corporation to a third party from time-to-time;
- l. interfere with or obstruct Building Management, the Owners Corporation or the Owners Corporation Manager from performing their duties;
- m. use a Lot, Common Property or common facilities for any purpose, or do anything, that may be illegal or injurious to the reputation of the Building or which may cause a nuisance or hazard to any other Owners or Occupiers or their invitees;
- n. use the Common Property or the common facilities or permit the Common Property or the common facilities to be used in such a manner as to unreasonably interfere with or prevent their use by other Owners or Occupiers or their invitees; and
- o. use the toilets, conveniences and other water apparatus including waste pipes and drains for any other purpose than for which they are designed. The costs and expenses associated with rectifying any damage or blockage will be borne by the Owner of the lot determined by Building Management to be responsible for the damage or blockage

7. NOISE

- a. Owners and Occupiers must not create or permit any noise or behaviour, in or about the Common Property or any Lot affected by the Owners Corporation, that is likely to interfere with the quiet enjoyment and amenity of any:
 - (i) person lawfully using the Common Property; or
 - (ii) any Lot Owner, Occupier or their family and visitors;
- b. Owners and Occupiers must not use any machinery, including but not limited to a hammer, drill or jack hammer, in a Lot between the hours of 2.00pm and 10.00am on weekdays and on weekends;
- c. Owners and Occupiers must not make or permit to be made noise from music or other source which may be heard outside the Lot between the hours of midnight and 8.00am;
- d. Owners and Occupiers must not install or operate any intruder alarm which emits an audible signal or any external speakers or audio amplifiers on balcony or adjoining areas.



- e. Owners and Occupiers must not make or permit to be made any undue noise in or on the Common Property or any Lot affected by the Owners Corporation.
- f. Generally, noise levels from a Lot must not interfere with the peaceful enjoyment of others in the Building, including those lawfully using the Common Property.
- g. Music, other than that played on a personal listening device, is not to be played in any Common Property.
- h. Owners and Occupiers must not install any equipment or devices in a Lot which creates vibrations that travel into another Lot or Common Property and which cause nuisance without the prior approval of the Owners Corporation.
- i. Owners and Occupiers must not to hold any social gathering or create noise likely to be objected to in the Common Property and must ensure that any such noise is minimised by closing all doors and windows of its Lot.

8. ANIMALS

- a. Only animals of the Owners and Occupiers are permitted in the Lots. Owners and Occupiers must ensure that animals are controlled at all times. All animals must be kept on a lead, carried or in a cage whilst on or in the Common Property. If any animal creates any mess in any of the Common Property, it must be cleaned up thoroughly and the area deodorised immediately by the Owner or Occupier responsible for the animal.
- b. If an animal causes nuisance, the Owners Corporation may issue a notice of breach of Rules to the animal's Owner. If the animal continues to cause nuisance after 28 days of receipt of a notice of breach of Rules, the Owners Corporation may obtain a resolution that the animal is causing a nuisance to the common Property and must be removed from the Building and the Development. A notice of the resolution will be issued to the Owner or Occupier responsible for the animal who must remove that animal within 7 days of receipt of the notice.
- c. Owners and Occupiers must not allow any animal to roam freely or allow any animal to defecate or urinate on Common Property at any time.
- d. The Owner and/or Occupier responsible for an animal must make good any damage to Common Property caused by that animal.
- e. Owners and Occupiers must regularly clean any animal debris from their balconies, courtyards or patios within a Lot.

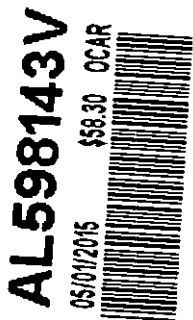


- f. Owners and Occupiers must not keep any animal on a balcony, courtyard or patio within a Lot unattended.
- g. Owners and Occupiers must not keep any animal within a Lot without having first notified the Owners Corporation of the same.

9. BALCONIES, PATIOS, COURTYARDS AND EXTERNAL APPEARANCE

An Owner must not, and must ensure that the Occupier of its Lot must not:

- a. allow any balcony or open area forming part of a Lot to become unkempt, or unsightly,
- b. keep anything on the balcony or open area which in the opinion of the Owners Corporation is unsightly;
- c. hang any clothes, wind chimes, decorations, store bicycles or other articles from or on the outside of an Owner's Lot or the Common Property or on or from any balcony, entrance or landing of an Owner's Lot or the Common Property except in specific areas if any designated for that purpose by the Owners Corporation;
- d. install any flywire screen, tinting, awning, security door or any other exterior fixture or fitting without first having obtained written permission to do so from the Owners Corporation which will be subject to compliance with the existing colour scheme;
- e. keep any plants, planter boxes or pots on any balcony, patio or courtyard that are not maintained in good health and condition and further that the size and type of plant will not extend beyond the boundary of the lot or obstruct the views from another Lot;
- f. allow water to enter into another Lot and take care when watering plants in a Lot;
- g. construct or erect any sheds, kennels or structures of any nature or description on any balcony, patio or courtyard;
- h. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver, wiring, cables, pipes or any other apparatus to the external face of the Building;
- i. install any air-conditioning unit in a Lot or on a balcony, patio or courtyard without having received prior written permission from the Owners Corporation;



- j. hang curtains, blinds or window coverings of any type visible from outside the Lot without prior written consent from the Owners Corporation unless those curtains, blinds or window covers are approved by the Owners Corporation which will be subject to the Guidelines in relation to window furnishings, cover colour, style, fabric, etc. The current position, unless varied by Guidelines, is as follows:
 - (i) Roller-blinds
 - (ii) Fabric 100% blackout, Colour - Cashmere ;
 - (iii) All chains to be metal and attached with a child safety device
- k. Obstruct the entrance to a Lot or balcony / courtyard or other area forming part of a Lot that requires access of a contractor for the purposes of maintaining or cleaning the Building structure including glass on balconies, box gutters or any emergency repairs; and
- l. paint, finish or otherwise alter the external façade of the Building or improvement forming part of the Common Property or their Lot.

