

2 / 9 Anstey Street, South Perth

Precontractual Disclosure Statement to the Buyer

Part A | General Information about strata titles schemes

What you need to know

This information applies to a lot in a strata scheme or survey-strata scheme (scheme), which is subject to the *Strata Titles Act 1985* (the Act). Section 156 of the Act sets out that the seller of a strata lot or survey-strata lot (lot) must give the buyer certain information before the buyer signs the contract of sale.

Instruction for the seller

The seller must give the information incorporated in this document to a buyer before the buyer signs a contract for the sale and purchase of a lot in a scheme. Failure to do so may give the buyer the right to avoid the contract and/or delay the proposed settlement date.

Information for the buyer

The buyer should keep this document including any attachments in a safe place as it contains important information which might be needed at a later date.

It is strongly recommended that the buyer read all the information provided by the seller before signing the contract. The buyer should consider obtaining independent professional legal advice before signing the contract.

There are different rights, restrictions and obligations that apply in relation to a lot in a scheme than those that apply to a 'green title' lot. Those rights, restrictions and obligations can be found in the Act, the *Strata Titles (General) Regulations 2019* (regulations), scheme by-laws, the certificate of title, the strata / survey-strata plan for the lot and, if the scheme is a leasehold scheme, the strata lease for the lot. Your right to deal with the lot and to use the common property is restricted by these, as well as by any resolutions and decisions made by the strata company. You will not be able to build on the lot or make any alterations to (including removal of) a building on the lot without the approval of the strata company, except in certain circumstances.

As an owner of a lot, you will also have a share in any common property in the scheme. You will be a member of the strata company, along with all of the other lot owners, and have a right to participate in managing the scheme.

Each lot owner has to abide by the rules of the strata company, known as by-laws. By-laws can be different for each strata scheme and you should understand which by-laws apply to your scheme. The seller must give you the current by-laws before you sign the contract for sale. A strata company can make, amend or repeal by-laws by voting on them, and registering them with the Registrar of Titles at Landgate within 3 months.

As the owner of a lot, you will be liable to pay a strata levy or contribution to the strata company for expenses including for maintenance, repair and insurance of the common property unless the lot is in a scheme of 2 to 5 lots which may be exempt from these requirements. Be aware that if the unpaid amounts for the lot are not paid by the seller before you complete the purchase (settle), you as the new owner will have to pay the strata company these unpaid amounts.

As part of this disclosure you must receive the strata or survey-strata plan (the plan) which includes the lot you are proposing to buy. This plan will show all of the lots and the common property in the scheme. The common property is all the land within the scheme boundary that is not a lot. In a strata plan each lot is clearly identified, but the common property is not; it is everything that is not a lot. In comparison, in a survey-strata plan common property areas are clearly identified as common property. It is important to understand what is your lot, as you will be responsible for repairing and maintaining it, whereas the strata company will generally be responsible for the common property, unless there are by-laws which set out something different.

