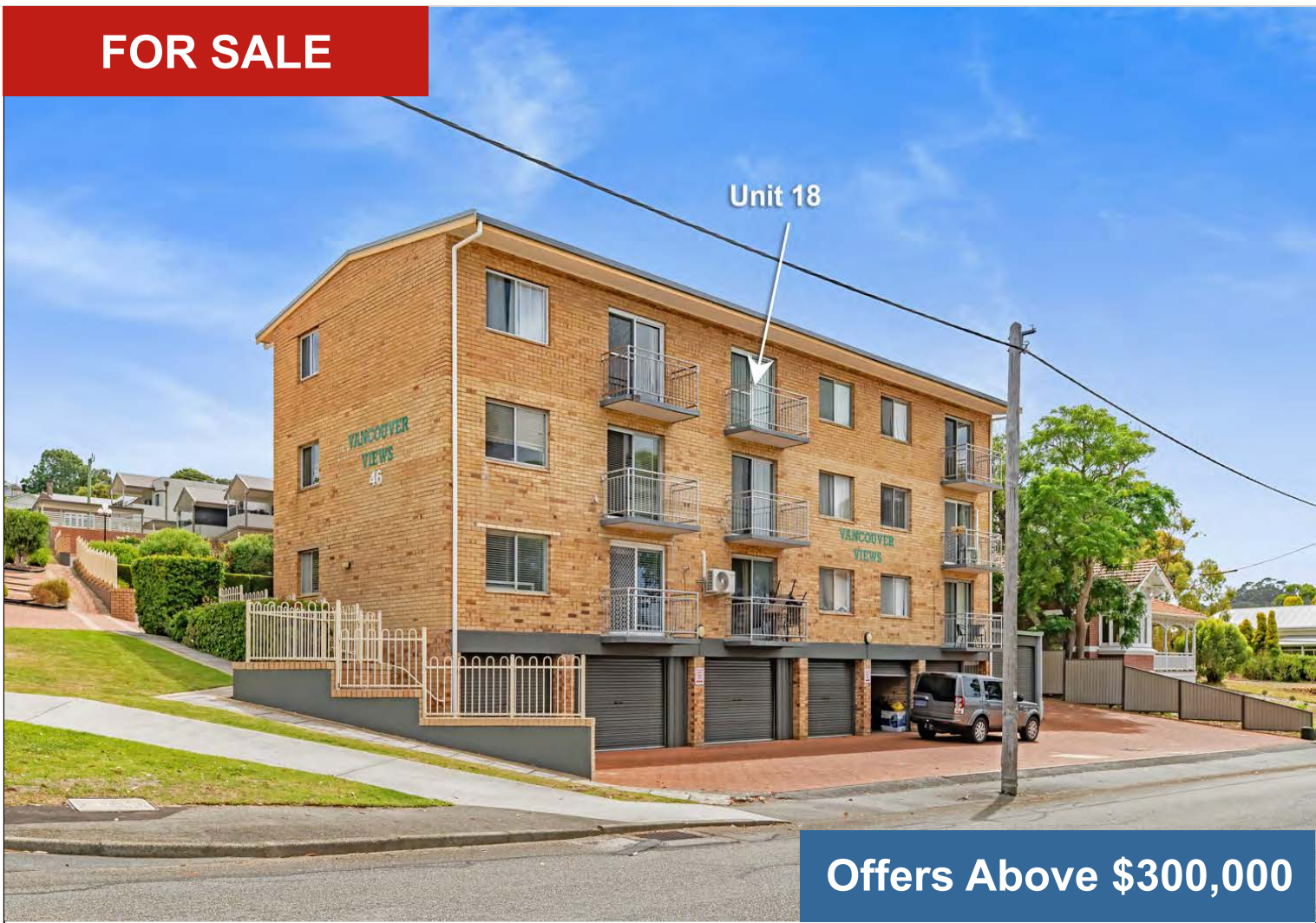


**FOR SALE**



**Offers Above \$300,000**

## 18 / 46 VANCOUVER STREET, ALBANY



Merrifield Real Estate



Merrifield Real Estate



Merrifield Real Estate

## PRIME CITY LIVING WITH TERRIFIC VIEWS

- Stunning views over Albany, Princess Royal Harbour & hinterland
- Freshly refurbished with new flooring, paint, stove & oven
- Open-plan living, dining & kitchen with balcony access
- Generous master bedroom with built-in robes & great views
- Walk to cafes, shops, restaurants & essential amenities



 **2**  **1**  **56 m2**

**Lee Stonell**

**0409 684 653**

0898414022

[lee@merrifield.com.au](mailto:lee@merrifield.com.au)



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd** JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418

# 18 / 46 VANCOUVER STREET, ALBANY



## Specification

Asking Price	Offers Above \$300,000	Land Size	56.00 m2
Bedrooms	2	Frontage	N/A
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential / R30
Parking	1 Parking Bay	School Zone	Albany Primary School & ASHS
Sheds	N/A	Sewer	Connected
HWS	Electric Storage	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$1822.36	Building Construction	Brick & Colorbond
Water Rates	\$1564.13	Insulation	Yes
Strata Levies	\$1880.00	Built/Builder	Approx 1970
Weekly Rent	\$350 - \$400	BAL Assessment	N/A

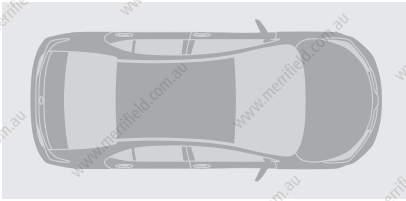
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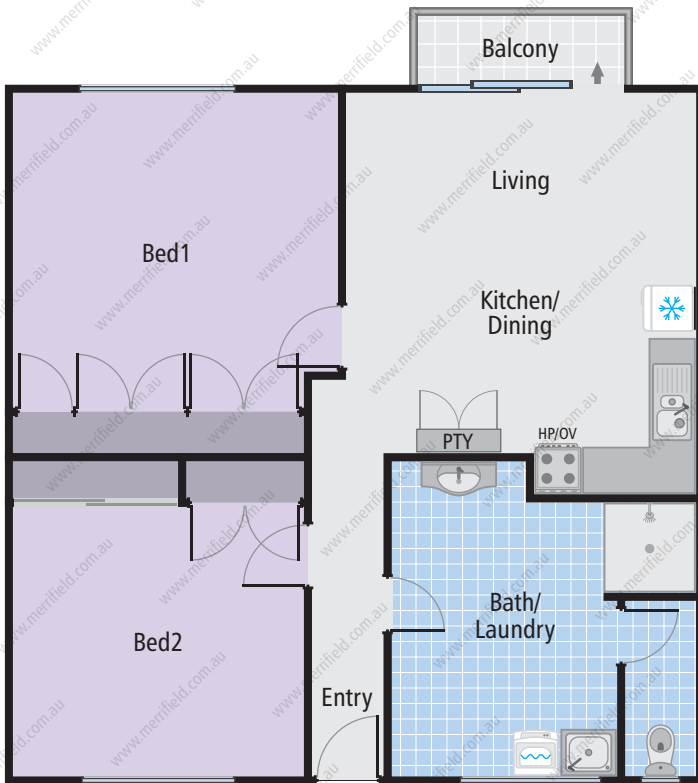
Author:

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 Please refer to original documentation for all legal purposes.