10. RUBBISH AND WASTE MANAGEMENT

- a. The Guidelines on waste management and bin use may be determined and varied at any time by the Owners Corporation.
- b. An Owner or Occupier of a Lot must not store or keep waste or garbage other than in proper receptacles in an area specified for such purpose by the Owners Corporation.
- c. An Owner or Occupier of a Lot must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of other Owners or Occupiers.
- d. An Owner or Occupier is responsible for appropriate use of the bins and bin room. Rubbish must not be left in the Common Property other than in the bins provided.
- e. Any additional costs incurred (covering additional waste management services, damage, additional cleaning, etc.) will be charged to the Owner of the Lot.
- f. Under no circumstances is rubbish to be left anywhere in the Common Property.
- g. Rubbish must be disposed of in secure wrapping by taking it to the bin room
- h. General garbage waste in suitable bags (and tied) will be deposited directly into the bins available



- i. Recycling waste must be deposited directly into the bins available
- j. Heavy cardboard must be flattened and deposited into the bins available
- k. No flammable items are to be disposed of in the bin room
- l. An Owner or Occupier is responsible for the disposal of hazardous/hard rubbish or large items, and must make private arrangements for disposal of these items (i.e. must not be left in the bin room)
- m. An Owner or Occupier is also responsible for the disposal of moving-in waste, and must ensure that all rubbish is cleared from Common Property following a move. (i.e. must not be left in the bin room)
- n. Cardboard cartons and rubbish must not be left on the premises by tradesmen. This type of rubbish must be removed by the trades or service people and must not be left in any Common Property. Enforcing this is the responsibility of the owner or occupier.
- o. An Owner or Occupier must not throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of the windows, doors, balconies, stairwells onto another Owner's Lot or the Common Property. Any damage or cost for cleaning or repair caused by breach hereof will be borne by the Occupier of the Owner's Lot

11. MOVING IN AND VACATING

- a. Moving of all furniture and goods in and out of the Building must be made by arrangement with Building Management.
- b. The Owner or Occupier will be liable for any damage caused to the Common Property by the moving or transportation of the furniture and goods of the Owner (or of the Occupier of the Lot) in and around the Building. Building Management may, in its discretion, require a surety to be paid prior to moving. Any damage caused as a result of the move will be deducted from the surety or will be paid for by the relevant Owner. The Owner will indemnify and keep indemnified the Owners Corporation against any costs or liabilities incurred by the Owners Corporation in making good any such damage.
- c. Building Management must be contacted to arrange a date and time to conduct any move. Unless the Owner or Occupier receives permission to move and confirmation of the booking (date and time) from Building Management, the time slot is not confirmed and the Owner or Occupier cannot move in. All paperwork as required by the Owners Corporation must be completed by the Owner or Occupier before moving in.



- d. Prior to attendance at the Building, the Owner or Occupier must provide a copy of the removalist's liability insurance policy to Building Management.
- e. The Owner or Occupier must notify all carriers and trades people that they must contact the Building Manager prior to arrival at the Building. If the carriers or trades people are running late, they may miss their time slot and have to reschedule.
- f. A minimum of three (3) days of notice before the move must be provided to Building Management.
- g. The Owner or Occupier must be present to manage the removalist at all times and act as a contact point to facilitate the move and ensure procedures are adhered to for the safety and security of the Building.
- h. Building Management will advise which lift, if any, is to be used for the move and will arrange for protective covers to be installed in the lift. Furniture or other items may only be moved into the Building when the protective covers to the appropriate lift have been fitted.
- i. Removalists must not prop open doors to the Building or lock off lifts except in accordance with instructions by the Building Manager.
- j. No items are to be placed up against Common Property walls or left unattended in the lobby at any time.
- k. The moving in or out of furniture and goods is only permitted between 9:00 am and 5:00 pm (Monday to Friday). All moves must be completed by 5:00 pm.
- l. Owners and Occupiers are responsible for ensuring that all rubbish is cleared from Common Property following a move. Dumping of rubbish including but not limited to cartons, crates or unwanted furnishings is strictly prohibited on or in any part of the Building or Common Property. Any costs associated with rubbish removal from Common Property as a result of the move will be paid for by the relevant Owner or Occupier. The Owner will indemnify and keep indemnified the Owners Corporation against any costs or liabilities incurred by the Owners Corporation relating to such rubbish.
- m. Owners and Occupiers will be held responsible for the cleanliness of Common Property and damage to lift walls and other areas. If any amount owing is not paid by the relevant Occupier within 14 days of the date of moving (and that Occupier is not the Owner of the lot), then the Owners Corporation may recover the amount from the Owner.
- n. Owners and Occupiers must not permit any vehicles to restrict access to the Car Park.

