

Attachment 4

Realmark

Realmark Strata Pty Ltd the Trustee for
Strata West Unit Trust
T/as Realmark Strata
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21/08/2024

MINUTES OF ANNUAL GENERAL MEETING

FILE COPY

Dear Owner,

MINUTES OF ANNUAL GENERAL MEETING OF STRATA COMPANY 238 Oxford Street LEEDERVILLE

Please find enclosed a copy of the minutes for the Annual General Meeting held on 7th August 2024 for your record and safe keeping.

Please note, a copy of these minutes have also been made available for downloading from the owners portal for your convenience.

If we may assist further in this or any other matter, please do not hesitate to contact our office on the details below

Sincerely,

REALMARK STRATA
For and On Behalf of SP 77146

Minutes for the Annual General Meeting

S/Plan 77146 238 Oxford Street
07/08/2024 05:30 pm

1. Preliminary Matters

Welcome

Those present were welcomed by Jessica Wilkes.

Attendance and Proxies

The persons present and represented by proxy were recorded, as per the meeting attendance register as attached to these minutes.

Non-Proprietors Present by Invitation

J Wilkes - Realmark Strata

Quorum

A quorum was declared with 30 of the 45 persons entitled to vote being present or represented by proxy.

The meeting was declared open at 5:30pm and it was confirmed that the meeting was properly constituted.

2. Appointment of Chairperson for the meeting

It was resolved that Jessica Wilkes be authorised to act as the Chairperson for the purposes of the meeting.

3. Confirmation of minutes of previous meeting

1. On a motion moved by 31 and seconded by 52, it was resolved that the minutes of the previous General Meeting of the Strata Company held on 31/07/2023, as attached to this notice of meeting, be accepted as a true and correct record of that meeting.

2. On a motion moved by 31 and seconded by 52, it was resolved that the minutes of the previous Vote Outside a General Meeting of the Strata Company held on 30/05/2024, as attached to this notice of meeting, be accepted as a true and correct record of that meeting.

Business arising

There was no business arising from those previous minutes.

4. Consideration of Accounts

On a motion moved by Lot 52 and seconded by Lot 36, it was resolved that the statement of accounts for the period 01/07/2023 to 30/06/2024 be adopted as a true and correct record.

5. Election of Council of Owners

1. On a motion moved by Lot 32 and seconded by Lot 11, it was resolved that the Council consist of 6 members.

2. The number of candidates was equal to the number of members of Council, and a ballot was not required. The Chairperson declared the candidates to be elected as members of the Council. Please refer to the list attached to these minutes for details of the duly elected members of the Council.

6. Strata Company Insurance

1. On a motion moved by Lot 52 and seconded by Lot 32, it was resolved that the presentation of the copies of certificates and schedules for the current insurance be accepted.

2. On a motion moved by Lot 52 and seconded by Lot 32, it was resolved that the Council be instructed to place insurance for the Strata Company at such sums as are suggested by the Insurer or in line with an updated replacement cost valuation prior to the expiry date of the current policy.

3. It was noted that the most recent valuation was obtained on 05/04/2024 for \$40,538,190 including GST.

4. Realmark Strata disclosed an interest in the business of some insurers and brokers, and receives a commission based on a percentage of the premium paid. The insurance commission received by Realmark Strata is \$3,944.50 excluding GST for policy 05GS017109 covering 15/05/2024 - 15/05/2025 and policy PE1999284GWC covering 15/05/2024 - 15/05/2025.

General Advice Warning: Any advice given by the Strata Manager is general advice only. Owners can inform themselves through reading the Product Disclosure Statement. The Product Disclosure Statement and Financial Services Guide from the Insurer are available from the Strata Manager upon request.

7. Council Authority to Sign

On a motion moved by Lot 7 and seconded by Lot 31, it was resolved that, pursuant to Section 118 of the Strata Titles Act 1985, one (1) member of the Council of Owners, or the Strata Manager under the direction of the Council of Owners, be authorised to execute documents which are either desirable or necessary for the achievement of the Strata Company's objectives and the performance of the Strata Company; and

If the Strata Company has a common seal, and when desirable or necessary to do so, the common seal may be applied to documents and attested by the signatures of two (2) members of the Council of Owners.

8. Governance By-laws

It was moved by Lot 52 and seconded by Lot 36 that, subject to the proposed special resolution in **item 9** of this Notice of General Meeting passing, by a resolution without dissent, the voting period for which shall open on **7 August 2024** and shall close 28 days thereafter, **The Owners of 238 Oxford Street Leederville Strata Scheme 77146** resolves to amend the following Governance by-laws in the Scheme By-laws as follows with any necessary by-law numbering or cross-referencing updated, prior to registration, which may be required:

a) By repealing Governance By-laws 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17.

b) By amending Governance By-law 19 by:

- i) deleting sub-by-law 19(b)(ii);
- ii) deleting sub-by-law 19(d); and
- iii) deleting sub-by-law 19(e).

c) By repealing Governance By-law 20, 24, 25, 26, 27, 28 and 31.

d) By adding the following Governance By-laws (renumbered as appropriate):

1. Duties of owner

(1) The owner of a lot must —

(a) immediately carry out all work that may be ordered under a written law in respect of the lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of the lot;

(b) maintain and repair the lot, and keep it in a state of good condition, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.

(1A) The owner of a lot must —

(a) notify in writing the strata company immediately on becoming the owner of the lot, including in the notice the owner's address for service for the purposes of this Act;

(b) within 3 days upon entering into any lease, licence or arrangement of their lot, notify the strata company in writing the full name, contact telephone number and email address of the person residing in the lot; and

(c) if required in writing by the strata company, notify the strata company of any mortgage or other dealing in connection with the lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.

2. Power of strata company regarding submeters

(1) If the supply of gas or electricity to a lot is regulated by means of a submeter, the strata company may require the owner or occupier of the lot to pay the strata company by way of security for the payment of charges arising through the submeter an amount not exceeding \$200 and, if any amount so paid is applied by the strata company under sub-by-law (3), to pay such further amount or amounts by way of such security as may be

necessary to maintain the amount of the security as, subject to this sub-by-law, the strata company may require.

(2) The strata company must lodge every sum received under this by-law to the credit of an interest-bearing ADI account and all interest accruing in respect of amounts so received must, subject to this by-law, be held on trust for the owner or occupier who made the payment.

(3) If the owner or occupier of a lot in respect of which a submeter is used for the supply of gas or electricity refuses or fails to pay any charges due for the supply of gas or electricity to that lot, the strata company may apply in payment of those charges all, or such part as is necessary, of any amount paid to the strata company by that owner or occupier under this by-law, including any interest that may have accrued in respect of that amount.

(4) If a person who has paid an amount under this by-law to a strata company satisfies the strata company that the person is no longer the owner or occupier of a lot and that the strata company no longer has any liability or contingent liability for the supply of gas or electricity to that lot during the period when that person was an owner or occupier of the lot, the strata company must refund to that person the amount then held on the person's behalf under this by-law.

3. Constitution of council

(1) The powers and duties of the strata company must, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the council of the strata company and a meeting of the council at which a quorum is present is competent to exercise all or any of the authorities, functions or powers of the council.

(2) Until the first annual general meeting of the strata company, the owners of all the lots constitute the council.

(3) If there are not more than 3 lots in the scheme, the council consists of all of the owners of the lots and, if there are more than 3 lots in the scheme, the council consists of not less than 3 nor more than 7 of the owners of the lots, as is determined by the strata company.

(4) If there are more than 3 lots in the scheme, the members of the council must be elected at each annual general meeting of the strata company or, if the number of lots in the scheme increases to more than 3, at an extraordinary general meeting convened for the purpose.

(5) If there are co-owners of a lot, 1 only of the co-owners is eligible to be, or to be elected to be, a member of the council and the co-owner who is so eligible must be nominated by the co-owners, but, if the co-owners fail to agree on a nominee, the co-owner who owns the largest share of the lot is the nominee or, if there is no co-owner who owns the largest share of the lot, the co-owner whose name appears first in the certificate of title for the lot is the nominee.

(6) Except if the council consists of all the owners of lots in the scheme, the strata company may by special resolution remove any member of the council before the expiration of the member's term of office.

(7) A member of the council vacates office as a member of the council —

(a) if the member dies or ceases to be an owner or co-owner of a lot; or

(b) on receipt by the strata company of a written notice of the member's resignation from the office of member; or

(c) at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which the member is not elected or re-elected; or

(d) in a case where the member is a member of the council by reason of there being not more than 3 owners of lots in the scheme, on an election of members of the council (as a result of there being an increase in the number of owners to more than 3) at which the member is not elected; or

(e) if the member is removed from office under sub-by-law (8); or

(f) if the Tribunal orders that the member's appointment is revoked and the member is removed from office.

(8) The remaining members of the council may appoint a person eligible for election to the council to fill a vacancy in the office of a member of the council, other than a vacancy arising under sub-by-law (9)(c) or (d), and any person so appointed holds office, subject to this by-law, for the balance of the predecessor's term of office.

(9) Except if 1 person is the owner of all of the lots in the scheme, a quorum of the council is 2 if the council consists of 3 or 4 members; 3, if it consists of 5 or 6 members; and 4, if it consists of 7 members.

(10) The continuing members of the council may act even if there is a vacancy in the council, but so long as the number of members is reduced below the number fixed by these by-laws as the quorum of the council, the continuing members or member of the council may act for the purpose of increasing the number of members of

the council or convening a general meeting of the strata company, but for no other purpose.

(11) All acts done in good faith by the council, even if it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the council, are as valid as if that member had been duly appointed or had duly continued in office.

4. Election of council at general meeting

The procedure for nomination and election of members of a council must be in accordance with the following rules —

- (1) The meeting must determine, in accordance with the requirements of by-law 4(3) the number of persons of whom the council is to consist.
- (2) The chairperson must call on those persons who are present at the meeting in person or by proxy and entitled to nominate candidates to nominate candidates for election to the council.
- (3) A nomination is ineffective unless supported by the consent of the nominee to the nomination, given —
 - (a) in writing, and furnished to the chairperson at the meeting; or
 - (b) orally by a nominee who is present at the meeting in person or by proxy.
- (4) When no further nominations are forthcoming, the chairperson —
 - (a) if the number of candidates equals the number of members of the council determined in accordance with the requirements of by-law 4(3), must declare those candidates to be elected as members of the council;
 - (b) if the number of candidates exceeds the number of members of the council as so determined, must direct that a ballot be held.
- (5) If a ballot is to be held, the chairperson must —
 - (a) announce the names of the candidates; and
 - (b) cause to be furnished to each person entitled to vote and present in person or by proxy, a blank form in respect of each lot in respect of which the person is entitled to vote for use as a ballot form.
- (6) A person who is entitled to vote must complete a valid ballot form by —
 - (a) writing on the form the names of candidates, equal in number to the number of members of the council so that no name is repeated; and
 - (b) indicating on the form the number of each lot in respect of which the person's vote is cast and whether the person so votes as owner or first mortgagee of each such lot or as proxy of the owner or first mortgagee; and
 - (c) signing the ballot form; and
 - (d) returning it to the chairperson
- (7) The chairperson, or a person appointed by the chairperson, must count the votes recorded on valid ballot forms in favour of each candidate.
- (8) Subject to sub-by-law (9), candidates, being equal in number to the number of members of the council determined in accordance with by-law 4(3), who receive the highest numbers (in terms of lots or unit entitlements as required under the Strata Titles Act 1985 section 122) of votes are to be declared elected to the council.
- (9) If the number (in terms of lots or unit entitlements as required under the Strata Titles Act 1985 section 122) of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub-by-law (8) and —
 - (a) that number equals the number of votes recorded in favour of any other candidate; and
 - (b) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected, as between those candidates, the election must be decided by a show of hands of those entitled to vote and present in person or by proxy.

5. Chairperson, secretary and treasurer of council

- (1) The members of a council must, at the first meeting of the council after they assume office as such

members, appoint a chairperson, a secretary and a treasurer of the council.

(2) A person —

- (a) must not be appointed to an office referred to in sub-by-law (1) unless the person is a member of the council; and
- (b) may be appointed to 1 or more of those offices.

(3) A person appointed to an office referred to in sub-by-law (1) holds office until the first of the following events happens —

- (a) the person ceases to be a member of the council under by-law 4(9);
- (b) receipt by the strata company of a written notice of the person's resignation from that office;
- (c) another person is appointed by the council to hold that office.

(3A) The remaining members of the council must appoint a member of the council to fill a vacancy in an office referred to in sub-by-law (1), other than a vacancy arising under by-law 4(9)(c) or (d), and any person so appointed holds office, subject to this by-law, for the balance of the predecessor's term of office.

(4) The chairperson is to preside at all meetings of the council but, if the chairperson is absent from, or is unwilling or unable to preside at, a meeting, the members of the council present at that meeting can appoint 1 of their number to preside at that meeting during the absence of the chairperson.

6. Chairperson, secretary and treasurer of strata company

(1) Subject to sub-by-law (2), the chairperson, secretary and treasurer of the council are also respectively the chairperson, secretary and treasurer of the strata company.

(2) A strata company may at a general meeting authorise a person who is not an owner of a lot to act as the chairperson of the strata company for the purposes of that meeting.

(3) A person appointed under sub-by-law (2) may act until the end of the meeting for which the person was appointed to act.

7. Meetings of council

(1) At meetings of the council, all matters must be determined by a simple majority vote.

(2) The council may —

- (a) meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council must meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by the member specifying in the notice the reason for calling the meeting; or
- (b) employ or engage, on behalf of the strata company, any person as it thinks is necessary to provide any goods, amenity or service to the strata company; or
- (c) subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to 1 or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.

(3) A member of a council may appoint an owner of a lot, or an individual authorised under the Strata Titles Act 1985 section 136 by a corporation which is an owner of a lot, to act in the member's place as a member of the council at any meeting of the council.

(4) An owner of a lot or individual may be appointed under sub-by-law (3) whether or not that person is a member of the council.

(5) If a person appointed under sub-by-law (3) is a member of the council the person may, at any meeting of the council, separately vote in the person's capacity as a member and on behalf of the member in whose place the person has been appointed to act.

8. Powers and duties of secretary of strata company

The powers and duties of the secretary of a strata company include —

(a) the preparation and distribution of minutes of meetings of the strata company and the submission of a motion for confirmation of the minutes of any meeting of the strata company at the next such meeting; and

- (b) the giving on behalf of the strata company and of the council of the notices required to be given under the Act; and
- (c) the supply of information on behalf of the strata company in accordance with the Strata Titles Act 1985 sections 108 and 109; and
- (d) the answering of communications addressed to the strata company; and
- (e) the calling of nominations of candidates for election as members of the council; and
- (f) subject to the Strata Titles Act 1985 sections 127, 128, 129, 200(2)(f) and (g) the convening of meetings of the strata company and of the council.