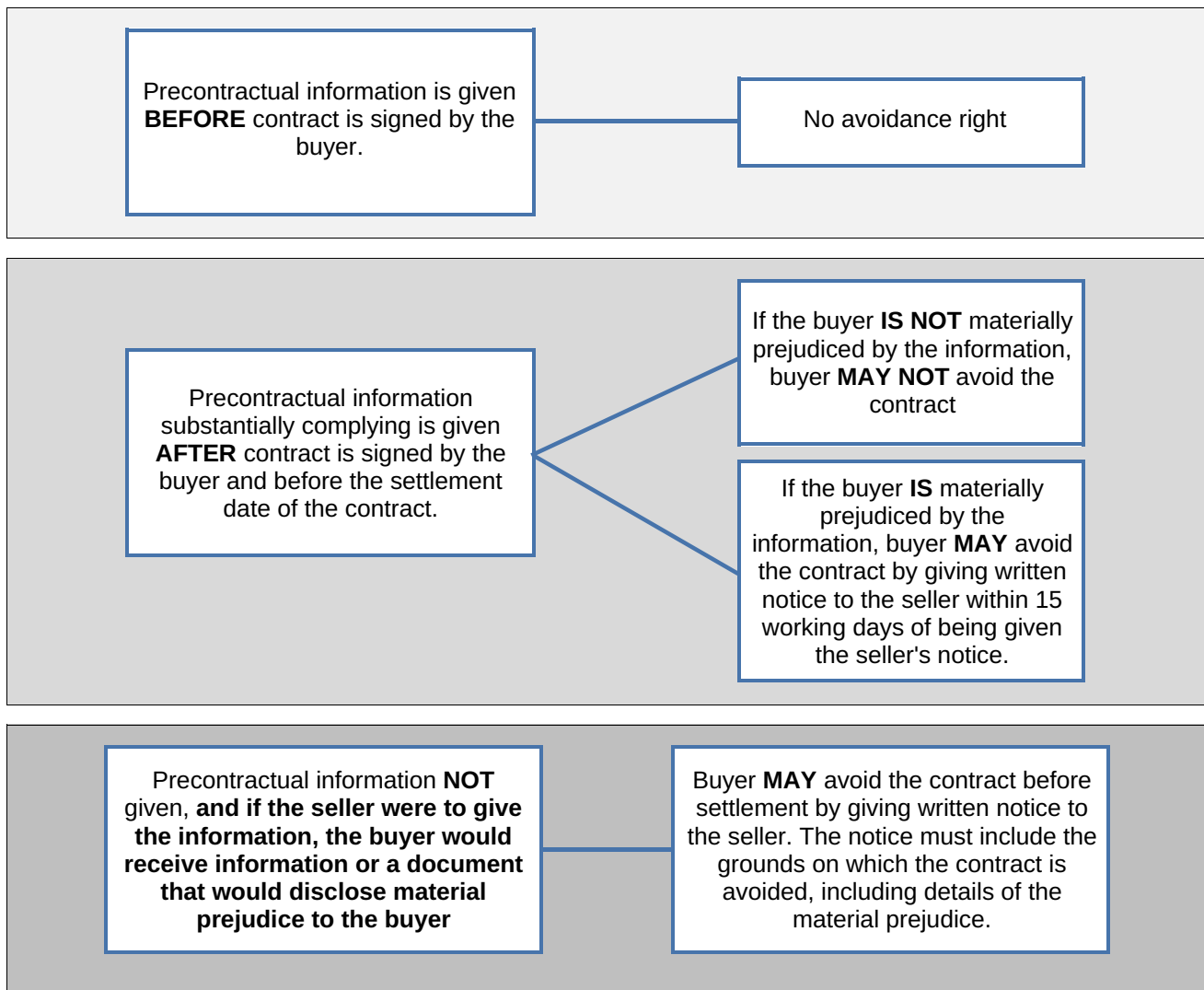
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

The buyer should consider reading Landgate's publication *A Guide to Strata Titles* as this provides extra information about schemes.

Buyer's avoidance rights

Avoidance rights for failure to give precontractual information to the buyer

The buyer's right to avoid the contract for precontractual information is as follows:



Avoidance rights for notifiable variations

After the buyer has signed the contract, it is possible a particular type of event known as a type 1 or type 2 notifiable variation may occur. If this happens, the seller must provide written notice of the variation to the buyer before the proposed settlement date.