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12. RELOCATIONS, DELIVERIES, TRADESMAN AND MOVING OF ARTICLES

An Owner must not, and must ensure that the Occupier of its Lot must not: -

- a. give less than twenty-four (24) hours of notice to the Owners Corporation or its representative before any large furniture, fittings, furnishings or equipment may be moved in or out of its Lot and the moving of same must be done in a manner and at the time directed by the representative of the Owners Corporation;
- b. arrange for deliveries of any kind or nature unless the Owner or Occupier is at or on the Building to accept and arrange for the same at each Owner's or Occupier's sole cost and liability;
- c. cause minimum interference with other vehicular traffic and strictly in accordance with the regulations made by the Owners Corporation from time to time and ensure that the loading and unloading of vehicles will be made entirely within the Development at such locations and at such times;
- d. damage, obstruct or interfere with the lift, stairways, corridors or any Common Property when moving any items in or out of any Lot; and
- e. use the lift for moving furniture and furnishings into or out of a Lot without first having obtained the consent of the Owners Corporation and then only by observing the specific instructions determined by the Owners Corporation.

13. BUILDING WORKS

13.1 GENERAL

An Owner must not, and must ensure that the Occupier of an Owner's Lot does not undertake any building works within or about or relating to an Owner's Lot except in accordance with the following requirements:

- a. works are only to be undertaken after all requisite permits, approvals and consents under all relevant laws have been obtained and copies of which have been given to the Owners Corporation Manager or their representative and then strictly in accordance with those permits, approvals and consents and any conditions thereof; and
- b. works must be undertaken in a reasonable manner so as to minimise any nuisance, annoyance disturbance and inconvenience from building operations to other Lot Owners and Occupiers.

13.2 CONDITIONS



- a. An Owner or Occupier of a Lot must not proceed with any such works until the Owner or Occupier submits to the Owners Corporation plans and specifications of any works proposed which affect the external appearance of the Building or any of the Common Property or which affect the Building structure or services or the fire or acoustic ratings of any component of the Building;
- b. the Owner and the Occupier supplies to the Owners Corporation such further particulars of those proposed works as may be requested to enable the Owners Corporation to be reasonably satisfied that the proposed works are in accordance with the reasonable aesthetic and orderly development of the total Building, do not endanger the Building and are compatible with the overall services to the Building and the individual floors; and the Owner or Occupier receives written approval for those works from the Owners Corporation.
- c. The Owner or Occupier of a Lot must ensure that:
 - (i) all servants, agents and contractors undertaking the works comply with the proper and reasonable directions of the Owners Corporation concerning the method of Building operations, means of access, use of Common Property and on-site management and Building protection, delivery of materials, parking of vehicles, disposal of waste and hours of work; and
 - (ii) the servants, agents and contractors are supervised in the carrying out of such works so as to minimise any damage to or dirtying of the Common Property and the services therein.
- d. The Owner or Occupier of a Lot must supply to the Owners Corporation a copy of the servants, agent and contractors all risk insurance policy taken out for protection of the Owners Corporation during works and any possible consequential damage caused as a result of the same.
- e. The Owner or Occupier of a Lot will immediately make good all damage to and dirtying of the Building and Common Property which is caused by such works and if the Owner or Occupier fails to immediately do so after provision of notice, the Owners Corporation reserves the right in its absolute discretion to make good any such damage or dirtiness and charge the cost of same to the Owner.
- f. The Owner or Occupier of a Lot must not arrange for tradespersons (except in emergencies) or any nature or kind to carry out works except during normal working hours 8.00am to 5.00pm Monday to Friday and there will be no work done by tradespeople on weekends or public holidays at all.
- g. The Owner or Occupier of a Lot must promptly notify the Owners Corporation or its Manager on becoming aware of any damage to or defect in the Common Property or any personal property vested in the Owners Corporation.



- h. The Owner or Occupier of a Lot will compensate the Owners Corporation in respect of any damage to the Common Property or personal property vested in the Owners Corporation caused by that Owner or Occupier or their respective tenants, licenses or invitees.

14. SIGNAGE

An Owner must not, and must ensure that the Occupier of its Lot does not: -

- a. permit any placard, advertisement or signage in or upon the Owner's Lot or upon the Common Property unless the Owners Corporation first consents in writing and then only in accordance with the terms and conditions specified in such consent;
- b. permit any advertising material, logos, sign writing to any external window or glazing or external solid face of a Lot without the written consent of the Owners Corporation; and
- c. erect any signage, advertising, directory board or other attachment to the exterior façade of the Building at all without prior approval of the Owners Corporation.
- d. Notwithstanding anything else in these Rules to the contrary, the Owners Corporation, in addition to the powers and authorities conferred on it by or under the Act, Regulations and Subdivision (Body Corporate) Regulations, has the power and authority to grant the Developer the right to erect signs on the Common Property

15. NOTIFICATION OF DEFECTS

An Owner or Occupier must notify Building Management as soon as it becomes aware of any damage to or defect in:

- a. the Common Property or any personal property of the Owners Corporation; or
- b. any water pipes, air-conditioning ducts, electric light or other fittings, fixtures or services.

16. DAMAGE, REPAIRS AND MAINTENANCE

16.1 DAMAGE AND CLEANLINESS

- a. Owners and Occupiers must promptly notify Building Management if they become aware of any damage to or uncleanness of Common Property.

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- b. Cans, bottles and similar rubbish must not be left in Common Property. If Common Property must be cleaned by Building Management after use by an Owner or an Occupier or their invitees, a cleaning fee may be charged by the Owners Corporation to the relevant Owner.
- c. Owners and Occupiers must not mark, paint or otherwise damage or deface any part of the Common Property.