9. Powers and duties of treasurer of strata company

The powers and duties of the treasurer of a strata company include —

- (a) the notifying of owners of lots of any contributions levied under the Strata Titles Act 1985; and
- (b) the receipt, acknowledgment and banking of and the accounting for any money paid to the strata company; and
- (c) the preparation of any certificate applied for under the Strata Titles Act 1985 section 110; and
- (d) the keeping of the records of account referred to in the Strata Titles Act 1985 section 101 and the preparation of the statement of accounts referred to in the Strata Titles Act 1985 section 101.

32 Costs Recovery

32.1 For the purpose of this by-law:

32.1.1 **Act** means the *Strata Titles Act 1985 (WA)*.

32.1.2 **Costs** include, without limitation:

- (a) the strata manager's costs;
- (b) debt recovery costs;
- (c) legal costs and disbursements on a solicitor and own client full indemnity basis, including the fees and disbursements of barristers, process servers, witnesses and experts engaged by the solicitor that has been engaged by the Strata Company for any steps taken by the strata company in the Legal Proceedings;
- (d) costs of any consultants and experts;
- (e) costs of any security guards or other contractors engaged by the strata company to:
 - (i) respond to any breach of the by-laws or the Act; or
 - (ii) attempt to prevent any further breaches of the by-laws or the Act;
- (f) costs of any employees of and contractors to the strata company preparing for or being involved in the Legal Proceedings;
- (g) additional insurance premium charges incurred by the strata company attributable to the use of or activity within a lot; and
- (h) damage, harm, injury, destruction or vandalism to any part of the common property or personal property of the strata company.

32.1.3 **Legal Proceedings** include, without limitation:

- (a) the issuing of a notice alleging a breach of the Act or by-laws that could lead to an application to the State Administrative Tribunal (**SAT**), a tribunal or any court;
- (b) an application to a court, or any other tribunal:
 - (i) to recover any amount of money owing to the strata company by an owner; or
 - (ii) for any other matter;
- (c) an application to SAT for relief under the Act, which includes without limitation any order, interim order or declaration made by SAT;

(d) litigation commenced by an owner or occupier of a lot against the strata company in SAT, a tribunal or a court; and

(e) an application for leave to appeal to the Supreme Court or the Court of Appeal from an order of SAT or another court order and any further appeals related to that appeal.

32.2 An owner will indemnify the strata company and each of its employees, agents, contractors, sub-contractors and authorised representatives against any injury, harm, loss or damage suffered or incurred by them as a result of any breach of these by-laws or the Act by the owner or any of the occupiers of the owner's lot (**Owner Indemnity**).

32.3 Without limiting the Owner Indemnity, an owner (**Specified Owner**) will pay on demand the whole of the strata company's Costs reasonably incurred in relation to any or all of the following:

32.3.1 recovering outstanding contributions levied by the strata company on that Specified Owner pursuant to either or both section 43 or 100 of the Act;

32.3.2 recovering any outstanding amounts otherwise owing from the Specified Owner to the strata company under either or both the Act or these by-laws;

32.3.3 making good any damage to the common property or personal property of the strata company caused by:

(a) the Specified Owner or an occupier of the Specified Owner's lot;

(b) an invitee of the Specified Owner; or

(c) an invitee of the occupier of the Specified Owner's lot;

32.3.4 remedying a breach of the by-laws or the Act committed by:

(a) the Specified Owner; or

(b) an occupier of the Specified Owner's lot;

32.3.5 rectifying any unauthorised works on common property undertaken as a result of an instruction or action of the Specified Owner or occupier of the Specified Owner's lot;

32.3.6 all Legal Proceedings taken by the strata company against the Specified Owner or an occupier of the Specified Owner's lot;

32.3.7 all Legal Proceedings taken by the Specified Owner against the strata company or in which the strata company becomes involved and the:

(a) Specified Owner is not successful or is only partly successful in those Legal Proceedings; or

(b) Legal Proceedings are withdrawn or dismissed; and

32.3.8 all Legal Proceedings taken by:

(a) an occupier of the Specified Owner's lot; or

(b) a mortgagee of the Specified Owner's lot,

against the strata company or in which the strata company becomes involved and that occupier or mortgagee (as the case may be) is not successful or is only partly successful in those Legal Proceedings or those Legal Proceedings are withdrawn or dismissed.

32.4 The council of the strata company is empowered:

32.4.1 to include the amount of the Costs in the amounts to be raised for the purposes of section 100(1)(a) of the Act; and

32.4.2 to raise the amount of the Costs by levying a contribution for those Costs solely on that Specified Owner in accordance with section 100(1)(c)(ii) of the Act.

32.5 If any Costs remain outstanding for more than fourteen (14) days, the strata company may also recover the Costs from the Specified Owner as a liquidated debt in a court of competent jurisdiction.

33 Damage to common property

33.1 In this by-law:

33.1.1 **Act** means the *Strata Titles Act 1985*.

33.1.2 **Council** means the council of the Strata Company.

33.1.3 **Guest** means a person invited onto a lot or the Common Property within the Scheme by an owner or

occupier.

33.1.4 **Lot** means a lot in the Scheme.

33.1.5 **Owner** means the owner of a Lot as defined under section 3(1) of the Act.

33.1.6 **Occupier** means any tenant, occupier, employee, agent or contractor of an Owner who occupies:

- (a) the Owner's Lot; or
- (b) the common property.

33.1.7 **Scheme** means strata scheme 77146.

33.2 If:

33.2.1 an Owner; or

33.2.2 an Occupier; or

33.2.3 any Guest of the Owner or Occupier,

causes any damage, harm, injury, destruction or vandalism to any part of the common property or personal property of the strata company (**Damage**), that Owner (**Specific Owner**) must remedy the Damage and reinstate the common property or personal property to a standard acceptable to the council of the strata company (**Rectify**) at the Specific Owner's expense.

33.3 Should a Specific Owner fail or refuse to Rectify the Damage within fourteen (14) days of a written request from the strata company, the strata company may engage any contractor, tradesperson or professional service provider as it deems appropriate to Rectify the Damage (**Remedial Works**).

33.4 The council of the strata company may:

33.4.1 include any amount incurred by the strata company for the purposes of performing the Remedial Works (Rectification Costs) in the amounts to be raised for the purposes of section 100(1)(a) of the *Strata Titles Act 1985* (WA) (**Act**); and

33.4.2 raise the amount of the Rectification Costs by levying a contribution for an amount equal to the sum of the Rectification Costs solely on the Specific Owner in accordance with section 100(1)(c)(ii) of the Act.

33.5 If any Rectification Costs remain outstanding for more than fourteen (14) days, the strata company may also recover the Rectification Costs from the Specific Owner as a liquidated debt in a court of competent jurisdiction.

34 Incorrect disposal of garbage or waste

34.1 In this by-law:

34.1.1 **Act** means the *Strata Titles Act 1985*.

34.1.2 **Council** means the council of the Strata Company.

34.1.3 **Lot** means a lot in the Scheme.

34.1.4 **Owner** means the owner of a Lot as defined under section 3(1) of the Act.

34.1.5 **Occupier** means any tenant, occupier, employee, agent or contractor of an Owner who occupies that Owner's Lot.

34.1.6 **Scheme** means this strata scheme or survey-strata scheme.

34.2 An Owner is responsible for:

34.2.1 any item abandoned or incorrectly disposed of whatsoever (**Waste**) on any part of the common property by that Owner, an Occupier of that Owner's Lot or any invitee of that Owner or Occupier; and

34.2.2 taking all steps to promptly remove the Waste from the Scheme.

34.3 If an Owner breaches this by-law (**Responsible Owner**), the strata company may, after giving written notice to the Responsible Owner:

34.3.1 carry out all works required to rectify that breach to remove, relocate and or dispose of the Waste (**Disposal Works**) as permitted by any written law; and

34.3.2 the Council is empowered:

- (a) to include the amount of the costs incurred by the strata company in performing the Disposal Works (**Disposal Costs**) in the amounts to be raised for the purposes of section 100(1)(a) of the Act; and

(b) to raise the amount of Disposal Costs incurred by levying a contribution for those costs solely on the Responsible Owner in accordance with section 100(1)(c)(ii) of the Act.

Note: The number of these by-laws are subject to change during the consolidation process.

These Lots voted in favour of the motion: Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 11, Lot 13, Lot 15, Lot 17, Lot 18, Lot 20, Lot 26, Lot 29, Lot 30, Lot 31, Lot 32, Lot 33, Lot 34, Lot 36, Lot 40, Lot 45, Lot 46, Lot 47, Lot 49, Lot 51, Lot 52, Lot 53, Lot 57 & Lot 58.

Nil Lots voted against the motion.

This motion was passed as a resolution without dissent.

Note: The number of this by-law is subject to change during the consolidation process.

9. Conduct By-Laws

It was moved by Lot 52 and seconded by Lot 32 that, subject to the resolution without dissent proposed at **item 8** of this Notice of General Meeting, by a special resolution, the voting period for which shall open on **7 August 2024** and shall close 28 days thereafter, **The Owners of 238 Oxford Street, Leederville Strata Scheme 77146** resolves to amend the following Conduct by-laws in the Scheme By-laws as follows with any necessary by-law numbering or cross-referencing updated, prior to registration, which may be required:

a) By repealing Conduct By-law 1.

b) By amending Conduct By-law 2:

i) by deleting sub-by-law 2(c)(i); and

ii) by amending sub-by-law 2(c)(ii) by replacing the phrase "Schedule 1 by-law 23;" after the word "with" with the word "the Scheme By-laws;".

c) By amending Conduct By-law 5(b) by replacing the words "by-law 5(a)" after the word "of" and before the word "are" with the words "this by-law".

d) By amending Conduct By-law 6(a) by deleting the number "6" after the word "by-law" and before the word "Windows".

e) By repealing Conduct By-law 7.

f) By amending Conduct By-law 12 by adding the word ",vape" after the word "smoke" and before the word "or".

f) By amending Conduct By-law 13 by:

i) Amending sub-by-law 13(d) by deleting the number "13" after the word "by-law";

ii) Amending sub-by-law 13(e) by deleting the number "13" after the word "by-law" and before the word "including"; and

iii) Amending sub-by-law 13(f) by replacing the number "13(e)" after the word "by-law" and before the word "will" with the word "this by-law".

iv) Adding the following as sub-by-law 13(g):

Nothing in this by-law prohibits or restricts the:

A) keeping on a lot of an animal that is used as an assistance animal by a person with a disability who is an owner or occupier of a lot; and

B) use of the parcel of an assistance animal by a person with a disability.

h) By repealing Conduct By-law 17, 18, 19 and 21.

i) By amending Conduct By-law 22 by adding sub-by-law 22(c) as follows:

The council of the strata company may implement a policy for owners, occupiers, invitees or other persons to access or be provided any recording of the CCTV.

j) By amending Conduct By-law 23 by replacing the number "36(1)" after the word "section" and before the word "of" with the number "100(1)(c)".

k) By repealing Conduct By-law 24 and 25.

l) By adding the following Conduct By-laws (renumbered as appropriate):

1. Use of Lots

1.1 Residential Lots

- (a) Subject to this by-law, a Residential Lot may only be used for residential purposes.
- (b) Promptly upon the leasing of a lot, the proprietor of that lot must:
- (i) inform the strata company of the name of the proprietor's managing agent, (if there is one) and the name of the applicable tenant;
 - (ii) ensure that the lessee signs a valid lease containing an enforceable covenant to comply with these by-laws and any rules made by the council or the strata company; and
 - (iii) provide the lessee with a copy of these by-laws and any rules made by the council or the strata company.
- (c) A proprietor must:
- (i) not grant a lease of a Residential Lot for a period of 3 months or less; and
 - (ii) not allow more than the allowed number of occupants included on the tenancy agreement.
- (d) A proprietor of a Residential Lot must not permit or authorise any part of the Residential Lot to be used in any way directly or indirectly for any business, commercial or other non-residential purpose other than one which in the opinion of the council:
- (i) is quiet and unobtrusive and not offensive;
 - (ii) does not in any way detract from the general amenity of the Residential Lot;
 - (iii) does not involve anything more than a minimal public interface;
 - (iv) is in keeping with the standard of the Residential Complex; and
 - (v) is unlikely to cause nuisance to occupiers of the other Residential Lots or users of the common property.
- (e) Each proprietor and occupier of a lot acknowledges that:
- (i) the Original Proprietor:
 - (A) may use a lot in the Building as a display suite for the marketing of unsold lots in the Building; and
 - (B) may undertake marketing activities with respect to those unsold lots and the Development, including the display of sale signs, insignia and other fixtures and fittings as the Original Proprietor thinks fit; and
 - (ii) will not object to or cause the strata company to object to the Original Proprietor's use of a lot as a display suite or to the Original Proprietor's marketing activities with respect to the Development.

1.2 Commercial Lots

- (a) The Commercial Lots may not be used for any of the following purposes or uses:
- (i) as a fish and chip or similar fast-food shop unless exhaust systems and services are provided to the satisfaction of the strata company;
 - (ii) as a pet shop;
 - (iii) as an opportunity shop or similar charity-based retail store;
 - (iv) as an amusement arcade or similar entertainment arcade;
 - (v) as a store predominately used for the sale or hire of adult or restricted publications, videos or goods;
 - (vi) as a brothel, a sex-on-premises venue or similar operation;
 - (vii) as a tattoo parlour;
 - (viii) as a drug rehabilitation clinic, needle exchange or similar operation;
 - (ix) as a discount retail store, such as a two-dollar shop or similar outlet;
 - (x) as a tobacconist;

- (xi) for the sale or hire of firearms, munitions or similar weapons;
 - (xii) as a youth centre or drop-in centre or similar operation; or
 - (xiii) for any other use which:
 - (A) causes or may cause a nuisance to occupiers of the lots or uses of the common property by residents; or
 - (B) is offensive, except with the prior written consent of the strata company and otherwise in accordance with all requirements of the relevant authorities.
- (b) A proprietor or occupier of a Commercial Lot:
- (i) must not use the Commercial Lot for residential purposes;
 - (ii) must not create any noise or allow music to be played on the Commercial Lot which interferes or is likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property; and
 - (iii) may, subject to the rules and requirements of the Local Government and any other relevant authority, only conduct retail or business activities on a Commercial Lot between the hours of 7.00am and 12.00am on any day unless otherwise determined by the strata company.
- (c) A proprietor or occupier of a Commercial Lot must:
- (i) place or maintain external awnings in accordance with specifications provided by the Original Proprietor; and
 - (ii) not make any alterations to external awnings after the registration of the strata plan except with the prior written approval of the strata company.
- (d) A proprietor and occupier of a Commercial Lot must:
- (i) maintain the lot to the highest prevailing standards of cleanliness and hygiene;
 - (ii) ensure that levels of noise within the lot or audible outside the lot do not give rise to any nuisance or annoyance to other proprietors or occupiers of lots and at all times obey the reasonable directions of the council as to the level of noise on the lot or emanating from the lot;
 - (iii) if in the opinion of the council the level of noise emanating from the lot is excessive, conduct any business on the lot only during the hours that the council may from time to time specify; and
 - (iv) comply with any conditions imposed by the strata company in giving consent to the operation of the business in the lot.