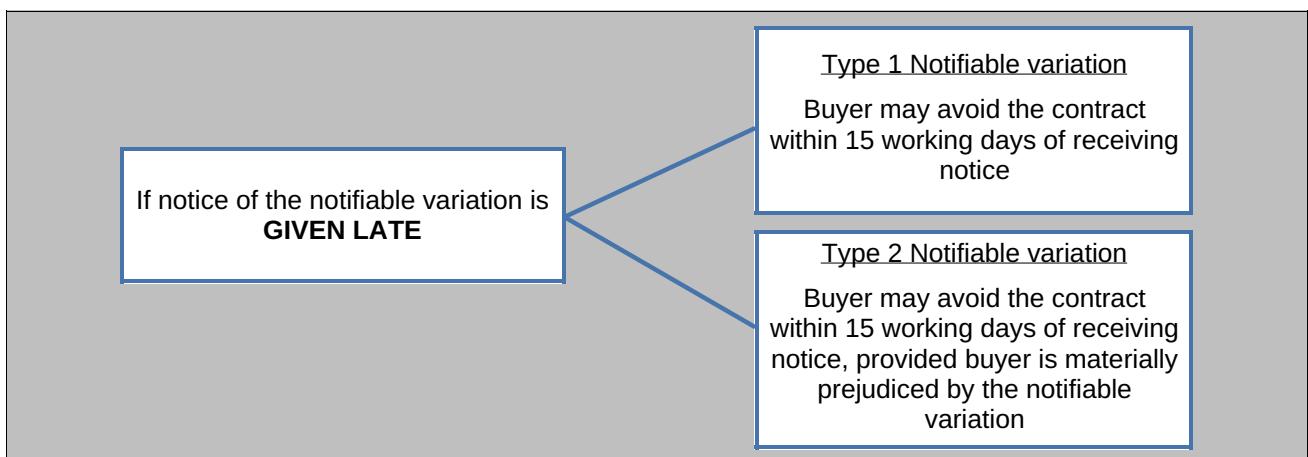
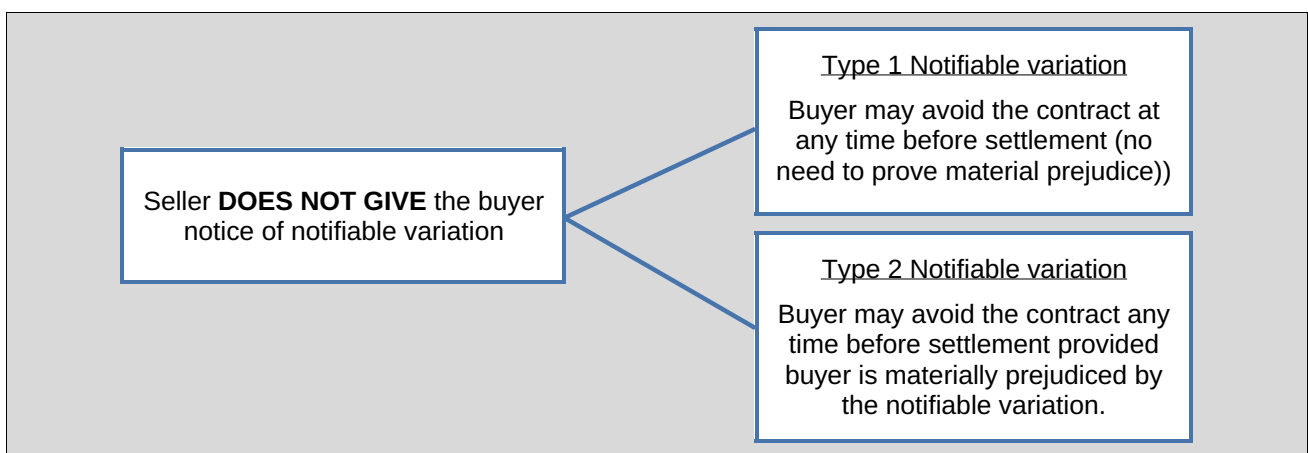
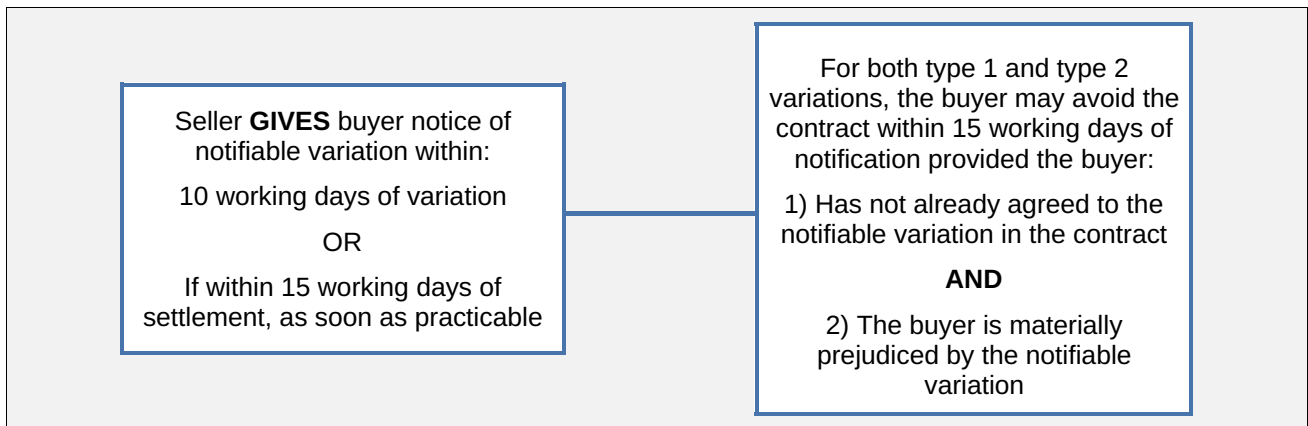
Type 1 and Type 2 notifiable variations are as follows:

Type 1 Notifiable Variation	Type 2 Notifiable Variation
<ul style="list-style-type: none"> • The area or size of the lot/proposed lot is reduced by 5% or more from the area or size notified to the buyer before the buyer entered into the contract. • The proportion that the unit entitlement, or a reasonable estimate of the unit entitlement of the lot bears to the sum of the unit entitlements of all the lots is increased/decreased by 5% or more in comparison to that which was notified to the buyer before the buyer entered into the contract. • Anything relating to a proposal for the termination of the strata titles scheme is served on the seller by the strata company. • Any other event classified by the regulations as a type 1 notifiable variation. 	<ul style="list-style-type: none"> • The current/proposed scheme plan or amendment of the scheme plan for the scheme is modified in a way that affects the lot or the common property (that is not a type 1 notifiable variation). • The current/proposed schedule of unit entitlements or amendment of the schedule of unit entitlements for the scheme is modified in a way that affects the lot (that is not a type 1 variation). • The strata company or a scheme developer- <ul style="list-style-type: none"> (i) enters into a contract for the provision of services or amenities to the strata company or to members of the strata company or a contract that is otherwise likely to affect the rights of the buyer; OR (ii) varies an existing contract of that kind in a way that is likely to affect the rights of the buyer • The current/proposed scheme by-laws are modified. • A lease, licence, right or privilege over the common property in the strata titles scheme is granted or varied. • Any other event classified by the regulations as a type 2 notifiable variation.

See section 161 and 162 of the Act for further details.

Regulation 106 describes when certain notifiable variations are deemed to have occurred.

The buyer's right to avoid the contract for notifiable variations is as follows:



See section 163 of the Act for special protections which apply if the lot has not yet been created by the registration of the scheme or an amendment of the scheme - that is, an 'off the plan' sale.

Buyer's right to postpone settlement

The buyer has a right to postpone settlement date of the contract for the sale and purchase of the lot, by providing written notice to the seller, if the seller has not complied with their obligation to provide pre-contractual information or particulars of a notifiable variation to the buyer. The buyer may postpone settlement date by no more than 15 working days after the latest date that the seller complies with the relevant disclosure requirement.

Disputes about avoidance rights to be heard in the State Administrative Tribunal

If the buyer or seller has a dispute about a right to avoid or whether a seller has provided the notifiable information / notifiable variations as required and within the time required, the buyer and or seller may apply to the State Administrative Tribunal for orders to resolve the dispute.

Precontractual Disclosure Statement to the Buyer

Part B | Information specific to the sale of the strata lot

This form sets out the information requirements in section 156 of the *Strata Titles Act 1985* (the Act), that the seller must give the buyer. It is the information designated as information specific to the sale of a strata lot. which, if included in the contract, must be included in a prominent position (such as the first page). The term 'lot' includes strata and survey-strata lot.

Personal information

The seller(s)

Name Cheryl Anne PROWSE

Address 299 Yangebup Road, Yangebup, WA, 6164

Telephone/mobile _____ Email _____

Name _____

Address _____

Telephone/mobile _____ Email _____

Scheme Information

The term 'scheme' includes strata and survey-strata schemes

Scheme Details

Scheme name 9 Anstey Street, South Perth

Name of the strata company N/A

Address for service of the strata company (taken from scheme notice) N/A

Name of Strata Manager SVN Strata Management

Address of Strata Manager Level 10, 12 St Georges Terrace, Perth, WA, 6000

Telephone/Mobile 08 9427 7955

Email strata@svnperth.com

The status of the scheme is:

- proposed
 registered

The scheme type is:

- strata
 survey-strata

The tenure type is

- freehold
 leasehold

For leasehold only:

The scheme has a term of _____ years _____ months _____ days commencing on registration of the scheme _____

If there is a registered scheme notice, the expiry day for the leasehold scheme is _____

For any attachments, please include the attachment number in the column titled 'Att.' on the right-hand side of this document.

Att.