16.2 DAMAGE REPAIRS AND MAINTENANCE

An Owner or Occupier of a Lot must not:-

- a. damage, deface or obstruct in any way or for any purpose whatsoever any driveway, pathway, stairway, landing or any other Owners Corporation property located on, in or attached to the Common Property, provided further that if the Owners Corporation expends money to make good damage caused by any Owner or tenants, invitees, servants or their invitees of any of the Lots, the Owners Corporation will be entitled to recover the amount so expended as a debt in any action in any court of competent jurisdiction from the Owner of the Lot;
- b. interfere with or attempt to redirect any maintenance works being attended to by tradespersons or others who have been appointed by the Owners Corporation specifically for working being undertaken;
- c. interfere with the operation, function or control of any of the Common Property fixtures, fittings or equipment;
- d. store any inflammable liquid or chemical on any Lot or any part of the Common Property nor suffer to be done any act or thing whereby any policy of insurance on the Building may be invalidated or become void or voidable or which may render any increased premium payable in respect of such insurance (this rule does not apply to any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine);
- e. interfere or activate any of the Building's fire protection services including but not limited to alarms, sprinklers, smoke detectors, fire extinguishers and fire hydrants except in the case of an emergency provided further that the Owners Corporation may recover the cost of any charges for false alarms or making good any damage from the relevant Occupier or Owner;
- f. modify any air conditioning, heating or ventilation system or associated ducting servicing that Lot without the prior written consent of the Owners Corporation; and
- g. install covering to any storage areas without the prior written consent of the Owners Corporation. Any covering must comply with the fire regulations. i.e. being fire retardant and of a colour approved by the Owners Corporation.

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An Owner or Occupier of a Lot must:-

- h. grant to the Owners Corporation its servants and agents upon the Owner or Occupier being given twenty-four (36) hours prior written notice, the right of access to any balcony forming part of the Lot for the purpose of maintenance of the external walls of the Common Property and the cleaning of the outside of the windows and external façade of the Owners Corporation (immediate access for emergencies);
- i. ensure that all smoke detectors and fire equipment installed in the Lot are properly maintained and tested (excludes sprinklers linked to the main building system);
- j. ensure that the front door to the Lot is maintained in accordance with the fire regulations as a fire door and that no additional locks, chains, deadlocks or peepholes are installed on the door which may interfere with its use as a fire exit or void the integrity of the structure as a fire exit door under the fire regulations;
- k. ensure compliance with all statutory and other requirements relating to fire and fire safety in respect of the Lot;
- l. ensure that any air-conditioning unit is maintained in accordance with the manufacturer's instructions and that any drainage trays are regularly emptied so as to ensure that water is not falling onto another Lot or within Common Property; and
- m. ensure that all accessible doors, windows and balcony glass are properly maintained and regularly cleaned.

17. CHARGING OF INTEREST AND RECOVERY OF AMOUNTS OWED TO THE OWNERS CORPORATION

- a. The Owners Corporation will charge penalty interest at the rate of interest payable under section 2 of the Penalty Interest Rates Act 1983;
- b. The Owners Corporation may recover any amount owed to the Owners Corporation in a court of competent jurisdiction including all legal costs (including VCAT) incurred by the Owners Corporation in collection of the same;
- c. The Owner of a Lot must take all reasonable action to recover from the Occupier the cost of damage, false alarms or other amounts from time to time owed to the Owners Corporation. If the amount is not paid within 7 days, or within the agreed period, the Owner will become liable to the Owners Corporation for the amount charged.



- d. The Owner of a Lot must pay to the Owners Corporation any monies expended in debt collection or searching for correct correspondence addresses including Land Titles Searches, Private Detective, administration fees or any other fees reasonably expended.

18. OWNER DETAILS

- a. An Owner who sells a Lot must advise the Owners Corporation of the name and address of the new Owner within one month of the completion of the contract.
- b. A party who acquires a Lot must advise the Owners Corporation of their name and address and mobile phone number and email address within one month of the completion of contract.
- c. An Owner who does not occupy the Lot or who will be absent from the Lot for more than 3 months must advise the Owners Corporation of the Owner's alternative mailing address for service of notices and any changes to it as soon as possible.
- d. An Owner must provide to the Owners Corporation a street address, mobile phone number and email address for correspondence purposes. PO Box addresses will not be accepted.

19. SECURITY

19.1 GENERAL

An Owner or Occupier of a Lot or their invitees must not do or permit anything, which may prejudice the security or safety of the Common Property or any person in or about the Building

19.2 SECURITY KEY

- a. The Owners Corporation may charge a reasonable fee for any additional Security Key required by the Owner or Occupier of a Lot;
- b. An Owner or Occupier of a Lot must promptly notify the Owners Corporation if a Security Key is lost or destroyed;
- c. Owners must exercise a high degree of caution and responsibility in making a Security Key available to other persons and must ensure that any lease or licence of their Lot requires the return of the Security Key by the tenant or licensee.



