



Strata Information

55/26 Stanley Street, Mount Lawley

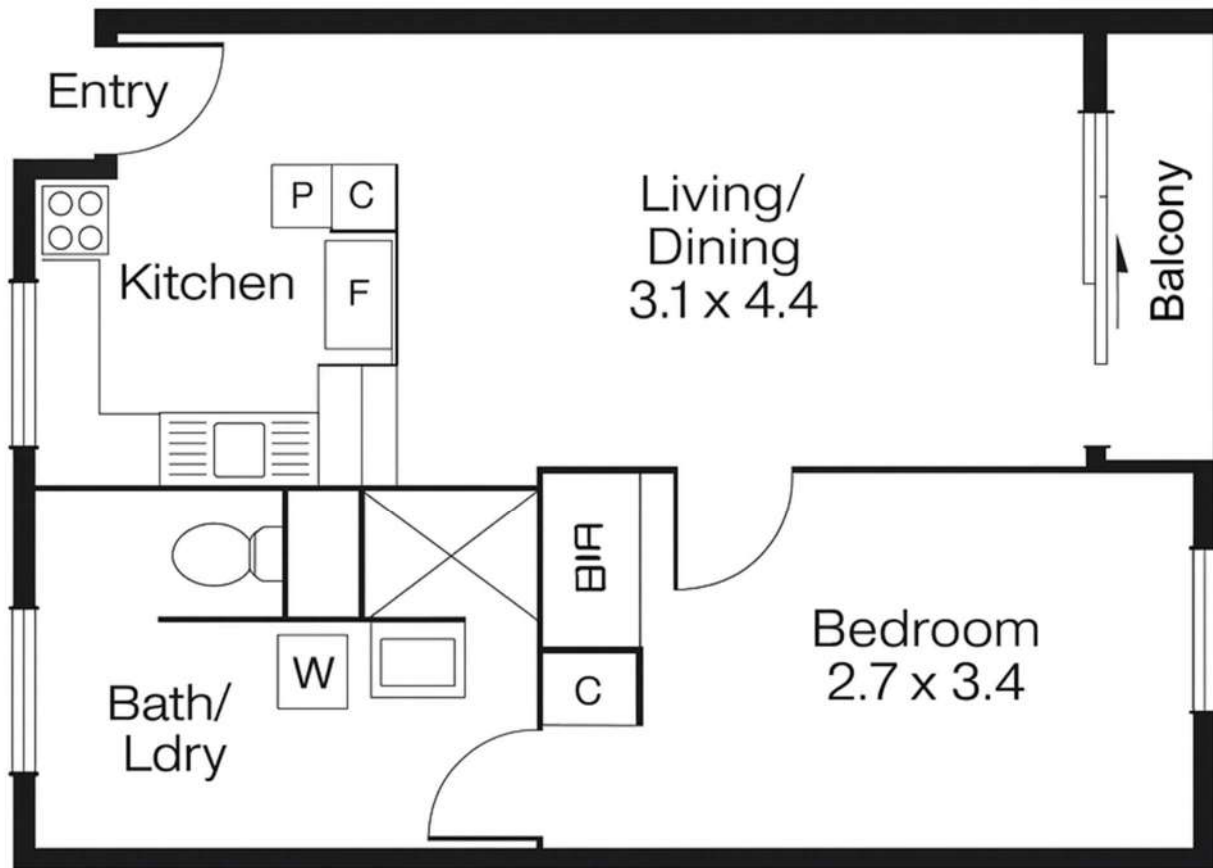
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Summary of Outgoings & Owners Funds		
Council Rates	\$1,791.90	per year
Water Service	\$770.80	per year
Strata Admin	\$550.00	per quarter
Special Maintenance Works Levy	\$-	Paid-out by Current Owner
Net Owners Funds	\$554,845.47	as at 30/09/2025

Tracey Mainstone 0413 390 992

Strata Sales Specialist tracey@kprperth.com.au

Floor Plan




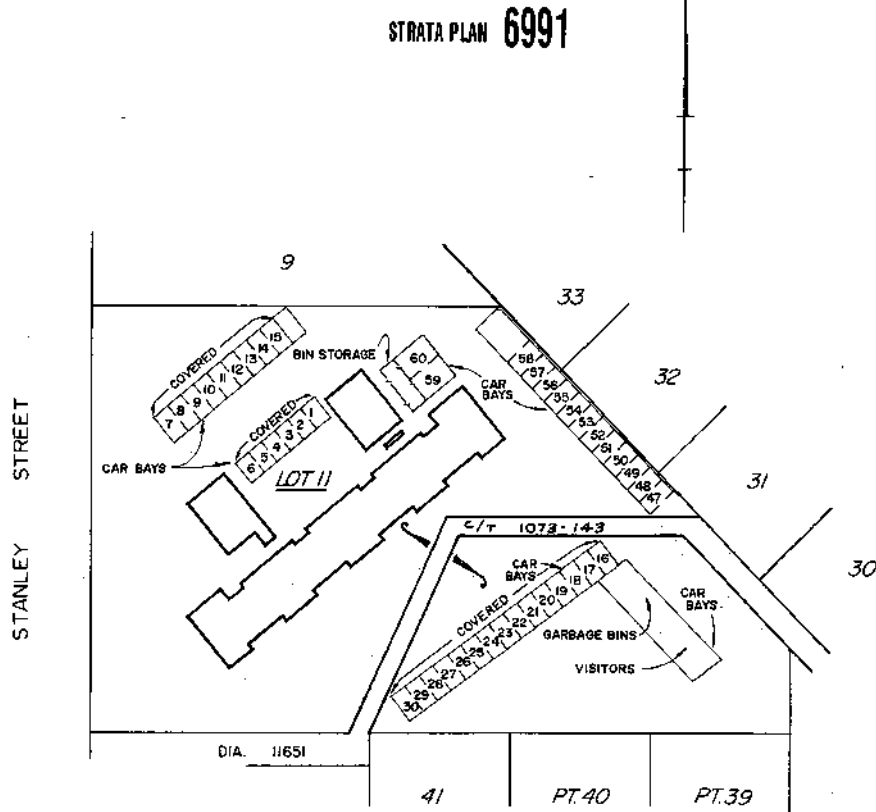
Sixth Story - Unit 55

26 Stanley Street

MOUNT LAWLEY

(This floor plan is for information & guidance purposes only / measurements shown are approximate)


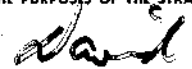
PARCEL OF LAND PORTION OF SWAN LOCATION 2 AND BEING LOT 11 ON DIAGRAM 39782. 407/182A, 407/183A, 407/184A, 407/185A, 425/6A, 519/44A, 519/45A, 519/46A, 519/47A, 535/173A, 1410/520, 1425/960, 1429/780, 1454/464, 1514/292		STRATA PLAN 6991
CERTIFICATE OF TITLE:		OFFICE USE ONLY
LOCAL AUTHORITY CITY OF STIRLING.		LODGED 27.4.79
LOCALITY MT. LAWLEY. INDEX PLAN PERTH 1000		EXAMINED 14.5.79
NAME OF BUILDING "STANMORE"		REGISTERED 7.6.79 App. 8726072
ADDRESS FOR SERVING OF 30 STANLEY STREET, NOTICES ON COMPANY MT. LAWLEY. 6050.		 REGISTRAR OF TITLES

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

NOTE NUMBERED CAR PARK BAYS FOR EXCLUSIVE USE OF CORRESPONDING LOT NUMBER

SCALE 1:750




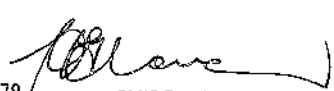
SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY		SURVEYOR'S CERTIFICATE
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	
	SEE ANNEXURE "A"			I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and where eaves or guttering project beyond those boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto.
				DATE 28/3/79  LICENSED SURVEYOR.
				APPROVED BY THE TOWN PLANNING BOARD FOR THE PURPOSES OF THE STRATA TITLES ACT 31 OF 1966
				DATE 24 APR 1979  CHAIRMAN.
AGGREGATE				

64942/3/77-2M-KIS/893

4221

ANNEXURE "A" OF STRATA PLAN No. 6991					
SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE
LOT No.	UNIT ENTITLEMENT	VOL. FOL.	LOT No.	UNIT ENTITLEMENT	VOL. FOL.
1	1	1534-501	31	1	1534-531
2	1	1534-502	32	1	1534-532
3	1	1534-503	33	1	1534-533
4	1	1534-504	34	1	1534-534
5	1	1534-505	35	1	1534-535
6	1	1534-506	36	1	1534-536
7	1	1534-507	37	1	1534-537
8	1	1534-508	38	1	1534-538
9	1	1534-509	39	1	1534-539
10	1	1534-510	40	1	1534-540
11	1	1534-511	41	1	1534-541
12	1	1534-512	42	1	1534-542
13	1	1534-513	43	1	1534-543
14	1	1534-514	44	1	1534-544
15	1	1534-515	45	1	1534-545
16	1	1534-516	46	1	1534-546
17	1	1534-517	47	1	1534-547
18	1	1534-518	48	1	1534-548
19	1	1534-519	49	1	1534-549
20	1	1534-520	50	1	1534-550
21	1	1534-521	51	1	1534-551
22	1	1534-522	52	1	1534-552
23	1	1534-523	53	1	1534-553
24	1	1534-524	54	1	1534-554
25	1	1534-525	55	1	1534-555
26	1	1534-526	56	1	1534-556
27	1	1534-527	57	1	1534-557
28	1	1534-528	58	1	1534-558
29	1	1534-529	59	1	1534-559
30	1	1534-530	60	1	1534-560

APPROVED		TOTAL
FOR THE PURPOSES OF THE STRATA TITLES ACT 19 OF 1986 AS AMENDED		60

TOWN PLANNING BOARD  Date 24 APR 1979 CHAIRMAN.	LOCAL AUTHORITY CITY OF STIRLING  Date 9/4/79 SHIRE/TOWN CLERK.
---	--

85371/1/1/20-2M-G/24

FORM 3

STRATA PLAN No. 6991

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

CITY OF STIRLING, THE LOCAL AUTHORITY,

HEREBY CERTIFIES THAT:—

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

DESCRIPTION OF BUILDING:—

A SIX (6) STOREY RESIDENTIAL DEVELOPMENT
OF BRICK CONSTRUCTION CONTAINING SIXTY
(60) UNITS.

SITUATED ON LOT 11 ON DIAGRAM 39782.

TO BE KNOWN AS "STANMORE".

ADDRESS FOR SERVICE OF NOTICES TO BE:—
30 STANLEY STREET, MT. LAWLEY. 6050.

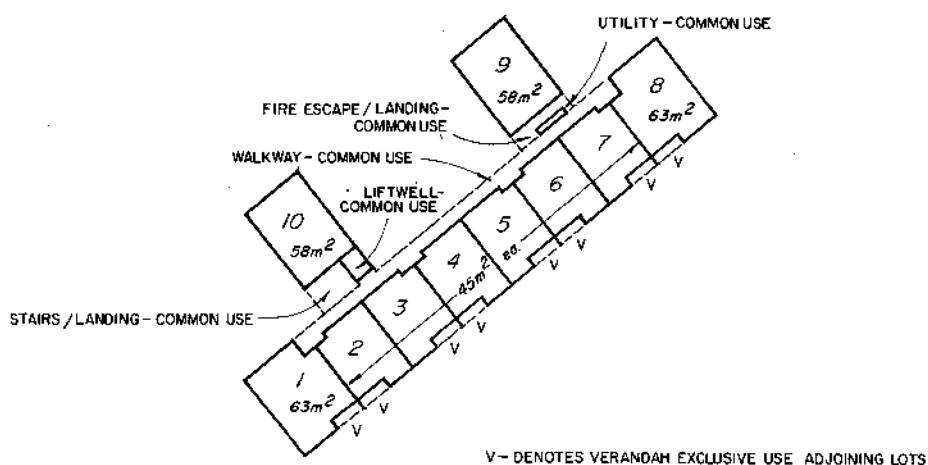
DATE 9/4/79


SHIRE/TOWN CLERK

42067/4/69-200-F802

STRATA PLAN No. 6991

GROUND FLOOR



NOTE SEE FORM 1 FOR CAR PARK ALLOCATION

SCALE 1:500

APPROVED

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

TOWN PLANNING BOARD

David Carr

DATE 24 APR 1979

CHAIRMAN

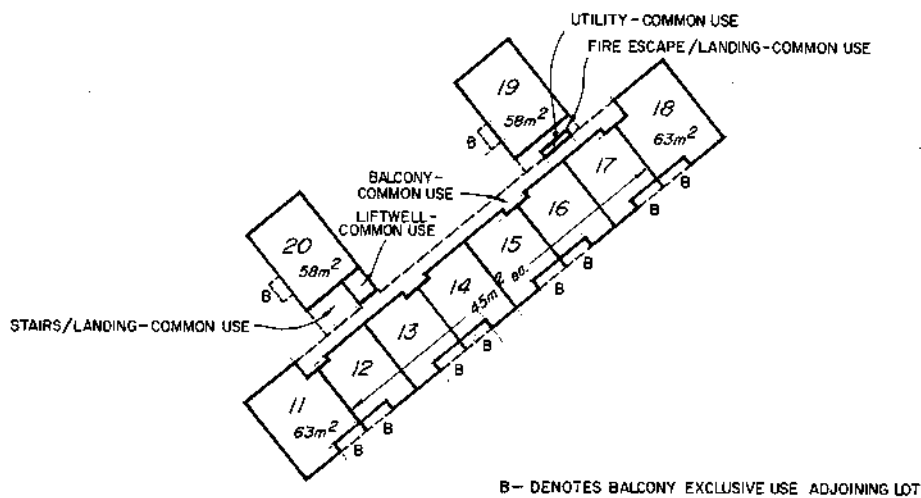
LOCAL AUTHORITY CITY OF STIRLING

John McEwen

DATE 9/4/79

SHIRE/TOWN CLERK

FIRST FLOOR



SCALE 1:500

APPROVED

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

TOWN PLANNING BOARD

LOCAL AUTHORITY CITY OF STIRLING

DATE 24 APR 1979

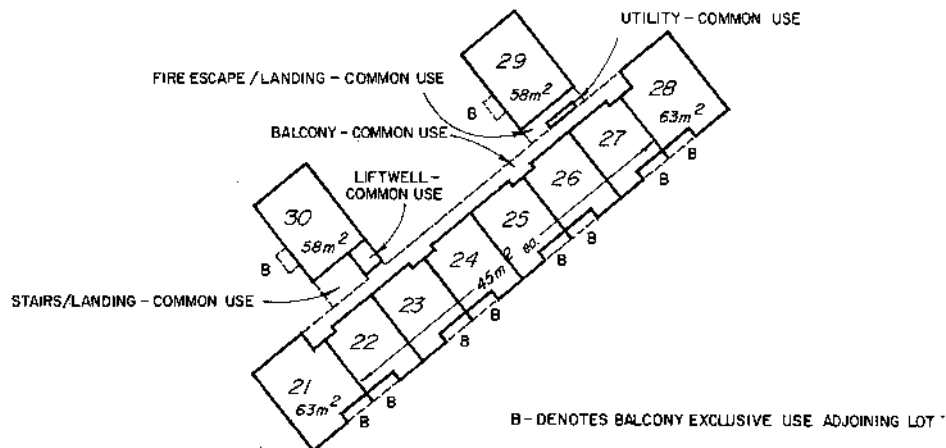
CHAIRMAN

DATE 9/4/79

SHIRE-TOWN CLERK

57295/6/76-ZM-C387

SECOND FLOOR



SCALE 1:500

APPROVED

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

TOWN PLANNING BOARD

DATE 24 APR 1979

CHAIRMAN

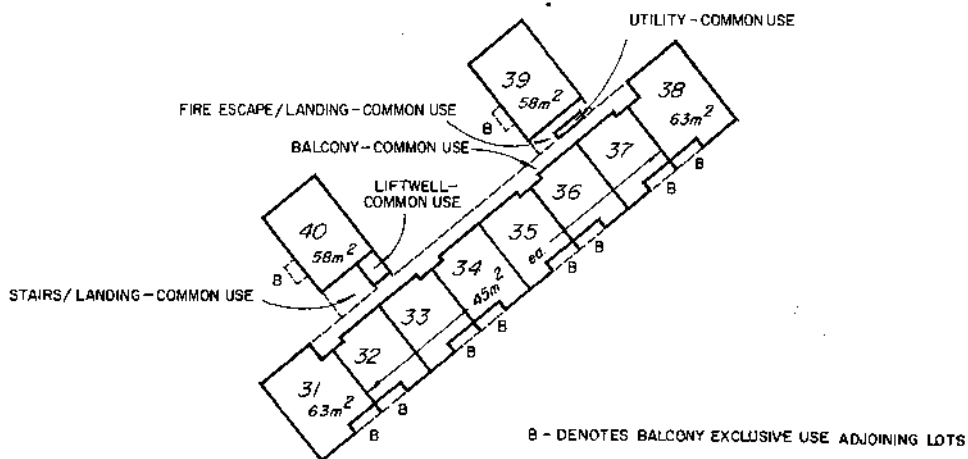
LOCAL AUTHORITY CITY OF STIRLING

DATE 9/4/79

SHIRE-TOWN CLERK

57295/6/76-2M-C387

THIRD FLOOR



SCALE 1:500

APPROVED

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

TOWN PLANNING BOARD

DATE 24 APR 1979

CHAIRMAN

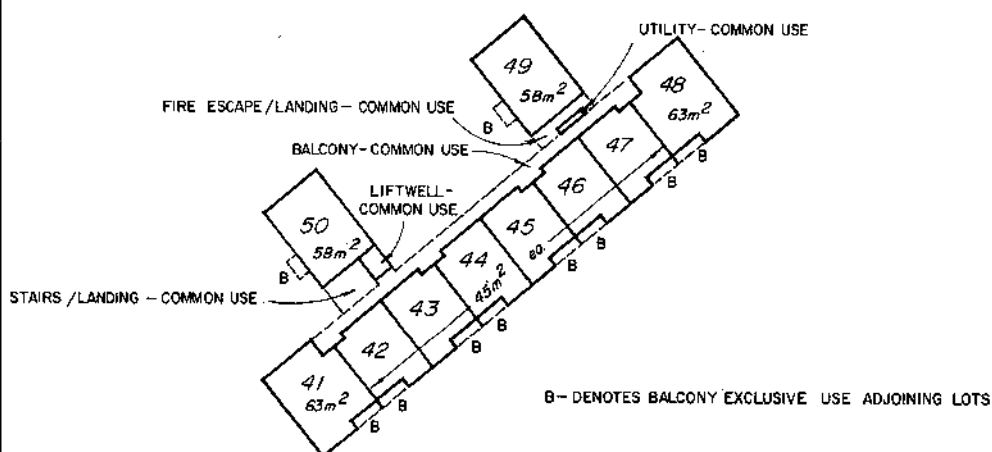
LOCAL AUTHORITY CITY OF STIRLING

DATE 9/4/79

SHIRE/TOWN CLERK

57295/8:76-ZM-C397

FOURTH FLOOR



SCALE 1:500

APPROVED

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

TOWN PLANNING BOARD

DATE 24 APR 1979

CHAIRMAN

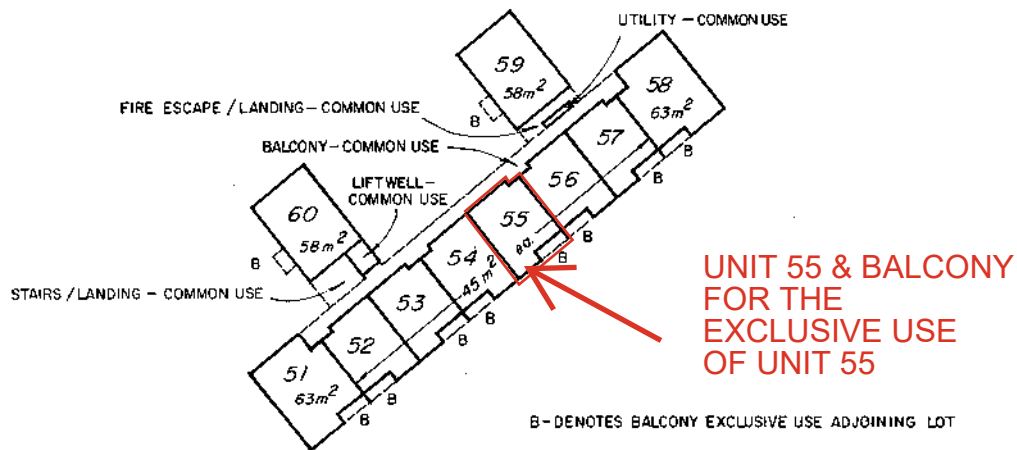
LOCAL AUTHORITY CITY OF STIRLING

DATE 9/4/79

SHIRE/TOWN CLERK

57295/6/76-2M-C397

FIFTH FLOOR



SCALE 1:500

APPROVED

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

TOWN PLANNING BOARD

David Can

DATE 24 APR 1979

CHAIRMAN

LOCAL AUTHORITY CITY OF STIRLING

Shire-Town Clerk

DATE 9/4/79

SHIRE-TOWN CLERK

57295/6/76-2M-C387

ANNEXURE B OF STRATA PLAN No. 6991		REGISTRAR OF TITLES		
SCHEDULE OF REGISTERED PROPRIETORS				
REGISTERED PROPRIETOR		INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES
NATURE	NUMBER	REGIST'D		
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS				

SCHEDULE OF ENCUMBRANCES, ETC.				
INSTRUMENT		PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES
NATURE	NUMBER			
NOTIFICATION	B781489	NOTIFICATION OF CHANGE OF BY-LAWS	12-9-79	<i>[Signature]</i>
Notification	6390895	Notification of change of By-Laws	6.2.97	
Easement	L166358	Easement Burden for right of carriage purposes - see Sketch on Deposited Plan 63945	8.12.09	
Notification	L484436	Notification change of By-Laws	19.11.10	<i>[Signature]</i>
Notification	N523369	Notification of Change of By-Laws	4.1.2017	

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

63673/ 10/69-500-6472

[illegible]

No

B781489

FEES (office use)	\$	c
	10	✓

Parties THE OWNERS OF STRATA
PLAN NO. 6991.