Car Bay  
(Not at Actual Position)



Level-2

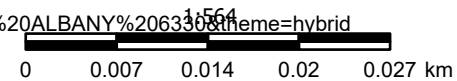


Author:

<https://mapviewer.plus/?address=Unit%2018%2C%2046%20Vancouver%20Street%2C%20ALBANY%206330&theme=hybrid>



**Landgate**



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1419 762

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893 AND THE  
**STRATA TITLES ACT OF 1985**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 18 ON STRATA PLAN 2275  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

DARREN BRIAN KELSALL  
KIM LI BREACH  
BOTH OF 31 DOWNES STREET PINK LAKE WA 6450  
AS JOINT TENANTS

(T O455014 ) REGISTERED 24/7/2020

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. P939397 MORTGAGE TO CREDIT UNION AUSTRALIA LTD REGISTERED 3/4/2024.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP2275  
PREVIOUS TITLE: 1385-117  
PROPERTY STREET ADDRESS: UNIT 18, FLOOR 2 46 VANCOUVER ST, ALBANY.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

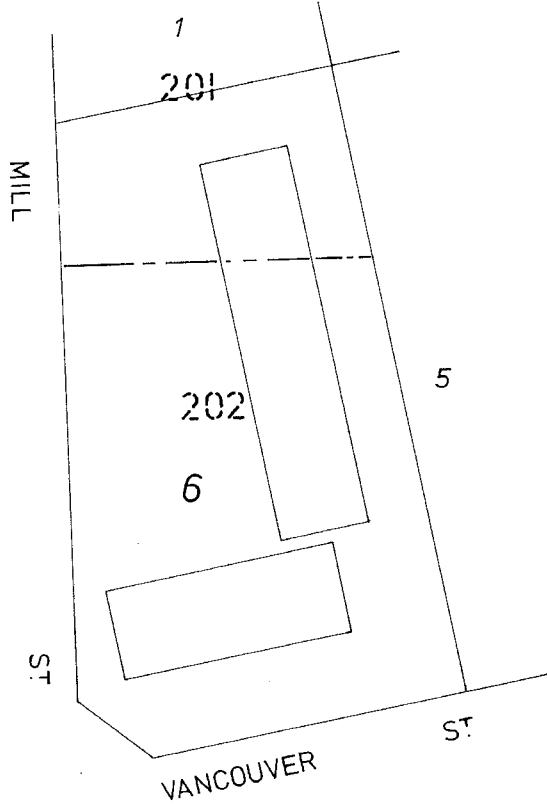
PARCEL OF LAND LOT 6 ON DIA 10426  
 PT ALBANY TOWN LOTS 201 & 202  
 CERTIFICATE OF TITLE: VOL: 1268 FOL: 77  
 LOCAL AUTHORITY TOWN OF ALBANY  
 LOCALITY ALBANY INDEX PLAN 3899 (2)  
 NAME OF BUILDING CLINTON COURT ALBANY  
 ADDRESS FOR SERVING OF 46 VANCOUVER STREET  
 NOTICES ON COMPANY ALBANY



LODGED  
 EXAMINED  
 REGISTERED 26.7.74 App. 1850611



*Medwards &*  
 REGISTRAR OF TITLES



SCALE: 500 LINKS TO AN INCH



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
AGGREGATE			

SEE ANNEXURE 'A'

**SURVEYOR'S CERTIFICATE**

I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and where eaves or guttering project beyond those boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto.

DATE 21.12.73. *C. Healy* LICENSED SURVEYOR.

APPROVED BY THE TOWN PLANNING BOARD FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

*David Carr*  
 DATE 15.1.74 CHAIRMAN.

83770/9/70-2M-O/MGD

ANNEXURE 'A' OF STRATA PLAN No. 2275					
SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE
LOT No.	UNIT ENTITLEMENT	VOL. FOL.	LOT No.	UNIT ENTITLEMENT	VOL. FOL.
1		1383-300, 1419-734,			
2		1385-101, 1402-347,			
3		1385-102, 1444-411			
4		1385-103, 1427-94, 1516-726			
5		1385-104, 1427-97			
6		1385-105, 1427-98			
7		1385-106, 1425-264			
8		1385-107, 1425-265			
9		1385-108, 1419-733,			
10		1385-109, 1424-895			
11		1385-110, 1427-671			
12		1385-111, 1426-732			
13		1385-112, 1429-795			
14		1385-113, 1435-309			
15		1385-114, 1433-297			
16		1384-115, 1431-959			
17		1385-116, 1444-272			
18		1385-117, 1419-762,			
19		1385-118, 1442-177			
20		1385-119, 1439-973			
21		1385-120, 1427-95			
22		1385-121, 1426-576			
23		1385-122, 1436-424			
24		1385-123, 1437-879			
Aggregate	24				

**APPROVED**

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

<p style="text-align: center;">TOWN PLANNING BOARD</p> <p style="text-align: center;"><i>David Carr</i></p> <p>Date <u>15.1.74</u> CHAIRMAN.</p>	<p>LOCAL AUTHORITY.....TOWN OF ALBANY.....</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>Date <u>10/1/1974</u> <del>SHIRE</del> TOWN CLERK.</p>
--	--

85371/11/70-2M-G124

FORM 3

STRATA PLAN No. 2275

**CERTIFICATE OF LOCAL AUTHORITY**

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN OF ALBANY, THE LOCAL AUTHORITY,

**HEREBY CERTIFIES THAT:—**

- (1) The building shown on the plan has been inspected and that it is consistent with the building plans and specifications in respect thereof that have been approved by the Local Authority.
- (2) The building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act, 1966.

**DESCRIPTION OF BUILDING:—**

A Brick & Super Six Roofing Triple Storey Residential Building of 24 home units situated on Lot 6 on Diagram 10426, being portion of Albany Town Lots 201 and 202. The Building is known as Clinton Court - Albany and the address is 46 Vancouver Street, Albany.

