

MINUTES OF ANNUAL GENERAL MEETING

The Owners – Strata Plan No 51762
20-22 LENDINE STREET
WARILLA, NSW, 2528

These are the minutes of the Annual General Meeting for The Owners – Strata Plan No 51762 held at Video Conference: <https://meet.bcsm.com.au/990312730> commencing at 4:00 PM on Wednesday 14 June 2023.

Lots Represented

<u>Lot No</u>	<u>Name</u>	<u>Capacity</u>
3	E HABILRIH	Owner present
4	B MELI	Owner present

In Attendance

I NGUYEN representing BCS Strata Management Pty Ltd.

Chairperson

I NGUYEN representing BCS Strata Management Pty Ltd. (Under delegation)

Secretary

I NGUYEN representing BCS Strata Management Pty Ltd. (Under delegation)

Apologies

NIL

Motions

1. MINUTES

- 1.1 That the minutes of the last general meeting of the Owners Corporation, held on 20/12/2022, be confirmed as a true record of the proceedings of that meeting.

Motion Result: Passed by Simple Majority

2. COMPLIANCE MEASURES

2.1 **(Annual Fire Safety Statement)**

That the Owners Corporation confirms that there are no fire safety measures at the strata scheme and therefore an annual fire safety statement is not required.

Cautionary note from the managing agent: *This motion in no way infers that the strata manager has any knowledge of the existence of any essential fire safety measures that may be present. Your strata manager is not a certified practitioner and as such, is unable to confirm what fire measures are present and/or should be present at your property. We note that an incorrect assessment of these measures may impact your insurance policy coverage in the event of a fire. If you are unsure about the presence of measures, we urge that an expert be engaged, as per motion 2.2, to attend your building and review what fire safety equipment should be in place appropriate for your property's development criteria)*

Motion Result: Passed by Simple Majority

- 2.2 That the Owners Corporation resolves to obtain, from local council, the strata plan occupation certificate including final fire safety measures that are required to be installed at the building.

Motion Result: Defeated by Simple Majority

- 2.3 That the Owners Corporation resolves that the strata manager is to engage an accredited practitioner (fire safety) who is accredited in Fire Safety Assessment and appropriately qualified to undertake assessment of each fire safety measure to:

- a. ensure all fire safety measures are maintained in accordance with the *Environmental Planning and Assessment Regulation*; and,
- b. declare that each fire safety measure has been assessed by an appropriately qualified accredited practitioner (fire safety); and,
- c. issue the fire safety statement accordingly.

Motion Result: Defeated by Simple Majority

- 2.4 That the Owners Corporation authorise the managing agent, building manager or strata committee to sign such documents as may be necessary in relation to the lodgement of the next Annual Fire Safety Statement. If required, this authority includes the managing agent affixing the common seal of the Owners Corporation in accordance with the Act.

Motion Result: Defeated by Simple Majority

2.5 **(Window safety devices reinspection)**

That the Owners – Strata Plan No 51762, resolve to undertake an inspection of all window safety devices previously installed to windows within the strata scheme to ensure the Owners Corporation comply with their obligations pursuant to Section 118 of the *Strata Schemes Management Act 2015* and Regulation 30 of the *Strata Schemes Management Regulation 2016* and that the appointment of an appropriately qualified third party to undertake this inspection be delegated to the strata committee.

Motion Result: Defeated by Simple Majority

- 2.6 That following the inspection of window safety devices the Owners – Strata Plan No 51762, authorize the strata committee to make arrangements for the installation, maintenance or repair of any required window safety devices within the strata scheme to ensure the Owners Corporation comply with their obligations pursuant to Section 118 of the *Strata Schemes Management Act 2015* and Regulation 30 of the *Strata Schemes Management Regulation 2016*.

Motion Result: Motion lapsed as WINDOW SAFETY DEVICE INSPECTION was LOST

2.7 **(Safety Audit Report)**

That the owners corporation review the safety audit report prepared by Solutions In Engineering on 07/09/2016 and what actions have been taken to date and those yet to be undertaken and an updated report be obtained.

Motion Result: Defeated by Simple Majority

2.8 **(Asbestos Survey)**

That the owners corporation review the asbestos survey report prepared by Solutions In Engineering on 05/11/2012 and what actions have been taken to date and those yet to be undertaken.