Lodged by *Perpetual Property Agency*
Address *149 Hanipden Road,*
Phone No. *Nedlands*
3867411

Use this space for instructions if any documents are to issue >
to other than lodging party.

Titles, Crown Leases, Declarations, etc., lodged with this with this
document. (To be filled in by person lodging.)

1. */* Received items
2. */* No's
3. */*
4. */*
5. */*
6. */* Rec. Clerk *[Signature]*

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances
not notified
on face.

Registered *12th September 1979*
at *1.16* o'clock and
particulars entered in the Register Book.

New Titles
to issue or
Endorsing
instruction.

Initials of
Signing
Officer

[Signature]

[Signature]

REGISTRAR OF TITLES

EXAMINED.

[Signature]
SUNDS & DOUGALL
STOCK FORM 324

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended

No. B781489

s. Insert type of
document here

Blank Instrument Form (see footnote)

NOTIFICATION OF CHANGE OF BY-LAWS

STRATA TITLES ACT 1966.

STRATA PLAN NO. 6991

In pursuance of Section 15(4) of the Strata Titles Act, 1966. The Owners - Strata Plan No.6991 hereby certifies that by unanimous Resolution, duly passed on the 7th June, 1979 the by-laws in the First Schedule to the Act, as they applied to the building referred to in that strata plan, were added to, amended, or repealed as follows -

1. by insertion after Clause 4(11) the following clause -

' A Body Corporate that is the Proprietor of one or more than one Strata Title may nominate a duly appointed representative in respect of each Strata Title as a Council Member who shall carry out the function of a Councillor as if he were a Proprietor.'

2. by insertion after Clause 11 the following clause -

Common Areas

It was resolved unanimously that the Proprietors of Lots 1,2,3,4,5,6,7,8,9, and 10 shall have the exclusive use of the common area for a courtyard as below -

Lot 1.	6.50 x 7.50 m.
Lot 2.	6.50 x 6.00
Lot 3.	6.50 x 6.00
Lot 4.	6.50 x 6.00
Lot 5.	6.50 x 6.00
Lot 6.	6.50 x 6.00
Lot 7.	6.50 x 6.00
Lot 8.	6.50 x 7.50
Lot 9.	5.50 x 6.10
Lot 10.	7.20 x 5.80 x 6.40

- as shown on attached Plan and -

shall keep and maintain the said area well grassed or paved and in good and sanitary condition to the satisfaction of the Company and shall maintain and keep in good state of repair the improvements erected thereon and also to the satisfaction of the Company.

No alterations or additions to the improvements shall be made without the previous consent in writing of the Company and if required, the Local Council. At the end of the useful life of the improvements, they may only be demolished or rebuilt in accordance with the Plans first approved in writing by the Council such demolition or rebuilding shall be at the sole cost of each Proprietor in respect to each lot.

NOTE This Form may be used only when the "Box Type" Form is not suitable. It may be completed in narrative style

If a proprietor of a lot shall default in any of the conditions aforesaid the Company and its agents or servants may enter upon the area and carry out such works repairs or maintenance as it deems necessary and may recover such costs from the proprietor under the same powers as for the recovery of Unit Levies.

Car Bay Allocation

It was unanimously agreed that the car bays as shown in Appendix 'A' and attached to the minutes be the allocation of the car bays to units.

The COMMON SEAL of THE OWNERS
OF STRATA PLAN NO. 6991 was
hereunto affixed on.....
in the presence of :



..... *[Signature]* MEMBER OF COUNCIL

..... *[Signature]* MEMBER OF COUNCIL

G 390895 AE

06 Feb, 1997 08:48:02 Perth



REG. \$ 60.00

NOTIFICATION OF CHANGE OF BY-LAWS

TIME CLOCK

LODGED BY **Anderson Smith Consulting**
 ADDRESS **P O Box 646, West Perth WA 6872**
 PHONE No. **(09) 388 3101**
 FAX No. **(09) 388 3317**
 REFERENCE No.
 ISSUING BOX No. **262**

PREPARED BY **Anderson Smith Consulting**
 ADDRESS **P O Box 646, West Perth WA 6872**
 PHONE No. **(09) 388 3101** FAX No. **(09) 388 3317**

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

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

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

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

**REGISTRAR OF TITLES**

NEW TITLE or ENDORSING INSTRUCTION

Amend by-laws on SP6991

EXAMINED

NOTIFICATION OF CHANGE OF BY-LAWS

STRATA TITLES ACT 1985, as amended

SECTION 42

THE OWNERS OF STANMORE - STRATA PLAN No. 6991 hereby certifies:

- (a) that by resolution without dissent duly passed on 5th December 1996 the by-laws in Part I of the Schedule to the Strata Titles Act 1966, as amended, as they applied to the strata company were repealed and the by-laws in Schedule 1 to the Strata Titles Act 1985, as amended, were adopted as Schedule 1 by-laws of the strata company and were added to as follows:-

Additional Schedule 1 by-law number 16.

Rights of exclusive use and enjoyment over certain portions of common property.

- (i) In accordance with section 42 (8) to the Strata Titles Act 1985, as amended, the rights of exclusive use and enjoyment of those portions of common property marked as balcony, car bay, carport and yard on the plan contained in the Schedule hereto are granted to the registered proprietors of lots as indicated on the plan contained in the Schedule as follows:

Lot 1 portions of common property marked "CARPORT 1" & "YARD 1";
Lot 2 portions of common property marked "CARPORT 2" & "YARD 2";
Lot 3 portions of common property marked "CARPORT 3" & "YARD 3";
Lot 4 portions of common property marked "CARPORT 4" & "YARD 4";
Lot 5 portions of common property marked "CARPORT 5" & "YARD 5";
Lot 6 portions of common property marked "CARPORT 6" & "YARD 6";
Lot 7 portions of common property marked "CARPORT 7" & "YARD 7";
Lot 8 portions of common property marked "CARPORT 8" & "YARD 8";
Lot 9 portions of common property marked "CARPORT 9" & "YARD 9";
Lot 10 portions of common property marked "CARPORT 10" & "YARD 10";
Lot 11 portions of common property marked "BALCONY 11" & "CARPORT 11";
Lot 12 portions of common property marked "BALCONY 12" & "CAR BAY 12";
Lot 13 portions of common property marked "BALCONY 13" & "CAR BAY 13";
Lot 14 portions of common property marked "BALCONY 14" & "CAR BAY 14";
Lot 15 portions of common property marked "BALCONY 15" & "CAR BAY 15";
Lot 16 portions of common property marked "BALCONY 16" & "CAR BAY 16";
Lot 17 portions of common property marked "BALCONY 17" & "CAR BAY 17";
Lot 18 portions of common property marked "BALCONY 18" & "CARPORT 18";
Lot 19 portions of common property marked "BALCONY 19" & "CARPORT 19";
Lot 20 portions of common property marked "BALCONY 20" & "CARPORT 20";
Lot 21 portions of common property marked "BALCONY 21" & "CARPORT 21";
Lot 22 portions of common property marked "BALCONY 22" & "CAR BAY 22";

cont..../2.

Lot 23 portions of common property marked "BALCONY 23" & "CAR BAY 23";
 Lot 24 portions of common property marked "BALCONY 24" & "CAR BAY 24";
 Lot 25 portions of common property marked "BALCONY 25" & "CAR BAY 25";
 Lot 26 portions of common property marked "BALCONY 26" & "CAR BAY 26";
 Lot 27 portions of common property marked "BALCONY 27" & "CAR BAY 27";
 Lot 28 portions of common property marked "BALCONY 28" & "CARPORT 28";
 Lot 29 portions of common property marked "BALCONY 29" & "CARPORT 29";
 Lot 30 portions of common property marked "BALCONY 30" & "CARPORT 30";
 Lot 31 portions of common property marked "BALCONY 31" & "CARPORT 31";
 Lot 32 portions of common property marked "BALCONY 30" & "CAR BAY 30";
 Lot 33 portions of common property marked "BALCONY 33" & "CAR BAY 33";
 Lot 34 portions of common property marked "BALCONY 34" & "CAR BAY 34";
 Lot 35 portions of common property marked "BALCONY 35" & "CAR BAY 35";
 Lot 36 portions of common property marked "BALCONY 36" & "CAR BAY 36";
 Lot 37 portions of common property marked "BALCONY 37" & "CAR BAY 37";
 Lot 38 portions of common property marked "BALCONY 38" & "CARPORT 38";
 Lot 39 portions of common property marked "BALCONY 39" & "CARPORT 39";
 Lot 38 portions of common property marked "BALCONY 38" & "CARPORT 38";
 Lot 39 portions of common property marked "BALCONY 39" & "CARPORT 39";
 Lot 40 portions of common property marked "BALCONY 40" & "CARPORT 40";
 Lot 41 portions of common property marked "BALCONY 41" & "CARPORT 41";
 Lot 42 portions of common property marked "BALCONY 42" & "CAR BAY 42";
 Lot 43 portions of common property marked "BALCONY 43" & "CAR BAY 43";
 Lot 44 portions of common property marked "BALCONY 44" & "CAR BAY 44";
 Lot 45 portions of common property marked "BALCONY 45" & "CAR BAY 45";
 Lot 46 portions of common property marked "BALCONY 46" & "CAR BAY 46";
 Lot 47 portions of common property marked "BALCONY 47" & "CAR BAY 47";
 Lot 48 portions of common property marked "BALCONY 48" & "CARPORT 48";
 Lot 49 portions of common property marked "BALCONY 49" & "CARPORT 49";
 Lot 50 portions of common property marked "BALCONY 50" & "CARPORT 50";
 Lot 51 portions of common property marked "BALCONY 51" & "CARPORT 51";
 Lot 52 portions of common property marked "BALCONY 52" & "CAR BAY 52";
 Lot 53 portions of common property marked "BALCONY 53" & "CAR BAY 53";
 Lot 54 portions of common property marked "BALCONY 54" & "CAR BAY 54";
 Lot 55 portions of common property marked "BALCONY 55" & "CAR BAY 55";
 Lot 56 portions of common property marked "BALCONY 56" & "CAR BAY 56";
 Lot 57 portions of common property marked "BALCONY 57" & "CAR BAY 57";
 Lot 58 portions of common property marked "BALCONY 58" & "CARPORT 58";
 Lot 59 portions of common property marked "BALCONY 59" & "CARPORT 59";
 Lot 60 portions of common property marked "BALCONY 60" & "CARPORT 60".

- (ii) It is the responsibility of the registered proprietor of the lot to which the rights of exclusive use and enjoyment have been granted to indemnify the strata company against any claim whatsoever by any party for any compensation or damages claim due to any action that may occur within the portion of common property over which the rights of exclusive use and enjoyment have been granted.

and further:-

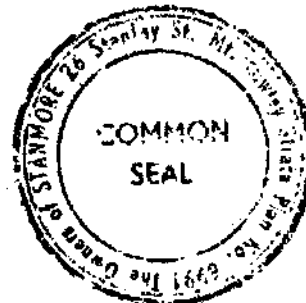
cont..../3.

- (b) that by special resolution duly passed on 5th December 1996
- (i) the by-laws in Part II of the Schedule to the Strata Titles Act 1966, as amended, as they applied to the strata company were repealed; and
 - (ii) the by-laws in Schedule 2 to the Strata Titles Act 1985, as amended, were adopted as Schedule 2 by-laws of the strata company.

The Common Seal of **THE OWNERS OF STANMORE STRATA PLAN No. 6991** was hereunto affixed
on 5 December 1996
in the presence of:

[Signature]
Member of Council.

[Signature]
Member of Council.



SCHEDULE.

**PLAN WITH MARKED PORTIONS OF COMMON PROPERTY OVER WHICH
THE RIGHTS OF EXCLUSIVE USE AND ENJOYMENT
HAVE BEEN GRANTED.**



**EXCLUSIVE USE
STRATA PLAN 6991
"STANMORE"**

SHEET 1A OF 6

LOT 11 STANLEY STREET, MT. LAWLEY.

ALL ANGLES 90° UNLESS OTHERWISE NOTED

SCALE 1:300

9

PERIMETER OF PARCEL

STANLEY STREET

PERIMETER OF PARCEL

(60.31)

89°54'40"

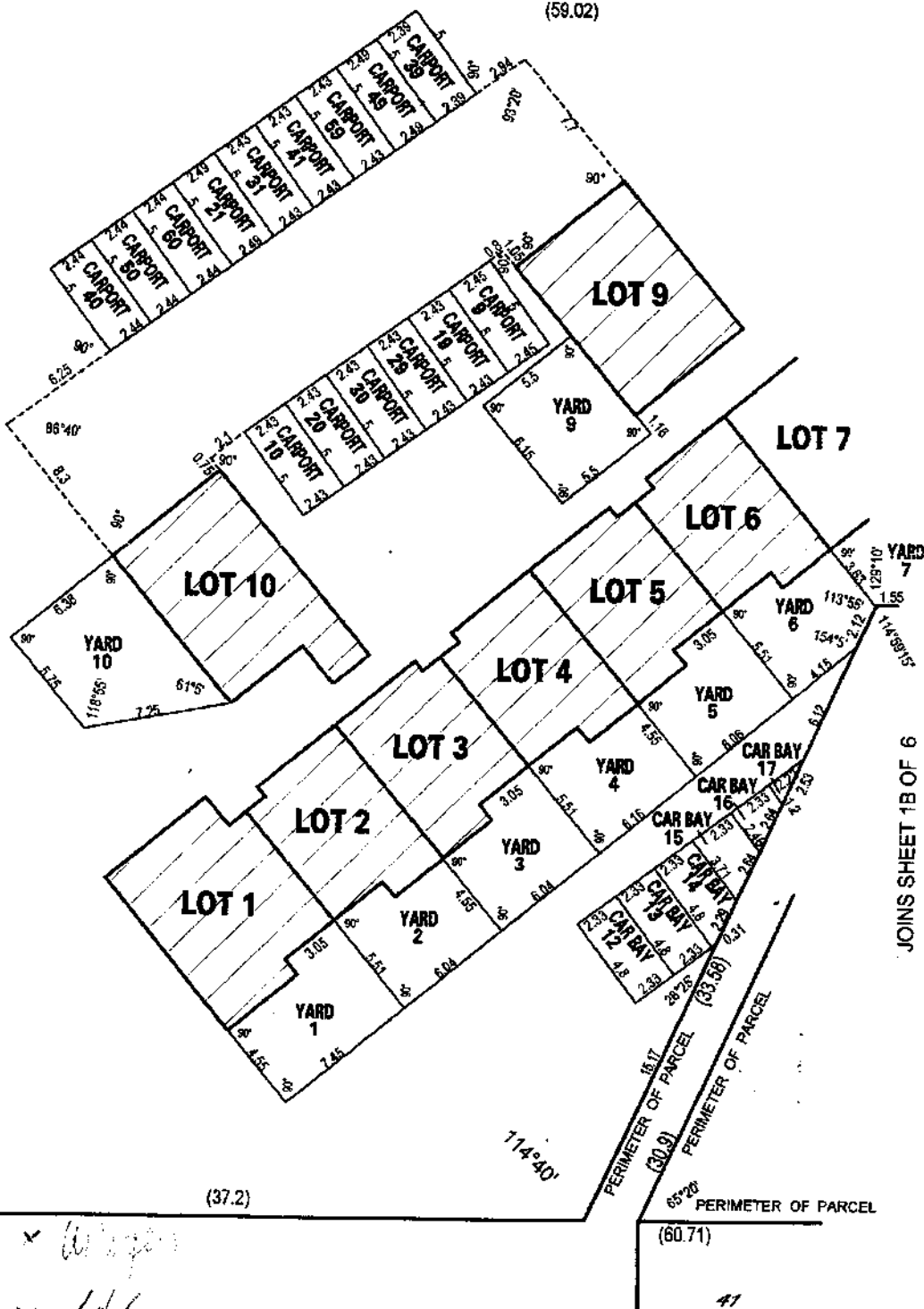
(37.2)

(59.02)

114°40'

PERIMETER OF PARCEL
(60.71)

JOINS SHEET 1B OF 6



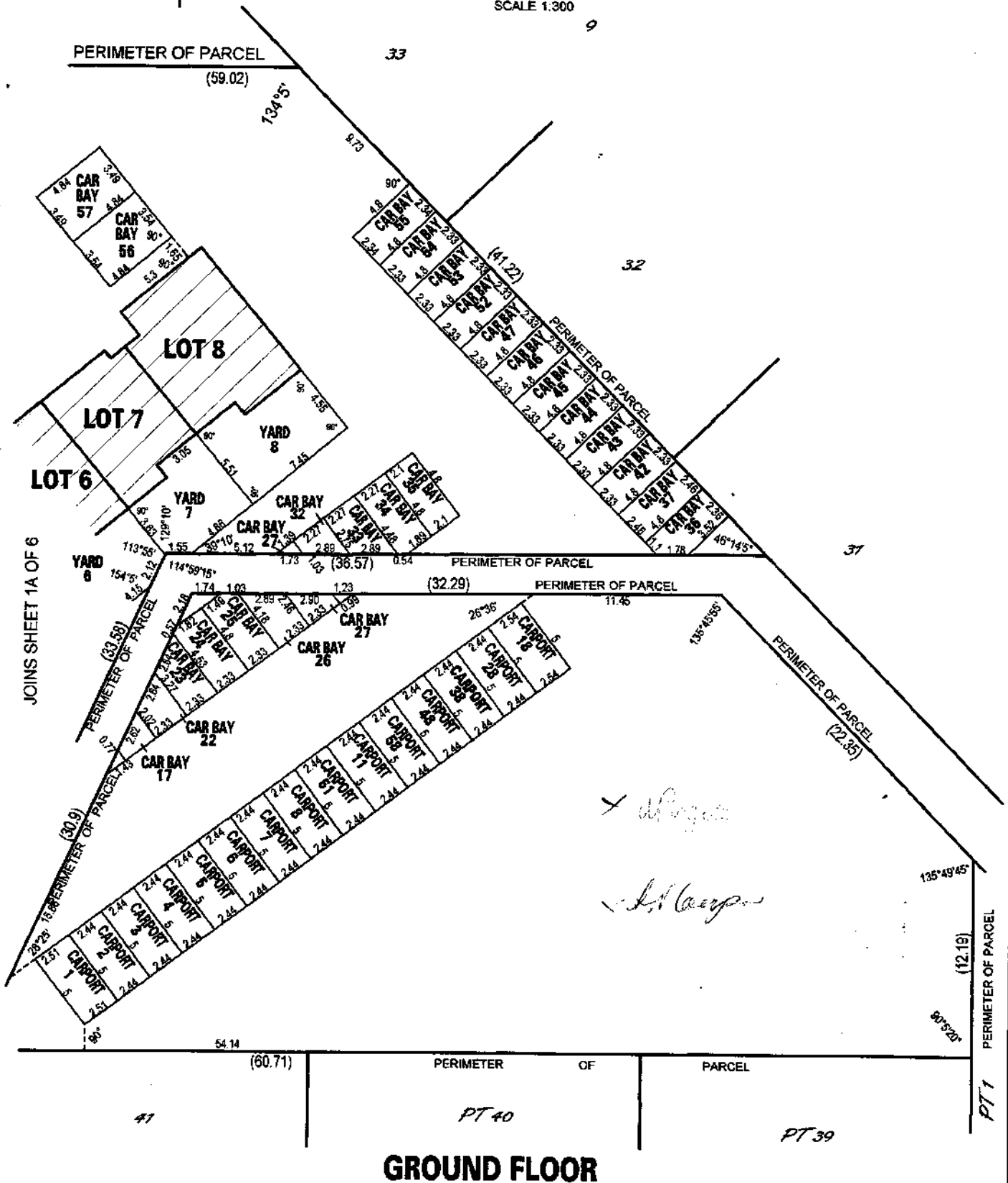
GROUND FLOOR

**EXCLUSIVE USE
STRATA PLAN 6991
"STANMORE"**

SHEET 1B OF 6

LOT 11 STANLEY STREET, MT. LAWLEY.