1.3 Eatery Lots

- (a) Each proprietor and occupier of an Eatery Lot must not allow the business conducted in that lot to be open to the public:
- (i) outside of the hours of 6:00am to 12:00am on Monday to Saturday;
 - (ii) in the case of any Alfresco Area, outside of the hours of 6:00am to 11 :00pm on Monday to Thursday; and
 - (iii) outside the hours of 7:00am to 11 :00pm on Sunday and public holidays, unless otherwise determined by the strata company and otherwise in accordance with all requirements of the Local Government and all relevant authorities.
- (b) Each proprietor and occupier of an Eatery Lot must ensure that the fit-out of the Eatery Lot is designed, operated and maintained so that noise from the activities and operations of the Eatery Lot at all times comply with the requirements of the noise level specified:
- (i) in the Environmental Protection (Noise) Regulations 1997 (WA); and
 - (ii) by the Local Government and any other relevant authority.
- (c) Each proprietor and occupier of an Eatery Lot must ensure that:
- (i) deliveries to and from the Eatery Lot are undertaken so as not to cause any disturbance or pose any safety risk to the owner or occupier of another lot or of any person lawfully using common property;
 - (ii) the removal and disposal of bottles, glassware and other similar items which have the potential to cause noise is undertaken at times and in a manner so as to cause as little disturbance as possible to the owner or occupier of another lot or of any person lawfully using common property; and
 - (iii) the tables and chairs (if any) used within the Eatery Lot or Alfresco Areas at all times incorporate appropriate feet protection so that they do not scratch or damage any of the floor coverings.

- (d) A proprietor or occupier of an Eatery Lot having an Alfresco Areas must:
- (i) comply with all requirements of the Local Government and all relevant authorities relating to the use of its relevant Alfresco Area; and
 - (ii) without limitation, ensure that all tables and chairs associated with the use of those Alfresco Areas are removed from the public footpath area outside its trading hours.

1.4 Acknowledgment of Eatery Lots

Each proprietor of a Residential Lot acknowledges that cafes, kiosks, brasseries, bar, restaurants or take-away food operations may be operated on the Eatery Lots (including any applicable Alfresco Areas) and:

- (a) must not make any objection to that use of those Eatery Lots;
- (b) must (without limiting any other provision of this by-law):
 - (i) not object to any application for a licence as defined in the Liquor Control Act 1988 (WA); and
 - (ii) if requested by the council, consent to such an application; and
- (c) acknowledges that this use of those Eatery Lots may result in the usual noise, disturbance, disruption, inconvenience, loss of amenity and nuisance normally associated with the operation of cafes, kiosks, brasseries, bar, restaurants or takeaway food operations.

2 Parking areas

- (a) The council may make rules regarding the use of any car parking bays on the common property.
- (b) A proprietor or occupier of a lot, including, without limit, any lessee, licensee, guest or visitor of the proprietor or occupier must at all times comply with the rules made from time to time by the council in relation to the use of the car parking bays on the common property.
- (c) For the purposes of this by-law, the council may place signs designating the car parking bays in the common property regarding the use of those bays.
- (d) A proprietor or occupier of a lot acknowledges that there may be car parking bays on the common property designated by the council as visitor bays or disabled bays which must not be used at any time by a proprietor or occupier of a lot.
- (e) A proprietor must not:
 - (i) park or stand any vehicle on a lot or on any part of the common property other than wholly within a car-bay within its lot or that is designated for the common use of the proprietors (if any);
 - (ii) permit or authorise any person to enter with any vehicle on any part of the common property that is not designed for such purpose;
 - (iii) drive a vehicle in excess of 10 km/h upon the parcel;
 - (iv) park or keep any inoperable vehicle on a lot or common property;
 - (v) conduct repairs or restorations of any vehicle upon a lot or common property;
 - (vi) use the common property or any part of a lot that it owns, occupies or resides to wash a vehicle;
or
 - (vii) use their car parking bay for any purpose other than vehicle parking.

3. Access over lots for maintenance of Plant and Equipment

- (a) In this by-law:
 - (i) **Plant and Equipment** means an exhaust duct, roof fan, refrigeration line or similar service line, shafts and any other plant and equipment.
 - (ii) **Plant and Equipment Lot** means a lot which includes Plant and Equipment or which is required to be passed through to access Plant and Equipment.
- (b) The proprietor or occupier of a Plant and Equipment Lot must permit the proprietor or occupier of a lot which is serviced by the Plant and Equipment access to the Plant and Equipment to repair and maintain the Plant and Equipment, provided that the proprietor or occupier of that lot:
 - (i) gives the proprietor or occupier of the Plant and Equipment Lot reasonable written notice of the requirement for access (except in the case of an emergency);

- (ii) accesses the Plant and Equipment at a reasonable time (except in the case of an emergency); and
- (iii) causes as little disruption and inconvenience as is possible in the circumstances.

(c) The proprietor or occupier of lot who requires access to a Plant and Equipment Lot must comply with all rules made by the strata company from time to time regarding access to Plant and Equipment and all requirements imposed by all relevant authorities.

(d) The proprietor or occupier of a Plant and Equipment Lot must permit the strata company access to Plant and Equipment which services the common property to repair and maintain the Plant and Equipment, provided that the strata company:

- (i) gives the proprietor or occupier of the Plant and Equipment Lot reasonable written notice of the requirement for access ;
- (ii) accesses the Plant and Equipment at a reasonable time; and
- (iii) causes as little disruption and inconvenience as is possible in the circumstances.

4 Landscaping and Gardening

4.1 Common Garden Areas

- (a) A proprietor or occupier of a lot must not damage any lawn, garden, flower, tree, shrub, plant on any part of the scheme.
- (b) A proprietor, occupier or other resident of a lot including, without limit, any lessee, licensee, guest or visitor of the proprietor or occupier, must at all times comply with the rules made from time to time by the council in relation to the garden areas.
- (c) Each proprietor and occupier acknowledges and agrees that:
- (i) all gardens and landscaping on the common property will be maintained by the strata company; and
 - (ii) all costs associated with maintenance of a garden and landscaped area will be form part of the administrative expenses of the strata company.
- (d) Each proprietor and occupier:
- (i) must not plant in the garden any trees, shrubs or other plant-life or erect any structure;
 - (ii) must remove any tree, shrub or plant-life planted or structure erected in breach of this by-law; and
 - (iii) acknowledges that the strata company may, at the expense of the proprietor or occupier, remove any tree, shrub, plant-life or structure of the nature referred to in this by-law if the proprietor or occupier fails to do so.

4.2 Garden areas within a Lot

- (a) Each proprietor acknowledges and agrees that:
- (i) all gardens, landscaping, plants and trees located on a lot must be maintained by the lot proprietor; and
 - (ii) it is responsible for all costs associated with maintenance of those things.
- (b) Each proprietor and occupier of a Residential Lot must:
- (i) keep the gardens, landscaping, plants and trees on the lot (if any) properly watered, fertilised, in a neat and tidy condition and properly trimmed to the reasonable satisfaction of the strata company;
 - (ii) cultivate and nurture the trees on the lot until they reach their typical mature dimensions and thereafter maintain those trees at that dimension;
 - (iii) not prune any tree without the consent of the strata company and in accordance with the directions of the strata company;
 - (iv) ensure that the gardens, landscaping, plants and trees on the lot are adequately watered at all times and that the reticulation system within the lot is kept in good repair and condition; and
 - (v) not allow the escape of water from the proprietor's garden or balcony.

5 Services

5.1 Gas and Hot Water

(a) A proprietor or occupier of a lot acknowledges that:

(i) there will be a number of gas meters installed for the Development, one of which will measure the consumption of gas and hot water by all lots; and

(ii) the Original Proprietor or the strata company will install a separate submeter on each lot for the purpose of measuring the consumption of:

(A) gas (for both heating water and cooking); and

(B) hot water,

by each lot.

(b) The strata company will:

(i) arrange for the sub-meters referred to in sub-by-law (a) immediately above to be read on a regular basis; and

(ii) require the proprietors of each lot to pay a proportion of the charge for gas consumed by the scheme in accordance with its sub-meter, as read by the strata company or its appointed contractor.

5.2 Cold Water

(a) A proprietor or occupier of a lot acknowledges that:

(i) there will be a number of water meters installed for the Development one of which will measure the consumption of cold water consumed by the scheme; and

(ii) the Original Proprietor or the strata company will install a separate submeter on each lot for the purposes of determining cold water consumption by each lot.

(b) The strata company will:

(i) arrange for the sub-meters referred to in sub-by-law (a) immediately above to be read on a regular basis; and

(ii) require the proprietor of each lot to pay a proportion of the charge for cold water consumed by the scheme in accordance with its sub-meter, as read by the strata company or its appointed contractor.

5.3 Electricity

(a) A proprietor or occupier of a lot acknowledges that:

(i) there will be a one supply authority electricity meter installed for the Development to record the electricity consumed by the scheme; and

(ii) the Original Proprietor or the strata company will install a separate submeter on each lot for the purposes of determining electricity consumption by each lot.

(b) The strata company will:

(i) arrange for the sub-meters referred to in sub-by-law (a) immediately above to be read on a regular basis; and

(ii) require the proprietor of each lot to pay a proportion of the charge for electricity consumed by the scheme in accordance with its sub-meter, as read by the strata company or its appointed contractor.

These Lots voted in favour of the motion: Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 8, Lot 9, Lot 11, Lot 15, Lot 17, Lot 18, Lot 20, Lot 26, Lot 29, Lot 30, Lot 31, Lot 32, Lot 33, Lot 34, Lot 36, Lot 40, Lot 45, Lot 46, Lot 47, Lot 49, Lot 51, Lot 52, Lot 53, Lot 57 & Lot 58.

Nil Lots voted against the motion.

This motion was passed as a special resolution.

Note: The number of this by-law is subject to change during the consolidation process.

10. Administrative Fund Budget & Contributions

Note: Documents attached to these minutes of the Annual General Meeting held on 7 August 2024:

- *Approved Budget - figures shown excluding GST.*
- *Standard Levy Postings - Administrative & Reserve Funds (Contribution, Residential, Commercial Lift).*
- *Special Levy Posting.*

Budget (Contribution – all U/E)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved to adopt the Administrative Fund budget of expenditure totalling \$311,597.00 inclusive of GST, as attached to this notice of meeting, for the period 01/07/2024 to 30/06/2025.

Determination of Levy Contributions (Contribution – all U/E)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved that the contributions to the Administrative Fund to raise a total of \$203,500.00 inclusive of GST for the period 01/07/2024 to 30/06/2025 be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Amount	Per Unit Entitlement	Due on or before	Date
\$5.14	Per unit entitlement	Due on or before	01/07/2024
\$5.07	Per unit entitlement	Due on or before	01/10/2024
\$5.07	Per unit entitlement	Due on or before	01/01/2025
\$5.07	Per unit entitlement	Due on or before	01/04/2025

And, that the contributions to the Administrative Fund continue to be raised at a rate of \$5.07 per unit entitlement per quarter until otherwise determined at a future General Meeting.

Budget (Residential)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved to adopt the Administrative Fund budget of expenditure totalling \$82,500.00 inclusive of GST, as attached to this notice of meeting, for the period 01/07/2024 to 30/06/2025.

Determination of Levy Contributions (Residential)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved that the contributions to the Administrative Fund to raise a total of \$82,500.00 inclusive of GST for the period 01/07/2024 to 30/06/2025 be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Amount	Per Unit Entitlement	Due on or before	Date
\$2.50	Per unit entitlement	Due on or before	01/07/2024
\$2.64	Per unit entitlement	Due on or before	01/10/2024
\$2.64	Per unit entitlement	Due on or before	01/01/2025
\$2.64	Per unit entitlement	Due on or before	01/04/2025

And, that the contributions to the Administrative Fund continue to be raised at a rate of \$2.64 per unit entitlement per quarter until otherwise determined at a future General Meeting.

Budget (Commercial)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved to adopt the Administrative Fund budget of expenditure totalling \$40,700.00 inclusive of GST, as attached to this notice of meeting, for the period 01/07/2024 to 30/06/2025.

Determination of Levy Contributions (Commercial)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved that the contributions to the Administrative Fund to raise a total of \$36,300.00 inclusive of GST for the period 01/07/2024 to 30/06/2025 be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Amount	Per Unit Entitlement	Due on or before	Date
\$1.85	Per unit entitlement	Due on or before	01/07/2024
\$5.18	Per unit entitlement	Due on or before	01/10/2024
\$5.18	Per unit entitlement	Due on or before	01/01/2025
\$5.18	Per unit entitlement	Due on or before	01/04/2025

And, that the contributions to the Administrative Fund continue to be raised at a rate of \$2.16 per unit entitlement per quarter until otherwise determined at a future General Meeting.

Budget (Lift)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved to adopt the Administrative Fund budget of expenditure totalling \$23,650.00 inclusive of GST, as attached to this notice of meeting, for the period 01/07/2024 to 30/06/2025.

Determination of Levy Contributions (Lift)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved that the contributions to the Administrative Fund to raise a total of \$22,156.40 inclusive of GST for the period 01/07/2024 to 30/06/2025 be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Amount	Per Unit Entitlement	Due on or before	Date
\$0.70	Per unit entitlement	Due on or before	01/07/2024
\$0.70	Per unit entitlement	Due on or before	01/10/2024
\$0.70	Per unit entitlement	Due on or before	01/01/2025
\$0.70	Per unit entitlement	Due on or before	01/04/2025

And, that the contributions to the Administrative Fund continue to be raised at a rate of \$0.70 per unit entitlement per quarter until otherwise determined at a future General Meeting.

11. Reserve Fund Budget & Contributions

Budget (Contribution – all U/E)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved to adopt the Reserve Fund budget of expenditure totalling \$269,500.00 inclusive of GST, as attached to this notice of meeting, for the period 01/07/2024 to 30/06/2025.

Determination of Levy Contributions (Contribution – all U/E)

1. On a motion moved by Lot 36 and seconded by Lot 52, it was resolved that a Defect Remediation special levy for the Reserve Fund be raised totalling \$55,000.00 inclusive of GST, or such other amount which may be determined at the meeting, and that the contributions be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Amount	Per Unit Entitlement	Due on or before	Date
\$5.50	Per unit entitlement	Due on or before	01/10/2024

Note: This is the first instalment with subsequent instalments to be proposed in future years.

2. On a motion moved by Lot 36 and seconded by Lot 52, it was resolved that the contributions to the Reserve Fund to raise a total of \$66,000.00 inclusive of GST for the period 01/07/2024 to 30/06/2025 be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Amount	Per Unit Entitlement	Due on or before	Date
\$1.33	Per unit entitlement	Due on or before	01/07/2024
\$1.76	Per unit entitlement	Due on or before	01/10/2024
\$1.76	Per unit entitlement	Due on or before	01/01/2025
\$1.76	Per unit entitlement	Due on or before	01/04/2025

And, that the contributions to the Reserve Fund continue to be raised at a rate of \$1.76 per unit entitlement per quarter until otherwise determined at a future General Meeting.