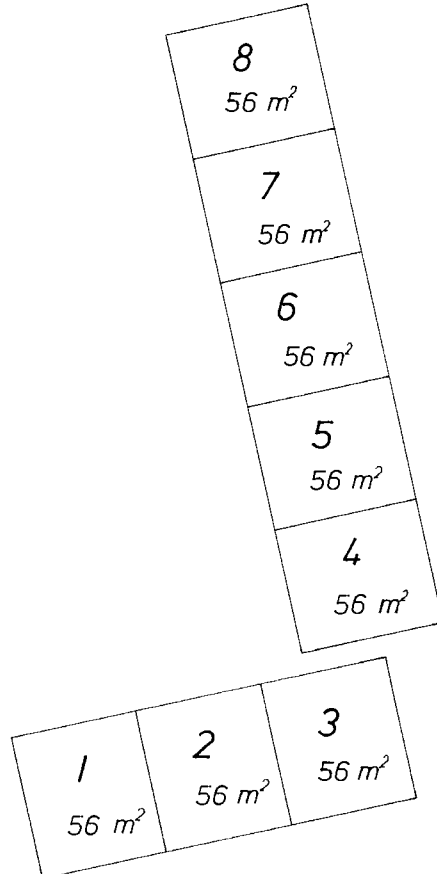
DATE 10/1/1974.

SHIRE/TOWN CLERK



STRATA PLAN No. 2275

GROUND FLOOR



SCALE 1: 300 FEET TO AN INCH

APPROVED

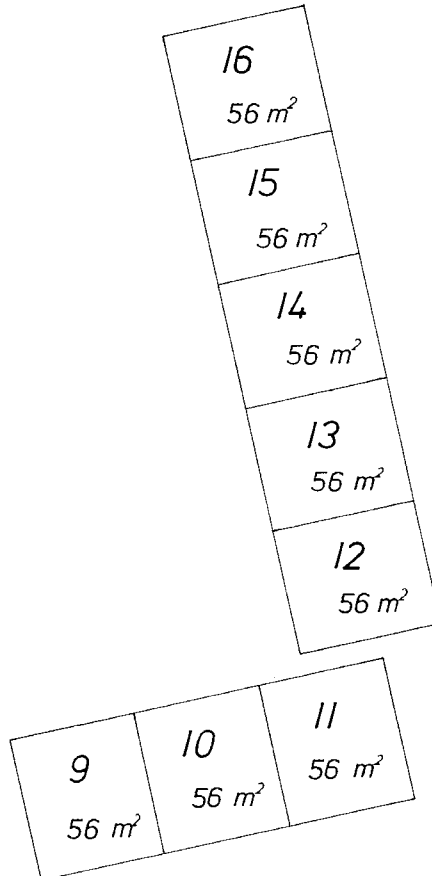
FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

TOWN PLANNING BOARD	LOCAL AUTHORITY TOWN OF ALBANY
<i>David Can</i>	<i>[Signature]</i>
DATE 15.1.74 CHAIRMAN	DATE 10/1/1974. SHIRE TOWN CLERK

85370/11/70-2M-C397

STRATA PLAN No. 2275

FIRST FLOOR



SCALE 1: 300 FEET TO AN INCH

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

TOWN PLANNING BOARD

*David Can*

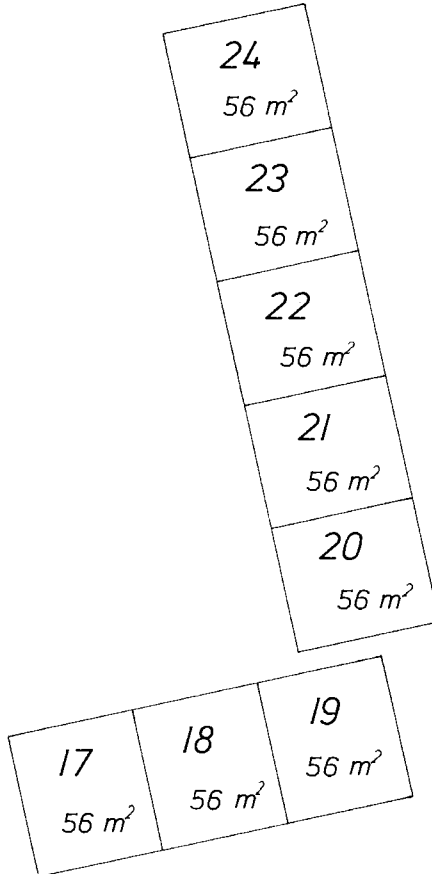
DATE 15/1/74 CHAIRMAN

LOCAL AUTHORITY TOWN OF ALBANY

DATE 10/1/1974 SHIRE/TOWN CLERK

STRATA PLAN No. 2275

SECOND FLOOR



SCALE 1:300 FEET TO AN INCH

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

TOWN PLANNING BOARD

*David Au*

DATE 15.1.74 CHAIRMAN

LOCAL AUTHORITY TOWN OF ALBANY

*[Signature]*

DATE 10/1/1974. SHIRE/TOWN CLERK

ANNEXURE B		OF STRATA PLAN No. 2275		REGISTRAR OF TITLES	
SCHEDULE OF REGISTERED PROPRIETORS					
REGISTERED PROPRIETOR			INSTRUMENT NUMBER		SIGNATURE OF REGISTRAR OF TITLES
NATURE	REGIST'D	REGIST'D	NATURE	NUMBER	
The name of the Scheme is now: The Owners of Vancouver Views Strata Plan 2275.		20.2.98	Application	6718555	<i>[Signature]</i>

SCHEDULE OF ENCUMBRANCES, ETC.					
INSTRUMENT NUMBER		PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION
NATURE	NUMBER				
Notification	H229434	Notification of change of by-laws	21.9.99	<i>[Signature]</i>	

NOTE : ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED.