Motion Result: Defeated by Simple Majority

2.9 **(Other compliance measures)**

That the owners corporation consider any additional compliance matters for the scheme and determine any appropriate action (if required).

Motion Result: Passed by Simple Majority

3. UTILITIES AGREEMENTS

- 3.1 That the owners corporation consider the supply agreements that they have in place for utilities and determine any action required.

Motion Result: Passed by Simple Majority

- 3.2 That the Owners Corporation instruct the Managing Agent to:

- i. engage a broker or other type of specialist if required;
- ii. disclose data and information of the Owners Corporation related to the utility if required; and,
- iii. sign a letter of authority to authorise the broker to acquire and provide quotes.

Motion Result: Defeated by Simple Majority

- 3.3 That the Owners Corporation appoint the Chairperson to approve entry by the Owners Corporation into an utility agreement of up to 3 years provided that, in the opinion of the Chairperson, it is more financially beneficial for the Owners Corporation than its current arrangements, and is otherwise on terms that are broadly consistent with those available in the market, and further the Owners Corporation authorise the managing agent to enter into an utility agreement behalf of the Owners Corporation as instructed by the Chairperson.

Motion Result: Defeated by Simple Majority

4. INSURANCES

- 4.1 That the owners corporation confirm that the following insurance policies are currently in place:

Current Insurance Details

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
901446	CHU/QBE COMMUNITYSURE	01 Aug 2023	Appeal Expenses	\$100,000.00
			Property, Death and Injury (Public Liability)	\$30,000,000.00
			Paint	Included
			Office Bearers Liability Insurance	\$5,000,000.00
			Machinery Breakdown Insurance	\$10,000.00
			Lot Owner's Fixtures and Improvements	\$250,000.00
			Workers Compensation Insurance	Not Insured
			Loss of Rent	\$441,605.00
			Legal Defence Expenses	\$100,000.00
			Government Audit Costs	\$25,000.00
			Fusion Cover	Not Insured
			Flood	Included
			Floating Floors	Included
			Voluntary Workers Insurance	\$300,000.00 / \$3,000.00
			Fidelity Guarantee Insurance	\$250,000.00
			Damage (i.e. Building) Policy	\$2,944,037.00
			Community Income	Not Insured
			Common Area Contents	\$29,440.00
			Building Catastrophe	\$441,605.00
TOTAL PREMIUM: \$7,959.06				

Date on which the premiums were last paid: **15/09/2022**

Motion Result: Passed by Simple Majority

- 4.2 That the insurances of the owners corporation be extended to include any additional optional insurances not covered in the above table.

Motion Result: Defeated by Simple Majority

- 4.3 That the owners corporation confirm that it does NOT employ workers with total annual wages exceeding \$7,500.00 and therefore will not require workers compensation insurance for the coming year.

Motion Result: Passed by Simple Majority

- 4.4 That the owners corporation acknowledges their obligation to provide/disclose to the insurer, either upon renewal or throughout the period of the policy, any item requiring disclosure under the policy including a Work, Health and Safety report, defects report and the like.

Motion Result: Passed by Simple Majority

- 4.5 That the owners corporation authorise the managing agent to renew insurances in accordance with the insurer or insurance broker's recommendation in circumstances where alternate instructions are not received from the strata committee prior to the renewal date.

Motion Result: Passed by Simple Majority

5. COMMISSIONS AND TRAINING SERVICES

- 5.1 That the owners corporation note a report by the managing agent, in the agenda explanatory note, in regards to the commissions that have been paid and training services received in the last year and those commissions likely to be paid and training services provided to the managing agent in the coming year.

Reporting details:

Commissions and Training Services Report for the last 12 months

Commissions received that have been paid to the managing agent in the last 12 months are as follows:

- Insurance commissions: \$723.25;
- CommunitySure Management fees to parent entity (PICA Group)*1: \$206.64
- PICA Group may have received a referral fee from Bulk Energy, Energy Action, E Utility and/or Savant Energy Advisory on the sale and provision of electricity and/or gas if the scheme has successfully engaged a broker for electricity and/or gas services. Commissions for Commercial & Industrial: 30% to 33.33% of the commission the broker receives from the retailer, for Small Market Enterprises or Residential: \$25 to \$150 per energy agreement.