ALL ANGLES 90° UNLESS OTHERWISE NOTED
SCALE 1:300



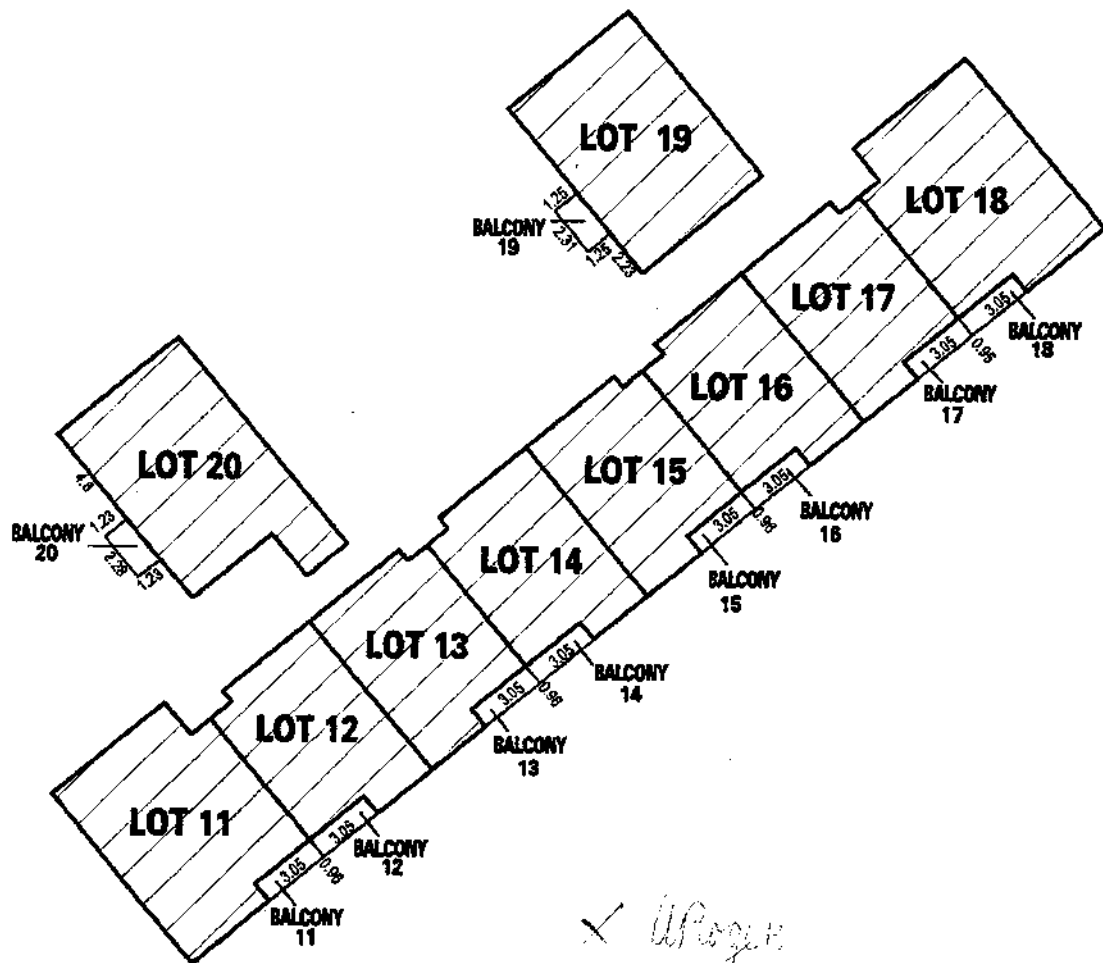


**EXCLUSIVE USE
STRATA PLAN 6991
"STANMORE"**

SHEET 2 OF 6

LOT 11 STANLEY STREET, MT. LAWLEY.

ALL ANGLES 90° UNLESS OTHERWISE NOTED
SCALE 1:300



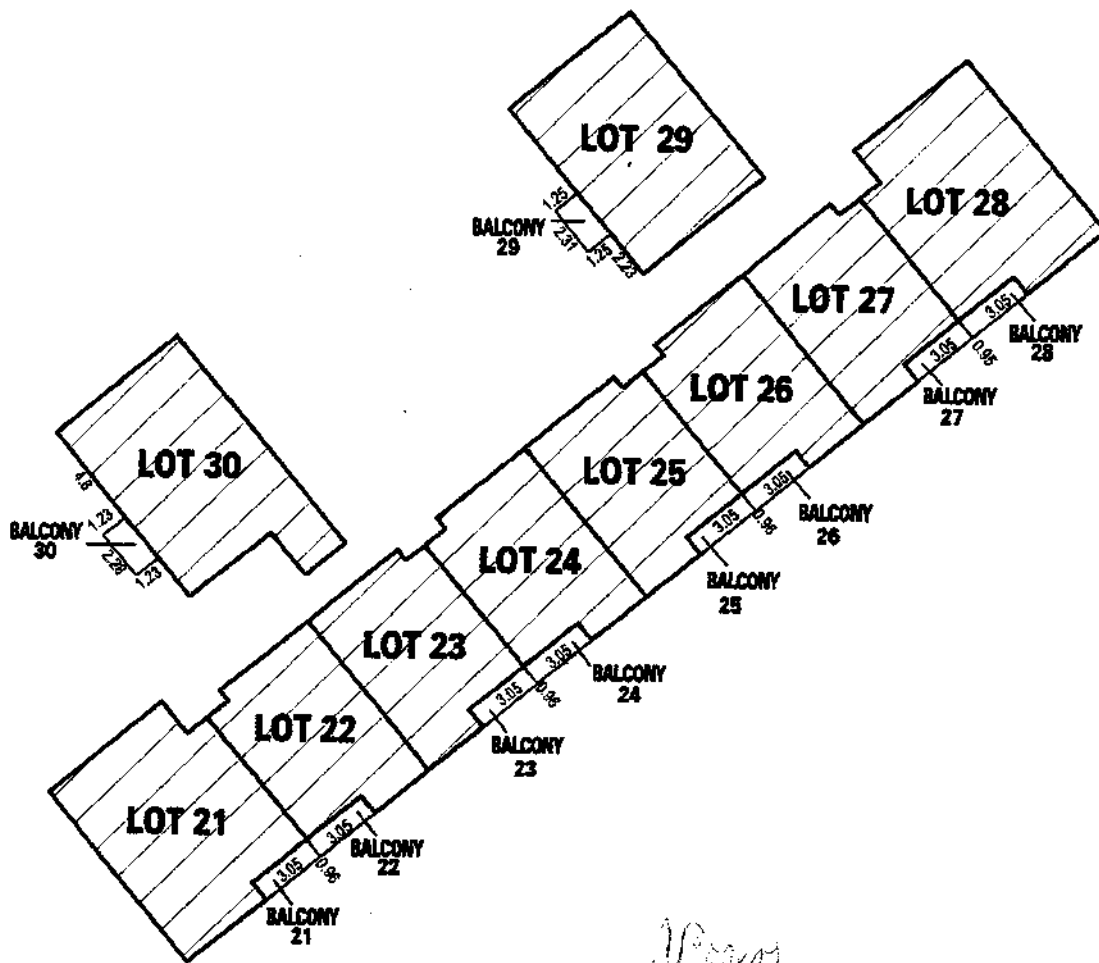
FIRST FLOOR



**EXCLUSIVE USE
STRATA PLAN 6991
"STANMORE"
LOT 11 STANLEY STREET, MT. LAWLEY.**

SHEET 3 OF 6

ALL ANGLES 90° UNLESS OTHERWISE NOTED
SCALE 1:300



W. Rogers
A. Rogers

SECOND FLOOR

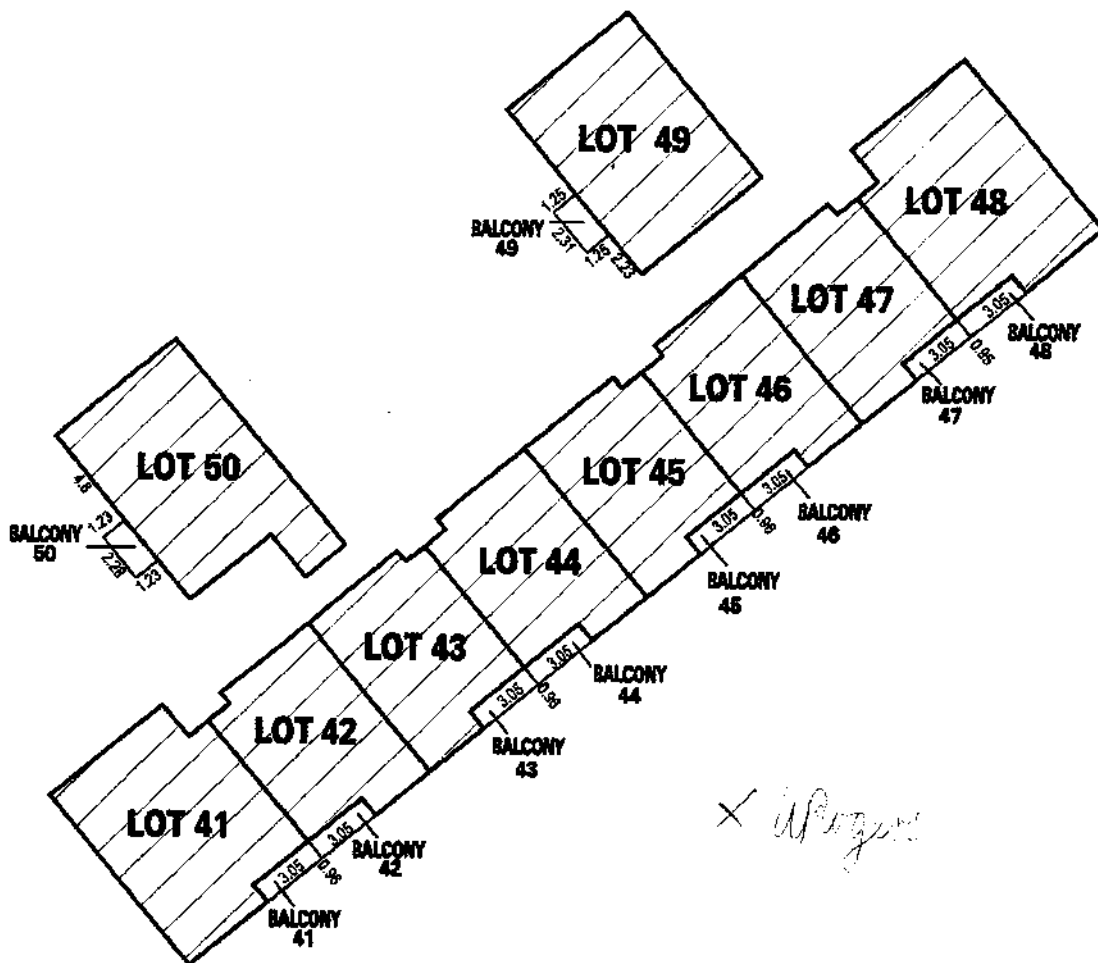


**EXCLUSIVE USE
STRATA PLAN 6991
"STANMORE"**

SHEET 5 OF 6

LOT 11 STANLEY STREET, MT. LAWLEY.

ALL ANGLES 90° UNLESS OTHERWISE NOTED
SCALE 1:300



FOURTH FLOOR

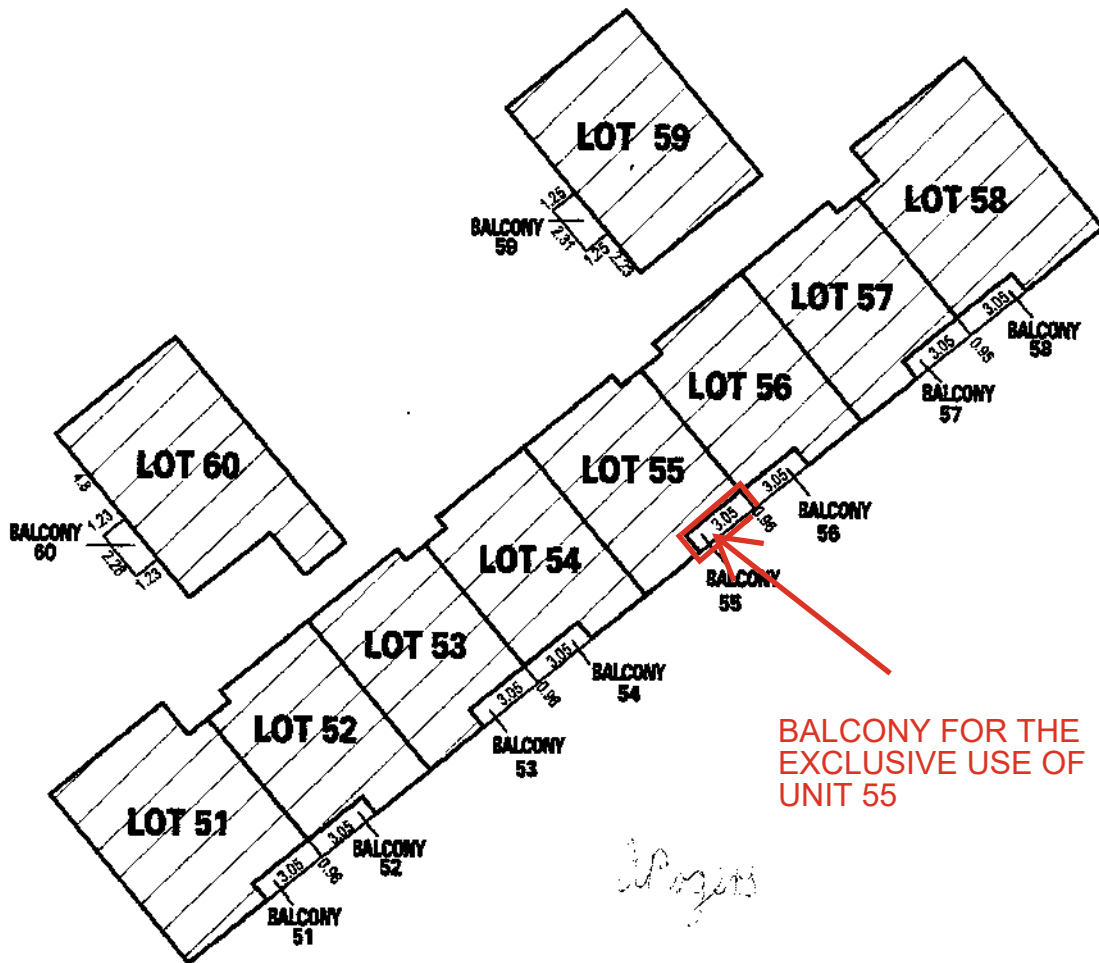


**EXCLUSIVE USE
STRATA PLAN 6991
"STANMORE"**

SHEET 6 OF 6

LOT 11 STANLEY STREET, MT. LAWLEY.

ALL ANGLES 90° UNLESS OTHERWISE NOTED
SCALE 1:300



BALCONY FOR THE
EXCLUSIVE USE OF
UNIT 55

Signatures

FIFTH FLOOR

L484436 AE

19 Nov 2010 14:39:11 Midland



REG \$ 135.00

LODGED BY

HERVE L'ELLOUSE

ADDRESS

20 - 104 King William
Bayswater WA 6053

PHONE No.

92711256

FAX No.

0433513008

REFERENCE No.

ISSUING BOX No.

999L



PREPARED BY

ADDRESS

PHONE No.

FAX No.

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

--	--

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

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

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

EXAMINED



FORM 21

NOTIFICATION OF CHANGE OF BY-LAWS

STRATA TITLES ACT 1985

SECTION 42

The Owners of Stanmore, Strata Plan 6991, hereby certify:

That by Resolution Without Dissent duly passed at a meeting of the Strata Company on September 2nd, 2010 which became unconditional on October 2nd, 2010 the By-Laws in schedule 1 to the Act as they applied to the Strata Company were added to as follows:

17. Default

If a proprietor or occupier breaches any by-law and that default continues for 14 days after notice thereof is given to the proprietor or occupier by the council, then the strata company may enter and, if necessary remain upon any part of the parcel to make good such default and any costs or expenses incurred by the strata company in so doing shall be recoverable from the proprietor or occupier in default.

18. Levies on differential basis for default and related expenses

- (1) Subject to section 81(11) and section 111 of the Act, where the strata company has incurred default or related expenses the strata company shall levy contributions in respect of such default or related expenses on the defaulting proprietor solely, or if there is more than one defaulting proprietor, on the defaulting proprietors between or among them in proportion to the unit entitlement of their respective lots.
- (2) In this by-law:
 - (a) "Costs" means all costs of and incidental to the relevant work or matter, including:
 - (i) an allowance based on the agreed amount or charge-out rate of any strata manager engaged by the strata company for the time spent by the strata manager and not incorporated in the base fee charged by the strata manager in managing the scheme;
 - (ii) The costs and expenses of any debt collection agent engaged by the strata company;
 - (iii) The costs and expenses of any contractors, consultants or experts engaged by the strata company;
 - (iv) the costs and expenses of any solicitor engaged by the strata company on a solicitor and own client full indemnity basis, including barrister's fees where applicable;
 - (b) "debt recovery action" means any action in a court of competent Jurisdiction by the strata company under section 36(1) (d), section 36(4), section 38(5), section 42(13), section 53(3) or section 55A (2) of the Act;
 - (c) "default or related expenses" includes:
 - (i) litigation expenses, and (ii) work expenses;
 - (d) "defaulting proprietor" means:
 - (i) The proprietor to whom notice alleging breach of the Act or of the by-laws of the Strata Company or demand made pursuant to the Act or such by-laws has been given:

- (ii) The proprietor who owes the debt the subject of the debt recover) action;
- (iii) The proprietor against whom any application mentioned in sub-law 16(2) (e) (iii) has been made
- (e) "litigation" includes;;
 - (i) Any notice given alleging breach of the Act or of the by-laws of the Strata Company or demand made pursuant to the Act or such by-laws;
 - (i i) Any debt recovery action;
 - (iii) any application by the strata company to the State Administration Tribunal to enforce any provision of the Act or the by-laws of the strata company under section 81 or section 83 of the Act. or by the strata company under section 91, section 92, section 1031 or section 103K of the Act. and any appeal from any such application;
- (f) "litigation expenses" means the costs of the litigation; and
- (g) "Work expenses" means the costs of carrying out work under section 38(1). Section 38(2) or section 38(3) of the Act or schedule 2 by-laws 15.

The common seal of the owners of Starunore, strata plan 6991 was hereunder affixed on. 18th November.....in the presence of
2010

J. Ramsay
FLO Ramsay
K. Holmes
Members of the council
Kristal Holmes



N523369 AE

04 Jan 2017 10:03:06 Midland



LODGED BY Drake-Brockman Strata & Management

Services

ADDRESS PO Box 115, Mt Lawley WA
6929

PHONE No. 08 9370 5339

FAX No. 08 9381 4290

REFERENCE No.

ISSUING BOX No. 999L

PREPARED BY Julian Drake-Brockman

ADDRESS PO Box 115, Mt Lawley WA 6929

PHONE No. 9370 5339

FAX No. 9381 4290

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items Nos.
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	

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

EXAMINED

GOVERNMENT OF
WESTERN AUSTRALIA

Landgate

Form 21
NOTIFICATION OF CHANGE OF BY-LAWS
Strata Titles Act 1985
Section 42

The Owners of;

.....¹¹ Stanmore

Strata/Survey-strata Plan No. 6991 hereby certifies —

- that by resolution without dissent duly passed at a meeting of the strata company on 12/10/2016 which became unconditional on 08/11/2016 the by-laws in Schedule 1 to the Act
- that by special resolution duly passed at a meeting of the strata company on 12/10/2016 which became unconditional on 08/11/2016 the by-laws in Schedule 2 to the Act

as they applied to the strata company, were added to, amended, or repealed as follows;

.....¹¹ ATTACHMENT A

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

The Common Seal of the Owners of;

"Stanmore"

Strata/Survey-strata Plan No. 6991 was hereunto affixed on 03/01/2017.

in the presence of —

Wong. BARBARA WONG, UNIT 13, 26 STANLEY STREET.

Andre Speer
Members of the Council

Andre Speer Lot 14 26 Stanley St.



ATTACHMENT A

The Owners of "Stanmore" Strata Plan 6991 hereby certify that:

By Resolution without Dissent at a meeting of the strata company held on October 12th, 2016 which then became unconditional on 8th November, 2016 the following by-laws were Amended as follows:

Schedule 1 By-Law:

BY-LAWS 1 (a) (b), 1a (a) (b), 2 (a) (b) (c) - by adding

"A breach of this by-law shall constitute an offence and be punishable by a fine not exceeding \$ 400.00"

And

Schedule 2 By-Law:

BY-LAWS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 - by adding

"A breach of this by-law shall constitute an offence and be punishable by a fine not exceeding \$ 400.00"

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [N523369] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

19/1/2017 07:57:53

SCHEDULE 1 BYLAW IS RE-NUMBERED TO NO. 19 AND SCHEDULE 2 BY-LAW IS RE-NUMBERED NO. 15.
SEE LETTER DATED 18 JANUARY 2017.

Requisition Notice

Section 192 of the Transfer of Land Act

Your Ref: JULIAN - SP6991
Our Ref: N523369
Enquiries: Linda Ivulich
Telephone: 9273 7629
Facsimile: 9273 7673

12 January 2017

REQUISITION - DRAKE-BROCKMAN STRATA & MANAGEMENT
PO BOX 115
MT LAWLEY, WA 6929

Facsimile: 93814290
Email:
Delivered by: Fax

Dear Sir/Madam

Requisition Notice

Registration of the document(s) referenced cannot be affected until all requisitions listed below are complied with and the fee payable is received. A time limit of **21 days** applies from the date stated above after which all documents may be rejected.

Personal attendance to make corrections to a requisitioned document should be made at Landgate, Midland Square. Please arrange an appointment using the contact details shown above.

Doc. No	Description	Req. Fee
N523369	Please clarify intention of this notification of change of by-laws. (See paragraph 6.11.2 of the Land Titles Registration Practice Manual).	82.90

Requisition Sub Total \$ 82.90
Additional Fee \$ 0
TOTAL FEE Payable \$ 82.90

Sincerely,



JEAN VILLANI
REGISTRAR OF TITLES

Requisitions may be attended to by:

1. Directly using the contact details provided above.
 2. The lodging of evidence (by hand) at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth.
 3. Post to Landgate, Location Data Services, P O Box 2222, Midland WA 6936.
 4. **For further information regarding this requisition notice please liaise with the Contact Person as shown above.**
- Correspondence by representatives of parties to documents **must state** the capacity in which they act and confirm that they are duly authorised to do so. Amendment by letter is at the discretion of the Registrar of Titles. Unless these requisitions are complied with, the documents will be rejected. Documents may be withdrawn from registration, for which a withdrawal fee of \$82.90 per document is payable. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options on page 2.
- *Proof of payment to be provided at time requisition satisfied by copy of receipted assessment or provision of credit card payment authority.

PAYMENT OPTIONS (Fax Requisition)

IN PERSON: Customer Service Hall, Midland Square, Midland.
or
Perth Branch Office, QBE Building,
200 St Georges Terrace, Perth.

BY POST: PO Box 2222, Midland WA 6936 or DX 88
(Cheques or money orders to be made payable to Landgate.)