Budget (Residential)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved to adopt the Reserve Fund budget of expenditure totalling \$55,000.00 inclusive of GST, as attached to this notice of meeting, for the period 01/07/2024 to 30/06/2025.

Determination of Levy Contributions (Residential)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved that the contributions to the Reserve Fund to

raise a total of \$27,500.00 inclusive of GST for the period 01/07/2024 to 30/06/2025 be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Amount	Per Unit Entitlement	Due on or before	Date
\$0.78	Per unit entitlement	Due on or before	01/07/2024
\$0.90	Per unit entitlement	Due on or before	01/10/2024
\$0.90	Per unit entitlement	Due on or before	01/01/2025
\$0.90	Per unit entitlement	Due on or before	01/04/2025

And, that the contributions to the Reserve Fund continue to be raised at a rate of \$0.90 per unit entitlement per quarter until otherwise determined at a future General Meeting.

Budget (Lift)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved to adopt the Reserve Fund budget of expenditure totalling nil, as attached to this notice of meeting, for the period 01/07/2024 to 30/06/2025.

Determination of Levy Contributions (Lift)

On a motion moved by Lot 36 and seconded by Lot 52, it was resolved that the contributions to the Reserve Fund to raise a total of \$8,800.00 inclusive of GST for the period 01/07/2024 to 30/06/2025 be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Amount	Per Unit Entitlement	Due on or before	Date
\$0.29	Per unit entitlement	Due on or before	01/07/2024
\$0.27	Per unit entitlement	Due on or before	01/10/2024
\$0.27	Per unit entitlement	Due on or before	01/01/2025
\$0.27	Per unit entitlement	Due on or before	01/04/2025

And, that the contributions to the Reserve Fund continue to be raised at a rate of \$0.27 per unit entitlement per quarter until otherwise determined at a future General Meeting.

Note: A Strata Company with 10 or more lots, or with a replacement cost of more than \$5 million, must implement a Reserve Fund.

12. Other Business

Special Levy

The owners discussed the introduction of a special levy to cover upcoming major expenses, including but not limited to the rectification of known common property defects:

- External Facade Waterproofing
- Roof Waterproofing
- Pool Liner Rippling
- Vehicle Gate Breakdowns
- Grease Trap
- Roof Gradient/Pooling

The proposed levy amount, payment schedule, and specific allocation of funds was considered in detail.

The owners also discussed a strata loan to fund these works.

Communication

It was noted that communication between the Council of Owners, Realmark Strata and Lot owners and residents could be improved. Suggestions were made to introduce a monthly notice via keep all Lot owners informed of ongoing works and any other relevant matters.

Lot Conversion for Grease Arrestor Installation

Lot 45 expressed concern over the uncertainty regarding the timeframe for the transfer of ownership specific to the reallocation of one of their part Lot carbays to common property for the installation of an above-ground grease arrestor. They also requested more frequent updates, particularly as an interim lease arrangement has been approved in the meantime.

Carpark Visibility

The owners discussed their concerns regarding the current visibility when exiting the carpark into the street, notably the restricted lines of sight due to street parking in the area. It was noted that these complaints should be reported to the City of Vincent.

Recognition

Realmark Strata extended a formal vote of thanks to the Council of Owners for their dedication, hard work, and contributions throughout the past year. Their commitment to managing and improving the strata company has been invaluable.

13. Closure of Meeting

There being no further business to address, Jessica Wilkes thanked all attendees and declared the meeting closed at 7:20pm.

Attendance

S/Plan 77146 238 Oxford Street

Annual General Meeting

07/08/2024 05:30 pm

Attendees

Lot	Unit	Name	Apologies	Voting Sheet
1	1	Subdivided (Lot 57 & Lot 58)	N	N
2	2	Liya Xu/Chairperson on behalf of Suida International On Oxford Pty Ltd	N	N
3	3	Liya Xu/Chairperson on behalf of Suida International On Oxford Pty Ltd	N	N
4	4	Liya Xu/Chairperson on behalf of Suida International On Oxford Pty Ltd	N	N
5	5	Liya Xu/Chairperson on behalf of Suida International On Oxford Pty Ltd	N	N
6	6	Liya Xu/Chairperson on behalf of Suida International On Oxford Pty Ltd	N	N
7	7	Dorell Colleen Hogg	N	N
8	8	Glen Benjamin Stewart	N	N
9	9	Jacqui Corless-Crowther/Chairperson on behalf of Craig & Tania Naven	N	N
11	11	Jacqui Corless-Crowther/Chairperson on behalf of Nicola & Paul Strudwick	N	N
13	13	Sandra Nesci	N	N
15	15	Darryl James Parker	N	N
17	17	Jacqui Corless-Crowther/Chairperson on behalf of Erin Marie Corless-Crowther	N	N
18	18	Jacqui Corless-Crowther/Chairperson on behalf of Michael Crowther & Jacqui Corless-Crowther	N	N
20	20	William John White	N	N
26	26	Jessica Genovese/Chairperson on behalf of Jessica Genovese	N	N
29	29	Jacqui Corless-Crowther/Chairperson on behalf of Kerry-Lee Catterick & Lisl Van Aarde	N	N
30	30	Dancia Quinlan	N	N
31	31	Paul Anthony Edwards	N	N
32	32	Christopher William Gray & Mili Anja Stevens	N	N
33	33	Jacqui Corless-Crowther/Chairperson on behalf of Peter Anthony Browne & Catherine Michelle Stone	N	N
34	34	Jacqui Corless-Crowther on behalf of Emma Duffield	N	N
36	36	Jacqui Corless-Crowther/Chairperson on behalf of Michael Crowther & Jacqui Corless-Crowther	N	N
40	40	Phyllis Robyn Torre	N	N
45	45	Paula Jane Aubin & Stuart Murray Jamieson	N	N
46	46	Julia Mary Barton	N	N
47	47	Marcus Long	N	N
49	49	Kerrie Fletcher/Chairperson on behalf of Cassidy Lisa Mosconi	N	N
51	51	Liya Xu/Chairperson on behalf of Suida International On Oxford Pty Ltd	N	N
52	52	Ivor Cohen/Chairperson on behalf of Rainbow Enterprises Pty Ltd	N	N
53	53	Lindsay Christopher Mattsson/Chairperson on behalf of Lindsay Christopher & Rosalie Ann Mattsson	N	N
57	1A	Liya Xu/Chairperson on behalf of Suida International On Oxford Pty Ltd	N	N
58	1B	Chairperson on behalf of CG. Q8M Pty Ltd	N	N

Non Attendees - Apologies or Voting Sheets Received

NIL

Attendance

S/Plan 77146 238 Oxford Street

Annual General Meeting

07/08/2024 05:30 pm

Quorum Achieved: Y

Committee

S/Plan 77146 238 Oxford Street

Annual General Meeting

07/08/2024 05:30 pm

Lot	Unit	Name	Position	Appointed	Type
9	9	Craig Naven	Member	07/08/2024	Rep
18	18	Jacqui Corless- Crowther	Member	24/08/2021	Rep
45	45	Paula Jane Aubin	Member	07/08/2024	Rep
51	51	Suida International On Oxford Pty Ltd	Member	10/09/2020	Rep
52	52	Rainbow Enterprises Pty Ltd	Member	31/07/2023	Rep
53	53	Lindsay Christopher Mattsson	Member	07/08/2024	Rep

Attachment 5

Approved Budget to apply from 01/07/2024

238 Oxford Street Leederville

238 Oxford Street, LEEDERVILLE WA 6007

Contribution Schedule

Administrative Fund

		Approved budget	Actual 01/07/2023-30/06/2024	Previous budget
Revenue				
142800	Access Devices	0.00	1,455.82	0.00
142400	Interest -- Other	0.00	63.16	0.00
142500	Interest on Arrears--Admin	0.00	121.20	0.00
143000	Levies Due--Admin	185,000.00	180,013.84	180,000.00
145001	Recovery--Legal & Debt Collection Fees	0.00	750.00	0.00
145002	Recovery--Owner	0.00	280.00	0.00
145009	Recovery--Section 110 Certificate	0.00	2,520.00	0.00
145003	Recovery--Utility--Electricity	90,000.00	95,952.52	75,000.00
145005	Recovery--Utility--Water	10,000.00	10,226.05	7,000.00
	<i>Total revenue</i>	285,000.00	291,382.59	262,000.00
Less expenses				
150200	Admin--Accounting	200.00	80.00	210.00
153800	Admin--Agent Disbursements	500.00	395.99	100.00
153802	Admin--Agent Disburst--Access Device	500.00	390.00	500.00
153804	Admin--Agent Disburst--Admin Service Fee	1,900.00	1,254.00	1,550.00
153808	Admin--Agent Disburst--Utility Preparation	2,300.00	2,700.02	2,300.00
151407	Admin--Bank Charges--With GST	400.00	332.28	400.00
151408	Admin--By-Laws	6,000.00	0.00	6,500.00
151600	Admin--Consultants	5,000.00	1,130.00	10,000.00
155600	Admin--Landgate Fees	300.00	0.00	100.00
153200	Admin--Legal & Debt Collection Fees	8,000.00	750.00	10,000.00
154000	Admin--Management Fees--Standard	18,000.00	15,674.76	17,250.00
154200	Admin--Meeting Expenses	2,500.00	3,114.98	1,000.00
178500	Admin--Meter Reading	2,100.00	2,208.10	9,800.00
154800	Admin--Postage	70.00	80.16	50.00
156100	Admin--Section 110 Certificates	0.00	2,520.00	0.00
150900	Admin--Taxation Services	1,100.00	1,040.00	1,200.00
159100	Insurance--Premiums	47,000.00	38,898.02	45,000.00
159200	Insurance--Valuation	0.00	900.00	0.00
161800	Maint Bldg--Car Park	3,500.00	3,300.00	2,000.00
163000	Maint Bldg--Cleaning	0.00	681.82	0.00
164400	Maint Bldg--Contingency	0.00	0.00	8,400.00
164800	Maint Bldg--Electrical	7,500.00	9,038.58	5,000.00

238 Oxford Street Leederville

238 Oxford Street, LEEDERVILLE WA 6007

165808	Maint Bldg--Fire Monitoring--DFES	1,900.00	1,710.00	1,800.00
165800	Maint Bldg--Fire Protection	3,000.00	11,952.07	3,000.00
165801	Maint Bldg--Fire Protection--Contract	6,000.00	6,488.35	8,000.00
166600	Maint Bldg--Garage Doors/ Gates/ Windows	1,500.00	7,960.50	1,500.00
167200	Maint Bldg--General Repairs & Maintenance	5,500.00	5,491.09	4,500.00
167800	Maint Bldg--Gutters & Downpipes	1,500.00	1,400.00	1,000.00
170600	Maint Bldg--Locks, Keys & Card Keys	1,000.00	385.00	1,000.00
171000	Maint Bldg--Mechanical	10,000.00	9,108.50	3,000.00
172000	Maint Bldg--Pest/Vermin Control	1,500.00	2,050.00	0.00
172200	Maint Bldg--Plumbing & Drainage	3,000.00	3,265.00	3,000.00
172400	Maint Bldg--Pumps	5,000.00	5,570.00	4,000.00
172700	Maint Bldg--Repairs & Improvements	0.00	23,519.40	20,000.00
172900	Maint Bldg--Roof Safety	2,000.00	1,902.97	600.00
173200	Maint Bldg--Security	1,500.00	1,555.77	2,000.00
173400	Maint Bldg--Security Surveillance/ CCTV	2,000.00	1,348.21	3,000.00
177600	Maint Grounds--Gates	0.00	595.00	0.00
182600	Staff--Contract Building Manager	25,000.00	23,397.00	25,000.00
190200	Utility--Electricity	95,000.00	97,169.60	80,000.00
190400	Utility--Gas	0.00	0.00	500.00
190900	Utility--Telephone--Lift	0.00	295.05	0.00
191200	Utility--Water & Sewerage	11,000.00	6,708.77	11,000.00
	<i>Total expenses</i>	<u>283,270.00</u>	<u>296,360.99</u>	<u>294,260.00</u>
	Surplus/Deficit	<u>1,730.00</u>	<u>(4,978.40)</u>	<u>(32,260.00)</u>
	Opening balance	60,418.78	65,397.18	65,397.18
	Closing balance	<u>\$62,148.78</u>	<u>\$60,418.78</u>	<u>\$33,137.18</u>
	Total units of entitlement	10000		10000
	Levy contribution per unit entitlement	\$20.35		\$19.80
	Budgeted standard levy revenue	185,000.00		180,000.00
	Add GST	18,500.00		18,000.00
	Amount to raise in levies including GST	<u>\$203,500.00</u>		<u>\$198,000.00</u>

Contribution Schedule**Reserve Fund**

	Approved budget	Actual 01/07/2023-30/06/2024	Previous budget
Revenue			
242500 Interest on Arrears--Reserve	0.00	41.79	0.00
242600 Interest on Investments--Reserve	0.00	2,265.83	0.00
243100 Levies Due (Special)--Reserve	50,000.00	0.00	0.00
243000 Levies Due--Reserve	60,000.00	47,092.09	47,000.00
<i>Total revenue</i>	110,000.00	49,399.71	47,000.00
Less expenses			
260000 Maint Bldg--10 Year Maintenance	35,000.00	0.00	35,000.00
261300 Maint Bldg--Building Improvement	210,000.00	6,796.00	12,000.00
264501 Maint Bldg--Contingency	0.00	23,701.00	0.00
<i>Total expenses</i>	245,000.00	30,497.00	47,000.00
Surplus/Deficit	(135,000.00)	18,902.71	0.00
Opening balance	137,244.41	118,341.70	118,341.70
Closing balance	\$2,244.41	\$137,244.41	\$118,341.70
Total units of entitlement	10000		10000
Levy contribution per unit entitlement	\$6.60		\$5.17
Budgeted standard levy revenue	60,000.00		47,000.00
Add GST	6,000.00		4,700.00
Amount to raise in levies including GST	\$66,000.00		\$51,700.00

Commercial Schedule**Administrative Fund**

	Approved budget	Actual 01/07/2023-30/06/2024	Previous budget
Revenue			
142400 Interest -- Other	0.00	7.71	0.00
143000 Levies Due--Admin	33,000.00	17,877.38	15,000.00
145004 Recovery--Utility--Gas	5,600.00	0.00	0.00
<i>Total revenue</i>	38,600.00	17,885.09	15,000.00
Less expenses			
153200 Admin--Legal & Debt Collection Fees	20,000.00	14,674.29	0.00
163000 Maint Bldg--Cleaning	1,500.00	1,204.55	1,000.00
163004 Maint Bldg--Cleaning--Materials	0.00	0.00	500.00
163005 Maint Bldg--Cleaning--Windows/Glass	1,000.00	0.00	1,000.00
172200 Maint Bldg--Plumbing & Drainage	5,500.00	11,929.17	5,500.00
172202 Maint Bldg--Plumbing--Drains & Sewers	2,000.00	0.00	0.00
190400 Utility--Gas	4,000.00	2,869.95	4,000.00
191000 Utility--Waste Management	3,000.00	1,824.27	3,000.00
<i>Total expenses</i>	37,000.00	32,502.23	15,000.00
Surplus/Deficit	1,600.00	(14,617.14)	0.00
Opening balance	(257.96)	14,359.18	14,359.18
Closing balance	\$1,342.04	-\$257.96	\$14,359.18
Total units of entitlement	2087		2087
Levy contribution per unit entitlement	\$17.39		\$7.91
Budgeted standard levy revenue	33,000.00		15,000.00
Add GST	3,300.00		1,500.00
Amount to raise in levies including GST	\$36,300.00		\$16,500.00