Training services received/provided to the strata managing agent by external service providers in the last 12 months:

- legal service providers including Chambers Russell Lawyers, Grace Lawyers, Clarke Kann Lawyers, Bannermans Lawyers, Kerin Benson Lawyers and JS Mueller & Co
- insurance service providers CHU Underwriting Agencies Pty Ltd, BAC Insurance Brokers and BCB Strata Insurance Brokers (Body Corporate Brokers Pty Ltd)

Training services received from external service providers are estimated to be in excess of 10 hours per year per manager. The value of which is estimated at \$250 in total.

Estimated Commissions and Training Services Report for the next 12 months

Estimated Commissions likely to be paid to the managing agent in the next 12 months are as follows:

- Insurance commissions: \$795.58;
- CommunitySure Management fees to parent entity (PICA Group)*1: \$227.30
- PICA Group may receive a referral fee from Bulk Energy, Energy Action, E Utility and/or Savant Energy Advisory on the sale and provision of electricity and/or gas if the scheme successfully engages a broker for electricity and/or gas services. Commissions for Commercial & Industrial: 30% to 33.33% of the commission the broker receives from the retailer, for Small Market Enterprises or Residential: \$25 to \$150 per energy agreement.

Training services likely to be received/provided to the managing agent by external service providers in the next 12 months are as follows:

- legal service providers including but not limited to Chambers Russell Lawyers, Grace Lawyers, Clarke Kann Lawyers, Bannermans Lawyers, Kerin Benson Lawyers and JS Mueller & Co.
- insurance service providers CHU Underwriting Agencies Pty Ltd and BCB Strata Insurance Brokers (Body Corporate Brokers Pty Ltd)

We estimate the training services received from external service providers will be in excess of 10 hours per year per manager. The value of which is estimated at \$250 in total.

*1 Please refer to the Additional Notes at the end of the agenda for additional information about insurance disclosures about the CommunitySure product.

Motion Result: Passed by Simple Majority

6. VALUATION

- 6.1 That the owners corporation obtain a replacement cost estimate (valuation) for insurance purposes.

Motion Result: Passed by Simple Majority

- 6.2 That the managing agent be authorised to adjust the building sum insured in line with the insurance valuation upon receipt.

Motion Result: Passed by Simple Majority

Note: It was discussed at the meeting amongst the Owners Corporation to obtain a new Building Valuation Report from BIV Reports and to adjust the Building Sum Insured accordingly once received.

7. AUDITOR

- 7.1 That an auditor be appointed and that auditor be Kelly & Partners Pty Ltd.

Motion Result: Defeated by Simple Majority

8. CAPITAL WORKS FUND PLAN

- 8.1 That the owners corporation confirms receipt of the capital works analysis prepared by Solutions In Engineering Pty Ltd on 19/08/2019.

Motion Result: Passed by Simple Majority

- 8.2 That the strata managing agent be instructed to obtain quotations to prepare a 10-year capital works fund plan and the strata committee be authorised to provide directions in relation to the appointment of a consultant to prepare the 10-year capital works fund plan.

Motion Result: Passed by Simple Majority

Note: It was discussed at the meeting amongst the Owners Corporation to obtain a new Capital Works Fund Plan from BIV Reports and to forward the report to all Lot Owners once received.

9. RESTRICTED MATTERS

- 9.1 That there be no additional restrictions placed on the strata committee other than those currently imposed by Section 36 (3) of the Act.

Motion Result: Passed by Simple Majority

- 9.2 That in the event the preceding motion is defeated the owners corporation determine restrictions to be placed on the strata committee.

Motion Result: Motion lapsed as RESTRICTED MATTERS was CARRIED

10. ENGAGEMENT OF CONTRACTORS

- 10.1 That the owners corporation acknowledges that the managing agent will not issue a Work Order or engage any contractors for the provision of any goods or services, unless they have complied with the minimum requirements set out in the table below.