- d. Owners and Occupiers must not without written consent from Building Management duplicate the Security Key or permit it to be duplicated and must take all reasonable precautions to ensure that the Security Key is not lost.
- e. Owners and Occupiers must promptly notify Building Management if their Security Key is lost or destroyed.
- f. Building Management may elect not to issue or replace a lost Security Key without a written authority signed by the relevant Owner or Owner's agent.
- g. The number of Security Keys may be restricted for a Lot, in the absolute discretion of the Owners Corporation

20. SUPPORT AND PROVISION OF SERVICES

- a. Except for the purposes of maintenance and renewal and with the written consent of the Owners Corporation Manager, Owners and Occupiers must not do anything or permit anything to be done on or in relation to its Lot or the Common Property so that:
 - (i) any support or shelter provided by its Lot or the Common Property for any other Lot or the Common Property is interfered with;
 - (ii) the structural and functional integrity of any part of the Lot or Common Property is impaired; or
 - (iii) the passage or provision of services through the Lot or the Common Property is interfered with.
- b. Owners and Occupiers must not install a safe or any item in excess of 100kg in a Lot without the written consent of the Owners Corporation Manager and as part of the application for consent submitting to the Owners Corporation Manager a structural engineering report in respect of the proposed installation.
- c. Owners acknowledge and agree that the Owners Corporation may share amongst its Owners the costs of supply and maintenance of any gas facility or power facility required for heating or air-conditioning the Common Property or the Lots. Where Lots or the Common Property are not separately metered in relation to any service, including without limitation, gas, electricity and/or water, Building caretaking, cleaning and maintenance services then the Owner will pay a share of the relevant costs of that service provided that the Owner's share is calculated by one of the following methods as determined by the Owners Corporation Manager:
 - (i) a proportional rate by dividing unit liability of that lot by the total unit liability of all lots serviced jointly; or
 - (ii) a share of the cost of the service or charge which the Owners Corporation Manager (acting reasonably) considers to be fair and equitable in the circumstances.

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21. RETAIL/ COMMERCIAL LOTS ADDITIONAL REQUIREMENTS

The following conditions apply to the use of the Retail/ Commercial Lots by all parties and must be observed by an Owner or Occupier of a Retail/ Commercial Lot and persons under their control:

- a. all Retail/ Commercial Lots must be maintained in a pristine condition at all times;
- b. no signage, advertising, posters or other will be allowed to be affixed facing internal corridors;
- c. all Retail/ Commercial Lots must keep their internal furniture, equipment and other miscellaneous items neat and in maintainable order as not to detrimentally impact the overall appearance of the Building;
- d. no signage will be allowed on the exterior face at all unless approved in accordance with Rule 14;
- e. Retail/ Commercial Lots will be responsible for their own rubbish disposal;
- f. an Owner, Occupier or invitee of a Retail/ Commercial Lots Lot must not at any time egress through the entrance to the Building with any food or beverage items relevant to the business conducted on the Retail Lot;
- g. An Owner or Occupier of a Retail/ Commercial Lots Lot will be responsible for all costs associated with the cleaning, waste management, repairs and maintenance of the Retail/ Commercial Lots Lot.
- h. An Owner or Occupier of a Retail Lot requires an ordinary resolution by the Owners Corporation at an Annual General Meeting in order to apply for a liquor license.
- i. The member or occupier of any lot used as a restaurant, cafe or for other commercial purposes must
 - (i) Take out their own bins on each garbage collection day to the bin collection area nominated by the Owners Corporation;
 - (ii) Bring their bins in at a time nominated by the Owners Corporation;
 - (iii) Avoid unnecessary noise when filling bins and ensure contractors pick up the contents in the bin at a time nominated by the Owners Corporation;
 - (iv) Ensure lids on bins are securely closed at all times and ensure that bins are kept clean;
 - (v) Ensure all cardboard and paper waste is cut up or folded and neatly placed in the recycling area;
 - (vi) Store all bins, bottles, cardboard/paper and any other refuse within the relevant lot (but not any car park forming part of that lot) and must not



store all bins, bottles, cardboard/paper and any other refuse on common property except when this is the bin collection and recycling areas nominated by the Owners Corporation;

- (vii) Wash bins only within the lot, excluding car spaces;
- (viii) Comply with all health, noise and other regulations in carrying on the business from the lot;
- (ix) Ensure that any mechanical fluing is charcoaled filtered or equivalent;
- (x) Restrict all deliveries to occur only between 7:00am and 6:00pm daily;
- (xi) Not permit electronic gambling machines
- (xii) Make all reasonable attempts to address / treat any odours that emanate from the lot;
- (xiii) Ensure that all wall, floor and ceiling treatments are acoustically treated to ensure that an acoustic performance level of STC30 is achieved;
- (xiv) Not operate outside of hours pursuant to what is approved by council;
- (xv) Comply with these rules,

Nothing in these rules prevent or prohibits any member or occupier of a commercial lot from carrying on its reasonable business operations and to apply for, and obtain, any planning permit, liquor licence, or any other legislative consent or permit which the owner of such lot may apply for while the proprietor or owner of any such commercial lot;

- Operates lawfully
- Obtains each and every permit, liquor licence or other consent required; and
- Operates within the terms of any such liquor licence, permit or consent.

The proprietor or operator of any retail or commercial is responsible for the costs associated with cleaning, repairing and maintain any such lot and ensuring that the area surround such lot is kept in a neat and tidy condition

22. RECOVERY OF EXPENDITURE

Where the Owners Corporation expends money to make good the loss and/or damage caused by a breach of the Act, its regulations or of these Rules, including without limitation administrative and management costs, legal costs and the costs of any services or works incurred as a result of, arising from and/or for the rectification of the breach by Owners of Lots or Occupiers or invitees, servants, employees, agents, children, or licensees of such Owners of Lots, the amount so expended will be a charge on the Lot and the Owners Corporation will be entitled to recover the amount as a debt due in an action in VCAT or any Court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

23. INSURANCE

- a. The Owners Corporation has a property insurance policy and a public liability insurance policy which cover Owners Corporation property but which, regardless of how the damage occurred, do not extend to cover any damage to privately owned fittings, including curtains, blinds, light fittings, carpets and



electrical fittings and appliances which are not built into the Lot and which can be removed.