BY FAX: 9273 7673

DEALING NO: N523369

CONTACT PERSON: Linda Ivulich

YOUR REFERENCE: JULIAN - SP6991

COMPLETE THIS SECTION IF PAYING BY EBIS ACCOUNT (BY FAX ONLY)

EBIS Account Number

--	--	--	--

--	--	--	--

Western Australian Land Information
Authority Office Use Only

Order No: _____

EBIS Company Name:

Amount: **Fax Requisition Fee \$** _____ **Additional Fees \$** _____ **Total \$** _____

I hereby authorise the Western Australian Land Information
Authority to debit the above EBIS account: (Signature of person authorising payment)

Name of person authorising payment:
(Please Print Name)

Contact Phone No:

OR COMPLETE THIS SECTION IF PAYING BY CREDIT CARD

Credit Card Number

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Card Holder Name:
(Please Print)

Contact Phone No

Postal Address:

Credit Card Type (Please tick):

Visa

☐

MasterCard

☐

Expiry Date:/..... (MM/YY)

Amount: **Fax Requisition Fee \$** _____ **Additional Fees \$** _____ **Total \$** _____

Signature:



Drake-Brockman
Strata & Management Services

Drake-Brockman Strata & Management Services

PO Box 115 Mt Lawley WA 6929
Ph 08 9370 5339 Fax 08 9381 4290
stratamanager@stratacompany.com.au
ABN: 19352750493

18TH January, 2017

To:

Landgate
1 Midland Square
Midland WA 6056

Attn: Linda Ivulich

Re 26 Stanley St, Mount Lawley – By-Law Registration Document #N523369

Please find attached the By-law to be lodged on behalf of the Owners of 26 Stanley Street, Mount Lawley.

Please let me know if there is anything further required or if there is any issue with anything provided.

Regards,

Julian Drake-Brockman
Drake-Brockman Strata & Management Services

ATTACHMENT A

The Owners of "Stanmore" Strata Plan 6991 hereby certify that:

By Resolution without Dissent at a meeting of the strata company held on October 12th, 2016 which then became unconditional on 8th November, 2016 the following by-laws were Added as follows:

Schedule 1 By-Law Number 19:

"A breach of the following Schedule 1 by-laws shall constitute an offence and be punishable by a fine not exceeding \$400.00"

BY-LAWS 1 (a) (b), 1a (a) (b), 2 (a) (b) (c)

And

Schedule 2 By-Law Number 15:

"A breach of the following Schedule 2 by-laws shall constitute an offence and be punishable by a fine not exceeding \$400.00"

BY-LAWS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14



OFFICE USE ONLY

0611074 SA

13 Jan 2021 08:30:04 Midland



SA

Amendment of Scheme Notice

Lodged by:⁵ **Stafford Beamish
Strata Property WA**

Address: **PO Box 115
Mt Lawley WA 6929
office@stratapropertywa.com.au**

Phone Number: **(08) 9370 5339**

Reference Number: _____

Issuing Box Number: 2550

Instruct if any documents are to
issue to other than Lodging Party

Prepared by: **Stafford Beamish
Strata Property WA**

Address: **PO Box 115
Mt Lawley WA 6929
office@stratapropertywa.com.au**

Phone Number: **(08) 9370 5339**

Reference Number: _____

Titles, Leases, Evidence, Declarations etc. lodged
herewith

1. Evidence – Certificate of change of address

2. _____

3. _____

4. _____

5. _____

OFFICE USE ONLY

Landgate Officer

Number of Items Received: 1-1

Landgate Officer Initial: AB

⁵ Lodging Party Name may differ from Applicant Name.



Approved Form 19-74462



12:12:17s-13164721

Amendment of Scheme Notice¹

Strata Titles Act 1985

Section 29

Scheme Number: **6991**

Scheme Name:

Stanmore

Address for Service of the Strata Company:

30 Stanley Street, Mount Lawley 6050

Email address for Strata Company²:

N/A

Is this a Leasehold Scheme?

☐ Yes

☒ No

Scheme Expiry Day:³

The Owners of⁴ **Stanmore - Strata Plan 6991** (strata company) applies to the Registrar of Titles to register the Amendment of Scheme Notice:

- ☒ Amending scheme name or address for service

Attach Certificate of Strata Company – Change of name and/or address

- ☐ Postponement of leasehold expiry

Attach Certificate of Strata Company – Leasehold Expiry Postponement

The strata company's execution of the relevant Certificate of Strata Company is taken to be execution of this application.

¹ ATTENTION: You must **fully** complete this form, incorporating the latest amendments. This form will replace the current Scheme Notice upon registration.

² Optional.

³ This date is calculated on the later of the registration of the leasehold scheme or Amendment of Scheme Notice to postpone the expiry day of the leasehold scheme. It appears on the certificates of title for the lots and the scheme parcel. It may be changed if the postponement is in accordance with leasehold by-laws and authorised by a resolution of the strata company under section 41 of the Act.

⁴ To be completed as "[scheme name + scheme type + scheme number]" under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Plan 12345.

ANNUAL GENERAL MEETING MINUTES

The Owners of Stanmore (strata scheme 6991)

26 Stanley Street MOUNT LAWLEY WA 6050

20th November 2025 – 5:30pm



1. Preliminary Matters

Attendance

Lot	Unit	Name	Arrears	Proxy		
9	9	Sarah Louise Haynes	N	N		
10	10	Joshua Allan Bailey	N	Y	-	Chris Podlich
13	13	Siong Jlee Wong (<i>online</i>)	N	N		
14	14	Anne Speer	N	Y	-	Chairperson
16	16	Andrew Michael Prendergast	N	Y	-	Chairperson
17	17	Natalia Saman (<i>online</i>)	N	N		
18	18	M and F Castle Pty Ltd ATF Castle Super Fund	N	Y	-	Felene Castle
20	20	Jade Letitia Carstensen	N	Y	-	Chairperson
25	25	Joseph Antonio Ross (<i>online</i>)	N	N		
28	28	Anna Koval (<i>online</i>)	N	N		
31	31	David Mulder (<i>online</i>)	N	N		
32	32	David Anthony Butler	N	N		
35	35	Rosanne Lynette McDonnell (<i>online</i>)	N	N		
40	40	Leissa Jane Eleanor Sander	N	Y	-	Chairperson
41	41	Rosalyn May Aspinall & Michael Aspinall	N	Y	-	Chairperson
42	42	George Stan Zalewski & Theresa Ann Zalewski	N	Y	-	Chairperson
45	45	Abjam Pty Ltd AFT Brown Investment Trust	N	Y	-	Chairperson
49	49	Mags Holdings Pty Ltd - Gavin Aspinall	N	Y	-	Chairperson
51	51	Sharon Almeida	N	N		
53	53	Emma Jones (<i>online</i>)	N	N		
56	56	Sandra Rebecca Kerr	N	Y	-	Chairperson
57	57	Charmaine Edna Anderson	N	Y	-	Chairperson
58	58	Katherine Szafran (<i>online</i>)	N	N		
59	59	Alex Kelman	N	N		

Apologies

47 47 Steven Gerrard Standells

Proxies Verified

Stafford Beamish

In Attendance

Stafford Beamish & Elyn Pettit representing Strata Property WA

Quorum

The proprietors of **twenty-four (24)** financial lots were either present or represented by proxy at 5:30pm, however, a quorum was not achieved. Pursuant to Section 130 of the Strata Titles Act 1985 (Act), once 30 minutes had elapsed from the time appointed for the general meeting, the persons in attendance and entitled to vote are taken to constitute a quorum for the purposes of this general meeting. Therefore, it was confirmed at 6:00pm that the meeting now conformed to the requirements of the Act and could proceed.

Appointment of Chairperson

Stafford Beamish was authorised to act as Chairperson of the Strata Company for the purposes of the meeting.

Standing Orders

It was unanimously agreed that those in attendance would adhere to the "Standing Orders" as tabled for the meeting.

2. Confirmation of Minutes (Previous AGM)

That it was resolved by **24 votes to NIL** the minutes of the previous Annual General Meeting (AGM) held on 22/10/2024 were adopted as true and correct records.

Moved by: Sharon Almeida and Seconded by: Chris Podlich. **ADOPTED**

3. Statement of Accounts

Annual Statement of Accounts – 01/07/2024 to 30/06/2025

That the statement of accounts showing the assets and liabilities, together with the income and expenditure, for the period 01/07/2024 to 30/06/2025 was tabled, with it resolved by **24 votes to NIL** for the annual financial statement showing an amount of \$523,123.16 net owners' funds, was adopted.

Moved by: Chris Podlich and Seconded by: Alex Kelman. **ADOPTED**

Interim Statement of Accounts – 01/07/2025 to 30/09/2025

That the interim statement of accounts showing the assets and liabilities, together with the income and expenditure, for the period 01/07/2025 to 30/09/2025 was tabled, with it resolved by **24 votes to NIL** for the annual financial statement showing an amount of \$554,845.47 net owners' funds, was adopted.

Moved by: Chris Podlich and Seconded by: Sharon Almeida. **ADOPTED**

4. Insurance Policy Review

The meeting discussed the insurance policy for the complex, with it resolved **24 votes to NIL**:

- (i) That the copy of the current Certificate of Currency outlining the schedules for the insurance required under section 127(3)(c) of the Act, as tabled, was received and incorporated into the records of the strata company; and
- (ii) That the Council be directed to renew the current insurance policy prior to its expiry date or secure insurance with a different insurer in such sums and on terms which are not less than the current policy, or as are recommended by qualified professional advisors.

Moved by: Sharon Almeida and Seconded by: Chris Podlich. **ADOPTED**

5. Election of Councillors

Number of Council Members

That the Chairperson addressed the meeting and explained that the meeting first needs to determine the size of the Council, with the minimum number of members being three (3) and the maximum number being seven (7). The meeting discussed the required number of Council members, with the majority in attendance agreeing that the number of members on the Council should be set at **five (5)**.

Council Election

That the following owners, having signified their willingness to serve in the role of councillors, and there being no other nominations being received, were elected unopposed:

Lot	Unit	Name
9	9	Sarah Haynes
17	17	Natalia Saman
31	31	David Mulder
35	35	Rosanne McDonnell
51	51	Sharon Almeida

5. Election of Councillors (cont.)

Remote Communication

That the meeting discussed the tabled motion, with it resolved by **24 votes to NIL**, the Strata Company authorised the Council to meet and conduct business via electronic means of remote communication (e.g. email or electronic voting system), with all matters to be determined by a simple majority vote.

Moved by: Rosanne Lynette McDonnell and Seconded by: Sarah Louise Haynes. **CARRIED**

6. Administrative Fund Budgets

Administrative Fund Budget for the Period 01/07/2025 to 30/06/2026

That the meeting discussed the tabled budget, with it resolved by **24 votes to NIL** to adopt the budget of estimated expenditure from the Administrative Fund for the period 01/07/2025 to 30/06/2026, amounting to \$168,180.00 ex GST as presented.

Moved by: Chris Podlich and Seconded by: Rosanne Lynette McDonnell. **ADOPTED**

Provisional Administrative Fund Budget for the Period 01/07/2026 to 30/06/2027

That the meeting discussed the tabled provisional budget, with it resolved by **24 votes to NIL** to adopt the budget of estimated expenditure from the Administrative Fund for the period 01/07/2026 to 30/06/2027, amounting to \$150,180.00 ex GST as presented.

Moved by: Sharon Almeida and Seconded by: Chris Podlich. **ADOPTED**

Note: The provisional budget will be subject to amendment at the subsequent Annual General Meeting (AGM).

7. Administrative Fund Levy Contributions

That the meeting discussed the funding requirements for the complex, with it resolved by **24 votes to NIL** for the Administrative Fund levy contributions to total \$129,000.00 inc GST for the current financial year, payable quarterly in advance in the amounts and on the dates below:

- (i) \$525.00 per unit entitlement due 01/07/2025 (already issued); and
- (ii) \$525.00 per unit entitlement due 01/10/2025 (already issued); and
- (iii) \$550.00 per unit entitlement due 01/01/2026; and
- (iv) \$550.00 per unit entitlement due 01/04/2026; and
- (v) \$550.00 per unit entitlement due 01/07/2026, and continue on a quarterly basis in the next financial year until otherwise determined by the Strata Company at a general meeting.

Moved by: Chris Podlich and Seconded by: Sarah Louise Haynes. **CARRIED**

8. Special Maintenance Works Levy

That the meeting discussed the funding requirements for the complex, with it resolved by **24 votes to NIL** for the Special Maintenance Works levy contribution payable by the lot owners of 1, 3, 9, 10, 12, 16, 17, 19, 20, 22, 23, 25, 26, 27, 28, 29, 30, 33, 35, 36, 37, 38, 39, 40, 48, 50, 54, 55, 56, 57, 59 and 60 only, to total \$108,160.00 inc GST for the financial year, payable in advance by instalments in the amounts and on the dates outlined as follows:

- (i) \$845.00 per unit entitlement due 01/07/2025 (already issued); and
- (ii) \$845.00 per unit entitlement due 01/10/2025 (already issued); and
- (iii) \$845.00 per unit entitlement due 01/01/2026; and
- (iv) \$845.00 per unit entitlement due 01/04/2026; and
- (v) \$845.00 per unit entitlement due 01/07/2026, and continue on a quarterly basis until otherwise determined by the Strata Company at a general meeting.

Moved by: Sharon Almeida and Seconded by: Sarah Louise Haynes. **CARRIED**

9. Matters Without Notice for Discussion and Referral to the Council

10yr BMR Update

The owner of U53 raised the matter that at the previous AGM, a request was made for the Council of Owners to provide a report summarising maintenance levy expenditure to date and future plans. It was acknowledged this had not been actioned due to the loss of two chairpersons during the period. The matter will be referred to the Council of Owners for their consideration.

The managing agent provided an update on major works quotations. Builderwest has provided one quotation. MRO Property Services was developing promising alternative solutions, including the drone application of protective coating to the asbestos roof, which could extend its life by approximately 10 years. However, progress stalled when their lead representative experienced a medical issue. 360 Project Services, a commercial maintenance company experienced with large, multifaceted projects, had met with Strata Property WA last week and expressed interest in the project. The managing agent will formalise discussions with 360 Project Services following the meeting in the coming weeks.

The managing agent continued, advising that two quotations at a minimum are being sought to enable the Council of Owners to make an informed decision. Depending on the final costs, an Extraordinary General Meeting may be required if the amount exceeds the Council of Owners' spending authority. If the quotation falls within the remaining budget allocation, works could proceed following appropriate disclosure to all owners.

Access Control

That the representative of U10 raised the matter regarding unauthorised access to the property, with Uber drivers and various visitors regularly entering without permission. The Strata Company should consider installing powered vehicle gates as the minimum security measure.

The managing agent addressed the meeting and explained that he had suggested this in previous years. Installation was previously deferred due to scheduled major works and concerns about potential damage from construction vehicles and scaffolding. The issue has escalated with the increase in deliveries and rideshare services. The managing agent suggested a phased approach, with vehicle gates as Phase 1 and complete fencing with pedestrian gates as Phase 2.

The matter is referred to the Council of Owners for consideration of installing powered vehicle gates, with potential for complete perimeter fencing as a future stage.

Pedestrian Walkways

The owner of U35 raised the matter regarding the footpaths between the car park and main building, particularly at the western end near the letterboxes and from the drying area. The surfaces are difficult to navigate, especially at night. The area was disturbed during major plumbing works and remains unpaved.

The managing agent explained that permanent concrete cannot be installed due to the underlying amount of plumbing infrastructure in that area. It was noted that temporary carpet has been placed to stabilise the sandy surface.

A suggestion was made to install elevated platform walkways or decking that could be dismantled if access to underground services is required. This solution would provide safe pedestrian access while maintaining accessibility to the infrastructure. The Council of Owners are requested to consider this option.

9. Matters Without Notice for Discussion and Referral to the Council (cont.)

AirBnB

A query was raised regarding whether strata by-laws permit short-term accommodation arrangements. The managing agent explained that, to his understanding, the building is currently zoned, which does not permit short-term accommodation under local government by-laws.

The meeting was informed that U6 has submitted an application to the City of Bayswater for short-term accommodation approval without obtaining the consent of the Strata Company. The managing agent expressed concern about how the application progressed without the required approvals from the Strata Company. It is his understanding that the building is neither designed nor insured for commercial accommodation use. Approval would necessitate upgrades to emergency egress lighting and directional signage and would have insurance implications.

Individual lot owners, as ratepayers, are strongly encouraged to respond to the City of Bayswater's notice regarding the application. The Strata Company, not being a ratepayer, cannot directly respond. An owner is requested to provide a copy of the notice they have received. Strata Property WA will then circulate the communication to all owners, outlining the implications and encouraging their responses to the local government.

Waste Management

The meeting discussed the possibility of reintroducing recycling services. The managing agent explained that recycling bins were removed a number of years ago due to persistent contamination, resulting in significant fines. Despite engaging cleaners to sort contaminated materials, the contamination level was so severe that the local council agreed to discontinue the service. This is an unprecedented occurrence in his experience.

Food Organics and Garden Organics (FOGO) services would likely face similar contamination issues and associated costs. A potential solution discussed was establishing a secure recycling area near the NBN rack location (formerly the bin area) with PIN code access. Residents who commit to proper recycling practices can opt into the system, although this would require self-management and oversight by the residents themselves.

The Council of Owners had been asked at the previous AGM to investigate recycling options, though this was not progressed due to Council membership changes. The matter remains for the Council of Owners' consideration, taking into account the significant challenges encountered in previous attempts to introduce recycling.

10. Next AGM

That the meeting discussed the schedule for the subsequent Annual General Meeting (AGM) and reached a consensus for the date to be set for Thursday, 8 October 2026 @ 5:30pm, subject to the final approval of the COO and the managing agent's availability.

In accordance with the Act, all lot owners will be provided with the required notice for an Annual General Meeting.

11. Close of Business

That with no further business being transacted, the Chairperson thanked everyone for their attendance in person or by proxy, and declared the meeting closed at 6:58pm.

Income and Expenditure Statement - S/Plan 6991

"STANMORE"

26 STANLEY STREET, MOUNT LAWLEY, WA 6050

For the Financial Period 01/07/2024 to 30/06/2025

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$688.51	\$0.00	\$287.51
Levy Income	\$111,818.40	\$111,818.18	\$109,092.00
Recovery - Insurance Claims	\$2,418.18	\$0.00	\$0.00
Recovery - Legal & Debt Collection Fees	\$30.00	\$0.00	\$194.55
Recovery - Owner	\$0.00	\$0.00	\$1,490.00
Special Levy Income	\$98,327.04	\$98,327.28	\$148,663.39
Total Administrative Fund Income	\$213,282.13	\$210,145.46	\$259,727.45

Expenses

10yr BMR Works	\$0.00	\$0.00	\$500,993.35
Accounting Fees & Charges	\$581.88	\$1,000.00	\$453.66
Accounting By-laws Legal (Schedule B)	\$150.00	\$0.00	\$370.00
Additional Services (Schedule B)	\$40.00	\$3,000.00	\$5,600.00
Agreed Service Fee (Schedule A)	\$17,902.56	\$17,750.00	\$17,050.00
Annual Administration	\$409.09	\$450.00	\$409.09
Bank Charges	\$141.75	\$200.00	\$179.25
CCTV System	\$2,157.28	\$2,000.00	\$1,240.45
COO Financial Reports	\$212.68	\$270.00	\$167.69
Cleaning Contract	\$9,980.00	\$12,000.00	\$11,300.00
Consultant	\$0.00	\$0.00	\$24,661.40
Disbursement Charges	\$400.92	\$450.00	\$445.91
Doors Locks & Windows	\$423.00	\$500.00	\$0.00
Electrical Maintenance	\$2,621.53	\$3,000.00	\$1,446.60
Electricity	\$1,772.36	\$2,000.00	\$1,717.77
Fencing	\$0.00	\$0.00	\$1,715.00
Fire Equipment Maint.	\$2,608.40	\$10,000.00	\$16,096.00
Fire Service Contract	\$1,642.35	\$3,200.00	\$3,148.55
Garden General Maintenance	\$9,182.50	\$13,000.00	\$10,025.00
General Repairs & Maint.	\$26,204.27	\$30,000.00	\$4,228.25
Insurance - Claims Repairs	\$2,340.00	\$0.00	\$0.00
Insurance - Excess	\$909.09	\$0.00	\$0.00
Insurance - Premium	\$24,486.79	\$26,000.00	\$22,414.53
Internet/Data Service	\$120.00	\$1,200.00	\$120.00
Landscaping Projects	\$0.00	\$10,000.00	\$0.00
Legal & Debt Collection Costs	\$220.00	\$0.00	\$280.55
Lift Maintenance	\$0.00	\$0.00	\$15,756.00

Income and Expenditure Statement - S/Plan 6991
"STANMORE"
26 STANLEY STREET, MOUNT LAWLEY, WA 6050
For the Financial Period 01/07/2024 to 30/06/2025

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Lift Service Contract	\$4,012.47	\$5,400.00	\$5,321.20
Mailings - Postage	\$501.98	\$250.00	\$240.03
Meeting Room Hire	\$0.00	\$0.00	\$106.27
Painting - External	\$0.00	\$0.00	\$2,600.00
Pest Control	\$450.00	\$300.00	\$0.00
Plumbing - General	\$12,938.64	\$15,000.00	\$16,194.64
Plumbing - Mainline/Stacks	\$0.00	\$0.00	\$18,290.00
Reticulation	\$0.00	\$1,500.00	\$0.00
Rubbish Removal	\$2,550.00	\$1,500.00	\$1,650.00
Tree Lopping	\$400.00	\$2,000.00	\$0.00
Water Usage	\$9,310.67	\$8,500.00	\$8,553.97
Total Administrative Fund Expenses	\$134,670.21	\$170,470.00	\$692,775.16
Administrative Fund Surplus/Deficit	\$78,611.92	\$39,675.46	\$(433,047.71)