Minimum requirements (as aligned to the recommended criteria as advised by Safe Work Australia)	<ul style="list-style-type: none">• Must be registered as a business for tax purposes in Australia• Must have a minimum \$10 million Public & Product Liability Insurance (in respect of each and every occurrence and unlimited in aggregate for any one period of cover)• Must have a minimum \$1 million Professional Indemnity Insurance (where applicable)• Must have Statutory Workers Compensation Insurance for all employees or Personal and Accident Insurance as a Sole Trader• Must hold all licences as relevant to services provided• Must have an established Quality Management system (Consultants only)• Must have an established Health & Safety Management system• Must accept PICA Group Terms and Conditions of engagement and Business Code of Conduct.
Definitions:	<ul style="list-style-type: none">• Contractor: means a person or organisation that is engaged, on a temporary basis, to undertake a particular task and includes consultants who provide recommendations and/or specialist professional advice.• Work Order: means a written order providing specific or blanket authorisation to a contractor to proceed with the provision of specific goods or services without further instructions.

Motion Result: Passed by Simple Majority

11. ACCOUNTING RECORDS AND BUDGET

- 11.1 That the financial statements including the statement of key financial information for the period ended **30/04/2023** be adopted.

Motion Result: Passed by Simple Majority

- 11.2 That estimated receipts and payments (budget) for the administrative fund and the capital works fund as attached to this agenda be adopted.

Motion Result: Passed by Simple Majority

12. CONTRIBUTIONS

- 12.1 That contributions to the administrative fund are estimated in accordance with Section 79(1) of the Act and determined in accordance with Section 81(1) of the Act at \$18,500.00 - in instalments set out in the table below:

Levy Status	Due date	Amount
To be Issued	01/09/2023	\$4,625.00
To be Issued	01/12/2023	\$4,625.00
To be Issued	01/03/2024	\$4,625.00
To be Issued	01/06/2024	\$4,625.00
Total		\$18,500.00

Motion Result: Amended & Passed by Simple Majority

- 12.2 That contributions to the capital works fund are estimated in accordance with Section 79(2) of the Act and determined in accordance with Section 81(1) of the Act at \$4,840.00 - in instalments set out in the table below:

Levy Status	Due date	Amount
To be Issued	01/09/2023	\$1,210.00
To be Issued	01/12/2023	\$1,210.00
To be Issued	01/03/2024	\$1,210.00
To be Issued	01/06/2024	\$1,210.00
Total		\$4,840.00

Motion Result: Amended & Passed by Simple Majority

- 12.3 That the administrative fund and capital works fund contributions be continued at quarterly intervals until further determined:

**Administrative Fund
Interim Periods**

Levy Status	Due date	Amount
To be Issued	01/09/2024	\$4,625.00
To be Issued	01/12/2024	\$4,625.00
Total		\$9,250.00

**Capital Works Fund
Interim Periods**

Levy Status	Due date	Amount
To be Issued	01/09/2024	\$1,210.00
To be Issued	01/12/2024	\$1,210.00
Total		\$2,420.00

Motion Result: Amended & Passed by Simple Majority

13. LEVY COLLECTION PROCEDURES

- 13.1 That the Owners – Strata Plan 51762, for the purpose of collecting levy contributions, interest and recovery costs thereon and pursuant to the Act (including section 103 of the Act), authorise the strata managing agent and/or the strata committee to do any of the following:

- a. Levy Recovery Step 1: issue a reminder levy notice 35 days after the levy due date;
- b. Levy Recovery Step 2: issue 1st levy recovery letter 60 days after the levy due date;
- c. Levy Recovery Step 3: issue 2nd levy recovery letter 75 days after the levy due date;
- d. Levy Recovery Step 4: 106 days after the original date the levy was due, and where the debt is in excess of \$2,000.00, or another amount determined by the strata committee, appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation of solicitors, barristers and/or experts on behalf of The Owners – Plan No 51762 to issue a letter of demand and/or to commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- e. Enforce any judgment obtained in the collection of levy contributions including commencing and maintaining bankruptcy or winding up proceedings,
- f. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
- g. Liaise, instruct and prepare all matters with the owners corporations debt collection agents, lawyers and/or experts in relation to any levy recovery proceedings.