6387/10/69-900-G472

# S2275

<u>Lot Number</u>	<u>Part</u>	<u>Register Number</u>	<u>Unit Entitlement</u>	<u>Lot Number</u>	<u>Part</u>	<u>Register Number</u>	<u>Unit Entitlement</u>
1		1419/734	1	2		1402/347	1
3		1444/411	1	4		1516/726	1
5		1427/97	1	6		1427/98	1
7		1423/964	1	8		1423/965	1
9		1419/733	1	10		1424/895	1
11		1427/671	1	12		1426/732	1
13		1429/795	1	14		1435/309	1
15		1433/297	1	16		1431/959	1
17		1444/272	1	18		1419/762	1
19		1442/177	1	20		1439/973	1
21		1427/95	1	22		1426/576	1
23		1436/424	1	24		1437/879	1

**MINUTES OF AN ANNUAL GENERAL MEETING  
THE OWNERS - STRATA PLAN 2275**

**ADDRESS OF THE STRATA SCHEME:**

Vancouver Views  
Vancouver Views, 46 Vancouver Street, Albany WA 6330

**DATE, PLACE & TIME OF MEETING:** An Annual General Meeting of The Owners - Strata Plan 2275 was held on 7/02/2025 at Merrifield Real Estate, Unit 2, 87 Aberdeen Street, Albany and commenced at 02:00 PM.

**PRESENT:**

Lot #	Unit #	Attendance	Owner Name Representative
1	1	Yes	George Law & Kelly Morgan
3	3	Yes	Santha Good
5	5	Apology	Colin & Nora Battison Chairperson
7	7	Yes	Tayla Robinson
8	8	Apology	Brent & Lana Morris
10	10	Apology	Brenda Gibbons Chairperson
13	13	Apology	Anthony Roberts Selena Taylor/Chairperson
14	14	Apology	Samantha O'Neill Chairperson
15	15	Apology	Kerryn Mickle Chairperson
16	16	Apology	Brenda Gibbons Chairperson
21	21	Yes	Patricia Funston
22	22	Yes	Anneliese Grotian

Also present by invitation:

**CHAIRPERSON (acting):** Selena Taylor

Minutes of the meeting:

**1 Appointment of Chairperson for the Meeting**

Resolved that Selena Taylor be authorised to act as Chairman of the strata company for the purposes of the meeting.  
Moved: S Good. Seconded: P Funston.

**2 Confirmation of Previous Minutes**

Resolved that the previously circulated minutes of the General Meeting held on 9/02/2024 be verified as a true record of those proceedings.

Business arising from the previous minutes:

Nil

Moved: A Grotian. Seconded: S Good.

### **3 Consideration of Statement of Accounts**

Resolved that the Statement of accounts for the period ended 31/12/2024 be adopted as presented.

Moved: T Robinson. Seconded: K Morgan.

### **4 Constitution of the Council**

Resolved that the Council of the Strata Company consists of three proprietors.

The Chairman called for nominations of candidates for election to the Council and the following valid nominations were received:

Patricia Funston, Kelly Morgan, Anthony Roberts.

As there were no additional nominations, the Chairman declared the following candidates as the elected Council (unopposed):

Patricia Funston, Kelly Morgan, Anthony Roberts.

Moved: T Robinson. Seconded: A Grotian.

MRE thanked the Council of Owners for their assistance over the recent years.

## **SPECIAL BUSINESS**

### **5 Insurance**

Resolved that:

- the Honan Insurance Group Financial Services Guide and the QBE Insurance (Australia) Limited Product Disclosure Statement, as tabled, be received and incorporated into the records of the Strata Company
- the Council be directed to renew the current insurance policy prior to its expiry date in such sums as are suggested by the insurer or as are recommended by qualified professional advisors.
- pursuant to section 53B of the Strata Titles Act, 1985 and until otherwise determined it is a function of the strata company to insure in respect of:
  - a. any building on a lot in the scheme; or
  - b. damage to property, death or bodily injury for which the proprietor of a lot in the scheme could become liable in damages; and, the strata company will comply with the provision of section 53D.

Moved: A Grotian. Seconded: S Good.

### **6 Consolidate By-laws**

MRE provided information on the by-laws and the need to consolidate them.

Resolved that, by Ordinary Resolution, the owners approve to consolidate the strata company's by-laws to include the strata company's financial year date, to a maximum of \$1,450.00. This cost includes solicitor, Merrifield Real Estate and Landgate fees.

Moved: P Funston. Seconded: T Robinson.

### **7 Managing Agent**

Resolved that Merrifield Real Estate be appointed Agent Manager of the Strata Company for a period of 12 months at a fee of \$7,560.00 per annum.

Moved: P Funston. Seconded: A Grotian.

### **8 Items of business notified or proposed by proprietors/Council or others**

A discussion took place regarding the following:

1. Waste management - MRE confirmed more bins have been purchased, as well as bin closers which has helped reduce mess etc. MRE will purchase more bin closers for the remainder of the bins. A reminder that large, bulky items are not to be dumped in the bin area, and need to be removed by the owner/occupant.
2. Updating Vancouver Views/numbers signage - It was agreed to have the signs painted in Woodland Grey (same as the garage doors etc). MRE will seek a quote and present it to the Council of Owners for approval.
3. Drainage issues near unit 6 - MRE confirmed they have spoken to many plumbers about this issue and a work order has now been sent to rectify the issue.
4. Rusted window lintels and some front doors need to be replaced - MRE confirmed that whilst they do inspect the property, they also rely on owners/property managers to report any issues that need to be rectified. Please report any maintenance to MRE, this includes external windows and doors, but not flyscreens/locks.

### **9 Budget**

Amended motion resolved that the statement of estimated receipts and payments (budget) for the period ended 31/12/2025 be tabled and adopted.

Moved: T Robinson. Seconded: P Funston.

## 10 **Levy of Contributions**

Resolved that:

- (a) contributions to the Administrative Fund are estimated and determined at \$35,120.00; and
- (b) contributions to the Capital Works Fund are estimated and determined at \$10,000.00 ; and
- (c) both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/01/2025 and subsequent instalments being due on the first days of 1/04/2025, 1/07/2025 and 1/10/2025.

Moved: S Good. Seconded: K Morgan.

## 11 **Next AGM**

Resolved that the AGM next year be held on Friday, 6th February 2026 commencing at 2.00pm.

Moved: A Grotian. Seconded: K Morgan.

## 12 **Matters without notice for discussion and referral to the Council**

A reminder to please report any antisocial or disruptive behaviour to MRE, who will contact the owner/property manager, or provide relevant contact details. If it is an emergency, please contact the police.

The neighbouring trees drop lots of leaves. MRE will look into this further and discuss with the neighbour if needed. It was agreed that the strata will organise pruning of the overhanging branches annually.

A friendly reminder that the car bays are allocated and to please be courteous when parking. If there are any issues with the parking, please contact MRE.

It was noted that the balustrading to the walkways and individual balconies are in need of rust proofing and repainting. MRE will ask a contractor to attend unit 1's balcony, and then provide a quote on the remaining balustrading. A Notice of Expenditure will be sent to all owners if the expense is outside of the budget.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 02:54 PM.