Residential Schedule**Administrative Fund**

	Approved budget	Actual 01/07/2023-30/06/2024	Previous budget
Revenue			
142400 Interest -- Other	0.00	30.14	0.00
142500 Interest on Arrears--Admin	0.00	53.88	0.00
143000 Levies Due--Admin	75,000.00	69,058.60	69,000.00
<i>Total revenue</i>	75,000.00	69,142.62	69,000.00
Less expenses			
161000 Maint Bldg--BBQ Equipment	550.00	0.00	500.00
163000 Maint Bldg--Cleaning	36,000.00	33,347.33	36,000.00
163005 Maint Bldg--Cleaning--Windows/Glass	2,000.00	0.00	2,000.00
167200 Maint Bldg--General Repairs & Maintenance	1,500.00	1,935.00	1,500.00
178400 Maint Grounds--Lawns & Gardening	6,000.00	7,688.32	3,500.00
179202 Maint Grounds--Pool Cleaning	10,000.00	11,455.66	8,000.00
179207 Maint Grounds--Pool Inspection Fee	550.00	550.00	550.00
190400 Utility--Gas	400.00	345.13	500.00
191000 Utility--Waste Management	18,000.00	17,044.23	16,000.00
<i>Total expenses</i>	75,000.00	72,365.67	68,550.00
Surplus/Deficit	0.00	(3,223.05)	450.00
Opening balance	(1,040.14)	2,182.91	2,182.91
Closing balance	-\$1,040.14	-\$1,040.14	\$2,632.91
Total units of entitlement	7913		7913
Levy contribution per unit entitlement	\$10.43		\$9.59
Budgeted standard levy revenue	75,000.00		69,000.00
Add GST	7,500.00		6,900.00
Amount to raise in levies including GST	\$82,500.00		\$75,900.00

Residential Schedule**Reserve Fund**

	Approved budget	Actual <small>01/07/2023-30/06/2024</small>	Previous budget
Revenue			
242500 Interest on Arrears--Reserve	0.00	26.75	0.00
242600 Interest on Investments--Reserve	0.00	368.63	0.00
243000 Levies Due--Reserve	25,000.00	25,105.49	25,000.00
<i>Total revenue</i>	25,000.00	25,500.87	25,000.00
Less expenses			
279200 Maint Grounds--Pool Renovation	50,000.00	0.00	0.00
<i>Total expenses</i>	50,000.00	0.00	0.00
Surplus/Deficit	(25,000.00)	25,500.87	25,000.00
Opening balance	52,629.06	27,128.19	27,128.19
Closing balance	\$27,629.06	\$52,629.06	\$52,128.19
Total units of entitlement	7913		7913
Levy contribution per unit entitlement	\$3.48		\$3.48
Budgeted standard levy revenue	25,000.00		25,000.00
Add GST	2,500.00		2,500.00
Amount to raise in levies including GST	\$27,500.00		\$27,500.00

Lift Schedule**Administrative Fund**

	Approved budget	Actual 01/07/2023-30/06/2024	Previous budget
Revenue			
142400 Interest -- Other	0.00	10.78	0.00
142500 Interest on Arrears--Admin	0.00	11.41	0.00
143000 Levies Due--Admin	20,142.18	19,998.50	20,000.00
<i>Total revenue</i>	20,142.18	20,020.69	20,000.00
Less expenses			
170201 Maint Bldg--Lift--Maintenance Contract	15,000.00	15,943.08	15,000.00
170204 Maint Bldg--Lift--Servicing/Repair	5,000.00	1,250.00	5,000.00
190900 Utility--Telephone--Lift	1,500.00	0.00	1,000.00
<i>Total expenses</i>	21,500.00	17,193.08	21,000.00
Surplus/Deficit	(1,357.82)	2,827.61	(1,000.00)
Opening balance	8,177.91	5,350.30	5,350.30
Closing balance	\$6,820.09	\$8,177.91	\$4,350.30
Total units of entitlement	7913		7913
Levy contribution per unit entitlement	\$2.80		\$2.78
Budgeted standard levy revenue	20,142.18		20,000.00
Add GST	2,014.22		2,000.00
Amount to raise in levies including GST	\$22,156.40		\$22,000.00

Lift Schedule**Reserve Fund**

	Approved budget	Actual <small>01/07/2023-30/06/2024</small>	Previous budget
Revenue			
242500 Interest on Arrears--Reserve	0.00	9.76	0.00
243000 Levies Due--Reserve	8,000.00	8,056.67	8,000.00
<i>Total revenue</i>	8,000.00	8,066.43	8,000.00
Surplus/Deficit			
Opening balance	24,140.56	16,074.13	16,074.13
Closing balance	\$32,140.56	\$24,140.56	\$24,074.13
Total units of entitlement	7913		7913
Levy contribution per unit entitlement	\$1.11		\$1.11
Budgeted standard levy revenue	8,000.00		8,000.00
Add GST	800.00		800.00
Amount to raise in levies including GST	\$8,800.00		\$8,800.00

Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

Prepared by Realmark Strata Pty Ltd Strata West Unit Trust (ABN 57 751 430 272)

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Budget Summary (01/07/2024-30/06/2025)

	Proposed	1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
Administrative Fund	\$203,500.00	\$51,400.20	\$50,699.80	\$50,699.80	\$50,699.80	\$203,499.60	\$50,699.80
Reserve Fund	\$66,100.00	\$13,300.00	\$17,600.00	\$17,600.00	\$17,600.00	\$66,100.00	\$17,600.00
Contribution Schedule Total	\$269,600.00	\$64,700.20	\$68,299.80	\$68,299.80	\$68,299.80	\$269,599.60	\$68,299.80
Administrative Fund	\$82,500.00	\$19,782.36	\$20,905.82	\$20,905.82	\$20,905.82	\$82,499.82	\$20,969.45
Reserve Fund	\$27,500.00	\$6,172.14	\$7,109.33	\$7,109.33	\$7,109.33	\$27,500.13	\$7,121.70
Residential Total	\$110,000.00	\$25,954.50	\$28,015.15	\$28,015.15	\$28,015.15	\$109,999.95	\$28,091.15
Administrative Fund	\$36,300.00	\$3,860.95	\$10,813.00	\$10,813.00	\$10,813.00	\$36,299.95	\$4,507.90
Reserve Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Commercial Total	\$36,300.00	\$3,860.95	\$10,813.00	\$10,813.00	\$10,813.00	\$36,299.95	\$4,507.90
Administrative Fund	\$22,156.40	\$5,539.28	\$5,538.97	\$5,538.97	\$5,538.97	\$22,156.19	\$5,538.97
Reserve Fund	\$8,800.00	\$2,294.77	\$2,168.38	\$2,168.38	\$2,168.38	\$8,799.91	\$2,168.38
Lift Total	\$30,956.40	\$7,834.05	\$7,707.35	\$7,707.35	\$7,707.35	\$30,956.10	\$7,707.35
Amount to Collect	\$446,856.40	\$102,349.70	\$114,835.30	\$114,835.30	\$114,835.30	\$446,855.60	\$108,606.20

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

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Levy Adjustment Summary (01/07/2024-30/06/2025)

Contribution Schedule

Aggregate Units of Entitlement (UOE) - 10000

Due Date	Levy Period	Admin	Reserve	Total	
01/07/2024	01/07/2024 - 30/09/2024	\$5.14	\$1.33	\$6.47	Pre Issued
01/10/2024	01/10/2024 - 31/12/2024	\$5.07	\$1.76	\$6.83	
01/01/2025	01/01/2025 - 31/03/2025	\$5.07	\$1.76	\$6.83	
01/04/2025	01/04/2025 - 30/06/2025	\$5.07	\$1.76	\$6.83	
Financial Year Total per Units of Entitlement		\$20.35	\$6.61	\$26.96	
Financial Year Aggregate		\$203,499.60	\$66,100.00	\$269,599.60	
Proposed Budget Amount		\$203,500.00	\$66,100.00	\$269,600.00	
01/07/2025	01/07/2025 - 30/09/2025	\$5.07	\$1.76	\$6.83	Pre Issue Next Year
Next Year Pre Issue Aggregate		\$50,699.80	\$17,600.00	\$68,299.80	

Residential

Aggregate Units of Entitlement (UOE) - 7913

Due Date	Levy Period	Admin	Reserve	Total	
01/07/2024	01/07/2024 - 30/09/2024	\$2.50	\$0.78	\$3.28	Pre Issued
01/10/2024	01/10/2024 - 31/12/2024	\$2.64	\$0.90	\$3.54	
01/01/2025	01/01/2025 - 31/03/2025	\$2.64	\$0.90	\$3.54	
01/04/2025	01/04/2025 - 30/06/2025	\$2.64	\$0.90	\$3.54	
Financial Year Total per Units of Entitlement		\$10.43	\$3.48	\$13.90	
Financial Year Aggregate		\$82,499.82	\$27,500.13	\$109,999.95	
Proposed Budget Amount		\$82,500.00	\$27,500.00	\$110,000.00	
01/07/2025	01/07/2025 - 30/09/2025	\$2.65	\$0.90	\$3.55	Pre Issue Next Year
Next Year Pre Issue Aggregate		\$20,969.45	\$7,121.70	\$28,091.15	

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**Realmark Strata Pty Ltd Strata West Unit Trust
Proposed Budget for Strata Company 77146**

238 Oxford Street LEEDERVILLE

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Levy Adjustment Summary (01/07/2024-30/06/2025)

		Commercial	Aggregate Units of Entitlement (UOE) - 2087		
Due Date	Levy Period	Admin	Reserve	Total	
01/07/2024	01/07/2024 - 30/09/2024	\$1.85	\$0.00	\$1.85	Pre Issued
01/10/2024	01/10/2024 - 31/12/2024	\$5.18	\$0.00	\$5.18	
01/01/2025	01/01/2025 - 31/03/2025	\$5.18	\$0.00	\$5.18	
01/04/2025	01/04/2025 - 30/06/2025	\$5.18	\$0.00	\$5.18	
Financial Year Total per Units of Entitlement		\$17.39	\$0.00	\$17.39	
Financial Year Aggregate		\$36,299.95	\$0.00	\$36,299.95	
Proposed Budget Amount		\$36,300.00	\$0.00	\$36,300.00	
01/07/2025	01/07/2025 - 30/09/2025	\$2.16	\$0.00	\$2.16	Pre Issue Next Year
Next Year Pre Issue Aggregate		\$4,507.90	\$0.00	\$4,507.90	

		Lift	Aggregate Units of Entitlement (UOE) - 7913		
Due Date	Levy Period	Admin	Reserve	Total	
01/07/2024	01/07/2024 - 30/09/2024	\$0.70	\$0.29	\$0.99	Pre Issued
01/10/2024	01/10/2024 - 31/12/2024	\$0.70	\$0.27	\$0.97	
01/01/2025	01/01/2025 - 31/03/2025	\$0.70	\$0.27	\$0.97	
01/04/2025	01/04/2025 - 30/06/2025	\$0.70	\$0.27	\$0.97	
Financial Year Total per Units of Entitlement		\$2.80	\$1.11	\$3.91	
Financial Year Aggregate		\$22,156.19	\$8,799.91	\$30,956.10	
Proposed Budget Amount		\$22,156.40	\$8,800.00	\$30,956.40	
01/07/2025	01/07/2025 - 30/09/2025	\$0.70	\$0.27	\$0.97	Pre Issue Next Year
Next Year Pre Issue Aggregate		\$5,538.97	\$2,168.38	\$7,707.35	

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

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Owner Summary (01/07/2024-30/06/2025) - Contribution Schedule

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
362	2	Admin	\$1,860.69	\$1,835.33	\$1,835.33	\$1,835.33	\$7,366.68	\$1,835.33
		Reserve	\$481.46	\$637.12	\$637.12	\$637.12	\$2,392.82	\$637.12
		Owner Total	\$2,342.15	\$2,472.45	\$2,472.45	\$2,472.45	\$9,759.50	\$2,472.45
434	3	Admin	\$2,230.78	\$2,200.36	\$2,200.36	\$2,200.36	\$8,831.86	\$2,200.36
		Reserve	\$577.22	\$763.84	\$763.84	\$763.84	\$2,868.74	\$763.84
		Owner Total	\$2,808.00	\$2,964.20	\$2,964.20	\$2,964.20	\$11,700.60	\$2,964.20
144	4	Admin	\$740.18	\$730.06	\$730.06	\$730.06	\$2,930.36	\$730.06
		Reserve	\$191.52	\$253.44	\$253.44	\$253.44	\$951.84	\$253.44
		Owner Total	\$931.70	\$983.50	\$983.50	\$983.50	\$3,882.20	\$983.50
338	5	Admin	\$1,737.31	\$1,713.67	\$1,713.67	\$1,713.67	\$6,878.32	\$1,713.67
		Reserve	\$449.54	\$594.88	\$594.88	\$594.88	\$2,234.18	\$594.88
		Owner Total	\$2,186.85	\$2,308.55	\$2,308.55	\$2,308.55	\$9,112.50	\$2,308.55
410	6	Admin	\$2,107.40	\$2,078.70	\$2,078.70	\$2,078.70	\$8,343.50	\$2,078.70
		Reserve	\$545.30	\$721.60	\$721.60	\$721.60	\$2,710.10	\$721.60
		Owner Total	\$2,652.70	\$2,800.30	\$2,800.30	\$2,800.30	\$11,053.60	\$2,800.30
108	7, 39, 42	Admin	\$555.11	\$547.57	\$547.57	\$547.57	\$2,197.82	\$547.57
		Reserve	\$143.64	\$190.08	\$190.08	\$190.08	\$713.88	\$190.08
		Owner Total	\$698.75	\$737.65	\$737.65	\$737.65	\$2,911.70	\$737.65

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

Prepared by Realmark Strata Pty Ltd Strata West Unit Trust (ABN 57 751 430 272)

Licensed Real Estate and Business Agent TC RA79820 658 Newcastle Street LEEDERVILLE WA 6007 Ph (08) 9328 0998 Fax (08) 9227 9229

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Owner Summary (01/07/2024-30/06/2025) - Contribution Schedule