Motion Result: Passed by Simple Majority

- 13.2 That the Owners – Strata Plan 51762, delegate and authorise the functions to the **strata committee** to make changes to the above debt recovery process on behalf of the owners corporation from time-to-time as they see fit.

Motion Result: Defeated by Simple Majority

- 13.3 That the Owners – Strata Plan 51762, for the purpose of collecting levy contributions, interest and recovery costs thereon and pursuant to the Act (including section 103 of the Act), authorise the strata committee to approve payment plans generally or for specific lot owners.

Motion Result: Defeated by Simple Majority

14. VOTING BY ELECTRONIC MEANS

- 14.1 That pursuant to Regulation 14 (1) (b) of the *Strata Schemes Management Regulation 2016 (NSW)*, the owners corporation approve the adoption of voting wholly by electronic pre-meeting voting for the next general meeting of the owners corporation.

Motion Result: Passed by Simple Majority

15. STRATA COMMITTEE NOMINATIONS

- 15.1 That nominations for election to the strata committee be received, declared and recorded. Nominations received prior to the issuing of this notice are noted below under "Election of Committee".

Motion Result: Passed by Simple Majority

- 15.2 That candidates for election to the strata committee disclose any connections with the original owner (developer) or building manager in accordance with the Act.

Motion Result: Passed by Simple Majority

- 15.3 That the number of members of the strata committee be determined to be two (2) members.

Motion Result: Passed by Simple Majority

16. STRATA COMMITTEE ELECTION

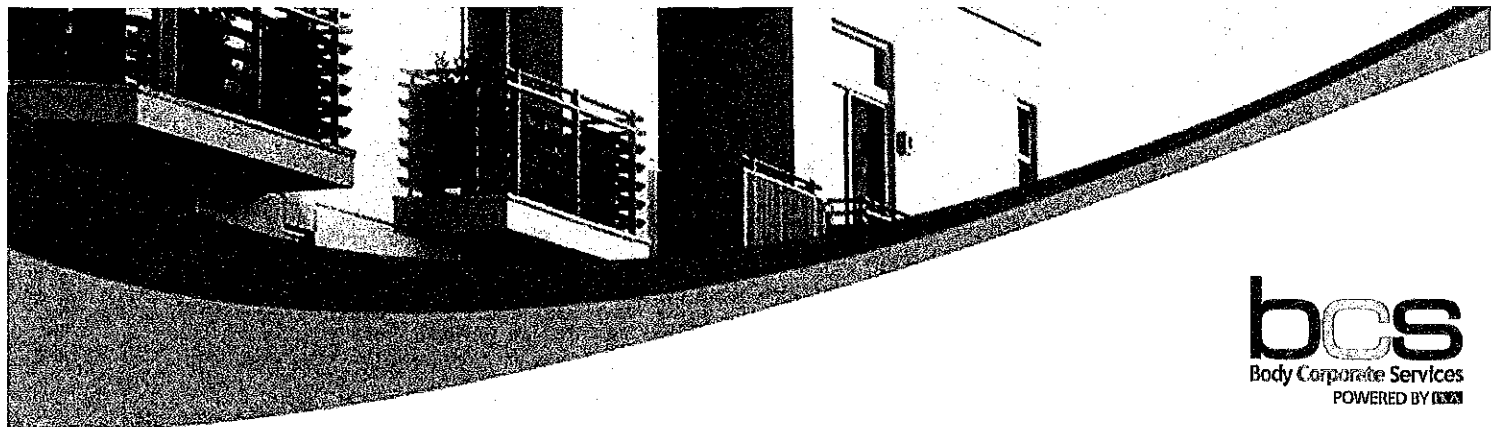
E HABILRIH, B MELI have been elected to the committee.

Closure

There being no further business the Chairperson declared the meeting closed at 04:32 PM.

Strata Company Professional Standards Disclosure

Liability limited by a scheme approved under Professional Standards Legislation.



MINUTES OF COMMITTEE MEETING

The Owners – Strata Plan No 51762
20-22 LENDINE STREET,
WARILLA, NSW, 2528

These are the minutes of the Committee Meeting for The Owners – Strata Plan No 51762 held at Video Conference: <https://meet.bcsm.com.au/990312730> commencing at 4:00 PM on Wednesday 14 June 2023.