## Approved Budget to apply from 01/01/2025

Vancouver Views

Vancouver Views, 46 Vancouver Street, Albany WA  
6330

### Administrative Fund

	Approved budget	Actual 01/01/2024-31/12/2024	Previous budget
<b>Revenue</b>			
Levies Due--Admin	35,120.00	35,119.92	35,120.00
Rental Income	0.00	3,230.23	0.00
Status Certificate Fees	0.00	280.00	0.00
<i>Total revenue</i>	35,120.00	38,630.15	35,120.00
<b>Less expenses</b>			
Admin--Management Fees--Standard	7,560.00	7,200.00	7,200.00
Admin--Other Expenses--Admin	240.00	240.00	240.00
Admin--Status Certificate Fees Paid	0.00	280.00	0.00
Insurance--Premiums	13,000.00	11,307.05	13,000.00
Maint Bldg--Cleaning	2,500.00	2,598.75	2,500.00
Maint Bldg--Electrical	0.00	0.00	1,000.00
Maint Bldg--General Repairs	2,000.00	1,553.90	1,500.00
Maint Bldg--Gutter Cleaning	480.00	480.00	480.00
Maint Bldg--Painting	0.00	1,500.00	1,500.00
Maint Bldg--Plumbing & Drainage	3,000.00	3,187.80	3,000.00
Maint Grounds--Irrigation Systems	350.00	0.00	350.00
Maint Grounds--Lawns & Gardening	2,000.00	1,938.00	2,000.00
Utility--Electricity	400.00	80.81	400.00
Utility--Waste Management	3,000.00	3,137.15	3,000.00
Utility--Water & Sewerage	2,800.00	3,958.51	2,800.00
<i>Total expenses</i>	37,330.00	37,461.97	38,970.00
<b>Surplus/Deficit</b>	(2,210.00)	1,168.18	(3,850.00)
Opening balance	11,463.78	10,295.60	10,295.60
<b>Closing balance</b>	\$9,253.78	\$11,463.78	\$6,445.60
Total units of entitlement	24		24
Levy contribution per unit entitlement	\$1,463.33		\$1,463.33

**Capital Works Fund**

	<b>Approved budget</b>	<b>Actual</b> <small>01/01/2024-31/12/2024</small>	<b>Previous budget</b>
<b>Revenue</b>			
Levies Due--Capital Works	10,000.00	10,000.32	10,000.00
Transfer from Admin Fund	0.00	0.00	5,000.00
<i>Total revenue</i>	10,000.00	10,000.32	15,000.00
<b>Less expenses</b>			
Maint Bldg--Structural Improvements	15,000.00	591.00	15,000.00
<i>Total expenses</i>	15,000.00	591.00	15,000.00
<b>Surplus/Deficit</b>	(5,000.00)	9,409.32	0.00
Opening balance	83,163.17	73,753.85	73,753.85
<b>Closing balance</b>	\$78,163.17	\$83,163.17	\$73,753.85
Total units of entitlement	24		24
Levy contribution per unit entitlement	\$416.67		\$416.67

## Approved Levy Schedule to apply from 01/01/2025

Vancouver Views

Vancouver Views, 46 Vancouver Street, Albany WA  
 6330

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Capital Works Fund	Quarterly Total	Annual Total
1	1	1.00	365.83	104.17	470.00	1,880.00
2	2	1.00	365.83	104.17	470.00	1,880.00
3	3	1.00	365.83	104.17	470.00	1,880.00
4	4	1.00	365.83	104.17	470.00	1,880.00
5	5	1.00	365.83	104.17	470.00	1,880.00
6	6	1.00	365.83	104.17	470.00	1,880.00
7	7	1.00	365.83	104.17	470.00	1,880.00
8	8	1.00	365.83	104.17	470.00	1,880.00
9	9	1.00	365.83	104.17	470.00	1,880.00
10	10	1.00	365.83	104.17	470.00	1,880.00
11	11	1.00	365.83	104.17	470.00	1,880.00
12	12	1.00	365.83	104.17	470.00	1,880.00
13	13	1.00	365.83	104.17	470.00	1,880.00
14	14	1.00	365.83	104.17	470.00	1,880.00
15	15	1.00	365.83	104.17	470.00	1,880.00
16	16	1.00	365.83	104.17	470.00	1,880.00
17	17	1.00	365.83	104.17	470.00	1,880.00
18	18	1.00	365.83	104.17	470.00	1,880.00
19	19	1.00	365.83	104.17	470.00	1,880.00
20	20	1.00	365.83	104.17	470.00	1,880.00
21	21	1.00	365.83	104.17	470.00	1,880.00
22	22	1.00	365.83	104.17	470.00	1,880.00
23	23	1.00	365.83	104.17	470.00	1,880.00
24	24	1.00	365.83	104.17	470.00	1,880.00
		24.00	\$8,779.92	\$2,500.08	\$11,280.00	\$45,120.00

## Statement of Financial Position

### As at 23/01/2025

Vancouver Views

Vancouver Views, 46 Vancouver Street, Albany WA  
6330

	Current period
<b>Owners' funds</b>	
Administrative Fund	
Operating Surplus/Deficit--Admin	7,346.45
Owners Equity--Admin	11,463.78
	18,810.23
Capital Works Fund	
Operating Surplus/Deficit--Capital Works	2,500.08
Owners Equity--Capital Works	83,163.17
	85,663.25
<b>Net owners' funds</b>	<b>\$104,473.48</b>
<b>Represented by:</b>	
<b>Assets</b>	
Administrative Fund	
Cash at Bank--Admin	16,237.41
Receivable--Levies--Admin	2,572.82
	18,810.23
Capital Works Fund	
Cash at Bank--Capital Works	84,930.70
Receivable--Levies--Capital Works	732.55
	85,663.25
Unallocated Money	0.00
<b>Total assets</b>	<b>104,473.48</b>
<b>Less liabilities</b>	
Administrative Fund	0.00
Capital Works Fund	0.00
Unallocated Money	0.00
<b>Total liabilities</b>	<b>0.00</b>
<b>Net assets</b>	<b>\$104,473.48</b>

H 229434 AE

21 Sep, 1999 10:48:44 Midland



REG. \$ 66.00

LODGED BY Albany Independent Property Management

ADDRESS Po Box 5504

PHONE No. Albany 6330 9841 7790

FAX No.

REFERENCE No.

ISSUING BOX No.



909

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

- |                  |                           |
|------------------|---------------------------|
| 1. <u>Sketch</u> | Received Items            |
| 2. <u>letter</u> | Nos.                      |
| 3. _____         | 2                         |
| 4. _____         |                           |
| 5. _____         |                           |
| 6. _____         | Receiving Clerk <u>WA</u> |

\* Sketch OK. Referred  
WARNIC DAVIES.  
Exclusive use area not  
part of existing building.