Income and Expenditure Statement - S/Plan 6991
"STANMORE"
26 STANLEY STREET, MOUNT LAWLEY, WA 6050
For the Financial Period 01/07/2024 to 30/06/2025

Reserve Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Reserve Fund Income	\$0.00	\$0.00	\$0.00
Expenses			
Total Reserve Fund Expenses	\$0.00	\$0.00	\$0.00
Reserve Fund Surplus/Deficit	\$0.00	\$0.00	\$0.00

Income and Expenditure Statement - S/Plan 6991**"STANMORE"****26 STANLEY STREET, MOUNT LAWLEY, WA 6050**

For the Financial Period 01/07/2025 to 30/09/2025

Administrative Fund

	TOTAL THIS YEAR
Income	
Interest on Overdues	\$28.91
Levy Income	\$28,636.20
Recovery - Insurance Claims	\$0.00
Recovery - Legal & Debt Collection Fees	\$0.00
Recovery - Owner	\$0.00
Special Levy Income	\$24,581.76
Total Administrative Fund Income	\$53,246.87
Expenses	
10yr BMR Works	\$0.00
Accounting Fees & Charges	\$36.75
Accounting By-laws Legal (Schedule B)	\$0.00
Additional Services (Schedule B)	\$400.00
Agreed Service Fee (Schedule A)	\$4,660.59
Annual Administration	\$0.00
Bank Charges	\$0.00
CCTV System	\$0.00
COO Financial Reports	\$44.99
Cleaning Contract	\$3,400.00
Consultant	\$0.00
Disbursement Charges	\$98.18
Doors Locks & Windows	\$0.00
Electrical Maintenance	\$0.00
Electricity	\$810.95
Fencing	\$0.00
Fire Equipment Maint.	\$230.00
Fire Service Contract	\$850.00
Garden General Maintenance	\$2,280.00
General Repairs & Maint.	\$450.00
Insurance - Claims Repairs	\$0.00
Insurance - Excess	\$0.00
Insurance - Premium	\$0.00
Internet/Data Service	\$30.00
Landscaping Projects	\$0.00
Legal & Debt Collection Costs	\$0.00
Lift Maintenance	\$0.00

Income and Expenditure Statement - S/Plan 6991
"STANMORE"
26 STANLEY STREET, MOUNT LAWLEY, WA 6050
For the Financial Period 01/07/2025 to 30/09/2025

Administrative Fund

	TOTAL THIS YEAR
Lift Service Contract	\$1,337.49
Mailings - Postage	\$62.48
Meeting Room Hire	\$0.00
Painting - External	\$0.00
Pest Control	\$0.00
Plumbing - General	\$2,886.00
Plumbing - Mainline/Stacks	\$0.00
Reticulation	\$0.00
Rubbish Removal	\$650.00
Tree Lopping	\$0.00
Water Usage	\$3,297.13
Total Administrative Fund Expenses	\$21,524.56
Administrative Fund Surplus/Deficit	\$31,722.31

Income and Expenditure Statement - S/Plan 6991
"STANMORE"
26 STANLEY STREET, MOUNT LAWLEY, WA 6050
For the Financial Period 01/07/2025 to 30/09/2025

Reserve Fund

	TOTAL THIS YEAR
Income	
Total Reserve Fund Income	\$0.00
Expenses	
Total Reserve Fund Expenses	\$0.00
Reserve Fund Surplus/Deficit	\$0.00

Strata Property WA

Proposed Budget for Strata Company 6991

STANMORE, 26 Stanley Street MOUNT LAWLEY

Prepared by Strata Property WA (ABN 39 752 343 202)

Administrative Fund

	Proposed Budget (01/07/2025-30/06/2026)	Current Actual (01/07/2024-30/06/2025)	Current Budget (01/07/2024-30/06/2025)
Income			
Interest on Overdues	\$0.00	\$688.51	\$0.00
Levy Income	\$117,272.73	\$111,818.40	\$111,818.18
Recovery - Insurance Claims	\$0.00	\$2,418.18	\$0.00
Recovery - Legal & Debt Collection Fees	\$0.00	\$30.00	\$0.00
Special Levy Income	\$98,327.28	\$98,327.04	\$98,327.28
Total Admin Fund Income	\$215,600.01	\$213,282.13	\$210,145.46
Expense			
Accounting Fees & Charges	\$1,000.00	\$581.88	\$1,000.00
Accounting By-laws Legal (Schedule B)	\$0.00	\$150.00	\$0.00
Additional Services (Schedule B)	\$3,000.00	\$40.00	\$3,000.00
Agreed Service Fee (Schedule A)	\$18,000.00	\$17,902.56	\$17,750.00
Annual Administration	\$410.00	\$409.09	\$450.00
Bank Charges	\$200.00	\$141.75	\$200.00
Building Reports	\$2,000.00	\$0.00	\$0.00
CCTV System	\$2,000.00	\$2,157.28	\$2,000.00
COO Financial Reports	\$270.00	\$212.68	\$270.00
Cleaning Contract	\$10,000.00	\$9,980.00	\$12,000.00
Disbursement Charges	\$400.00	\$400.92	\$450.00
Doors Locks & Windows	\$500.00	\$423.00	\$500.00
Electrical Maintenance	\$3,000.00	\$2,621.53	\$3,000.00
Electricity	\$2,000.00	\$1,772.36	\$2,000.00
Fire Equipment Maint.	\$10,000.00	\$2,608.40	\$10,000.00
Fire Service Contract	\$3,200.00	\$1,642.35	\$3,200.00
Garden General Maintenance	\$13,000.00	\$9,182.50	\$13,000.00
General Repairs & Maint.	\$30,000.00	\$26,204.27	\$30,000.00
Insurance - Claims Repairs	\$0.00	\$2,340.00	\$0.00
Insurance - Excess	\$0.00	\$909.09	\$0.00
Insurance - Premium	\$24,000.00	\$24,486.79	\$26,000.00
Internet/Data Service	\$1,200.00	\$120.00	\$1,200.00
Landscaping Projects	\$10,000.00	\$0.00	\$10,000.00
Legal & Debt Collection Costs	\$0.00	\$220.00	\$0.00
Lift Service Contract	\$4,200.00	\$4,012.47	\$5,400.00
Mailings - Postage	\$500.00	\$501.98	\$250.00
Pest Control	\$300.00	\$450.00	\$300.00
Plumbing - General	\$15,000.00	\$12,938.64	\$15,000.00
Reticulation	\$1,500.00	\$0.00	\$1,500.00
Rubbish Removal	\$2,000.00	\$2,550.00	\$1,500.00
Tree Lopping	\$2,000.00	\$400.00	\$2,000.00
Water Usage	\$8,500.00	\$9,310.67	\$8,500.00
Total Admin Fund Expense	\$168,180.00	\$134,670.21	\$170,470.00
Opening Balance as at 01/07/2025	\$492,877.15		
ADD: Total Proposed Income	\$215,600.01		
LESS: Total Proposed Expenses	\$168,180.00		
Estimated Closing Balance as at 30/06/2026	\$540,297.16		

Note: All figures are ex-GST unless otherwise stated

Strata Property WA
Provisional Budget for Strata Company 6991

STANMORE, 26 Stanley Street MOUNT LAWLEY

Prepared by Strata Property WA (ABN 39 752 343 202)

Administrative Fund

Provisional Budget

(01/07/2026-30/06/2027)

Expense

Accounting Fees & Charges	\$1,000.00
Accounting By-laws Legal (Schedule B)	\$0.00
Additional Services (Schedule B)	\$0.00
Agreed Service Fee (Schedule A)	\$18,000.00
Annual Administration	\$410.00
Bank Charges	\$200.00
Building Reports	\$2,000.00
CCTV System	\$2,000.00
COO Financial Reports	\$270.00
Cleaning Contract	\$10,000.00
Disbursement Charges	\$400.00
Doors Locks & Windows	\$500.00
Electrical Maintenance	\$3,000.00
Electricity	\$2,000.00
Fire Equipment Maint.	\$1,000.00
Fire Service Contract	\$3,200.00
Garden General Maintenance	\$13,000.00
General Repairs & Maint.	\$30,000.00
Insurance - Claims Repairs	\$0.00
Insurance - Excess	\$0.00
Insurance - Premium	\$27,000.00
Internet/Data Service	\$1,200.00
Landscaping Projects	\$1,000.00
Legal & Debt Collection Costs	\$0.00
Lift Service Contract	\$4,200.00
Mailings - Postage	\$500.00
Pest Control	\$300.00
Plumbing - General	\$15,000.00
Reticulation	\$1,500.00
Rubbish Removal	\$2,000.00
Tree Lopping	\$2,000.00
Water Usage	\$8,500.00

Total Admin Fund Expense

\$150,180.00

Note: All figures are ex-GST unless otherwise stated

Strata Property WA

PO Box 115 MT LAWLEY WA 6929 ABN: 39 752 343 202

Ph: (08) 9370 5339 Email: office@stratapropertywa.com.au

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Balance Sheet - S/Plan 6991

"STANMORE"

26 STANLEY STREET, MOUNT LAWLEY, WA 6050

For the Financial Period 01/07/2024 to 30/06/2025

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Owners of Strata Scheme 6991	\$501,870.37	\$30,246.01	\$532,116.38
Accounts Receivable	\$330.00	\$0.00	\$330.00
Levies Receivable	\$1,370.00	\$0.00	\$1,370.00
Consolidated GST Accounts	\$36,797.92	\$0.00	\$36,797.92
Total Assets	\$540,368.29	\$30,246.01	\$570,614.30
Liabilities			
Accounts Payable	\$2,825.24	\$0.00	\$2,825.24
BAS Clearing	\$(0.33)	\$0.00	\$(0.33)
Paid in Advance	\$44,666.23	\$0.00	\$44,666.23
Total Liabilities	\$47,491.14	\$0.00	\$47,491.14
Net Assets	\$492,877.15	\$30,246.01	\$523,123.16
Owners Funds			
Opening Balance	\$414,265.23	\$30,246.01	\$444,511.24
Net Income For The Period	\$78,611.92	\$0.00	\$78,611.92
Total Owners Funds	\$492,877.15	\$30,246.01	\$523,123.16

Strata Property WA

PO Box 115 MT LAWLEY WA 6929 ABN: 39 752 343 202

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Balance Sheet - S/Plan 6991

"STANMORE"

26 STANLEY STREET, MOUNT LAWLEY, WA 6050

For the Financial Period 01/07/2025 to 30/09/2025

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Owners of Strata Scheme 6991	\$523,731.03	\$30,246.01	\$553,977.04
Accounts Receivable	\$330.00	\$0.00	\$330.00
Levies Receivable	\$2,728.25	\$0.00	\$2,728.25
Consolidated GST Accounts	\$38,337.49	\$0.00	\$38,337.49
Total Assets	\$565,126.77	\$30,246.01	\$595,372.78
Liabilities			
Accounts Payable	\$3,208.14	\$0.00	\$3,208.14
Accounts Payable (GST Free)	\$900.00	\$0.00	\$900.00
BAS Clearing	\$(0.80)	\$0.00	\$(0.80)
Paid in Advance	\$36,419.97	\$0.00	\$36,419.97
Total Liabilities	\$40,527.31	\$0.00	\$40,527.31
Net Assets	\$524,599.46	\$30,246.01	\$554,845.47
Owners Funds			
Opening Balance	\$492,877.15	\$30,246.01	\$523,123.16
Net Income For The Period	\$31,722.31	\$0.00	\$31,722.31
Total Owners Funds	\$524,599.46	\$30,246.01	\$554,845.47



Issue date: 17 October 2025

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The Owners of Strata Plan 6991	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	26 STANLEY STREET, MOUNT LAWLEY, WA 6050	
SECTION 1:	<u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$18,427,500.00 Common Contents - \$184,275.00	
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$250,000.00 in the aggregate Period of Insurance	
SECTION 4:	<u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$20,000,000.00 each and every Occurrence	
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Taxation and Audit Costs Limit of Indemnity - \$30,000 in the aggregate Period of Insurance (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 in the aggregate Period of Insurance (c) Legal Defence Expenses Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20306107	
PERIOD OF INSURANCE:	11 October 2025 expiring on 11 October 2026 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).



Owners Of Strata Plan 6991
26 Stanley Street
Mount Lawley WA 6050



WA Workers Compensation

Policy number

WCW006086066

WorkCover number

WC03094673

Certificate of Currency

Scope of cover

Employer's liability under the Workers Compensation and Injury Management Act 2023

Insured

Owners Of Strata Plan 6991

Period of insurance

11 October 2025 to 4:00pm 11 October 2026

Business description

Residential Strata

Industry classification (ANZSIC)

Residential Property Operators (6711)

Limit of liability

Indemnity under the Workers Compensation & Injury Management Act 2023 for WA, and at Common Law - Limit \$50,000,000 any one person or any number of persons arising out of the one event

This Certificate certifies that as at the date of issue the stated policy is current for the period of insurance noted above. The issue of this Certificate imparts no obligation on the insurer to notify any party relying on it should the policy later be cancelled or altered for any reason.

This Certificate is issued as a matter of information only and confers no rights upon the certificate holder. This Certificate does not amend, extend or alter the coverage provided by the policy.

Strata Property Condition Report

The inspection has been carried out in accordance with the proposed Strata Titles (General) Regulations 2019 Part 12 Section 76



Property Inspected: 26 Stanley St, Mt Lawley

Strata Complex: Stanmore

Strata No: 6991

Strata company: STRATA PROPERTY WA

Plan prepared by: Mike Hatfield - Builders Registration 10581

Agreement Number: 8133

Date of Agreement: 06/03/2020

Inspection date and time: 28/03/2020 – 08.00am

Weather conditions at time of inspection	Overcast
Approximate Year of Build	1960
Use of Structure	Residential
Structure Type	Multi-Story Apartments
Structure Orientation (Direction of Main Entry)	North West
Construction Type	Cavity Brick
Internal Flooring Type	Concrete Slab
Is there a Patio	No
Are there Courtyards	Exclusive use areas
Are there Balconies	Yes
Roof Structure	Roof void not inspected
Roof Coverings	ACM
Pool Present	No
Gym/Communal meeting areas	No
Access required to Roof Void/s	No
Timber Pest Inspection – Any Durable Notice	No

Purpose of inspection:

Reported items will be assessed for requiring maintenance, repair, renewal or replacement (other than of a routine nature).

Acceptance Criteria:

The property will be compared with a property that was constructed to the generally accepted practice at the time of construction and which has been serviced and maintained such that there has been no significant loss of strength, serviceability and loss of amenity.

Covered items applicable to scheme

Maintenance plans satisfy the requirements of section 76 of the proposed Strata Titles Regulations 2019. Requirement to have 10-year plan.

If applicable to the scheme, the items listed below are assessed for requiring maintenance, repair, renewal or replacement (other than of a routine nature).

Some items below will not be relevant to the package selected. i.e. Silver, Gold or Platinum.

Part 3 of the Regulations states covered items may be itemized separately or grouped together. For the purpose of this report covered items will be grouped together as the Building Inspector considers appropriate and according to the scope of the inspection.

Interior – Common Areas

- Lobby(s)
- Entertaining
- Bathrooms
- Gym
- Other common area rooms

Roof Void

- Roof and ceiling frame
- Insulation
- Party walls
- Sarking
- Roof cover

Roof Exterior

- Roof cover
- Flashings
- Gutters
- Downpipes
- Eaves

Exterior

- Foundations
- Walls
- Floors
- Ceilings
- Doors
- Windows
- Stairs and handrails
- Walkways
- Balustrading
- Lighting
- Minor structures

Sub-Floor

- Floor frame
- Ventilation
- Drainage

Site

- Car parking
- Wheel stops
- Line marking
- Carports / garages
- Retaining walls
- Driveways
- Stormwater drainage
- Footpaths and steps
- Tactile indicators
- Fences
- Gates
- Lighting
- Post boxes

Other

- Waste refuge area
- Storage or plant rooms
- Large scale painting
- Lift
- Ventilation

- Air conditioning
- Service ducts
- Hot water systems
- Electrical system SMS
- Security
- Swimming pools, spas and pumps
- Water bores
- Solar and other sustainability infrastructure
- Disability access facilities
- Fire alarms
- Fire hoses

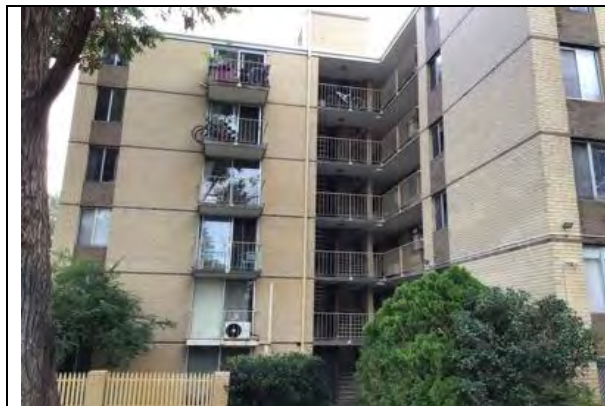
Summary of Covered items requiring maintenance: -

Date of maintenance required – Now, 2-5 years, 5-10 years

Date Required	Covered item	Location	Maintenance required	Price Estimate Excluding GST
Now	Exterior	Walls - Replace some lintels & remedial works to remaining	Repair/Renew	\$ 40,000.00
	Exterior	Windows - Stage 1 - Western openings	Repair/Renew	\$ 20,000.00
	Site	Carports	Repair	\$ 10,000.00
	Site	SAFETY HAZARD - Paved footpaths	Repair/Renew	\$ 12,000.00
	Site	Fencing and Gates - Courtyards 1 to 10	Renew	\$ 22,000.00
	Other	Fire and Water services	Repair/Renew	\$ 7,000.00
	TOTAL NOW			\$ 111,000.00
2-5 years	Roof Exterior	Roof Cover - Potential HEALTH HAZARD	Replace	\$ 250,000.00
	Roof Exterior	Gutters	Replace	\$ 20,000.00
	Roof Exterior	Downpipes	Replace	\$ 7,500.00
	Roof Exterior	Eaves, ceilings, fascias and gable cladding - Potential HEALTH HAZARD	Replace	\$ 35,000.00
	Exterior	Walls - typical to all areas	Repair	\$ 15,000.00
	Exterior	Walkway & Balcony concrete slabs	Repair	\$ 30,000.00
	Exterior	Stairs and handrails	Repair	\$ 5,000.00
	Exterior	Balustrading	Repair	\$ 25,000.00
	Site	Driveways, parking, line marking	Replace	\$ 55,000.00
	Site	Stormwater drainage	Repair/Renew	\$ 45,000.00
	Site	Car parking - Wheel Stops	Replace/Renew	\$ 10,000.00
	Other	Plumbing Stacks	Replace/Renew	\$ 260,000.00
	Other	Lift	Replace/Renew	\$ 250,000.00
	TOTAL			\$1,007,500.00

Date Required	Covered item	Location	Maintenance required	Price Estimate Excluding GST
5-10 years	Exterior	Lighting to common building areas	Replace	\$ 10,000.00
	Site	Carports	Replace	\$ 100,000.00
	Site	Fencing - boundary	Repair/Replace	\$ 5,000.00
	Site	Lighting to common garden, driveway areas	Replace	\$ 12,000.00
	Other	Electrical, utility cabinets	Repair	\$ 10,000.00
			TOTAL	\$ 137,000.00
Recommendations	Exterior	Tactile and stair nosing indicators	New	\$ 10,000.00
	Exterior	Doors and Windows - Balance	Replace	\$ 150,000.00
	Other	Waste refuge area	Replace/Renew	\$ 15,000.00
	Other	Timber Pest Treatment	Periodic	\$ 10,000.00
	TOTAL			\$ 185,000.00

Covered item – Roof Exterior – Roof Cover, Valleys and Flashings	
Location	To all roof areas
Date of installation	At time of construction
Present condition	Poor – ACM - POTENTIAL HEALTH HAZARD
Date of last inspection	Unknown
Maintenance required	Renewal
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the Covered Item and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	- Erect full height scaffolding to all areas as required in compliance with OH&S regulations - Remove asbestos roof sheeting and flashings - Install new metal roof sheeting and flashings <u>Note: - ACM = Asbestos containing material</u>
Date of maintenance required	2-5 years
Price estimate	\$250,000.00
Estimated lifespan once repaired or replaced.	25 years
Trade professionals required	Roof Plumber, recommended option: - Crown Roofing – Tom Houston 0418 912 680



Elevation from Western



Elevation from Northern side



Roof over Lot 60 showing ACM roof cover



End elevation showing typical Gable end clad in ACM



Close up of gable clad in ACM







Roof over lift plantroom

Covered item – Roof Exterior – Gutters'	
Location	Typical to all roof areas
Date of installation	Unknown
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Replace
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	- Remove and replace gutters with new - Prune any trees to ensure minimum leaf debris into gutters <u>- Cost allows to do these works concurrently with the Roof Cover – utilizing same scaffolding.</u>
Date of maintenance required	2-5 years
Price estimate	\$20,000
Estimated lifespan once repaired or replaced.	15 years
Trade professionals required	Roof plumber, Gardener

	
Gutters Northern side walkway deteriorated and rusting in places	Gutters Southern side deteriorated and rusting in places
	
Gutters to Eastern end, evidence of deterioration	Gutters to Western end & plantroom, evidence of deterioration