Represented

<u>Name</u>	<u>Capacity</u>
E HABILRIH	Committee member present
B MELI	Committee member present

In Attendance

I NGUYEN representing BCS Strata Management Pty Ltd.

Chairperson

I NGUYEN representing BCS Strata Management Pty Ltd. (Under delegation)

Secretary

I NGUYEN representing BCS Strata Management Pty Ltd. (Under delegation)

Apologies

NIL

Motions

1. DISCLOSURE OF PECUNIARY INTERESTS

- 1.1 That the meeting note any declaration by a member of the committee of any direct or indirect pecuniary interest in relation to a matter being considered at this meeting and resolve how that declaration shall be accommodated at the meeting.

Any member that wishes to declare a direct or indirect pecuniary interest should vote "Yes" to the motion and must notify the strata manager prior to the meeting of the interest so it can be noted in the minutes.

Members with no direct or indirect pecuniary interest to declare should vote "Yes" to the motion to confirm members with pecuniary interests will abstain from voting on such motions.

Motion Result: Passed by Simple Majority

2. MINUTES

- 2.1 That the minutes of the last Strata Committee meeting, held on **08/09/2022**, be confirmed as a true record and account of the proceedings at that meeting.

Motion Result: Passed by Simple Majority

3. OFFICE BEARERS

- 3.1 That the chairperson, secretary and treasurer of the Strata Committee be appointed.

CHAIRPERSON, SECRETARY & TREASURER
MEMBER

E HABILRIH
B MELI

4. REPRESENTATIVE AND SUBSTITUTE REPRESENTATIVE

- 4.1 That E HABILRIH be nominated to liaise with the managing agent and be the scheme's contact point.
- 4.2 That NO MEMBERS of the Committee be nominated to liaise with the managing agent as the scheme's substitute contact point.

Closure

There being no further business the Chairperson declared the meeting closed at 04:44 PM.

Strata Company Professional Standards Disclosure

Liability limited by a scheme approved under Professional Standards Legislation.

Approved Annual Budget

Administrative Fund

Owners Corporation for Plan No. 51762

1 May 2023 to 30 April 2024

20-22 LENDINE STREET WARILLA NSW NSW 2528

Expenditure	Actuals 05/22 - 04/23	Budget 05/22 - 04/23	Budget 05/23 - 04/24	Variance \$
Bank Fees & Charges - DEFT fees	8.25	-	-	-
Cleaning Service	2,775.74	2,715.00	2,915.00	200.00
Cleaning Service - windows	242.00	-	-	-
Electrical Repairs	102.42	-	-	-
Electricity	486.34	560.00	585.00	25.00
Garden/Lawn Maintenance	1,998.15	2,548.00	2,100.00	(448.00)
General Repairs	-	500.00	-	(500.00)
Insurance Premiums	7,959.06	7,315.00	9,550.00	2,235.00
Owners Corporation Manager - NSW Strata Hub - Initial	214.50	-	-	-
Owners Corporation Manager - accounting fees	267.75	270.00	280.00	10.00
Owners Corporation Manager - additional services	189.25	220.00	195.00	(25.00)
Owners Corporation Manager - debt recovery	63.00	-	-	-
Owners Corporation Manager - disbursements	1,177.52	1,130.00	1,235.00	105.00
Owners Corporation Manager - management fees	2,456.30	2,417.00	2,580.00	163.00
Owners Corporation Manager - schedule B fees	318.18	330.00	330.00	-
Owners Corporation Manager - work order/quotes	263.90	180.00	270.00	90.00
Pest Control Services	253.00	-	-	-
Taxes, Fees & Charges - NSW Strata Hub Registration	24.00	-	24.00	24.00
Water	2,081.26	2,200.00	2,185.00	(15.00)
Total Administrative Fund Expenditure	20,880.62	20,385.00	22,249.00	1,864.00

Additional Revenue	Actuals 05/22 - 04/23	Budget 05/22 - 04/23	Budget 05/23 - 04/24	Variance \$
Mutual Revenue - reimbursement	8.25	-	-	-
Total Administrative Fund Additional Revenue	8.25	-	-	-

Approved Annual Budget (continued)