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
110	8	Admin	\$565.40	\$557.70	\$557.70	\$557.70	\$2,238.50	\$557.70
		Reserve	\$146.30	\$193.60	\$193.60	\$193.60	\$727.10	\$193.60
		Owner Total	\$711.70	\$751.30	\$751.30	\$751.30	\$2,965.60	\$751.30
142	9, 10, 19, 32, 37, 40, 41	Admin	\$729.89	\$719.93	\$719.93	\$719.93	\$2,889.68	\$719.93
		Reserve	\$188.86	\$249.92	\$249.92	\$249.92	\$938.62	\$249.92
		Owner Total	\$918.75	\$969.85	\$969.85	\$969.85	\$3,828.30	\$969.85
215	11	Admin	\$1,105.10	\$1,090.05	\$1,090.05	\$1,090.05	\$4,375.25	\$1,090.05
		Reserve	\$285.95	\$378.40	\$378.40	\$378.40	\$1,421.15	\$378.40
		Owner Total	\$1,391.05	\$1,468.45	\$1,468.45	\$1,468.45	\$5,796.40	\$1,468.45
140	12, 34, 35	Admin	\$719.60	\$709.80	\$709.80	\$709.80	\$2,849.00	\$709.80
		Reserve	\$186.20	\$246.40	\$246.40	\$246.40	\$925.40	\$246.40
		Owner Total	\$905.80	\$956.20	\$956.20	\$956.20	\$3,774.40	\$956.20
128	13	Admin	\$657.91	\$648.97	\$648.97	\$648.97	\$2,604.82	\$648.97
		Reserve	\$170.24	\$225.28	\$225.28	\$225.28	\$846.08	\$225.28
		Owner Total	\$828.15	\$874.25	\$874.25	\$874.25	\$3,450.90	\$874.25
195	14	Admin	\$1,002.30	\$988.65	\$988.65	\$988.65	\$3,968.25	\$988.65
		Reserve	\$259.35	\$343.20	\$343.20	\$343.20	\$1,288.95	\$343.20
		Owner Total	\$1,261.65	\$1,331.85	\$1,331.85	\$1,331.85	\$5,257.20	\$1,331.85

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

Prepared by Realmark Strata Pty Ltd Strata West Unit Trust (ABN 57 751 430 272)

Licensed Real Estate and Business Agent TC RA79820 658 Newcastle Street LEEDERVILLE WA 6007 Ph (08) 9328 0998 Fax (08) 9227 9229

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Owner Summary (01/07/2024-30/06/2025) - Contribution Schedule

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
133	15, 16	Admin	\$683.61	\$674.32	\$674.32	\$674.32	\$2,706.57	\$674.32
		Reserve	\$176.89	\$234.08	\$234.08	\$234.08	\$879.13	\$234.08
		Owner Total	\$860.50	\$908.40	\$908.40	\$908.40	\$3,585.70	\$908.40
99	17	Admin	\$508.88	\$501.91	\$501.91	\$501.91	\$2,014.61	\$501.91
		Reserve	\$131.67	\$174.24	\$174.24	\$174.24	\$654.39	\$174.24
		Owner Total	\$640.55	\$676.15	\$676.15	\$676.15	\$2,669.00	\$676.15
96	18	Admin	\$493.42	\$486.74	\$486.74	\$486.74	\$1,953.64	\$486.74
		Reserve	\$127.68	\$168.96	\$168.96	\$168.96	\$634.56	\$168.96
		Owner Total	\$621.10	\$655.70	\$655.70	\$655.70	\$2,588.20	\$655.70
98	20	Admin	\$503.71	\$496.87	\$496.87	\$496.87	\$1,994.32	\$496.87
		Reserve	\$130.34	\$172.48	\$172.48	\$172.48	\$647.78	\$172.48
		Owner Total	\$634.05	\$669.35	\$669.35	\$669.35	\$2,642.10	\$669.35
105	21	Admin	\$539.70	\$532.35	\$532.35	\$532.35	\$2,136.75	\$532.35
		Reserve	\$139.65	\$184.80	\$184.80	\$184.80	\$694.05	\$184.80
		Owner Total	\$679.35	\$717.15	\$717.15	\$717.15	\$2,830.80	\$717.15
135	22, 23	Admin	\$693.90	\$684.45	\$684.45	\$684.45	\$2,747.25	\$684.45
		Reserve	\$179.55	\$237.60	\$237.60	\$237.60	\$892.35	\$237.60
		Owner Total	\$873.45	\$922.05	\$922.05	\$922.05	\$3,639.60	\$922.05

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

Prepared by Realmark Strata Pty Ltd Strata West Unit Trust (ABN 57 751 430 272)

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Owner Summary (01/07/2024-30/06/2025) - Contribution Schedule

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
208	24	Admin	\$1,069.11	\$1,054.57	\$1,054.57	\$1,054.57	\$4,232.82	\$1,054.57
		Reserve	\$276.64	\$366.08	\$366.08	\$366.08	\$1,374.88	\$366.08
		Owner Total	\$1,345.75	\$1,420.65	\$1,420.65	\$1,420.65	\$5,607.70	\$1,420.65
137	25, 26, 28, 29, 31	Admin	\$704.19	\$694.58	\$694.58	\$694.58	\$2,787.93	\$694.58
		Reserve	\$182.21	\$241.12	\$241.12	\$241.12	\$905.57	\$241.12
		Owner Total	\$886.40	\$935.70	\$935.70	\$935.70	\$3,693.50	\$935.70
209	27, 30	Admin	\$1,074.28	\$1,059.61	\$1,059.61	\$1,059.61	\$4,253.11	\$1,059.61
		Reserve	\$277.97	\$367.84	\$367.84	\$367.84	\$1,381.49	\$367.84
		Owner Total	\$1,352.25	\$1,427.45	\$1,427.45	\$1,427.45	\$5,634.60	\$1,427.45
212	33, 36	Admin	\$1,089.69	\$1,074.83	\$1,074.83	\$1,074.83	\$4,314.18	\$1,074.83
		Reserve	\$281.96	\$373.12	\$373.12	\$373.12	\$1,401.32	\$373.12
		Owner Total	\$1,371.65	\$1,447.95	\$1,447.95	\$1,447.95	\$5,715.50	\$1,447.95
207	38, 43	Admin	\$1,063.99	\$1,049.48	\$1,049.48	\$1,049.48	\$4,212.43	\$1,049.48
		Reserve	\$275.31	\$364.32	\$364.32	\$364.32	\$1,368.27	\$364.32
		Owner Total	\$1,339.30	\$1,413.80	\$1,413.80	\$1,413.80	\$5,580.70	\$1,413.80
154	44, 49	Admin	\$791.58	\$780.76	\$780.76	\$780.76	\$3,133.86	\$780.76
		Reserve	\$204.82	\$271.04	\$271.04	\$271.04	\$1,017.94	\$271.04
		Owner Total	\$996.40	\$1,051.80	\$1,051.80	\$1,051.80	\$4,151.80	\$1,051.80

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

Prepared by Realmark Strata Pty Ltd Strata West Unit Trust (ABN 57 751 430 272)

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Owner Summary (01/07/2024-30/06/2025) - Contribution Schedule

UOE	Lot(s)	1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025	
262	45, 48	Admin	\$1,346.69	\$1,328.33	\$1,328.33	\$1,328.33	\$5,331.68	\$1,328.33
		Reserve	\$348.46	\$461.12	\$461.12	\$461.12	\$1,731.82	\$461.12
		Owner Total	\$1,695.15	\$1,789.45	\$1,789.45	\$1,789.45	\$7,063.50	\$1,789.45
240	46, 47	Admin	\$1,233.60	\$1,216.80	\$1,216.80	\$1,216.80	\$4,884.00	\$1,216.80
		Reserve	\$319.20	\$422.40	\$422.40	\$422.40	\$1,586.40	\$422.40
		Owner Total	\$1,552.80	\$1,639.20	\$1,639.20	\$1,639.20	\$6,470.40	\$1,639.20
308	50	Admin	\$1,583.11	\$1,561.57	\$1,561.57	\$1,561.57	\$6,267.82	\$1,561.57
		Reserve	\$409.64	\$542.08	\$542.08	\$542.08	\$2,035.88	\$542.08
		Owner Total	\$1,992.75	\$2,103.65	\$2,103.65	\$2,103.65	\$8,303.70	\$2,103.65
252	51	Admin	\$1,295.29	\$1,277.63	\$1,277.63	\$1,277.63	\$5,128.18	\$1,277.63
		Reserve	\$335.16	\$443.52	\$443.52	\$443.52	\$1,665.72	\$443.52
		Owner Total	\$1,630.45	\$1,721.15	\$1,721.15	\$1,721.15	\$6,793.90	\$1,721.15
316	52	Admin	\$1,624.22	\$1,602.14	\$1,602.14	\$1,602.14	\$6,430.64	\$1,602.14
		Reserve	\$420.28	\$556.16	\$556.16	\$556.16	\$2,088.76	\$556.16
		Owner Total	\$2,044.50	\$2,158.30	\$2,158.30	\$2,158.30	\$8,519.40	\$2,158.30
256	53	Admin	\$1,315.82	\$1,297.94	\$1,297.94	\$1,297.94	\$5,209.64	\$1,297.94
		Reserve	\$340.48	\$450.56	\$450.56	\$450.56	\$1,692.16	\$450.56
		Owner Total	\$1,656.30	\$1,748.50	\$1,748.50	\$1,748.50	\$6,901.80	\$1,748.50

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**Realmark Strata Pty Ltd Strata West Unit Trust
Proposed Budget for Strata Company 77146**

238 Oxford Street LEEDERVILLE

Prepared by Realmark Strata Pty Ltd Strata West Unit Trust (ABN 57 751 430 272)

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Owner Summary (01/07/2024-30/06/2025) - Contribution Schedule

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
247	57	Admin	\$1,269.59	\$1,252.28	\$1,252.28	\$1,252.28	\$5,026.43	\$1,252.28
		Reserve	\$328.51	\$434.72	\$434.72	\$434.72	\$1,632.67	\$434.72
		Owner Total	\$1,598.10	\$1,687.00	\$1,687.00	\$1,687.00	\$6,659.10	\$1,687.00
152	58	Admin	\$781.29	\$770.63	\$770.63	\$770.63	\$3,093.18	\$770.63
		Reserve	\$202.16	\$267.52	\$267.52	\$267.52	\$1,004.72	\$267.52
		Owner Total	\$983.45	\$1,038.15	\$1,038.15	\$1,038.15	\$4,097.90	\$1,038.15

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

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Owner Summary (01/07/2024-30/06/2025) - Residential

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
108	7, 39, 42	Admin	\$270.01	\$285.32	\$285.32	\$285.32	\$1,125.97	\$286.20
		Reserve	\$84.24	\$97.03	\$97.03	\$97.03	\$375.33	\$97.20
		Owner Total	\$354.25	\$382.35	\$382.35	\$382.35	\$1,501.30	\$383.40
110	8	Admin	\$275.00	\$290.62	\$290.62	\$290.62	\$1,146.86	\$291.50
		Reserve	\$85.80	\$98.83	\$98.83	\$98.83	\$382.29	\$99.00
		Owner Total	\$360.80	\$389.45	\$389.45	\$389.45	\$1,529.15	\$390.50
142	9, 10, 19, 32, 37, 40, 41	Admin	\$354.99	\$375.17	\$375.17	\$375.17	\$1,480.50	\$376.30
		Reserve	\$110.76	\$127.58	\$127.58	\$127.58	\$493.50	\$127.80
		Owner Total	\$465.75	\$502.75	\$502.75	\$502.75	\$1,974.00	\$504.10
215	11	Admin	\$537.50	\$568.04	\$568.04	\$568.04	\$2,241.62	\$569.75
		Reserve	\$167.70	\$193.16	\$193.16	\$193.16	\$747.18	\$193.50
		Owner Total	\$705.20	\$761.20	\$761.20	\$761.20	\$2,988.80	\$763.25
140	12, 34, 35	Admin	\$350.00	\$369.87	\$369.87	\$369.87	\$1,459.61	\$371.00
		Reserve	\$109.20	\$125.78	\$125.78	\$125.78	\$486.54	\$126.00
		Owner Total	\$459.20	\$495.65	\$495.65	\$495.65	\$1,946.15	\$497.00
128	13	Admin	\$320.01	\$338.15	\$338.15	\$338.15	\$1,334.46	\$339.20
		Reserve	\$99.84	\$115.00	\$115.00	\$115.00	\$444.84	\$115.20
		Owner Total	\$419.85	\$453.15	\$453.15	\$453.15	\$1,779.30	\$454.40

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

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Owner Summary (01/07/2024-30/06/2025) - Residential

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
195	14	Admin	\$487.50	\$515.16	\$515.16	\$515.16	\$2,032.98	\$516.75
		Reserve	\$152.10	\$175.19	\$175.19	\$175.19	\$677.67	\$175.50
		Owner Total	\$639.60	\$690.35	\$690.35	\$690.35	\$2,710.65	\$692.25
133	15, 16	Admin	\$332.51	\$351.36	\$351.36	\$351.36	\$1,386.59	\$352.45
		Reserve	\$103.74	\$119.49	\$119.49	\$119.49	\$462.21	\$119.70
		Owner Total	\$436.25	\$470.85	\$470.85	\$470.85	\$1,848.80	\$472.15
99	17	Admin	\$247.48	\$261.56	\$261.56	\$261.56	\$1,032.16	\$262.35
		Reserve	\$77.22	\$88.94	\$88.94	\$88.94	\$344.04	\$89.10
		Owner Total	\$324.70	\$350.50	\$350.50	\$350.50	\$1,376.20	\$351.45
96	18	Admin	\$240.02	\$253.65	\$253.65	\$253.65	\$1,000.97	\$254.40
		Reserve	\$74.88	\$86.25	\$86.25	\$86.25	\$333.63	\$86.40
		Owner Total	\$314.90	\$339.90	\$339.90	\$339.90	\$1,334.60	\$340.80
98	20	Admin	\$245.01	\$258.90	\$258.90	\$258.90	\$1,021.71	\$259.70
		Reserve	\$76.44	\$88.05	\$88.05	\$88.05	\$340.59	\$88.20
		Owner Total	\$321.45	\$346.95	\$346.95	\$346.95	\$1,362.30	\$347.90
105	21	Admin	\$262.50	\$277.41	\$277.41	\$277.41	\$1,094.73	\$278.25
		Reserve	\$81.90	\$94.34	\$94.34	\$94.34	\$364.92	\$94.50
		Owner Total	\$344.40	\$371.75	\$371.75	\$371.75	\$1,459.65	\$372.75

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

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Owner Summary (01/07/2024-30/06/2025) - Residential