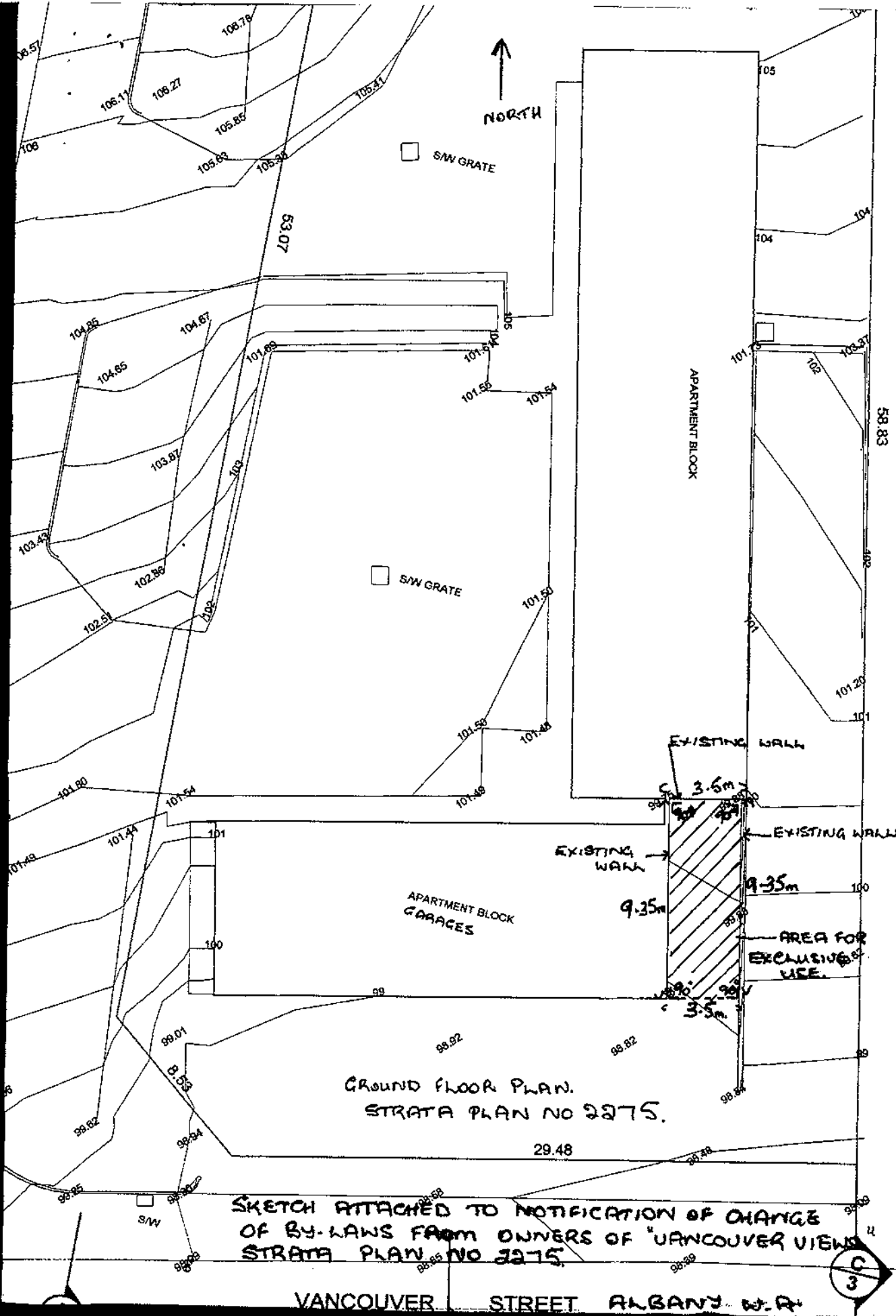
EXAMINED  
*hw*

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.





or



LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Feb 8 11:58:56 2008 JOB 29860552



FORM B4

APPROVAL NO.  
B1865

OFFICE USE ONLY

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER  
THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. \_\_\_\_\_ Received Items  
2. \_\_\_\_\_ Nos.  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
6. \_\_\_\_\_ Receiving  
Clerk

Registered pursuant to the provisions of the TRANSFER OF  
LAND ACT 1893 as amended on the day and time shown above  
and particulars entered in the Register.

EXAMINED

FORM 21  
NOTIFICATION OF CHANGE OF BY-LAWS  
Strata Titles Act 1985 as amended  
Section 42

The owners of "Vancouver Views" Strata Plan No 2275 hereby certifies-

- \* that by resolution without dissent duly passed at a meeting of the strata company on 22nd July 1999 which became unconditional on 19th August 1999 the by-laws in schedule 1 to the Act.

as they applied to the strata company were added to as follows-  
By-law 16 for Schedule one

"That exclusive use of the vacant area at the South Eastern end of the complex facing Vancouver St. be granted to Desmond Michael Stanich and Judith Mary Stanich, present owners of Units 17 & 19, "Vancouver Views."

That a shed be built on that vacant area and all costs of the building and all subsequent maintenance and insurance be entirely at the expense of Desmond Michael Stanich and Judith Mary Stanich.

Furthermore, that the exclusive rights to that building be granted to Desmond Michael Stanich and Judith Mary Stanich while they or any of their heirs are owners of one or more units within the complex known as "Vancouver Views" Vancouver St. Albany.

That upon sale of those lots or lot, ownership of that building will revert to the "Owners of "Vancouver Views.""

The Common Seal of the Owners of "Vancouver Views"  
Strata Plan No 2275 was hereunto affixed on  
in the presence of-

*J. Stanich*



*in full*

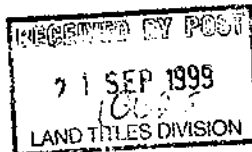
Members of the Council.

PT. D.C.W.A. (Dept. Land Admin.)  
Cm. Mancoske Rd., Lynchburg, Va.,  
P.O. Box #2222 Midland 6936



Enclosed application  
registration of dry land  
accompanying sketch &  
check for \$66.00.

Please ring 98417790 or  
write to Albany Independent Prop.  
management, P.O. Box 5504  
Albany 6332. if there are  
any queries regarding this  
matter.