Administrative Fund

Owners Corporation for Plan No. 51762

1 May 2023 to 30 April 2024

20-22 LENDINE STREET WARILLA NSW NSW 2528

Administrative Fund Summary

Budget
05/23 - 04/24

Opening balance (Surplus)	4,372.08	
Expenditure during budget period	22,249.00	
	17,876.92	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	623.08	
Plus Allowance for GST on levies	0.00	Per Ent
Budgeted levies to be raised \$	18,500.00	185.0000
<u>Last years budgeted levies raised</u>	<u>20,000.00</u>	<u>200.0000</u>
Variance \$	(1,500.00)	
Total Lot Liability	100	
*May include insurance contributions		

Approved Annual Budget

Capital Works Fund

Owners Corporation for Plan No. 51762

1 May 2023 to 30 April 2024

20-22 LENDINE STREET WARILLA NSW NSW 2528

Expenditure	Actuals 05/22 - 04/23	Budget 05/22 - 04/23	Budget 05/23 - 04/24	Variance \$
	-	-	-	-
Total Capital Works Fund Expenditure	-	-	-	-

Capital Works Fund Summary		Budget 05/23 - 04/24
Opening balance (Surplus)	4,060.12	
Expenditure during budget period	0.00	
	(4,060.12)	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	8,900.12	
		Per Ent
Budgeted levies to be raised \$	4,840.00	48.4000
Last years budgeted levies raised	0.00	0.0000
Variance \$	4,840.00	
Total Lot Liability	100	

1 May 2023 to 30 April 2024

Owners Corporation for Plan No. 51762
20-22 LENDINE STREET WARILLA NSW 2528

Levy Period Start 01/09/2023
Levy Period Duration 12 month(s)
No. of Instalment(s): 4
GST NO

TOTAL LEVIES		Per Period	Per Year	TOTAL LIABILITIES		Per Period	Per Year
Admin Fund	4,625.00	4,625.00	18,500.00	Admin Fund	46.2500	46.2500	185.0000
Capital Fund	1,210.00	1,210.00	4,840.00	Capital Fund	12.1000	12.1000	48.4000
Total Contribution	5,835.00	5,835.00	23,340.00	Total Per Lot Liability	58.3500	58.3500	233.4000

Yearly Levy By Period (Estimate Only)						
Lot No.	Lot Liability	Period	Administrative Fund	Capital Works Fund	Total	
1	12	1	555.00	145.20	700.20	
		2	555.00	145.20	700.20	
		3	555.00	145.20	700.20	
		4	555.00	145.20	700.20	
2	12	1	555.00	145.20	700.20	
		2	555.00	145.20	700.20	
		3	555.00	145.20	700.20	
		4	555.00	145.20	700.20	
3	12	1	555.00	145.20	700.20	
		2	555.00	145.20	700.20	
		3	555.00	145.20	700.20	
		4	555.00	145.20	700.20	
4	14	1	647.50	169.40	816.90	
		2	647.50	169.40	816.90	
		3	647.50	169.40	816.90	
		4	647.50	169.40	816.90	
5	12	1	555.00	145.20	700.20	
		2	555.00	145.20	700.20	
		3	555.00	145.20	700.20	
		4	555.00	145.20	700.20	
6	12	1	555.00	145.20	700.20	
		2	555.00	145.20	700.20	
		3	555.00	145.20	700.20	
		4	555.00	145.20	700.20	
7	12	1	555.00	145.20	700.20	
		2	555.00	145.20	700.20	
		3	555.00	145.20	700.20	
		4	555.00	145.20	700.20	

Lot No.		Lot Liability	Period	Administrative Fund	Capital Works Fund	Total
			2	555.00	145.20	700.20
			3	555.00	145.20	700.20
			4	555.00	145.20	700.20
8		14	1	647.50	169.40	816.90
			2	647.50	169.40	816.90
			3	647.50	169.40	816.90
			4	647.50	169.40	816.90
		100		18,500.00	4,840.00	23,340.00

Return undelivered mail to:
GPO Box 9898
in your capital city



013 R 9
218322477

RICHARD FRANK WAGNER
C/- RICHARDSON & WRENCH DAPTO
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DAPTO NSW 2530