- b. The public liability policy does not extend to cover the interior of any Lot and/or balcony or terrace.
- c. Owners or Occupiers should arrange a contents insurance policy to include their own property. Owners who do not occupy their Lot should arrange a landlord's insurance policy which includes public liability cover to protect their investment.
- d. If an Owner or Occupier causes damage to any Lot, other than their own, they may be responsible for the cost of reinstatement.
- e. It is essential that details of any potential insurance claim are forwarded to the Owners Corporation Manager immediately. If necessary, it will request the Owners Corporation's Insurer to handle the claim.
- f. Any queries relating to insurance cover or claims should be directed to the Owners Corporation Manager.
- g. An Owner or Occupier must not do or permit to be done anything that may invalidate, suspend or increase the premium for any insurance policy effected by the Owners Corporation.

24. LEASED LOTS

To ensure that the living standards, safety and security of the Building are maintained by and for all Owners and Occupiers, these Rules and any Guidelines, in addition to all others, will apply in regard to leasing or occupancy of lots by non-Owners:

- a. an Owner or Occupier may not lease, sub-lease, licence, grant or renew any other occupancy rights to an Occupier of a Lot for a term of less than six (6) months without first obtaining the written approval of the Owners Corporation Manager to that occupancy;
- b. an Owner must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of a Lot, including without limitation entering into an appropriate agreement in any lease or licence agreement for the Lot to ensure return of the Security Key to the Owner upon expiry of the Occupier's lease or licence;
- c. without evidence of a written authority signed by the relevant Owner or the Owner's agent, Building Management may prevent personal access and entry (or exit) of goods by non-Owners;

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- d. in order to maintain currency of occupancy records, the Owner or the Owner's agent, must notify Building Management in advance of:
 - (i) full details of new leaseholders or other changes of occupancy; and
 - (ii) details of the expected term of each occupancy;
- e. an Owner of a Lot, which is subject to a lease or licence agreement must procure that the lessee or licensee of the Lot complies with these Rules and any subsequent amendment to these Rules. This includes ensuring that the lessee or licensee has read and is bound by these Rules under the terms of their lease or licence agreement. An Owner who grants a lease or licence over its Lot indemnifies the Owners Corporation and agrees to keep it indemnified against any costs or liabilities incurred by the Owners Corporation associated with the failure of the lessee or licensee to strictly comply with these Rules and against the failure of the lessee or licensee to pay (within 14 days) the Owners Corporation any charges validly levied by the Owners Corporation against the lessee or licensee; and
- f. an Owner or Occupier must not permit any placard, advertisement or signage (including relating to the sale or lease of a Lot) in or upon its Lot or upon the Common Property unless the Owners Corporation first consents in writing and then only in accordance with the terms and conditions specified in such consent.

25. COMPLIANCE

- a. Owners and Occupiers must ensure that their invitees comply with these Rules.
- b. Any Owner of a lot which is the subject of a lease or licence must take all reasonable steps, including any action available under the lease or licence, to ensure that any lessee or licensee and any invitees of that lessee or licensee complies with these rules
- c. Owners and Occupiers must at their own expense promptly comply with all laws relating to the Lot including, without limitation, any requirements, notices and orders of any governmental authority.
- d. Owners and Occupiers must comply with any reasonable request or direction of any person employed by the Owners Corporation.
- e. Any breach of a Rule or Guideline will entitle the Owners Corporation to issue proceedings and / or impose such fine or penalty as it deems appropriate from time to time.
- f. An Owner will on demand compensate the Owners Corporation in full for any damage to the Common Property or property of the Owners Corporation caused by that Owner or the Owner's lessees, licensees or invitees



- g. An Owner will on demand compensate the Owners Corporation in full for any additional services (for example security, cleaning, etc) deemed necessary in the Owners Corporation Manager's absolute discretion as a result of the acts, omission, or behaviour of that Owner or the Owner's lessees, licensees or invitees including but not limited to additional time spent by the Owners Corporation or Building Management as result of such act, omission or behaviour.
- h. An Owner will on demand pay all costs including legal costs of the Owners Corporation on a solicitor and own client indemnity basis incurred by the Owners Corporation as a result of any breach of any Rule.
- i. Owners (jointly and severally) indemnify, keep indemnified, release and hold harmless the Owners Corporation and the Owners Corporation Manager in relation to all or any costs, expenses, actions, liabilities and/or damages that the Owners Corporation or Owners Corporation Manager may suffer, sustain or incur as a result of any breach by the Owner or the Owner's lessee or licensee (or any of their agents, contractors, workers and invitees) of these Rules. The indemnity or release will not merge or terminate as a result of an Owner not owning any particular Lot anymore or an Occupier not occupying any Lot anymore.
- j. The Owners Corporation will in addition to any legal proceeding be able to charge an Owner penalty interest on outstanding levies or other charges that is no more than the rate for the time being fixed under Section 2 of the Penalty Interest Rates Act 1983

26. OWNERS CORPORATION FEES

- a. The fees set by the Owners Corporation to cover general administration and maintenance, insurance and other recurrent obligations must be paid either quarterly, half-yearly or annually in advance as determined by the Owners Corporation by each Owner according to their unit entitlement and unit liability on or before the due date.
- b. Any special fees or charges levied by the Owners Corporation to cover extraordinary items of expenditure must be paid on the due date set by the Owners Corporation upon the levying of each special fee or charge.
- c. If any fees remain outstanding after the date specified for their payment, the Owners Corporation may charge interest on such fees at the rate set by the Penalty Interest Rates Act 1983.
- d. The Owners Corporation may also impose additional reasonable fees on an Owner for any additional reasonable costs incurred by the Owners Corporation as a result of the breach of these rules caused by an Owner, or Occupier. These additional fees are to be paid within 28 days of being levied



against the Owner or Occupier. The Owner will be liable to pay these additional fees as an Owner is responsible and liable for the conduct of its Occupier or Invitees

27. COMPLIANCE WITH RULES BY INVITEES

- a. An Owner or Occupier of a Lot must take all reasonable steps to ensure the invitees of the Owner or Occupier comply with these Rules.
- b. An Owner of a lot which is subject of a lease or licence agreement must take all reasonable steps, including any action available under the lease or licence agreement, to ensure that any lessee or licensee of the lot and any invitees of that lessee or licensee comply with these rules
- c. Any contractor/tradesman may only use the basement lift lobby or other area specifically designed by the Owners Corporation for entry or exit.