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
135	22, 23	Admin	\$337.50	\$356.66	\$356.66	\$356.66	\$1,407.48	\$357.75
		Reserve	\$105.30	\$121.29	\$121.29	\$121.29	\$469.17	\$121.50
		Owner Total	\$442.80	\$477.95	\$477.95	\$477.95	\$1,876.65	\$479.25
208	24	Admin	\$520.01	\$549.53	\$549.53	\$549.53	\$2,168.60	\$551.20
		Reserve	\$162.24	\$186.87	\$186.87	\$186.87	\$722.85	\$187.20
		Owner Total	\$682.25	\$736.40	\$736.40	\$736.40	\$2,891.45	\$738.40
137	25, 26, 28, 29, 31	Admin	\$342.49	\$361.96	\$361.96	\$361.96	\$1,428.37	\$363.05
		Reserve	\$106.86	\$123.09	\$123.09	\$123.09	\$476.13	\$123.30
		Owner Total	\$449.35	\$485.05	\$485.05	\$485.05	\$1,904.50	\$486.35
209	27, 30	Admin	\$522.48	\$552.18	\$552.18	\$552.18	\$2,179.02	\$553.85
		Reserve	\$163.02	\$187.77	\$187.77	\$187.77	\$726.33	\$188.10
		Owner Total	\$685.50	\$739.95	\$739.95	\$739.95	\$2,905.35	\$741.95
212	33, 36	Admin	\$529.99	\$560.08	\$560.08	\$560.08	\$2,210.23	\$561.80
		Reserve	\$165.36	\$190.47	\$190.47	\$190.47	\$736.77	\$190.80
		Owner Total	\$695.35	\$750.55	\$750.55	\$750.55	\$2,947.00	\$752.60
207	38, 43	Admin	\$517.49	\$546.87	\$546.87	\$546.87	\$2,158.10	\$548.55
		Reserve	\$161.46	\$185.98	\$185.98	\$185.98	\$719.40	\$186.30
		Owner Total	\$678.95	\$732.85	\$732.85	\$732.85	\$2,877.50	\$734.85

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Owner Summary (01/07/2024-30/06/2025) - Residential

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
154	44, 49	Admin	\$384.98	\$406.84	\$406.84	\$406.84	\$1,605.50	\$408.10
		Reserve	\$120.12	\$138.36	\$138.36	\$138.36	\$535.20	\$138.60
		Owner Total	\$505.10	\$545.20	\$545.20	\$545.20	\$2,140.70	\$546.70
262	45, 48	Admin	\$654.99	\$692.21	\$692.21	\$692.21	\$2,731.62	\$694.30
		Reserve	\$204.36	\$235.39	\$235.39	\$235.39	\$910.53	\$235.80
		Owner Total	\$859.35	\$927.60	\$927.60	\$927.60	\$3,642.15	\$930.10
240	46, 47	Admin	\$600.00	\$634.08	\$634.08	\$634.08	\$2,502.24	\$636.00
		Reserve	\$187.20	\$215.62	\$215.62	\$215.62	\$834.06	\$216.00
		Owner Total	\$787.20	\$849.70	\$849.70	\$849.70	\$3,336.30	\$852.00
308	50	Admin	\$770.01	\$813.73	\$813.73	\$813.73	\$3,211.20	\$816.20
		Reserve	\$240.24	\$276.72	\$276.72	\$276.72	\$1,070.40	\$277.20
		Owner Total	\$1,010.25	\$1,090.45	\$1,090.45	\$1,090.45	\$4,281.60	\$1,093.40
252	51	Admin	\$629.99	\$665.75	\$665.75	\$665.75	\$2,627.24	\$667.80
		Reserve	\$196.56	\$226.40	\$226.40	\$226.40	\$875.76	\$226.80
		Owner Total	\$826.55	\$892.15	\$892.15	\$892.15	\$3,503.00	\$894.60
316	52	Admin	\$790.02	\$834.85	\$834.85	\$834.85	\$3,294.57	\$837.40
		Reserve	\$246.48	\$283.90	\$283.90	\$283.90	\$1,098.18	\$284.40
		Owner Total	\$1,036.50	\$1,118.75	\$1,118.75	\$1,118.75	\$4,392.75	\$1,121.80

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**Realmark Strata Pty Ltd Strata West Unit Trust
Proposed Budget for Strata Company 77146**

238 Oxford Street LEEDERVILLE

Prepared by Realmark Strata Pty Ltd Strata West Unit Trust (ABN 57 751 430 272)

Licensed Real Estate and Business Agent TC RA79820 658 Newcastle Street LEEDERVILLE WA 6007 Ph (08) 9328 0998 Fax (08) 9227 9229

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Owner Summary (01/07/2024-30/06/2025) - Residential

UOE	Lot(s)	1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
256	53						
	Admin	\$640.02	\$676.35	\$676.35	\$676.35	\$2,669.07	\$678.40
	Reserve	\$199.68	\$230.00	\$230.00	\$230.00	\$889.68	\$230.40
	Owner Total	\$839.70	\$906.35	\$906.35	\$906.35	\$3,558.75	\$908.80

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

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Owner Summary (01/07/2024-30/06/2025) - Commercial

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
362	2	Admin	\$669.70	\$1,875.55	\$1,875.55	\$1,875.55	\$6,296.35	\$781.90
		Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Owner Total	\$669.70	\$1,875.55	\$1,875.55	\$1,875.55	\$6,296.35	\$781.90
434	3	Admin	\$802.90	\$2,248.60	\$2,248.60	\$2,248.60	\$7,548.70	\$937.45
		Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Owner Total	\$802.90	\$2,248.60	\$2,248.60	\$2,248.60	\$7,548.70	\$937.45
144	4	Admin	\$266.40	\$746.10	\$746.10	\$746.10	\$2,504.70	\$311.05
		Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Owner Total	\$266.40	\$746.10	\$746.10	\$746.10	\$2,504.70	\$311.05
338	5	Admin	\$625.30	\$1,751.20	\$1,751.20	\$1,751.20	\$5,878.90	\$730.10
		Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Owner Total	\$625.30	\$1,751.20	\$1,751.20	\$1,751.20	\$5,878.90	\$730.10
410	6	Admin	\$758.50	\$2,124.25	\$2,124.25	\$2,124.25	\$7,131.25	\$885.60
		Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Owner Total	\$758.50	\$2,124.25	\$2,124.25	\$2,124.25	\$7,131.25	\$885.60
247	57	Admin	\$456.95	\$1,279.75	\$1,279.75	\$1,279.75	\$4,296.20	\$533.50
		Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Owner Total	\$456.95	\$1,279.75	\$1,279.75	\$1,279.75	\$4,296.20	\$533.50

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**Realmark Strata Pty Ltd Strata West Unit Trust
Proposed Budget for Strata Company 77146**

238 Oxford Street LEEDERVILLE

Prepared by Realmark Strata Pty Ltd Strata West Unit Trust (ABN 57 751 430 272)

Licensed Real Estate and Business Agent TC RA79820 658 Newcastle Street LEEDERVILLE WA 6007 Ph (08) 9328 0998 Fax (08) 9227 9229

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Owner Summary (01/07/2024-30/06/2025) - Commercial

UOE	Lot(s)	1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
152	58						
	Admin	\$281.20	\$787.55	\$787.55	\$787.55	\$2,643.85	\$328.30
	Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Owner Total	\$281.20	\$787.55	\$787.55	\$787.55	\$2,643.85	\$328.30

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

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Owner Summary (01/07/2024-30/06/2025) - Lift

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
108	7, 39, 42	Admin	\$75.58	\$75.60	\$75.60	\$75.60	\$302.38	\$75.60
		Reserve	\$31.32	\$29.60	\$29.60	\$29.60	\$120.12	\$29.60
		Owner Total	\$106.90	\$105.20	\$105.20	\$105.20	\$422.50	\$105.20
110	8	Admin	\$77.00	\$77.01	\$77.01	\$77.01	\$308.03	\$77.01
		Reserve	\$31.90	\$30.14	\$30.14	\$30.14	\$122.32	\$30.14
		Owner Total	\$108.90	\$107.15	\$107.15	\$107.15	\$430.35	\$107.15
142	9, 10, 19, 32, 37, 40, 41	Admin	\$99.42	\$99.39	\$99.39	\$99.39	\$397.59	\$99.39
		Reserve	\$41.18	\$38.91	\$38.91	\$38.91	\$157.91	\$38.91
		Owner Total	\$140.60	\$138.30	\$138.30	\$138.30	\$555.50	\$138.30
215	11	Admin	\$150.50	\$150.48	\$150.48	\$150.48	\$601.94	\$150.48
		Reserve	\$62.35	\$58.92	\$58.92	\$58.92	\$239.11	\$58.92
		Owner Total	\$212.85	\$209.40	\$209.40	\$209.40	\$841.05	\$209.40
140	12, 34, 35	Admin	\$98.00	\$97.99	\$97.99	\$97.99	\$391.97	\$97.99
		Reserve	\$40.60	\$38.36	\$38.36	\$38.36	\$155.68	\$38.36
		Owner Total	\$138.60	\$136.35	\$136.35	\$136.35	\$547.65	\$136.35
128	13	Admin	\$89.58	\$89.62	\$89.62	\$89.62	\$358.44	\$89.62
		Reserve	\$37.12	\$35.08	\$35.08	\$35.08	\$142.36	\$35.08
		Owner Total	\$126.70	\$124.70	\$124.70	\$124.70	\$500.80	\$124.70

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

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Owner Summary (01/07/2024-30/06/2025) - Lift

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
195	14	Admin	\$136.50	\$136.51	\$136.51	\$136.51	\$546.03	\$136.51
		Reserve	\$56.55	\$53.44	\$53.44	\$53.44	\$216.87	\$53.44
		Owner Total	\$193.05	\$189.95	\$189.95	\$189.95	\$762.90	\$189.95
133	15, 16	Admin	\$93.08	\$93.10	\$93.10	\$93.10	\$372.38	\$93.10
		Reserve	\$38.57	\$36.45	\$36.45	\$36.45	\$147.92	\$36.45
		Owner Total	\$131.65	\$129.55	\$129.55	\$129.55	\$520.30	\$129.55
99	17	Admin	\$69.29	\$69.32	\$69.32	\$69.32	\$277.25	\$69.32
		Reserve	\$28.71	\$27.13	\$27.13	\$27.13	\$110.10	\$27.13
		Owner Total	\$98.00	\$96.45	\$96.45	\$96.45	\$387.35	\$96.45
96	18	Admin	\$67.21	\$67.19	\$67.19	\$67.19	\$268.78	\$67.19
		Reserve	\$27.84	\$26.31	\$26.31	\$26.31	\$106.77	\$26.31
		Owner Total	\$95.05	\$93.50	\$93.50	\$93.50	\$375.55	\$93.50
98	20	Admin	\$68.58	\$68.59	\$68.59	\$68.59	\$274.35	\$68.59
		Reserve	\$28.42	\$26.86	\$26.86	\$26.86	\$109.00	\$26.86
		Owner Total	\$97.00	\$95.45	\$95.45	\$95.45	\$383.35	\$95.45
105	21	Admin	\$73.50	\$73.48	\$73.48	\$73.48	\$293.94	\$73.48
		Reserve	\$30.45	\$28.77	\$28.77	\$28.77	\$116.76	\$28.77
		Owner Total	\$103.95	\$102.25	\$102.25	\$102.25	\$410.70	\$102.25

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

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Owner Summary (01/07/2024-30/06/2025) - Lift

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
135	22, 23	Admin	\$94.50	\$94.51	\$94.51	\$94.51	\$378.03	\$94.51
		Reserve	\$39.15	\$36.99	\$36.99	\$36.99	\$150.12	\$36.99
		Owner Total	\$133.65	\$131.50	\$131.50	\$131.50	\$528.15	\$131.50
208	24	Admin	\$145.58	\$145.60	\$145.60	\$145.60	\$582.38	\$145.60
		Reserve	\$60.32	\$57.00	\$57.00	\$57.00	\$231.32	\$57.00
		Owner Total	\$205.90	\$202.60	\$202.60	\$202.60	\$813.70	\$202.60
137	25, 26, 28, 29, 31	Admin	\$95.92	\$95.91	\$95.91	\$95.91	\$383.65	\$95.91
		Reserve	\$39.73	\$37.54	\$37.54	\$37.54	\$152.35	\$37.54
		Owner Total	\$135.65	\$133.45	\$133.45	\$133.45	\$536.00	\$133.45
209	27, 30	Admin	\$146.29	\$146.28	\$146.28	\$146.28	\$585.13	\$146.28
		Reserve	\$60.61	\$57.27	\$57.27	\$57.27	\$232.42	\$57.27
		Owner Total	\$206.90	\$203.55	\$203.55	\$203.55	\$817.55	\$203.55
212	33, 36	Admin	\$148.42	\$148.41	\$148.41	\$148.41	\$593.65	\$148.41
		Reserve	\$61.48	\$58.09	\$58.09	\$58.09	\$235.75	\$58.09
		Owner Total	\$209.90	\$206.50	\$206.50	\$206.50	\$829.40	\$206.50
207	38, 43	Admin	\$144.92	\$144.88	\$144.88	\$144.88	\$579.56	\$144.88
		Reserve	\$60.03	\$56.72	\$56.72	\$56.72	\$230.19	\$56.72
		Owner Total	\$204.95	\$201.60	\$201.60	\$201.60	\$809.75	\$201.60

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Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

238 Oxford Street LEEDERVILLE

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Owner Summary (01/07/2024-30/06/2025) - Lift

UOE	Lot(s)		1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
154	44, 49	Admin	\$107.79	\$107.80	\$107.80	\$107.80	\$431.19	\$107.80
		Reserve	\$44.66	\$42.20	\$42.20	\$42.20	\$171.26	\$42.20
		Owner Total	\$152.45	\$150.00	\$150.00	\$150.00	\$602.45	\$150.00
262	45, 48	Admin	\$183.42	\$183.40	\$183.40	\$183.40	\$733.62	\$183.40
		Reserve	\$75.98	\$71.80	\$71.80	\$71.80	\$291.38	\$71.80
		Owner Total	\$259.40	\$255.20	\$255.20	\$255.20	\$1,025.00	\$255.20
240	46, 47	Admin	\$168.00	\$167.98	\$167.98	\$167.98	\$671.94	\$167.98
		Reserve	\$69.60	\$65.77	\$65.77	\$65.77	\$266.91	\$65.77
		Owner Total	\$237.60	\$233.75	\$233.75	\$233.75	\$938.85	\$233.75
308	50	Admin	\$215.58	\$215.60	\$215.60	\$215.60	\$862.38	\$215.60
		Reserve	\$89.32	\$84.40	\$84.40	\$84.40	\$342.52	\$84.40
		Owner Total	\$304.90	\$300.00	\$300.00	\$300.00	\$1,204.90	\$300.00
252	51	Admin	\$176.42	\$176.39	\$176.39	\$176.39	\$705.59	\$176.39
		Reserve	\$73.08	\$69.06	\$69.06	\$69.06	\$280.26	\$69.06
		Owner Total	\$249.50	\$245.45	\$245.45	\$245.45	\$985.85	\$245.45
316	52	Admin	\$221.21	\$221.21	\$221.21	\$221.21	\$884.84	\$221.21
		Reserve	\$91.64	\$86.59	\$86.59	\$86.59	\$351.41	\$86.59
		Owner Total	\$312.85	\$307.80	\$307.80	\$307.80	\$1,236.25	\$307.80