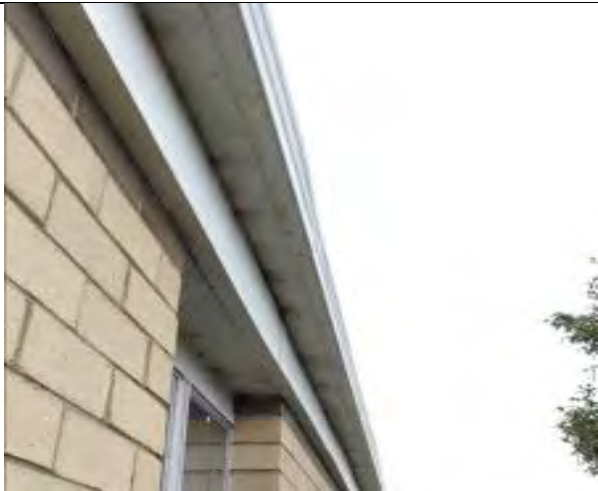




	
<p>Prior patching to gutter over walkway area</p>	<p>Gutters to Eastern wing Western side</p>

Covered item – Roof exterior – Downpipes	
Location	To all locations
Date of installation	Unknown
Present condition	Poor – backup causing water damage eaves
Date of last inspection	Unknown
Maintenance required	Replace
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the Covered Item and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	- Remove and replace downpipes installing additional where required <u>- Cost allows to do these works concurrently with the Roof Cover – utilizing same scaffolding.</u>
Date of maintenance required	2-5 years
Price estimate	\$7,500.00
Estimated lifespan once repaired or replaced.	15 years
Trade professionals required	Roof plumber
	
Downpipes are rusting and evidence of water leaking in places	Downpipes are rusting and evidence of water leaking in places
	
Overflowing down pipes at ground level, indicating that the soak wells are blocked and past their use by date	Evidence of rust staining/water leaking to wall from down pipe

	
<p>Rust damage evident to down pipes at gutters in places</p>	<p>Rusted down pipes at ground level</p>
	
<p>Central down pipe to Northern side - within wall recess clad over with metal pressing</p>	<p>Downpipe at ground level rusted, appears to overflow. Replace downpipe and pressings</p>







Covered item – Roof exterior – Eave Linings, Ceilings, Facias and Gables	
Location	Typical to roof areas
Date of installation	At time of construction
Present condition	Poor – ACM - POTENTIAL HEALTH HAZARD
Date of last inspection	Unknown
Maintenance required	Repair
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	- Remove, replace all eave linings, ceilings, facias (where required) and gable cladding - Prepare & repaint all areas <u>- Cost allows to do these works concurrently with Roof Cover – utilizing same scaffolding.</u>
Date of maintenance required	2-5 years
Price estimate	\$35,000
Estimated lifespan once repaired or replaced.	25 years
Trade professionals required	Roof carpenter, Ceiling Fixer

	
Ceilings over walkways	Ceilings over walkways
	
Ceilings over Southern side balconies are sagging in places, Evidence of Rusting from gutters above	Ceilings over landings and stairs

	
<p>Eave linings over 5th floor windows</p>	<p>Moisture ingress evident in places to ceilings over walkways</p>
	
<p>Fascias to plantroom roof have deteriorated</p>	<p>Gable end cladding appears to be ACM</p>
	
<p>Ceiling over plantroom appears to be ACM, which is not painted – potential Health Hazard</p>	

Covered item – Exterior - Walls	
Location	Walls
Date of installation	At time of construction
Present condition	Average
Date of last inspection	Unknown
Maintenance required	Repair/Replace
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	1) Remove and replace rusted lintels to the Western window openings & repair/repaint all remaining steel lintels. Budget figure provided by Strata Manager 2) Remedial repair/replace bricks & repoint brick joints where required - Repairs, underpin screen wall to Lot 10 courtyard
Date of maintenance required	1) Now 2) 2-5 years
Price estimate	1) \$40,000 2) \$15,000
Estimated lifespan once repaired or replaced.	10 years
Trade professionals required	Bricklayer, Grout injection specialist

	
Evidence of brick joint fretting to walls in some places	Deterioration to Western walls, rust staining from lintels, everescents, brick blow-out and joint fretting

	
<p>Evidence of brick joint fretting to walls in some places</p>	<p>Vents to walls have disintegrated allowing vermin ingress, replace all vents</p>
	
<p>Brick joint fretting particularly bad to brick feature panels below windows</p>	<p>Brick joint fretting to windowsills, allowing water ingress</p>
	
<p>Brick joint fretting around balustrade fixings</p>	<p>Brick blow-out damage caused by balustrade fixing rusting and deterioration</p>



Ground build up against Northern end of Lot 9 external walls. Investigate potential moisture ingress internally



Ground build up against Northern end of Lot 10 external walls. Investigate potential moisture ingress internally



Rust deterioration to horizontal flashing to lift walls. Remove remaining material and replace



Internal view of deteriorated flashing to lift walls, remove and replace



Cracking to South, Western corner of Lot 10 courtyard wall. Indicating settling of foundations to area. Requires underpinning & repair







Evidence of vehicular damage, cracking to front boundary wall, repair/replace as required



Evidence of cracking to Northern end of front boundary wall, repair/replace as required



View of front boundary wall looking South Westwards, leaning evident

Covered item – Exterior - Concrete Floors	
Location	To Walkways and Balconies
Date of installation	At time of construction
Present condition	Average
Date of last inspection	Unknown
Maintenance required	Repair
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	- Concrete repair by specialist contractor - Prepare and apply non-slip epoxy coating to all exposed concrete surfaces - Paint underside of walkways & balconies
Date of maintenance required	2-5 years
Price estimate	\$30,000
Estimated lifespan once repaired or replaced.	10 years
Trade professionals required	Concrete repair specialist, recommended option: - Bowsan Property Repairs – John 0405 175 387
	
Typical walkway junction showing where joints have been previously sealed	Typical walkway junction showing where joints have been previously sealed
	
Some prior joint repairs are starting to crack and pull away from the concrete. Remove and replace all areas which are showing signs of deterioration	Area showing where joints have previously been sealed. All joints to be checked to confirm their integrity before coating



Some prior joint repairs are starting to crack and pull away from the concrete. Remove and replace all areas which are showing signs of deterioration









Some prior joint repairs to corners are starting to crack and are not continuous under steel brackets and over vertical edges. Remove and replace all areas which are showing signs of deterioration





Evidence of concrete cancer deterioration at steel brackets and penetrations. Specialist repair before coating



	
<p>Prior jointing repairs were not continuous over the from faces of walkways, rendering them ineffective. Remove and renew correctly</p>	<p>Staining to slabs from equipment, ensure removal or rectification before surface coating</p>
	
<p>Jointing repairs were not continuous over front faces, corners & under steel balustrade brackets, rendering them ineffective. Remove and renew correctly</p>	<p>Jointing repairs were not continuous over the front faces of walkways & to underside, rendering them ineffective. Remove and renew</p>
	
<p>Balconies to Western elevations, carry out any repairs where required & apply coating</p>	<p>Balconies to Southern elevations, carry out any repairs where required & apply coating</p>

Covered item – Stairs & handrails	
Location	Western and Eastern stairs
Date of installation	At time of construction
Present condition	Average
Date of last inspection	Unknown
Maintenance required	Repair
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	1) Carry out repairs to stairs where required and apply coating to Eastern stairs and landings to Western stairs. - Prepare and paint all handrails 2) Recommend installing stair nosing to the Western front stairs & tactile indicators where required
Date of maintenance required	1) 2-5 years 2) Recommendation
Price estimate	1) \$5,000 2) \$10,000
Estimated lifespan once repaired or replaced.	15 years
Trade professionals required	Concrete specialist, Painter, Stair nosing installer

	
Eastern service stairs in average condition, with stairnosings tread	Western front stairs in average condition, exposed aggregate finish to treads



Front stair landings require remedial repairs and coating. Recommend installing stair nosings and tactile indicators



Eastern service stair landing areas

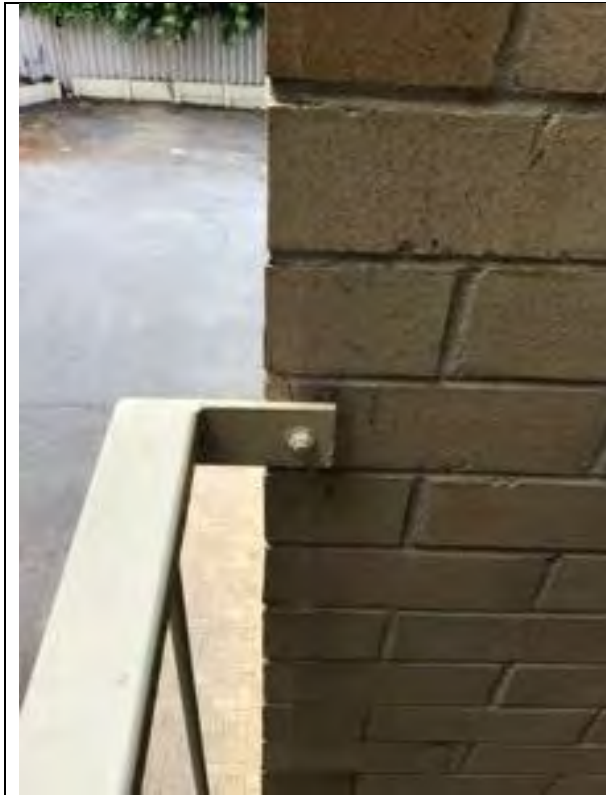
Covered item – Exterior – Doors & Windows	
Location	Common area doors and Windows
Date of installation	At time of construction
Present condition	Average
Date of last inspection	Unknown
Maintenance required	Replace
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	1) Remove and replace windows to Western elevations where steel lintels are being replaced 2) Implement a phased in approach to replace all aluminum windows & doors
Date of maintenance required	1) Now 2) Recommendation
Price estimate	1) \$20,000 2) 150,000
Estimated lifespan once replaced.	20 years
Trade professionals required	Window specialists, carpenter, painter
	
Deterioration to lintels and wall junctions around windows	Deterioration to lintels and wall junctions around windows to Western elevations
	
General deterioration to windows due to age, recommend replacing	General deterioration to windows due to age, recommend replacing

	
<p>General deterioration to windows due to age, recommend replacing</p>	<p>Entry doors & frames to lots, recommend replace hardware and paint exteriors</p>
	
<p>General deterioration to sliding doors to Western elevations due to age, recommend replacing</p>	<p>General deterioration to sliding doors to Southern elevation due to age, recommend replacing</p>

Covered item – Exterior – Balustrading	
Location	Typical to all walkways and balconies
Date of installation	Date of construction
Present condition	Average – SAFETY HAZARD in places
Date of last inspection	Unknown
Maintenance required	Repair
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	- Remove and replace any rusted, damaged brackets and fixings - Install new wall spacers to brackets where missing or where rusted - Install extra balusters to areas where gaps are non-compliant – Approx. 15 locations - New fixings to be chemi-anchors, to prevent blow-out to brickwork - Prepare and paint all balustrades
Date of maintenance required	2-5 years
Price estimate	\$25,000
Estimated lifespan once repaired or replaced.	10 Years
Trade professionals required	Roof tiler

	
Balustrades to Western corner	Balconies on Western elevations

	
<p>Balustrades to North Western elevation</p>	<p>Balconies to South Eastern elevation</p>
	
<p>Rust deterioration to some brackets and fixings, causing concrete cancer damage locally. Remove, repair and refix using chemi-anchors</p>	<p>Varying gaps under brackets, these should be sealed with flexible sealant to prevent moisture build-up and deterioration</p>



Install new wall spacers to brackets where missing or where rusted, using chemi-anchors



Gaps at walls in some locations are up to 200mm & non-compliant. Install extra balusters – Approx. 20 locations



Common baluster spacings of approx. 150mm



Balustrades at landings to Front stairs, surface rusting evident, prepare and paint

Covered item – Exterior - Lighting	
Location	Common area Lighting
Date of installation	At time of construction
Present condition	Average
Date of last inspection	Unknown
Maintenance required	Repair/Renew
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	Replace existing fittings with LED's and movement sensors to activate lights
Date of maintenance required	5-10 years
Price estimate	\$10,000
Estimated lifespan once repaired or replaced.	20 years
Trade professionals required	Electrician

	
General lighting to walkways	View of walkways, lights located centrally



General lighting to Western stair landings



General lighting to Eastern stair landings

Covered item – Site – Car Parking, Wheel stops and Line marking	
Location	Common area parking
Date of installation	At time of construction
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Replace/Renew
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	1) New kerbs, bitumen coating – noted and <u>included in driveway covered item costing</u> 2) Install vehicle wheel stops and barrier rail, approximately 70 of
Date of maintenance required	2-5 years
Price estimate	\$10,000 – Wheel stops
Estimated lifespan once repaired or replaced.	20 years
Trade professionals required	Specialist civil works contractor

	
Parking bays to near redundant bin store	View looking South East parking bays to left hand side and to right side at the end. No Wheel stops, indistinct line marking



Bottom parking in the South East corner, bitumen in poor condition, drainage nonexistent and kerbs have collapsed



'Looking North East from bottom parking




Eastern parking bays, faded line marking & timber vehicle stops are past their used by date



Deteriorated barrier to North Easter side, replace with steel barrier rail

Covered item – Carports	
Location	Northern and Southern Carports
Date of installation	Unknown
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Repair, Replace
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	1) Carry out remedial works to carports to ensure remain fit for purpose in the short term 2) Replace all three carports either at once or in two stages – Northern then Southern.
Date of maintenance required	1) Now 2) 5 – 10 years
Price estimate	1) \$10,000 2) \$100,000
Estimated lifespan once replaced.	20 years
Trade professionals required	Metalworker, Specialist Carport contractor

	
Northern carport upper side looking from driveway	Northern carport upper side looking from lawn above



Northern carport lower side looking from driveway



Northern carport lower side looking from building, vehicles overhand the lawn and pathway



Southern carport looking from the driveway



Carport structures are generally in poor condition, rusted framework structure and cladding



View of steel post to Western corner of upper carport



Close up view of steel post to Western corner showing advanced rusting below ground level

	
<p>View of lower Northern carport, showing rusted sheeting, gutter and missing downpipe</p>	<p>View of rusted sheeting typical to all areas</p>
	
<p>Vehicle damage to steel beam to upper carport</p>	<p>Close up view of steel frame showing rust deterioration and peeling paint</p>

Covered item – Site – Driveways	
Location	Bitumen driveway
Date of installation	At time of construction
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Replace
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	Works to be carried out in conjunction with the Drainage upgrade: - - To remove and replace all kerbs - To prepare and re-bituminize the entire driveway, parking areas including new street crossover and speed humps
Date of maintenance required	2-5 years
Price estimate	\$55,000
Estimated lifespan once repaired or replaced.	15 years
Trade professionals required	Civil and Road works contractor

	
Street crossover has deteriorated, missing kerbs and water run off damaging the edges	Top are of driveway looking down, is cracking and starting to break up in places
	
Looking up the entry driveway showing cracking, fall away and collapsed kerbs to the building side	Lower end of driveway, run off into garden bed



Driveway continue South East to the rear of the building



Driveway down to lower car parking to South Eastern side



View looking North from lower parking and bin storage



Driveway adjacent to lower Southern carport looking South



Collapsed Kerbs, damage and soil collection from run off



Parking and driveway along South Eastern side

Covered item – Site – Stormwater Drainage	
Location	Driveways, Parking, Pathways & Down pipes
Date of installation	At time of construction
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Repair, replace
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	<u>Complete Drainage upgrade required, including:</u> - Scope camera inspection of all existing drainage soak wells etc. to establish if they are still fit for purpose - Clean out existing drains which are considered usable - Install new soak wells where required - Install new drainage points & trench grates to areas where required Install new outlets & Storm water connections to all downpipe locations
Date of maintenance required	Now
Price estimate	\$45,000
Estimated lifespan once repaired or replaced.	15 years
Trade professionals required	Civil drainage plumber

	
View looking up the driveway showing water run off towards the lower kerb & run off into garden	Trench grates blocked with soil



Soil run off built up against kerb & running into drain



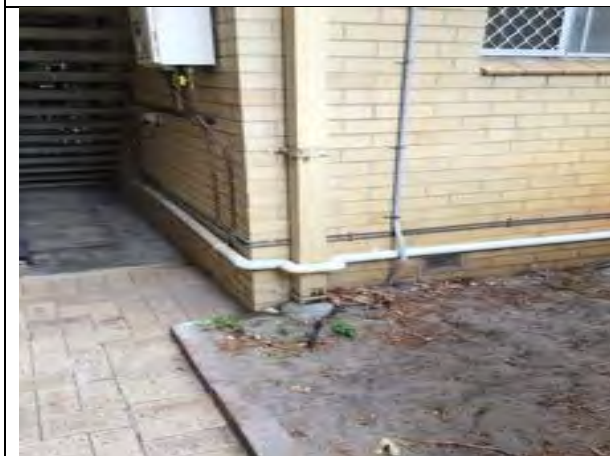
Trench grates blocked with soil



Collapsed kerbs and soil/debris build up running into drain



Soil build up collecting at base of Eastern carpark, no drainage visible



Downpipes stormwater connections to be upgraded

Covered item – Site – Footpaths & Steps	
Location	Paved pathways and entries
Date of installation	At time of construction
Present condition	Average – SAFETY TRIP HAZARD in some cases
Date of last inspection	Unknown
Maintenance required	Repair
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	- Uplift areas of pathway paving where sunk or uneven. Prepare & relay, ensuring paving is flush with surrounding surfaces & having correct falls to prevent pooling - Install stair nosing's to pathway stairs
Date of maintenance required	Now
Price estimate	\$12,000
Estimated lifespan once repaired or replaced.	10 years
Trade professionals required	Paver
	
Paving leading from pedestrian entry & post boxes	Paving behind step has sunken creating a lip Safety Hazard and loose pavers to edges
	
View of pathway from the side showing unevenness, uplift rectify & replace handrail	Pathway leading down to the lower parking & washing lines in poor condition



Pathway from upper parking, uneven in places



Paving to ground floor walkways, uneven in places & trip hazards around services



Low point in paving outside Lot 10 with unsatisfactory drain solution



Continuation of pathway to lower parking and washing lines, substandard, remove and install new paving



Substandard steps and pathways coming from Lots 1 to 8 courtyards down to parking level



Substandard steps and pathways coming from Lots 1 to 8 courtyards down to parking level

Covered item – Site – Fencing & Gates	
Location	Fencing – Courtyards & boundary
Date of installation	At time of construction
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Repair, replace
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	1) Remove and replace fencing to Lots 1 – 9 courtyards & remedial works to Lot 10 fence 2) Remove and replace approx. 40.00lin/m of boundary fencing, sharing cost with neighbors
Date of maintenance required	1) Now 2) 2-5 Years
Price estimate	1) \$22,000 2) \$5,000
Estimated lifespan once repaired or replaced.	15 years
Trade professionals required	Fencing contractor

	
Majority of boundary fencing is in good condition, North Eastern section of approx. 40.00lin/meters needs replacing	Portion of North Eastern fencing has collapsed



Further view of North Eastern section of fencing, section will require lower retaining panels included with the new fencing



Courtyard to Lot 10 – Picket fencing requires remedial works and painting



Timber fencing to Lots 1 to 9 has deteriorated, is rotten and collapsing. Requires replacing



View of the front of the fencing showing missing/damaged access gates



Sagging section of timber fencing



Wood rot to members

Covered item – Site - Lighting	
Location	Site lighting to common areas
Date of installation	At time of construction
Present condition	Average
Date of last inspection	Unknown
Maintenance required	Replace
Details of repairs required	Remove and replace external lighting with new, efficient LED weatherproof fittings
Date of maintenance required	5-10 years
Price estimate	\$12,000
Estimated lifespan once repaired or replaced.	15 years
Trade professionals required	Electrician

	
Driveway pedistal lights down driveway	Pedistal lights to front boundary
	
Pole light at front entry	Pedestal lights to lower driveway







Fluorescent fittings to carports & floodlights to some parking areas




Fluorescent fittings to carports & floodlights to some parking areas

Covered item – Site - Post boxes	
Location	Pedestrian entry
Date of installation	2019
Present condition	Good
Date of last inspection	Unknown
Maintenance required	
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	Post Boxes have recently been replaced No works required
Date of maintenance required	N/A
Price estimate	N/A
Estimated lifespan once repaired or replaced.	20 years
Trade professionals required	N/A

	
Front view of new mail boxes	Rear view of new mail boxes

Covered item – Other – Waste refuge areas	
Location	Bin storage area
Date of installation	At time of construction
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Replace, renew
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	Recommend removal of existing redundant bin storage area and create a new larger enclosure for the commercial bins
Date of maintenance required	Recommendation
Price estimate	\$15,000
Estimated lifespan once repaired or replaced.	20 years
Trade professionals required	Builder
	
Remove redundant bin storage area, electrical transformer to remain	Remove redundant bin storage area, electrical transformer to remain
	
Commercial bin area is located very far from the building	Recommend using portion of visitor parking area to create enlarged refuse bin/commercial bin enclosure, with vehicle turning space

Covered item – Other – Service Ducts	
Location	Plumbing Stacks
Date of installation	At time of construction
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Replace, renew pipework
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	Six service ducts/plumbing stacks were not seen or inspected; they are contained internally within the apartments. Budget cost to replace provided by Strata Manager
Date of maintenance required	2-5 years
Price estimate	\$260,000
Estimated lifespan once repaired or replaced.	20 years
Trade professionals required	Plumber

	
Vertical pipe stack visible to the Southern boundary, appear to be breather pipes feeding from the plumbing stacks. Hydraulic consultants to clarify if these comply with current standards	

Covered item – Other – Lift	
Location	Lift
Date of installation	At time of construction
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Replace
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	Remove and replace lift, mechanism, doors surrounds and remedial works to adjacent areas. Budget figure provided by Strata Manager
Date of maintenance required	2-5 years
Price estimate	\$250,000
Estimated lifespan once repaired or replaced.	20 years
Trade professionals required	Lift Specialists



Lift door and surround



Internal view of lift car



Top of steel staircase leading to lift plantroom, showing mesh fencing enclosure. Recommend lift installer provide new sealed, enclosure walls & access door



Rusted flashing junction, noted for replacement under exterior walls - brickwork





Asbestos ceilings, noted for replacement under eaves and ceilings



Base of steel staircase leading to lift plantroom

Covered item – Other – Electrical	
Location	Utility enclosures & cabinets
Date of installation	At time of construction
Present condition	Poor
Date of last inspection	Unknown
Maintenance required	Repair
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	- Carry out remedial repairs to meter box enclosures and utility boxes - Repaint doors and frames
Date of maintenance required	5-10 years
Price estimate	\$10,000
Estimated lifespan once repaired or replaced.	20 years
Trade professionals required	Electrician, carpenter, painter

	
Meter Box enclosures located on each of the floors, Replace hardware & repaint	Internal view of enclosure on 5 th floor, note no RCD's present. Electrician to inspect, confirm that they are installed to sub-board within each apartment



Pipe junction boxes outside each apartment,
repair and repaint



Pipe junction boxes outside each apartment,
repair and repaint



Paint Utility boxes

Covered item – Other – Fire and Water	
Location	Fire services
Date of installation	At time of construction
Present condition	Average
Date of last inspection	Unknown
Maintenance required	Renew
Details of repairs required Without an elemental breakdown the price and time frame is inclusive of all items for the <u>Covered Item</u> and is selected for the most urgent item(s). Recommend an elemental breakdown to accurately apportion costs and timing.	Inspection by a Fire Services contractor to document any upgrade works and/or replacement of any deteriorated equipment
Date of maintenance required	Now
Price estimate	\$7,000
Estimated lifespan once repaired or replaced.	20 years
Trade professionals required	Fire Services contractor, Plumber



New Fire extinguishers located on each floor. Fire Hose Reels are rusted



Fire extinguisher missing to Level 5



Pump below FHR appears to be in poor condition



Fire main located in street side front garden



External taps fixed to timber post, vehicle damage risk. Recommend relocate onto carport posts



External taps fixed to timber post, vehicle damage risk. Recommend relocate onto carport posts

Limitations / conditions

The following areas/items were not part of the scope of the inspection:

1. Roof voids
2. Facade and roof exteriors over 3.0m high
3. Electrical, HV room, communications, hydraulic, fire and mechanical services
4. Fire Hydrant enclosure
5. CCTV Security system
6. Building access systems
7. Large scale painting works
8. No internal areas of lots, inaccessible common areas, balconies or storage areas
9. Ventilation
10. Air conditioning
11. Service ducts
12. Hot water systems
13. Electrical system SMS
14. Security
15. Disability access facilities
16. Fire alarms
17. Fire hoses and equipment

Recommendations for other inspections:

1. Electrical + communications, hydraulic, fire and mechanical services.
2. The following items are considered as Routine maintenance:
 - Cleaning out trench grates
 - Keeping roof cover and box gutters clear of debris
 - Pruning of trees and shrubs to help prevent leaf and debris blockage of gutters, valleys etc.