28. COMPLIANCE WITH LAWS

An Owner or Occupier of a Lot must at the expense of the Owner or Occupant promptly comply with all laws relating to its Lot including, without limitation, any requirement, notices and orders of any governmental authority.

29. PERSONAL INFORMATION OF OWNERS AND OCCUPIERS

- a. The Owners Corporation may collect personal information about Owners and Occupiers of Lots, including but not limited to their name and address.
- b. Personal information collected by the Owners Corporation regarding Owners and Occupiers of Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

30. SPECIAL RULES FOR THE DEVELOPER

- a. A Member or Occupier must not hinder or impede Burbank from exercising its rights under any agreement entered into under this Rule 30.
- b. Notwithstanding anything to the contrary herein contained, so long as Burbank is a Member or Occupier or for so long as any mortgagee or charge of Burbank has an interest in any Lot, then all the Rules herein shall not in any way whatsoever apply to or be enforceable against Burbank or its mortgagee or chargee where to do so would prevent, hinder, obstruct or in any way interfere with any works of any nature or description that Burbank or its associated entity or its mortgagee or chargee may be engaged in or which



it may need to carry out in order to complete construction of the Building and facilities comprised in the Development.

- c. Burbank, its mortgagees or chargees shall be and are by this Rule, authorised to:
- (i) Erect such barriers, fences, hoardings, signs as it deems necessary to facilitate any works to be carried out in relation to the Development; and
 - (ii) Take exclusive and sole possession of any parts of the Common Property as it may need to have exclusive possession of in order to carry out any works or activities in relation to the Development; and
 - (iii) Exclude all and any Members or Occupiers from any parts of the Common Property as may be necessary in order to carry out any works in relation to the Development; and
 - (iv) Erect for sale promotional advertising or other signs as Burbank may require on any part of the Common Property; and
 - (v) Grant rights to use or access through or over the Common Property to third parties on such terms and conditions as Burbank or its mortgagee or chargee thinks fit; and
 - (vi) Limit or restrict access to certain areas of the Development including areas of the Common Property in order to expeditiously complete the Development; and
 - (vii) Use whatever rights of way and/or points of egress and ingress to the Development as necessary to carry out any works and to block for whatever periods are necessary any rights of way or points of egress and ingress to the Development in order to carry out any works.
 - (viii) Collect, use and disclose the Data relating to You and/or a Member, Occupier, Resident or Lot Owner (and You and/or a Member, Occupier, Resident or Lot Owner consent to this) for the purposes of
 - (a) providing feedback to You and/or a Member, Occupier, Resident or Lot Owner on their usage of utilities and services on the Lot;
 - (b) enabling You and/or a Member, Occupier, Resident or Lot Owner to compare statistical and historical data related to the average usage of utilities and services on the Lot, for the Building;
 - (c) Burbank reporting under any environmental monitoring schemes including any carbon emissions scheme;
 - (d) Burbank improving the operational performance of the Building and future building design in Dandenong;
 - (e) billing of utilities and services including where that utility or service is provided by the Manager or Building Manager of the Building under the Owners Corporation.

Burbank agrees to keep confidential all the Data relating to You and/or a Member, Occupier, Resident or Lot Owner and not disclose or cause or permit the disclosure of the Data (except as permitted under this clause 30 c viii or with the prior written consent of You and/or a Member, Occupier, Resident or Lot Owner) and to use the Data only for the purposes outlined in clause 30 c viii (a)-(e).

- d. The Owners Corporation will, within 7 days of being requested by Burbank or its mortgagee or chargee, sign whatever consents, authorities, permits or other such documents as may be required to enable Burbank or its mortgagee or chargee to complete the Development.



31. DEFINITIONS

In these Rules:

- (a) **"Act"** means the Owners Corporations Act 2006 or any amended version;
- (b) **"Apartment Lot"** means any Lot which is not a Retail Lot, Car Park Lot or Storage Lot.
- (c) **"Amenities"** means the Garden and BBQ areas which are comprised in Owners Corporation No 2 and No 3
- (d) **"Building"** means the building constructed on the Land;
- (e) **"Building Management"** means the person or entity (which may be a related party of the Developer or the Owners Corporation Manager) engaged by the Owners Corporation Manager to provide efficient operation of the Building and to maintain security of the Building and if there is no Building Management then the Owners Corporation Manager;
- (f) **Car Park** means that part of the Building and land designated for entry and exit of Motor Vehicles to and from the Car Park Lots;
- (g) **Car Park Lot** means Lots B1 – B121, C1-C10, G1-G63, P1-P5 or the car park of each lot;
- (h) **"Common Property"** means any Common Property described on the Plan of Subdivision;
- (i) **Developer** means the Developer of the project, Burbank
- (j) **Developer's Mortgagee** means any person or corporation which has taken from the Developer a mortgage or charge over any part of the Development;
- (k) **"Development"** means all the land and improvements comprised in Plan of Subdivision No P.S. 645691V and known as 51-67 Hornsby Street, Dandenong, VIC 3175
- (l) **"Guidelines"** means any regulation for the effective management of the Building and administration of these Rules, as determined by the Owners Corporation from time to time;
- (m) **"Land"** means the whole of the land described in the Plan