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Owner Summary (01/07/2024-30/06/2025) - Lift

UOE	Lot(s)	1st Instalment 01/07/2024	2nd Instalment 01/10/2024	3rd Instalment 01/01/2025	4th Instalment 01/04/2025	TOTAL (01/07/2024-30/06/2025)	Next Pre Issue 01/07/2025
256	53						
	Admin	\$179.21	\$179.20	\$179.20	\$179.20	\$716.81	\$179.20
	Reserve	\$74.24	\$70.15	\$70.15	\$70.15	\$284.69	\$70.15
	Owner Total	\$253.45	\$249.35	\$249.35	\$249.35	\$1,001.50	\$249.35

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Contribution Summary (01/07/2024-30/06/2025)

Lot(s)	Schedule	UOE	Admin Fund	Reserve	Annual Levy
2	Contribution Schedule	362	\$7,366.68	\$2,392.82	\$0.00
	Commercial	362	\$6,296.35	\$0.00	\$0.00
	Owner Total		\$13,663.03	\$2,392.82	\$16,055.85
3	Contribution Schedule	434	\$8,831.86	\$2,868.74	\$0.00
	Commercial	434	\$7,548.70	\$0.00	\$0.00
	Owner Total		\$16,380.56	\$2,868.74	\$19,249.30
4	Contribution Schedule	144	\$2,930.36	\$951.84	\$0.00
	Commercial	144	\$2,504.70	\$0.00	\$0.00
	Owner Total		\$5,435.06	\$951.84	\$6,386.90
5	Contribution Schedule	338	\$6,878.32	\$2,234.18	\$0.00
	Commercial	338	\$5,878.90	\$0.00	\$0.00
	Owner Total		\$12,757.22	\$2,234.18	\$14,991.40
6	Contribution Schedule	410	\$8,343.50	\$2,710.10	\$0.00
	Commercial	410	\$7,131.25	\$0.00	\$0.00
	Owner Total		\$15,474.75	\$2,710.10	\$18,184.85
7, 39, 42	Contribution Schedule	108	\$2,197.82	\$713.88	\$0.00
	Residential	108	\$1,125.97	\$375.33	\$0.00
	Lift	108	\$302.38	\$120.12	\$0.00
	Owner Total		\$3,626.17	\$1,209.33	\$4,835.50
8	Contribution Schedule	110	\$2,238.50	\$727.10	\$0.00
	Residential	110	\$1,146.86	\$382.29	\$0.00
	Lift	110	\$308.03	\$122.32	\$0.00
	Owner Total		\$3,693.39	\$1,231.71	\$4,925.10

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Contribution Summary (01/07/2024-30/06/2025)

Lot(s)	Schedule	UOE	Admin Fund	Reserve	Annual Levy
9, 10, 19, 32, 37, 40, 41	Contribution Schedule	142	\$2,889.68	\$938.62	\$0.00
	Residential	142	\$1,480.50	\$493.50	\$0.00
	Lift	142	\$397.59	\$157.91	\$0.00
	Owner Total		\$4,767.77	\$1,590.03	\$6,357.80
11	Contribution Schedule	215	\$4,375.25	\$1,421.15	\$0.00
	Residential	215	\$2,241.62	\$747.18	\$0.00
	Lift	215	\$601.94	\$239.11	\$0.00
	Owner Total		\$7,218.81	\$2,407.44	\$9,626.25
12, 34, 35	Contribution Schedule	140	\$2,849.00	\$925.40	\$0.00
	Residential	140	\$1,459.61	\$486.54	\$0.00
	Lift	140	\$391.97	\$155.68	\$0.00
	Owner Total		\$4,700.58	\$1,567.62	\$6,268.20
13	Contribution Schedule	128	\$2,604.82	\$846.08	\$0.00
	Residential	128	\$1,334.46	\$444.84	\$0.00
	Lift	128	\$358.44	\$142.36	\$0.00
	Owner Total		\$4,297.72	\$1,433.28	\$5,731.00
14	Contribution Schedule	195	\$3,968.25	\$1,288.95	\$0.00
	Residential	195	\$2,032.98	\$677.67	\$0.00
	Lift	195	\$546.03	\$216.87	\$0.00
	Owner Total		\$6,547.26	\$2,183.49	\$8,730.75
15, 16	Contribution Schedule	133	\$2,706.57	\$879.13	\$0.00
	Residential	133	\$1,386.59	\$462.21	\$0.00
	Lift	133	\$372.38	\$147.92	\$0.00
	Owner Total		\$4,465.54	\$1,489.26	\$5,954.80

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Proposed Budget for Strata Company 77146**

238 Oxford Street LEEDERVILLE

Prepared by Realmark Strata Pty Ltd Strata West Unit Trust (ABN 57 751 430 272)

Licensed Real Estate and Business Agent TC RA79820 658 Newcastle Street LEEDERVILLE WA 6007 Ph (08) 9328 0998 Fax (08) 9227 9229

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Contribution Summary (01/07/2024-30/06/2025)

Lot(s)	Schedule	UOE	Admin Fund	Reserve	Annual Levy
17	Contribution Schedule	99	\$2,014.61	\$654.39	\$0.00
	Residential	99	\$1,032.16	\$344.04	\$0.00
	Lift	99	\$277.25	\$110.10	\$0.00
	Owner Total		\$3,324.02	\$1,108.53	\$4,432.55
18	Contribution Schedule	96	\$1,953.64	\$634.56	\$0.00
	Residential	96	\$1,000.97	\$333.63	\$0.00
	Lift	96	\$268.78	\$106.77	\$0.00
	Owner Total		\$3,223.39	\$1,074.96	\$4,298.35
20	Contribution Schedule	98	\$1,994.32	\$647.78	\$0.00
	Residential	98	\$1,021.71	\$340.59	\$0.00
	Lift	98	\$274.35	\$109.00	\$0.00
	Owner Total		\$3,290.38	\$1,097.37	\$4,387.75
21	Contribution Schedule	105	\$2,136.75	\$694.05	\$0.00
	Residential	105	\$1,094.73	\$364.92	\$0.00
	Lift	105	\$293.94	\$116.76	\$0.00
	Owner Total		\$3,525.42	\$1,175.73	\$4,701.15
22, 23	Contribution Schedule	135	\$2,747.25	\$892.35	\$0.00
	Residential	135	\$1,407.48	\$469.17	\$0.00
	Lift	135	\$378.03	\$150.12	\$0.00
	Owner Total		\$4,532.76	\$1,511.64	\$6,044.40
24	Contribution Schedule	208	\$4,232.82	\$1,374.88	\$0.00
	Residential	208	\$2,168.60	\$722.85	\$0.00
	Lift	208	\$582.38	\$231.32	\$0.00
	Owner Total		\$6,983.80	\$2,329.05	\$9,312.85

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

Realmark Strata Pty Ltd Strata West Unit Trust Proposed Budget for Strata Company 77146

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Contribution Summary (01/07/2024-30/06/2025)

Lot(s)	Schedule	UOE	Admin Fund	Reserve	Annual Levy
25, 26, 28, 29, 31	Contribution Schedule	137	\$2,787.93	\$905.57	\$0.00
	Residential	137	\$1,428.37	\$476.13	\$0.00
	Lift	137	\$383.65	\$152.35	\$0.00
	Owner Total		\$4,599.95	\$1,534.05	\$6,134.00
27, 30	Contribution Schedule	209	\$4,253.11	\$1,381.49	\$0.00
	Residential	209	\$2,179.02	\$726.33	\$0.00
	Lift	209	\$585.13	\$232.42	\$0.00
	Owner Total		\$7,017.26	\$2,340.24	\$9,357.50
33, 36	Contribution Schedule	212	\$4,314.18	\$1,401.32	\$0.00
	Residential	212	\$2,210.23	\$736.77	\$0.00
	Lift	212	\$593.65	\$235.75	\$0.00
	Owner Total		\$7,118.06	\$2,373.84	\$9,491.90
38, 43	Contribution Schedule	207	\$4,212.43	\$1,368.27	\$0.00
	Residential	207	\$2,158.10	\$719.40	\$0.00
	Lift	207	\$579.56	\$230.19	\$0.00
	Owner Total		\$6,950.09	\$2,317.86	\$9,267.95
44, 49	Contribution Schedule	154	\$3,133.86	\$1,017.94	\$0.00
	Residential	154	\$1,605.50	\$535.20	\$0.00
	Lift	154	\$431.19	\$171.26	\$0.00
	Owner Total		\$5,170.55	\$1,724.40	\$6,894.95
45, 48	Contribution Schedule	262	\$5,331.68	\$1,731.82	\$0.00
	Residential	262	\$2,731.62	\$910.53	\$0.00
	Lift	262	\$733.62	\$291.38	\$0.00
	Owner Total		\$8,796.92	\$2,933.73	\$11,730.65

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Proposed Budget for Strata Company 77146**

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Contribution Summary (01/07/2024-30/06/2025)

Lot(s)	Schedule	UOE	Admin Fund	Reserve	Annual Levy
46, 47	Contribution Schedule	240	\$4,884.00	\$1,586.40	\$0.00
	Residential	240	\$2,502.24	\$834.06	\$0.00
	Lift	240	\$671.94	\$266.91	\$0.00
	Owner Total		\$8,058.18	\$2,687.37	\$10,745.55
50	Contribution Schedule	308	\$6,267.82	\$2,035.88	\$0.00
	Residential	308	\$3,211.20	\$1,070.40	\$0.00
	Lift	308	\$862.38	\$342.52	\$0.00
	Owner Total		\$10,341.40	\$3,448.80	\$13,790.20
51	Contribution Schedule	252	\$5,128.18	\$1,665.72	\$0.00
	Residential	252	\$2,627.24	\$875.76	\$0.00
	Lift	252	\$705.59	\$280.26	\$0.00
	Owner Total		\$8,461.01	\$2,821.74	\$11,282.75
52	Contribution Schedule	316	\$6,430.64	\$2,088.76	\$0.00
	Residential	316	\$3,294.57	\$1,098.18	\$0.00
	Lift	316	\$884.84	\$351.41	\$0.00
	Owner Total		\$10,610.05	\$3,538.35	\$14,148.40
53	Contribution Schedule	256	\$5,209.64	\$1,692.16	\$0.00
	Residential	256	\$2,669.07	\$889.68	\$0.00
	Lift	256	\$716.81	\$284.69	\$0.00
	Owner Total		\$8,595.52	\$2,866.53	\$11,462.05
57	Contribution Schedule	247	\$5,026.43	\$1,632.67	\$0.00
	Commercial	247	\$4,296.20	\$0.00	\$0.00
	Owner Total		\$9,322.63	\$1,632.67	\$10,955.30

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Contribution Summary (01/07/2024-30/06/2025)

Lot(s)	Schedule	UOE	Admin Fund	Reserve	Annual Levy
58	Contribution Schedule	152	\$3,093.18	\$1,004.72	\$0.00
	Commercial	152	\$2,643.85	\$0.00	\$0.00
	Owner Total		\$5,737.03	\$1,004.72	\$6,741.75
	Overall Total		\$344,455.56	\$102,400.04	\$446,855.60

Schedule	UOE
Contribution Schedule	10000
Residential	7913
Commercial	2087
Lift	7913

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**Approved Special Levy
 (Defect Remediation)
 Posting for
 238 Oxford Street Leederville
 ABN 92860133865**

First instalment due date: 01/10/2024

Instalment frequency: Once-off

Number of instalments: 1

Description: Special Levy Defect Remediation

Group: Contribution Schedule

Entitlement set: Levy Entitlement

Levy determination date: 07/08/2024

Lot No.	Unit No.	Unit Entitlement	Administrative Fund	Reserve Fund	Total
2	2	362.00	0.00	1,991.00	1,991.00
3	3	434.00	0.00	2,387.00	2,387.00
4	4	144.00	0.00	792.00	792.00
5	5	338.00	0.00	1,859.00	1,859.00
6	6	410.00	0.00	2,255.00	2,255.00
7	7	108.00	0.00	594.00	594.00
8	8	110.00	0.00	605.00	605.00
9	9	142.00	0.00	781.00	781.00
10	10	142.00	0.00	781.00	781.00
11	11	215.00	0.00	1,182.50	1,182.50
12	12	140.00	0.00	770.00	770.00
13	13	128.00	0.00	704.00	704.00
14	14	195.00	0.00	1,072.50	1,072.50
15	15	133.00	0.00	731.50	731.50
16	16	133.00	0.00	731.50	731.50
17	17	99.00	0.00	544.50	544.50
18	18	96.00	0.00	528.00	528.00
19	19	142.00	0.00	781.00	781.00
20	20	98.00	0.00	539.00	539.00
21	21	105.00	0.00	577.50	577.50
22	22	135.00	0.00	742.50	742.50
23	23	135.00	0.00	742.50	742.50
24	24	208.00	0.00	1,144.00	1,144.00
25	25	137.00	0.00	753.50	753.50
26	26	137.00	0.00	753.50	753.50
27	27	209.00	0.00	1,149.50	1,149.50
28	28	137.00	0.00	753.50	753.50
29	29	137.00	0.00	753.50	753.50
30	30	209.00	0.00	1,149.50	1,149.50
31	31	137.00	0.00	753.50	753.50
32	32	142.00	0.00	781.00	781.00
33	33	212.00	0.00	1,166.00	1,166.00
34	34	140.00	0.00	770.00	770.00

Lot No.	Unit No.	Unit Entitlement	Administrative Fund	Reserve Fund	Total
35	35	140.00	0.00	770.00	770.00
36	36	212.00	0.00	1,166.00	1,166.00
37	37	142.00	0.00	781.00	781.00
38	38	207.00	0.00	1,138.50	1,138.50
39	39	108.00	0.00	594.00	594.00
40	40	142.00	0.00	781.00	781.00
41	41	142.00	0.00	781.00	781.00
42	42	108.00	0.00	594.00	594.00
43	43	207.00	0.00	1,138.50	1,138.50
44	44	154.00	0.00	847.00	847.00
45	45	262.00	0.00	1,441.00	1,441.00
46	46	240.00	0.00	1,320.00	1,320.00
47	47	240.00	0.00	1,320.00	1,320.00
48	48	262.00	0.00	1,441.00	1,441.00
49	49	154.00	0.00	847.00	847.00
50	50	308.00	0.00	1,694.00	1,694.00
51	51	252.00	0.00	1,386.00	1,386.00
52	52	316.00	0.00	1,738.00	1,738.00
53	53	256.00	0.00	1,408.00	1,408.00
57	1A	247.00	0.00	1,358.50	1,358.50
58	1B	152.00	0.00	836.00	836.00
Totals		10,000.00	\$0.00	\$55,000.00	\$55,000.00
GST included in amounts to be raised			\$0.00	\$5,000.00	\$5,000.00
Amount to be raised per unit of entitlement			\$0.00	\$5.50	\$5.50