The inspection is a visual inspection only to areas considered safe and reasonable to access. The dwelling / building has been viewed from vantage points which are reasonably accessible, without moving building materials or dismantling parts of the building unless otherwise stated.

If the report does include an estimate for the cost of rectification, this estimate is merely the opinion of the possible costs that could likely to be encountered, based on the knowledge and experience of the inspector. The estimates are NOT a guarantee of quotation for the work to be carried out. Were an estimate is provided we strongly recommend you obtain and rely on independent quotations for the same work from the professional(s) reference on the report.

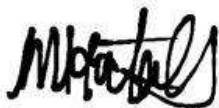
If the roof void area has been inspected, it has been done so with normal limitations restricting access. I.E. roof frame, insulation and air conditioning plant and equipment.

If the sub-floor has been inspected, it has been done so with normal limitations restricting access. I.E. height clearance and appropriate access. No openings will be cut.

This report is not a "*certificate of compliance*" for the property within the requirements of any Act, regulation, ordinance, local law or by-laws and is not a warranty against problems developing with the building in the future.

If, and when recommended by the inspector additional, specialist or invasive inspections must be carried out by the client.

SIGNED FOR AND ON BEHALF OF: Home Integrity Building Consultants Pty Ltd

A handwritten signature in black ink, appearing to read "Mike Hatfield".

Mike Hatfield – Registered Builder
Builders Registration #10581

I have visited site and have reviewed above document.

A handwritten signature in blue ink, appearing to read "Glen Webster".

Glen Webster BEng (Hons) MIEAust
Structural Engineer

GENERAL CONDITIONS

1. The overall condition of this building has been compared to similarly constructed and reasonably maintained buildings of approximately the same age. Areas for Inspection shall cover all safe and accessible areas.
2. The inspection shall comprise a visual assessment of the items for the structures within 30 meters of the building and within the site boundaries including fences.
3. Subject to safe and reasonable access (See Definitions below) the Inspection will normally report on the condition of each of the following areas: The interior (common areas), The exterior (viewed from common area), The roof void (if safe and accessible from common area access hatch), The roof exterior (if safe and accessible from common area access hatch), The sub-floor and the site common areas.
4. Items shown on quote under heading of "Other" will be carried out by others or in collaboration, as per quote package selected.
5. Access keys and fobs must be made available to all areas on the day of inspection. I.E. plant rooms and roof access etc. Return trips if access is not available may incur additional fee.
6. Where a reportable item has been identified, the inspector will give an opinion as to why it is a Major defect and specify its location and provide a budget estimate for rectification. All items requiring rectification will be prioritized as to when the items should be repaired, i.e. low, medium or high priority.
7. **Asset Reports QS (Quantity Surveyors) – If applicable:** Any estimates / forecasts provided in the Report are merely opinions of possible costs / forecasts that could be encountered, based on the knowledge and experience of Asset Reports QS (Quantity Surveyors). The estimates / forecasts are NOT a guarantee or quotation for work to be carried out. Home Integrity Building Consultants accepts no liability for any estimates / forecasts provided by Asset Reports QS.

LIMITATIONS

1. No Sole Occupancy Units (SOU) as defined in the National Construction Code, have been inspected. A SOU is defined as part of a building for occupation by an owner/s, lessee, or tenant, to the exclusion of any other owner/s, lessee, or tenant, We strongly recommend a separate inspection to these areas if there is a possibility to negatively impact the overall performance of the building as a whole or in part.
2. The Inspector will conduct a non-invasive visual inspection which will be limited to those accessible areas and sections of the property to which Safe and Reasonable Access (see Definitions below) is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the inspection. Those areas may be the subject of an additional inspection upon request following the provision or reasonable entry and access.
3. The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, moldings', debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.
4. The Inspection and Report compares the inspected building with a building constructed to the generally accepted practice at the time and which has been maintained, so there has been no significant loss of strength and performance.

5. The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, and other areas that are concealed or obstructed. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures.
6. The Report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.
7. The Inspection WILL NOT look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS 4349.3-2010 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector.
8. If Timber Pest Damage is found, then it will be reported. The inspector will only report on the damage which is visible.
9. **ASBESTOS:-No inspection for asbestos will be carried out at the property and no report on the presence or absence of asbestos will be provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed, then this may be noted in the general remarks section of the report. If asbestos is noted as present within the property, then you agree to seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal.
10. **MOULD (MILDEW) AND NON-WOOD DECAY FUNGI DISCLAIMER:** No inspection or report will be made for Mould (Mildew) and non-wood decay fungi.
11. **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
12. **ESTIMATING DISCLAIMER:** Any estimates provided in the Report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector. The estimates are NOT a guarantee or quotation for work to be carried out. The inspector accepts no liability for any estimates provided throughout this report where they occur you agree to obtain and rely on independent quotations for the same work.
13. If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007.
14. The Inspection and Report WILL NOT report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.
15. You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.
16. Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations, then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.
17. The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the building will continue as a Residential / Commercial Property.

COMPLAINTS PROCEDURE

- 18.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty-one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty-one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty-one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty-one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

THIRD PARTIES

- 19.** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

20. Prohibition on the Provision or Sale of the Report

The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorized to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

However, We may sell the Report to any other Person although there is no obligation for Us to do so.

21. Release

You release Us from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

22. Indemnity

You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorized provision or sale of the Report by You to a Person without Our express written permission.

DEFINITIONS:

You should read and understand the following definitions of words used in this Agreement and the Report. This will help You understand what is involved in a property and building inspection, the difficulties faced by the inspector and the contents of the Report which We will provide You following the Inspection.

Acceptance Criteria: The Building shall be compared with a building which was constructed at approximately the same time, using practices which were generally accepted as normal for that time and that the property has received maintenance to ensure that the intended strength and serviceability of the building have not significantly deteriorated over time.

Access hole (cover) means a hole in the structure allowing safe entry to an area.

Accessible area is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Building Element means a part of a building performing a particular function either singularly or in conjunction with other such parts.

Client means the person(s) or other legal entity for which the inspection is to be carried out. If ordered by the person(s)'s agent, then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf. (See also "You/Your" below)

Defect means a variation or fault in material or a component or assembled element that deviates from its intended appearance or function.

Inspector means the company, partnership or individual named below that You have requested to carry out a Building Inspection and Report. (See also "Our/Us/We" below.)

Limitation means any factor that prevents full achievement of the purpose of the inspection.

Major defect means a defect of such significance that without correction would not avoid Safety Concerns, loss of the intended practical performance of the building element or an additional decline in the existing condition of the property inspected.

Minor defect means a defect which is not a Major Defect.

Person means any individual, company, partnership or association who is not a Client.

Property means the structures and boundaries up to thirty (30m) meters from the exterior walls of the main building but within the boundaries of the land on which the main building is erected.

Report means the document and any attachments issued to You by Us following Our inspection of the property.

Structural Inspection means the inspection shall comprise visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property. The Report will not include those items noted in Clause A3 of AS 4349.1-2007 e.g. Condition of roof coverings, partition walls, cabinetry, doors, trims, fencing, minor structures, ceiling linings, windows, non-structural & serviceability damp issues, rising damp, condensation etc.

Safe and Reasonable Access does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.

The Standard *AS4349.0-2007* provides information concerning safe and reasonable access:

Only areas where reasonable and safe access was available were inspected. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

Roof Void – the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.2M ladder, and, there is at least 600mm x 600mm of space to crawl.

Roof Exterior – must be accessible by a 3.2M ladder placed at ground level.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps or moving heavy furniture or stored goods.

Safe Access - Is at the inspector's discretion and will take into account conditions existing on the property at the time of the inspection.

Our/Us/We means the company, partnership or individual named below that You have requested to carry out the property inspection and report.

You/Your means the party identified on the invoice page as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

By paying the invoice you understand and accept the contents of this agreement and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection prior to the delivery of the report.

You agree that You have read and understand the contents of this agreement and that We will carry out the inspection based on this agreement and that We can rely on this agreement.

10-YEAR PLAN

& CONDITION REPORT

27th March 2020

Stanmore

26 Stanley Street Mount Lawley WA

Strata Plan No: 6991

Year Built: 1960



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1. Building Overview

SITE INSPECTION NOTES

Stanmore

Address	26 Stanley Street, Mount Lawley
Strata Plan No	6991
Number of Lots	60
Strata Company	Strata Property WA
Strata Manager	Stafford Beamish
Date of Inspection	06/03/2020
Weather Conditions	Overcast
Period of Plan	6th September 2020 - 6th September 2040

General Building Details

Year Construction Completed	1960
Builder	
Builder Warranty Length	
Builder Warranty Expiry	

Building Materials

Building Structure	Cavity Brick
Rendering	No
Painting	No
Roof	ACM Roof
Facia	Timber
Gutters	Aluminium
Downpipes	Stainless Steel
Boundary Fence	Supa 6 Fencing
Driveway	Asphalt Driveway
Visitors Parking	Yes
Line Marking	Yes
Council Verge Crossover	Yes
Handrails & Balustrades	Steel
Common Area Lighting	LED lights
Basement Lighting	Fluorescent /LED lights

1. Building Overview (cont.)

OBSERVATIONS

High Risk Observations

Potential Health Hazard - Roofing with Asbestos Containing Material (ACM)

Safety Fall Hazard - Balustrading with non compliant gaps.

Safety Trip Hazard - Sunken and uneven pathways.

Low Risk Observations

Nil

2. Reserve Fund Summary

Stanmore

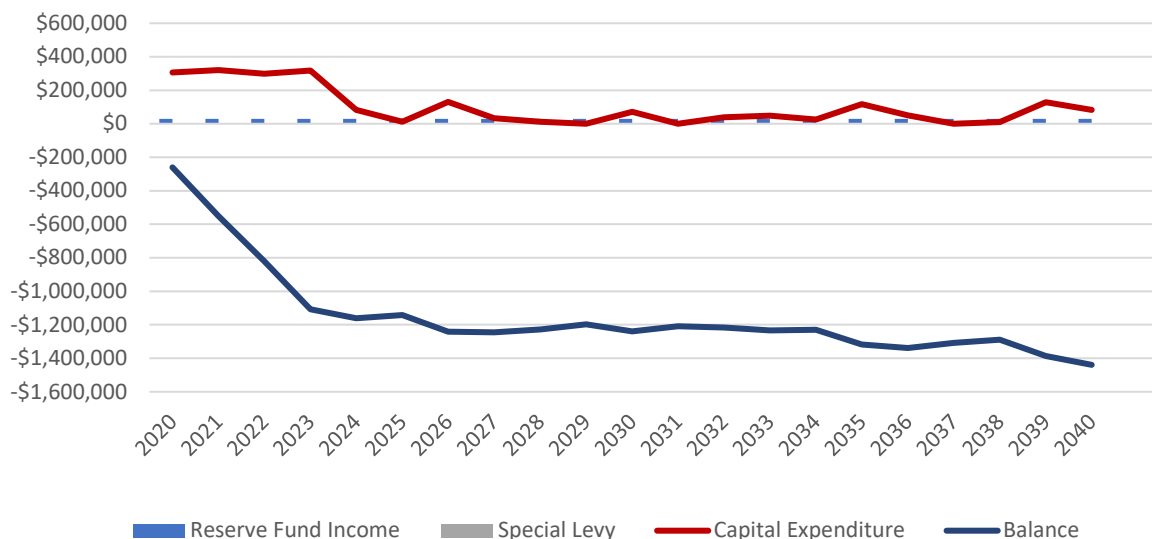
26 Stanley Street, Mount Lawley

Table A. Current Funding Levels

Total Unit Entitlement	60
Levy Contribution per UE	\$500.00
Escalation P.A. (Year 1-5)	2.5%
Escalation P.A. (Year 6-10)	4.0%
Escalation P.A. (Year 11-20)	5.0%

Year	Reserve Fund Income	Special Levy	Capital Expenditure	Balance
Starting Balance	\$0			\$15,592
2020	\$30,000	\$0	\$306,000	-\$260,408
2021	\$30,000	\$0	\$320,313	-\$550,720
2022	\$30,000	\$0	\$299,428	-\$820,148
2023	\$30,000	\$0	\$317,683	-\$1,107,831
2024	\$30,000	\$0	\$82,786	-\$1,160,617
2025	\$30,000	\$0	\$11,314	-\$1,141,931
2026	\$30,000	\$0	\$129,433	-\$1,241,364
2027	\$30,000	\$0	\$33,041	-\$1,244,405
2028	\$30,000	\$0	\$12,727	-\$1,227,132
2029	\$30,000	\$0	\$0	-\$1,197,132
2030	\$30,000	\$0	\$71,580	-\$1,238,711
2031	\$30,000	\$0	\$0	-\$1,208,711
2032	\$30,000	\$0	\$37,941	-\$1,216,652
2033	\$30,000	\$0	\$47,805	-\$1,234,457
2034	\$30,000	\$0	\$25,098	-\$1,229,555
2035	\$30,000	\$0	\$117,708	-\$1,317,263
2036	\$30,000	\$0	\$50,729	-\$1,337,992
2037	\$30,000	\$0	\$0	-\$1,307,992
2038	\$30,000	\$0	\$10,169	-\$1,288,161
2039	\$30,000	\$0	\$128,127	-\$1,386,288
2040	\$30,000	\$0	\$82,962	-\$1,439,250

Chart A. Current Funding Levels



2. Reserve Fund Summary

Stanmore

26 Stanley Street, Mount Lawley

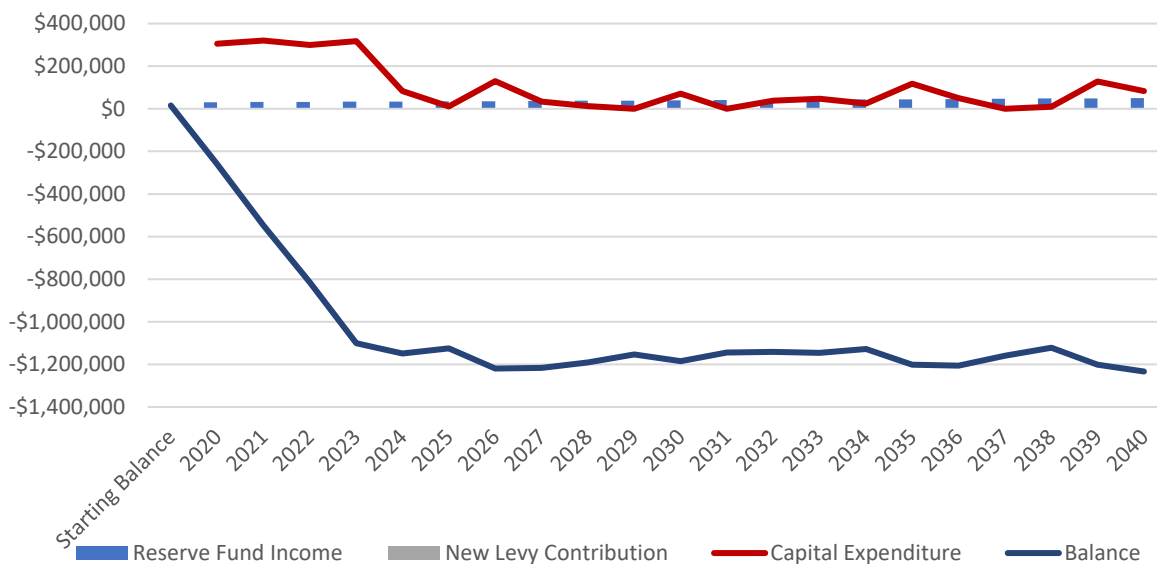
Total Unit Entitlement	60
Levy Contribution per UE	\$500.00
Escalation P.A.	2.5%

Table B. Increasing Levy Contribution

*The escalation rate on Reserve Fund Income assumes bank interest earned on savings.

Year	Reserve Fund Income	New Levy Contribution	Capital Expenditure	Balance
Starting Balance	\$0			\$15,592
2020	\$30,750	\$0	\$306,000	-\$259,658
2021	\$31,519	\$0	\$320,313	-\$548,452
2022	\$32,307	\$0	\$299,428	-\$815,573
2023	\$33,114	\$0	\$317,683	-\$1,100,141
2024	\$33,942	\$0	\$82,786	-\$1,148,985
2025	\$34,791	\$0	\$11,314	-\$1,125,508
2026	\$35,661	\$0	\$129,433	-\$1,219,281
2027	\$36,552	\$0	\$33,041	-\$1,215,769
2028	\$37,466	\$0	\$12,727	-\$1,191,030
2029	\$38,403	\$0	\$0	-\$1,152,628
2030	\$39,363	\$0	\$71,580	-\$1,184,845
2031	\$40,347	\$0	\$0	-\$1,144,498
2032	\$41,355	\$0	\$37,941	-\$1,141,084
2033	\$42,389	\$0	\$47,805	-\$1,146,500
2034	\$43,449	\$0	\$25,098	-\$1,128,148
2035	\$44,535	\$0	\$117,708	-\$1,201,321
2036	\$45,649	\$0	\$50,729	-\$1,206,402
2037	\$46,790	\$0	\$0	-\$1,159,612
2038	\$47,960	\$0	\$10,169	-\$1,121,821
2039	\$49,158	\$0	\$128,127	-\$1,200,790
2040	\$50,387	\$0	\$82,962	-\$1,233,365

Chart B. Increasing Levy Contribution



2. Reserve Fund Summary

Stanmore

26 Stanley Street, Mount Lawley

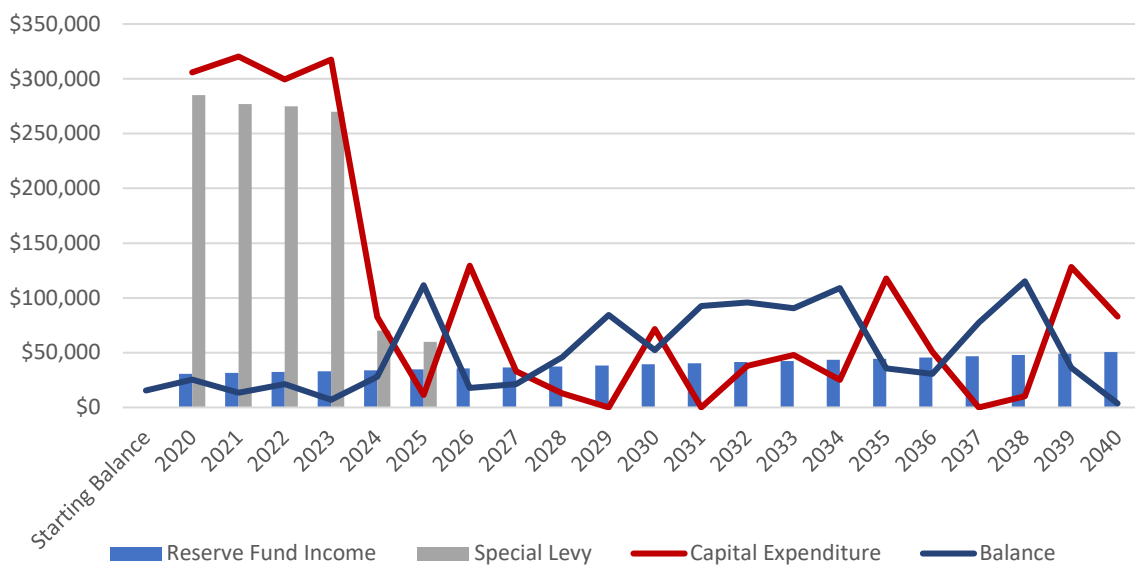
Total Unit Entitlement	60
Levy Contribution per UE	\$500.00
Escalation P.A.	2.5%

Table C. Raising Special Levies

*The escalation rate on Reserve Fund Income assumes bank interest earned on savings.