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- (n) **"Lot"** or **"Lots"** means a Lot or Lots on the Plan of Subdivision;
- (o) **"Manager"** means the person for the time being appointed by the Owners Corporation as its manager or if no person is for the time being appointed, the secretary of the Owners Corporation;
- (p) **"Model Rules"** means the model rules prescribed by the Owners Corporations Act 2006 ~~from time to time as attached in Annexure A;~~ 
- (q) **Motor Vehicle** means a motor vehicle:
 - a. with a tare weight of not more than 2 tonnes; and
 - b. with dimensions capable of fitting within a Car Park Lot and gaining entry to the Car Park without causing damage to the Building and the Land;
- (r) **"Occupier"** means any person lawfully occupying or in possession of a Lot and can include an Owner;
- (s) **"Owner"** means a registered owner of a Lot ;
- (t) **"Owners Corporation"** means Owners Corporation No 1 No 2 No 3 No 4 on Plan No 645691V, as represented by the Owners Corporation Committee and Owners Corporation Manager;
- (u) **"Owners Corporation Committee"** means the Committee elected by the Owners of the Owners Corporation in accordance with the Owners Corporation Regulations;
- (v) **"Owners Corporation Manager"** means any manager appointed from time to time by the Owners Corporation pursuant to the Owners Corporation Act 2006;
- (w) **"Plan"** or **"Plan of Subdivision"** means Plan of Subdivision No 645691V;
- (x) **"Regulations"** mean the Subdivision (Owners Corporation) Regulations 2001 & Owners Corporations Regulations 2007 or any amended version;
- (y) **Retail Lot OR Commercial Lot** means Lot No: 31, 32, 33, 41, 42, 43;
- (z) **"Rules"** means the rules for the Owners Corporation as set out in this document as amended from time to time;
- (aa) **"Security Key"** means a key, magnetic card or other device used to open doors, gates, and locks; and

- (bb) "Storage Lot" means the storage cage of each lot
- (cc) Unless the context otherwise requires:
 - (i) headings are for convenience only;
 - (ii) words imparting the singular include the plural and vice versa;
 - (iii) an expression imparting a natural person includes any company, partnership, joint venture, association, body corporate and any governmental authority; and
 - (iv) a reference to a thing includes part of the Building.
- (dd) The obligations and restrictions in these Rules shall be read subject to the rights, grants or privileges that may be given to any person or persons by the Owners Corporation from time to time and to the extent of any inconsistency, any such rights, grants or privileges, prevail over those Rules in respect of the party or parties to who they are given.



Model Rules for an Owners Corporation

Owners Corporation Regulations 2018
Schedule 2—Model rules for an owners corporation Regulation 11
Authorised Version incorporating amendments as at 1 December 2021

1 Health Safety and Security

1.1 Health, safety and security of Lot owners, Occupiers of Lots and invitees

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.

(2) This rule does not apply to-

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste Disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

2 Committees & Sub-Committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

3 Management & Administration

3.1 Metering of services and apportionment of costs of services

(1) The Owners Corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods and services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount that includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Sub rule (2) does not apply if the concession or rebate –

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of Common Property

4.1 Use of Common Property

(1) An owner or occupier of a lot must not obstruct the lawful use or enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.

(3) An approval under sub-rule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

(7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle –

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, entrance or exit to a lot; or

(c) in any place other than parking area situated on common property specified for purpose by the owners corporation.

4.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under sub rule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions for the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation. Example If the change of use results in a hazardous activity being carried out on lot or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

(3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.

(4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.

(5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6 Behaviour of persons

6.1 Behaviour of owners, Occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise & other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7 Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, an occupier or the owner's corporation.

(2) The party making the complaint must prepare a written statement setting out the complaint in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 calendar days after the dispute comes to the attention of all the parties.

(a) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.

(6) A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.

(a) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.

(b) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of his or her right to take further action under *Part 10 of the Owners Corporations Act 2006*.

(8) This process is separate from and does not limit any further action under any further action under *Part 10 of The Owners Corporation Act 2006*.

Owners Corporation Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation 12, Owners Corporations Regulations 2007

OC 10 (12/07)

What is an Owners Corporation?

The lot you are considering buying is part of an Owners Corporation. Whenever a plan of subdivision creates common property, an Owners Corporation is responsible for managing the common property. A purchaser of a lot that is part of an Owners Corporation automatically becomes a member of the Owners Corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an Owners Corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and Occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the Owners Corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an Owners Corporation?

As an owner, you will be required to make financial contributions to the Owners Corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners Corporation rules

The Owners Corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, Occupiers or guests and grievance procedures.

You should look at the Owners Corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of Owners Corporation expenses that each Lot Owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an Owners Corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular Owners Corporation you are buying into you can inspect that Owners Corporation's information register.

Management of an Owners Corporation

An Owners Corporation may be self-managed by the Lot Owners or professionally managed by an Owners Corporation Manager. If an Owners Corporation chooses to appoint a professional manager, it must be a Manager registered with the Business Licensing Authority (BLA).

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE OWNERS CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)