Memo To	Reply
LEGAL MANAGER	
JOHN FARMER	
From	Reply/Action Wanted
APRIL BEIRNE 2B	
Subject Case	Date
H229434	13/10/99

Reference Number H229434

IS THE DESCRIPTION OF THE EXCLUSIVE USE AREA WITH THE ATTACHED SKETCH ACCEPTABLE?
A LIMITATION HAS BEEN SET FOR THE EXCLUSIVE USE. IS THIS ACCEPTABLE?

*OK accept*  
*[Signature]*

S:\exam\legmem.doc

## VANCOUVER VIEWS

### 46 VANCOUVER VIEWS

*Please leave this regulations flyer in the unit when vacating/moving.*

#### REGULATIONS FOR OCCUPIERS

1. The level of volume from music, musical instruments, radios, televisions or conversations must be such that it **CANNOT** be heard outside the unit and thus cause annoyance to any other occupier. This building has no sound proofing and conversations etc., especially on balconies, can be overheard.
2. The occupier may **NOT** use the lot that he/she occupies for any purpose that is illegal or injurious to the reputation of the building.
3. Occupiers are to make sure that visitors do not make undue noise, in particular loud conversations, banging railings, noisy departures and any activity likely to disturb other occupiers.
4. **NO PETS** of any category are permitted.
5. Residents are **NOT** to use power tools or any other electrical equipment likely to cause undue noise and/or interference on televisions without notice and approval of neighbours.
6. Each unit has **ONE** allocated car space only. Visitor's cars **SHOULD NOT** occupy other spaces and should park on the street or in the marked visitor bays ("V") on Vancouver Street. When cleaning cars, make sure the area is left clean and rubbish free on completion. Vehicles leaking oil must be parked on the street, not on paved areas.
7. The courtyard is for carparking and access only. No games are to be played in these areas.
8. Garbage collections are made every Monday morning at approximately 6am. Please wrap all rubbish. **DO NOT** leave large cartons or any other rubbish near the bins. The responsible resident must take these items to the tip. Non-recyclable waste must be placed in the blue bins, recyclable items are to be washed and placed in the large dark green bin and the dark green bin with the light green lid is for garden waste.
9. Clotheslines are provided at the side of the upper block. Please be considerate of other users and do not occupy more space than is necessary or for longer than necessary. **NO LAUNDRY OF ANY KIND IS TO BE PLACED ON THE BALCONIES.**
10. **UNDER NO CIRCUMSTANCES**, is anything to be thrown over the balcony, this includes cigarette butts.
11. **NO** pot plants are permitted on any of the balconies or walkways.

**YOUR COOPERATION WILL BE APPRECIATED**

# VANCOUVER VIEWS, SP2275

## ALLOCATION OF PARKING BAYS

as at 21/04/2021

Bay	Unit No.
A	19
B	16
C	8
D	20
E	18
F	14
G	23
H	7
I	Visitor
J	Visitor
K	11
L	10
M	17
N	6
O	13
P	12
Q	9
R	3
S	2
T	1
U	15
V	21
W	4
X	22
Y	5
Z	24

Unit No.	Bay
1	T
2	S
3	R
4	W
5	Y
6	N
7	H
8	C
9	Q
10	L
11	K
12	P
13	O
14	F
15	U
16	B
17	M
18	E
19	A
20	D
21	V
22	X
23	G
24	Z



F

A  
B  
C  
D  
E

G  
H  
I  
J

K  
L  
M

N  
O  
P  
Q  
R

T  
S

W  
Y  
Z

X  
U  
V

Level 4, 251 St Georges Terrace t — +61 8 6557 0400  
Perth WA 6000 f — +61 8 6557 0499  
e — info@honan.com.au

PO Box 7989  
Cloisters Square PO WA 6850

honan.com.au

You are reminded that the policy mentioned below falls due for renewal on 02/02/2025. This is an invitation to renew. To ensure your continued protection, payment must be received within 14 days. A cancellation fee may apply if policy cancelled prior to expiry date.

Owners of Strata Plan 2275  
C/- Merrifield Real Estate  
PO Box 5001  
ALBANY WA 6330

### TAX INVOICE

This document will be a tax invoice for GST when you make payment

**Invoice Date:** 31/01/2025  
**Invoice No:** 461751  
**Our Reference:** SP 2275

**Class of Policy:** Strata Title - Residential  
**Insurer:** Allianz Australia Insurance Limited  
601 Bourke Street, Melbourne  
ABN: 15 000 122 850  
**The Insured:** The Owners Of Strata Plan 2275

### TRANSFER RENEWAL

**Policy No:** T/B/A  
**Period of Cover:**  
From **02/02/2025**  
to **02/02/2026** at 4:00 pm

**Details:** Honan Insurance Group Pty Ltd - ABN No. 67 005 372 396  
See attached schedule for a description of the risk(s)

46 Vancouver Street, Albany WA 6330

**Payment options - please refer to the below for your payment options.**

All remittance advices are to be sent to [remittance@honan.com.au](mailto:remittance@honan.com.au)

### Your Premium:

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Admin Fee	Broker Fee
\$7,164.21	\$130.00	\$0.00	\$872.74	\$777.08	\$0.00	\$1,432.84

**TOTAL \$10,376.87**

(A processing fee applies for Credit Card payments)



**Biller Code:** 20362  
**Ref:** 40121681914216262



Pay by credit card (Visa, Mastercard, Amex or Diners) at [www.deft.com.au](http://www.deft.com.au)  
A surcharge may apply.  
**DEFT Reference Number:** 40121681914216262



\*498 401216 81914216262

### Honan Insurance Brokers

**Our Reference:** SP 2275  
**Invoice No:** 461751



12 monthly payments of  
**\$917.72**

### Pay By The Month

View and accept online

[Click Here](#)

VISIT: [brokers.principal.com.au/pbm](http://brokers.principal.com.au/pbm)  
REFERENCE: JKMNY7X34T

**12 MONTHLY PAYMENTS OF \$917.72**  
**or AMOUNT DUE \$10,376.87**



## Schedule of Insurance

**Class of Policy:** Strata Title - Residential  
**The Insured:** The Owners Of Strata Plan 2275

**Policy No:** T/B/A  
**Invoice No:** 461751  
**Our Ref:** SP 2275

This policy has been placed through

Strata Community Insurance Agencies Pty Ltd  
ABN 72 165 914 009  
Level 8, 56 Berry Street NORTH SYDNEY NSW 2060

Strata Community Insurance Agencies Pty Ltd is an underwriting agency who has placed the policy with

Allianz Australia Insurance Limited  
ABN 15 000 122 850  
601 Bourke Street, Melbourne