Year	Reserve Fund Income	Special Levy	Capital Expenditure	Balance
Starting Balance	\$0			\$15,592
2020	\$30,750	\$285,000	\$306,000	\$25,342
2021	\$31,519	\$277,000	\$320,313	\$13,548
2022	\$32,307	\$275,000	\$299,428	\$21,427
2023	\$33,114	\$270,000	\$317,683	\$6,859
2024	\$33,942	\$70,000	\$82,786	\$28,015
2025	\$34,791	\$60,000	\$11,314	\$111,492
2026	\$35,661	\$0	\$129,433	\$17,719
2027	\$36,552	\$0	\$33,041	\$21,231
2028	\$37,466	\$0	\$12,727	\$45,970
2029	\$38,403	\$0	\$0	\$84,372
2030	\$39,363	\$0	\$71,580	\$52,155
2031	\$40,347	\$0	\$0	\$92,502
2032	\$41,355	\$0	\$37,941	\$95,916
2033	\$42,389	\$0	\$47,805	\$90,500
2034	\$43,449	\$0	\$25,098	\$108,852
2035	\$44,535	\$0	\$117,708	\$35,679
2036	\$45,649	\$0	\$50,729	\$30,598
2037	\$46,790	\$0	\$0	\$77,388
2038	\$47,960	\$0	\$10,169	\$115,179
2039	\$49,158	\$0	\$128,127	\$36,210
2040	\$50,387	\$0	\$82,962	\$3,635

Chart C. Raising Special Levies



3A. Capital Expenditure

Stanmore

26 Stanley Street, Mount Lawley

As at 06/03/2020

Annual Escalation Rate (Year 1-5) 0.025

Annual Escalation Rate (Year 6-10) 0.04

Annual Escalation Rate (Year 11-20) 0.05

Facility Service Area	Item	Recommended Life (Years)	Next Replacement	Quote (ex GST)	Quote supplied by third party	Quote based on the following cost assumptions	2020	2021	2022	2023	2024	2025	2026
BUILDING MATERIALS	Roof Cover, Valleys and Flashings	25	2021	\$250,000	Home Integrity Building Consultants	Erect scaffolding to all required areas; Remove asbestos roof sheeting and flashings, Install new metal roof sheeting and flashings. (ref page 8-9)		\$256,250					
	Gutters	15	2021	\$20,000	Home Integrity Building Consultants	Remove and replace gutters with new; Prune any trees to ensure minimum leaf debris into gutters. (ref page 10-11)		\$20,500					
	Downpipes	15	2021	\$7,500	Home Integrity Building Consultants	Remove and replace downpipes; Install additional where required. (ref page 12-13)		\$7,688					
	Eaves Linings, Ceilings, Facias & Gables	25	2021	\$35,000	Home Integrity Building Consultants	Remove and replace all eave linings, ceilings, facias and gable cladding; Prepare and repaint all areas. (ref page 14-15)		\$35,875					
	Exterior Walls	10	2020	\$40,000	2019 AGM Minutes/Strata Manager	Remove and replace rusted lintels to the western window openings; Repair and repaint all remaining steel lintels. (ref page 16-19)	\$40,000						
	Exterior Walls	10	2024	\$15,000	Home Integrity Building Consultants	Remedial repair/replace bricks and repoint brick joints where required; Repairs and underpin screen wall to Lot 10 courtyard. (ref page 16-19)					\$16,557		
	Concrete Floors	10	2023	\$30,000	Home Integrity Building Consultants	Concrete repairs; Prepare and apply non slip epoxy coating to all exposed concrete surfaces; Paint underside of walkways and balconies. (ref page 20-22)				\$32,307			
	Stairs & Handrails	15	2023	\$5,000	Home Integrity Building Consultants	Carry out repairs to stairs where required; Apply coating to Eastern stairs and landings to Western stairs. (ref page 23-24)				\$5,384			
	Doors & Windows	20	2020	\$20,000	Home Integrity Building Consultants	Remove and replace windows to Western Elevations where steel lintels are being replaced. (ref page 25-26)	\$20,000						
	Balustrading	10	2022	\$25,000	Home Integrity Building Consultants	Remove and replace any rusted, damaged brackets and fixings; Install new wall spacers to brackets; Install extra balusters; New fixings to be chemi-anchors; Prepare and paint all balustrades. (ref page 27-29)			\$26,266				

3A. Capital Expenditure

Stanmore

26 Stanley Street, Mount Lawley

As at 06/03/2020

Annual Escalation Rate (Year 1-5) 0.025

Annual Escalation Rate (Year 6-10) 0.04

Annual Escalation Rate (Year 11-20) 0.05

Facility Service Area	Item	Recommended Life (Years)	Next Replacement	Quote (ex GST)	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
BUILDING MATERIALS	Roof Cover, Valleys and Flashings	25	2021	\$250,000														
	Gutters	15	2021	\$20,000										\$36,894				
	Downpipes	15	2021	\$7,500										\$13,835				
	Eaves Linings, Ceilings, Facias & Gables	25	2021	\$35,000														
	Exterior Walls	10	2020	\$40,000				\$55,061										
	Exterior Walls	10	2024	\$15,000								\$25,098						
	Concrete Floors	10	2023	\$30,000							\$47,805							
	Stairs & Handrails	15	2023	\$5,000												\$10,169		
	Doors & Windows	20	2020	\$20,000														\$44,844
	Balustrading	10	2022	\$25,000						\$37,941								

Facility Service Area	Item	Recommended Life (Years)	Next Replacement	Quote (ex GST)	Quote supplied by third party	Quote based on the following cost assumptions	2020	2021	2022	2023	2024	2025	2026
	Lighting	20	2026	\$10,000	Home Integrity Building Consultants	Replace existing common area fittings with LED's and movement sensors to activate lights. (ref page 30-31)							\$11,767
	Carpark	20	2022	\$10,000	Home Integrity Building Consultants	Install approximately 70 vehicle wheel stops; Replace deteriorated barrier rails. (ref page 32-33)			\$10,506				
	Carports	25	2020	\$10,000	Home Integrity Building Consultants	Carry out remedial works to carports to ensure remain fit for purpose in the short term. (ref page 34-36)	\$10,000						
	Carports	20	2026	\$100,000	Home Integrity Building Consultants	Replace all three carports either all at once or in two stages - Northern then Southern. (ref page 34-36)							\$117,666
	Driveways	15	2024	\$55,000	Home Integrity Building Consultants	Remove and replace all kerbs; Prepare and re-bituminize the entire driveway, parking areas, new street crossover and speed bumps. (ref page 37-38)					\$60,710		
	Stormwater Drainage	15	2020	\$45,000	Home Integrity Building Consultants	Inspect and clean all drainage soak wells to ensure fit for purpose; Install new soak wells, drainage points and trench grates, outlets and storm water connections to all downpipes locations. (ref page 39-40)	\$45,000						
	Footpaths & Steps	10	2020	\$12,000	Home Integrity Building Consultants	Uplift sunk or uneven pathway; Prepare, relay and ensure paving is flush with surrounding surfaces, correct falls to prevent pooling; Install stair nosing's to pathway stairs. (ref page 41-42)	\$12,000						
	Fencing & Gates	15	2020	\$22,000	Home Integrity Building Consultants	Remove and replace fencing to Lot 1 - 9 courtyards; Remedial works to Lot 10 fence. (ref page 43-44)	\$22,000						
	Fencing & Gates	15	2024	\$5,000	Home Integrity Building Consultants	Remove and replace approx 40.00 lin/m of boundary fence, share costs with neighbours. (ref page 43-44)					\$5,519		
	Lighting	15	2027	\$12,000	Home Integrity Building Consultants	Remove and replace external lighting of the common area with new, efficient LED weatherproof fittings. (ref page 45-46)							
ACCESS & EGRESS	Lifts	20	2022	\$250,000	S10YP Questionnaire/Strata Manager	Remove and replace lift, mechanism, doors surrounds; Remedial works to adjacent areas. (ref page 51-52)			\$262,656				
HVAC	Service Ducts	20	2023	\$260,000	S10YP Questionnaire/Strata Manager	Replace six service ducts/plumbing stacks. (ref page 500)				\$279,992			
SECURITY & SAFETY	Fire Services	20	2020	\$7,000	Home Integrity Building Consultants	Inspection by a Fire Services contractor to document any upgrade works and/or replacement of any deteriorated equipment (ref page 55-56).	\$7,000						

Facility Service Area	Item	Recommended Life (Years)	Next Replacement	Quote (ex GST)	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	Lighting	20	2026	\$10,000														
	Carpark	20	2022	\$10,000														
	Carports	25	2020	\$10,000														
	Carports	20	2026	\$100,000														
	Driveways	15	2024	\$55,000													\$117,450	
	Stormwater Drainage	15	2020	\$45,000									\$79,058					
	Footpaths & Steps	10	2020	\$12,000				\$16,518										
	Fencing & Gates	15	2020	\$22,000									\$38,651					
	Fencing & Gates	15	2024	\$5,000													\$10,677	
	Lighting	15	2027	\$12,000	\$14,685													
ACCESS & EGRESS	Lifts	20	2022	\$250,000														
HVAC	Service Ducts	20	2023	\$260,000														
SECURITY & SAFETY	Fire Services	20	2020	\$7,000														\$15,696

Facility Service Area	Item	Recommended Life (Years)	Next Replacement	Quote (ex GST)	Quote supplied by third party	Quote based on the following cost assumptions	2020	2021	2022	2023	2024	2025	2026
ENERGY & RESOURCES	Utility Cabinets	20	2028	\$10,000	Home Integrity Building Consultants	Carry out remedial repairs to meter box enclosures and utility boxes; Repaint doors and frames. (ref page 53-54)							
RECOMMENDATIONS	Stairs & Handrails	15	2025	\$10,000	Home Integrity Building Consultants	Install stair nosing to the Western front stairs and tactile indicators where required. (ref page 23-24)						\$11,314	
	Doors & Windows	25	2020	\$150,000	Home Integrity Building Consultants	Implement a phased in approach to replace all aluminium windows and doors. (ref page 25-26)	\$150,000						
	Waste Refuge Areas	20	2027	\$15,000	Home Integrity Building Consultants	Removal of existing and create a new larger enclosure for the commercial bins. (ref page 48)							
TOTAL SPEND PER YEAR							\$306,000	\$320,313	\$299,428	\$317,683	\$82,786	\$11,314	\$129,433

Note:

** Items with Asterisk meaning it is optional to repair or replace. However, we have included these items as capital expenditure in the budget above. Please refer to Works with Options tab if you like to see the repair and maintenance cost (non-capital).

Facility Service Area	Item	Recommended Life (Years)	Next Replacement	Quote (ex GST)	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
ENERGY & RESOURCES	Utility Cabinets	20	2028	\$10,000		\$12,727												
RECOMMENDATIONS	Stairs & Handrails	15	2025	\$10,000														\$22,422
	Doors & Windows	25	2020	\$150,000														
	Waste Refuge Areas	20	2027	\$15,000	\$18,356													
TOTAL SPEND PER YEAR					\$33,041	\$12,727	\$0	\$71,580	\$0	\$37,941	\$47,805	\$25,098	\$117,708	\$50,729	\$0	\$10,169	\$128,127	\$82,962

Note:

** Items with Asterisk meaning it is optional to repair or replace. However, we have included these items as capital expenditure in the budget above. Please refer to Works with Options tab if you like to see the repair and maintenance cost (non-capital).

3B. Maintenance and Repair

Stanmore
26 Stanley Street, Mount Lawley

As at 06/03/2020
Annual Escalation Rate (Year 1-5) 0.025
Annual Escalation Rate (Year 6-10) 0.04
Annual Escalation Rate (Year 11-20) 0.05

Facility Service Area	Item	Recommended Life (Years)	Next Replacement	Quote (ex GST)	Quote supplied by third party	Quote based on the following cost assumptions	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
BUILDING MATERIALS	Trees	25	2020	\$3,000	ARQS	Removal of large gum tree at front of building and trees at the rear of Unit 9.	\$3,000									
TOTAL SPEND PER YEAR							\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

3B. Maintenance and Repair

Stanmore

26 Stanley Street, Mount Lawley

As at 06/03/2020

Annual Escalation Rate (Year 1-5) 0.025

Annual Escalation Rate (Year 6-10) 0.04

Annual Escalation Rate (Year 11-20) 0.05

Facility Service Area	Item	Recommended Life (Years)	Next Replacement	Quote (ex GST)	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
BUILDING MATERIALS	Trees	25	2020	\$3,000											
TOTAL SPEND PER YEAR					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4. Special Conditions

The Building Consultant shall not be liable for failure to perform any duty or obligation that the consultant may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, inevitable accident, inability to obtain labour or transportation, or any cause outside the reasonable control of the consultant.

5. Service

Purpose of inspection

The purpose of the inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

Scope of inspection

The Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work (but excluding furniture and stored items), and the carrying out of Tests.

The Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in the Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in the Report.

6. Limitations

The Client acknowledges:

1. The Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a special-purpose inspection report, which is adequately specified (see Exclusions below).
2. The Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
3. The inspection only covers the Readily Accessible Areas of the property. The inspection does not include areas, which are inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
4. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
5. The Report is to be produced for the use of the Client. The Consultant is not liable for any reliance placed on the Report by any third party.

7. Exclusions

The Client acknowledges that the Report does not cover, deal with or take responsibility for:

- (a) fire services, electrical, water or gas services;
- (b) detection of wood destroying insects such as termites and wood borers;
- (c) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (d) a review of environmental or health or biological risks such as toxic mould;
- (e) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (f) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

8. Definitions

The Report contains reference to material that is copyright Standards Australia. That content is reproduced with permission from SAI Global under copyright Licence 0803-C035.

Client means the person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

Building Consultant means a person, business or company who is qualified and experienced to undertake an inspection in accordance with Australian Standard AS 4349.1-2007. The consultant must also meet any Government licensing requirement, where applicable.

Building & Site means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the immediate exterior of the residences and includes inspection of common property.

Structure means the loadbearing part of the building, comprising the Primary Elements.

Primary Elements means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

Structural Damage means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

Conditions Conducive to Structural Damage means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Secondary Elements means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around

openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Finishing Elements means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint.

Major Defect means a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect means a defect other than a Major Defect.

Serious Safety Hazard means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

9. Satellite Image



STRATA SERVICES

10-YEAR PLANS

BUILDING INSURANCE VALUATIONS

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ql zl 7 6 sz 6 Summary - Minimum Recommended Works

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STRATA TITLES ACT 1985**SCHEDULES****SCHEDULE 1 & SCHEDULE 2 (s39)****Schedule 1 – Governance by-laws**

[Heading inserted by No. 30 of 2018 s. 86.]

[Part I heading deleted by No. 58 of 1995 s. 87(1).]

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; and
 - (b) 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.

[Clause 1 amended by No. 58 of 1995 s. 87(2); No. 14 of 1996 s. 4; No. 74 of 2003 s. 112(15); No. 30 of 2018 s. 87.]

[2. Deleted by No. 30 of 2018 s. 88.]

3. 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-bylaw (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-bylaw, 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.

[Clause 3 amended by No. 26 of 1999 s. 104; No. 74 of 2003 s. 112(16); No. 30 of 2018 s. 89.]

4. 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.
- (6) 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.
- (8) 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.
- (9) 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.
- (10) 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.
 Note for this sub-by-law: By-law 6(3A) provides for the filling of vacancies in the offices of chairperson, secretary and treasurer.
- (11) 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.
- (12) 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.
- (13) 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.

[Clause 4 amended by No. 30 of 2018 s. 90.]

5. 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.

[Clause 5 amended by No. 74 of 2003 s. 112(17)-(19); No. 30 of 2018 s. 91.]

6. 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.

[Clause 6 amended by No. 30 of 2018 s. 92.]

7. Chairperson, secretary and treasurer of strata company

- (1) Subject to sub-bylaw (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-bylaw (2) may act until the end of the meeting for which the person was appointed to act.

[Clause 7 inserted by No. 58 of 1995 s. 87(3); amended by No. 74 of 2003 s. 112(20); No. 30 of 2018 s. 93.]

8. 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 the 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-bylaw (3) whether or not that person is a member of the council.
- (5) If a person appointed under sub-bylaw (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.

[Clause 8 amended by No. 30 of 2018 s. 94.]

9. 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.

[Clause 9 amended by No. 30 of 2018 s. 95.]

10. 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.

[Clause 10 amended by No. 30 of 2018 s. 96.]

[**11-15.** Deleted by No. 30 of 2018 s. 97.]

Schedule 2 – Conduct by-laws

[Heading inserted by No. 30 of 2018 s. 98.]

1. Vehicles and parking

- (1) An owner or occupier of a lot must take all reasonable steps to ensure that the owner's or occupier's visitors comply with the scheme by-laws relating to the parking of motor vehicles.
- (2) An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the written approval of the strata company.

[Clause 1 inserted by No. 30 of 2018 s. 99.]

2. Use of common property

An owner or occupier of a lot must –

- (a) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment of the common property by other owners or occupiers of lots or of their visitors; and
- (b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to an occupier of another lot (whether an owner or not) or the family of such an occupier; and
- (c) take all reasonable steps to ensure that the owner's or occupier's visitors do not behave in a manner likely to interfere with the peaceful enjoyment of an owner or occupier of another lot or of a person lawfully using common property; and
- (d) not obstruct lawful use of common property by any person.

[Clause 2 inserted by No. 30 of 2018 s. 100.]

3. Damage to lawns etc. on common property

Except with the approval of the strata company, an owner or occupier of a lot must not –

- (a) damage any lawn, garden, tree, shrub, plant or flower on common property; or
- (b) use any portion of the common property for the owner's or occupier's own purposes as a garden.

[Clause 3 amended by No. 30 of 2018 s. 101.]

4. Behaviour of owners and occupiers

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

[Clause 4 amended by No. 30 of 2018 s. 102.]

[**5.** Deleted by No. 30 of 2018 s. 103.]

6. Depositing rubbish etc. on common property

An owner or occupier of a lot must not deposit or throw on that lot or any other lot or the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of an owner or occupier of another lot or of any person lawfully using the common property.

[Clause 6 amended by No. 58 of 1995 s. 88(2); No. 30 of 2018 s. 104.]

7. Drying of laundry items and signage

An owner or occupier of a lot must not, except with the consent in writing of the strata company –

- (a) hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building, other than for a reasonable period on any lines provided by the strata company for the purpose; or
- (b) display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their lot in such a way as to be visible from outside the building.

[Clause 7 amended No. 30 of 2018 s. 105.] [Former By-law 8 repealed by No. 58 of 1995 s. 88(3).]

8. Storage of inflammable liquids etc.

An owner or occupier of a lot must not, except with the written approval of the strata company, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material, other than chemicals, liquids, gases or other materials used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

[Clause 8, formerly by-law 9, renumbered as by-law 8 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 106.]

9. Moving furniture etc. on or through common property

An owner or occupier of a lot must not transport any furniture or large object through or on common property within the building unless that person has first given to the council sufficient notice of their intention to do so to enable the council to arrange for its nominee to be present at the time when that person does so.

[Clause 9, formerly by-law 10, renumbered as by-law 9 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 107.]

10. Floor coverings

An owner of a lot must ensure that all floor space within the lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of an owner or occupier of another lot.

[Clause 10, formerly by-law 11, renumbered as by-law 10 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 108.]

11. Garbage disposal

An owner or occupier of a lot must –

- (a) maintain within their lot, or on such part of the common property as may be authorised by the strata company, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local laws relating to the disposal of garbage; (c) ensure that the health, hygiene and comfort of an owner or occupier of any other lot is not adversely affected by their disposal of garbage.

[Clause 11, formerly by-law 12, renumbered as by-law 11 by No. 58 of 1995 s. 88(4); amended by No. 57 of 1997 s. 115(5); No. 30 of 2018 s. 109.]

12. Additional duties of owners and occupiers

An owner or occupier of a lot must not –

- (a) use the lot for a purpose that may be illegal or injurious to the reputation of the building; or
- (b) make undue noise in or about the lot or common property; or
- (c) keep animals on the lot or the common property after notice in that behalf given to that person by the council.

[Clause 12 inserted by No. 58 of 1995 s. 88(5); amended by No. 74 of 2003 s. 112(22); No. 30 of 2018 s. 110.]

13. Notice of alteration to lot

An owner of a lot must not alter or permit the alteration of the structure of the lot except as may be permitted and provided for under the Act and the by-laws and in any event must not alter the structure of the lot without giving to the strata company, not later than 14 days before commencement of the alteration, a written notice describing the proposed alteration.

[Clause 13 inserted by No. 58 of 1995 s. 88(5); amended by No. 30 of 2018 s. 111.]

14. Appearance of lot

An owner or occupier of a lot must not, without the written consent of the strata company, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

[Clause 14 inserted by No. 58 of 1995 s. 88(5); amended by No. 30 of 2018 s. 112.]

15. Decoration of, and affixing items to, inner surface of lot

An owner or occupier of a lot must not, without the written consent of the strata company, paint, wallpaper or otherwise decorate a structure which forms the inner surface of the boundary of the lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if that action will unreasonably damage the common property.

[Clause 15 inserted by No. 30 of 2018 s. 113.]