	<b>Last Year</b>	<b>This Year*</b>
<b>Building Sum Insured**</b>	\$5,692,000	\$5,692,000
1 Base Premium Gross (includes commission if applicable)	\$7,427.00	\$7,164.21
2 ESL or FSL	\$0.00	\$0.00
3 Stamp Duty	\$817.07	\$777.08
4 Underwriting Agency Fee	\$105.00	\$130.00
5 Broker Fee	\$1,685.53	\$1,432.84
6 GST - all items	\$921.81	\$872.73
<b>Total insurance costs including GST</b>	<b>\$10,957.05</b>	<b>\$10,376.87</b>
7 <b>Commission</b>	\$1,485.51	\$1,412.83
8 <b>Allocation of remuneration excluding GST</b>		
Strata Manager: share of remuneration	\$1,350.34	\$1,412.83
Broker: share of remuneration	\$1,820.70	\$1,432.84
<b>Total Strata Insurance Remuneration Excluding GST</b>	<b>\$3,171.04</b>	<b>\$2,845.67</b>
<b>Workers Compensation***</b>		
9 Base Premium Gross (includes commission)	\$290.00	-
1 Broker Fee	\$28.18	-
0		
1 GST - all items	\$31.82	-
1		
<b>Allocation of remuneration excluding GST</b>		
Strata Manager: no remuneration on Workers Compensation	-	-
Broker: share of remuneration	\$42.68	-
<b>Total Workers Compensation insurance costs including GST</b>	<b>\$350.00</b>	-

For the avoidance of doubt, the Total Strata Insurance Remuneration as detailed above is included in the Total Insurance Costs and not a separate additional charge.

## STRATA COMMUNITY INSURANCE

**PDS & POLICY WORDING** Residential Strata Product Disclosure Statement and Policy Wording

## Schedule of Insurance

**Class of Policy:** Strata Title - Residential  
**The Insured:** The Owners Of Strata Plan 2275

**Policy No:** T/B/A  
**Invoice No:** 461751  
**Our Ref:** SP 2275

**THE INSURED** The Owners of Clinton Court Strata Plan 2275

**SITUATION** 44-46 Vancouver Street, Albany, WA, 6330

**POLICY PERIOD** From: 4.00pm on 02/02/2025  
To: 4.00pm on 02/02/2026

### **POLICY LIMITS / SUM INSURED**

SECTION 1	Part A 1. Building Common Area Contents	\$ 5,692,500 \$ 56,925
	2. Terrorism Cover under Section 1 Part A2	Applies
	Part B Loss of Rent/Temporary Accommodation	\$ 853,875
	OPTIONAL COVERS	
	1. Flood	Insured
	2. Floating Floors	Insured
SECTION 2	Liability	\$ 20,000,000
SECTION 3	Voluntary Workers	\$ 200,000 / \$2,000
SECTION 4	Workers Compensation	Selected
SECTION 5	Fidelity Guarantee	\$ 100,000
SECTION 6	Office Bearers' Liability	\$ 500,000
SECTION 7	Machinery Breakdown	Not Insured
SECTION 8	Catastrophe	Not Insured
SECTION 9	Part A - Government Audit Costs Part B - Appeal Expenses Part C - Legal Defence Expenses	\$ 25,000 \$ 100,000 \$ 50,000
SECTION 10	Lot Owners' Fixtures and Fittings	\$ 300,000

### **EXCESS**

You must pay or contribute the amount of any Excess in accordance with the relevant Section wording. Should more than one Excess be payable for any claim arising from the one Event, such excesses will not be aggregated and the highest single level of Excess only will apply.

SECTION 1 \$2,000 Insured Property

SECTION 9 \$1,000 Legal Defence Expenses and 10% Contribution

### **IMPORTANT INFORMATION**

**Your Duty to take reasonable care not to make a misrepresentation**

## Schedule of Insurance

**Class of Policy:** Strata Title - Residential  
**The Insured:** The Owners Of Strata Plan 2275

**Policy No:** T/B/A  
**Invoice No:** 461751  
**Our Ref:** SP 2275

You must take reasonable care not to make a misrepresentation to Us. This responsibility applies until We issue You with a Policy for the first time or agree to renew, extend, vary/change, or reinstate Your Policy.

You must answer Our questions honestly, accurately and to the best of Your knowledge. A misrepresentation includes a statement that is false, partially false, or which does not fairly reflect the truth. It is not misrepresentation if You do not answer a question or if Your answer is obviously incomplete or irrelevant to the question asked.

The responsibility to take reasonable care not to make a misrepresentation applies to everyone who will be insured under the Policy. If You are answering questions on behalf of anyone, We will treat Your answers or representations as theirs.

Whether or not You have taken reasonable care not to make a misrepresentation is to be determined having regard to all relevant circumstances, including the type of insurance, who it is intended to be sold to, whether You are represented by a broker, Your particular characteristics and circumstances We are aware of.

**If You do not meet the above Duty**, We may reject or not fully pay Your claim and/or cancel Your Policy. If the misrepresentation was deliberate or reckless, this is an act of fraud, and We may treat Your Policy as if it never existed.

If Our information or questions are unclear, You can contact Strata Community Insurance on 1300 724 678 or visit [stratacommunityinsure.com.au](http://stratacommunityinsure.com.au).

### **Cooling Off Period**

You have 21 days after buying or renewing Your Policy to decide if it meets Your needs and You wish to continue. If You notify Us within this period that You wish to cancel Your Policy as from its start date, we will refund Your premium less any government taxes or duties that are non-refundable or remain payable by Us but we will not refund any Policy administration or instalment fees. This cooling off right does not apply if You have made or are entitled to make a claim. Even after the cooling off period ends You still have cancellation rights, however we may deduct certain amounts from any refund (see "Cancelling Your Policy" in the PDS and Policy).

### **Claims made notice**

Section 6 of the Policy operates on a 'claims made and notified' basis. This means that, subject to the provisions of Section 6, where You give notice in writing to Us of any facts that might give rise to a claim against You as soon as reasonably practicable after You become aware of those facts but before the expiry of the Period of Insurance, You may have rights under Section 40(3) of the *Insurance Contracts Act 1984* (Cth) to be indemnified in respect of any claim subsequently made against You arising from those facts notwithstanding that the claim is made after the expiry of the Period of Insurance.

Any such rights arise under the legislation only, in that the terms of the Policy and the effect of the Section, subject to the continuous cover special conditions, is that You are not covered for claims made against You after the expiry of the Period of Insurance.

### **\*\* Important Note \*\***

This schedule is for reference only. Nothing contained herein prevails over the terms, conditions and exclusions of the policy.

**PLEASE READ YOUR POLICY CAREFULLY**