Scheme Documents (must be attached)

Schemes created on or after 1/5/2020 must provide a copy of the scheme notice (Schemes created before 1/5/2020 only have to provide a scheme notice if a change of scheme name or address was registered on or after 1 May 2020). YES _____

A copy of the scheme plan showing the exact location and definition of the lot YES _____

A copy of the scheme by-laws _____

A copy of the scheme by-laws made but not yet registered by the Registrar of Titles at Landgate _____

Do the scheme by-laws include staged subdivision by-laws no yes

If yes, they are included with this form _____

If yes, they are not included but a notice concerning staged subdivision by-laws that are spent has been provided _____

A copy of the schedule of unit entitlements showing the unit entitlement of the lot AND sum of unit entitlements of all the lots in the scheme YES _____

If this is a leasehold lot, a copy of the strata lease for the lot _____

Additional comments: _____

Minutes (choose one option)

A copy of the minutes of the most recent annual general meeting and any subsequent extraordinary general meeting(s) YES _____

A statement that the strata company does not keep minutes of its meetings* _____

A statement of why the seller has been unable to obtain the minutes _____

Additional comments: not needed _____

Statement of accounts (choose one option)

The statement of accounts last prepared by the strata company YES _____

A statement that the strata company does not prepare a statement of accounts* _____

A statement of why the seller has been unable to obtain a statement of accounts _____

** Note that section 140(1) sets out that 2-lot schemes are not required to keep minutes or statements of account, and section 140(2) provides that 3, 4 and 5-lot schemes are allowed to have a by-law exempting them from these requirements. If this applies to the scheme, write that down in these fields.*

Additional comments: not needed _____

Termination proposal

Has the seller received a copy of any notice from the strata company in relation to any current termination proposal for the scheme? no yes _____

If yes, attach a copy.

Lot information (choose all that apply)

Att.

This lot is on a registered scheme plan

This lot has not yet been created

This lot is a leasehold strata expiring on _____
(being the expiry day of the scheme set out in the scheme notice)

Street address of the lot (if known)

Lot _____ on scheme plan no. _____

(The lot owner will also own a share in the common property of the scheme)

Voting right restrictions

Does the contract contain any voting right restriction which has the meaning in regulation 103 of the *Strata Titles (General) Regulations 2019*? * no yes

If yes, describe the restriction _____

* A voting right restriction includes if the contract requires the buyer to grant an enduring proxy or power of attorney to the seller.

Exclusive use by-laws

This lot is a 'special lot', subject to exclusive use by-laws giving exclusive use of an area of common property no yes

If yes, please give details _____

Strata levy/contributions for the lot (choose one option)

(Local government rates are payable by the lot owner in addition to the strata levy/contributions)

Contributions that have been determined within the previous 12 months

If not determined, estimated contributions for 12 months after proposed settlement date

	Actual (\$)	OR	Estimated (\$) 12 months after the proposed settlement date
Administrative fund:	<u>3,798.68</u>		_____
Reserve fund:	<u>400</u>		_____
Other levy (attach details)	_____		_____
<input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated total contribution for the lot			<u>\$ 4,198.68</u>
Payable <input type="checkbox"/> annually <input type="checkbox"/> bi-annually <input checked="" type="checkbox"/> quarterly <input type="checkbox"/> other:			_____
Due dates	<u>\$1,049.67</u> on <u>1st Feb 2026</u>		<u>\$1,049.67</u> on <u>1st August 2026</u>
	<u>\$1,049.67</u> on <u>1st May 2026</u>		<u>\$1,049.67</u> on <u>1st November 2026</u>

Strata levy/contributions/other debts owing

If the seller has a debt owed to the strata company, the total amount owing is \$ 0

If the seller has a debt owed to a utility company, the total amount owing is \$ 0

Details of who is owed, how the debt arose, date on which it arose and the amount outstanding is attached. _____

Additional comments: _____

Scheme developer specific information

Information specific to the sale of a strata lot - only to be **completed if the seller of the lot is a scheme developer**

Att.

The scheme developer is defined as:

- The registered owner(s) of a lot(s) before it is subdivided by a strata titles scheme
- The registered owner/s of a lot in a staged strata development that is to be subdivided by the registration of an amendment of scheme to which staged subdivision by-laws apply

This part applies where the seller of the lot is a scheme developer in any of the following circumstances:

- The scheme has not been registered
- The first annual general meeting of the strata company has not been held
- The scheme developer owns 50% or more of the lots
- The scheme developer owns lots with an aggregate unit entitlement of 50% or more of the sum of the unit entitlements of all lots in the scheme

Statement of estimated income and expenditure

A statement of the estimated income and expenditure of the strata company for the 12 months after the proposed settlement date is attached. _____

Additional comments: _____

Agreements for amenity or service

Are there any current or proposed contracts for the provision of any amenity or service to the strata company or members of the strata company entered into or arranged by the scheme developer or strata company? no yes

If yes, attach details including terms and conditions, the consideration and estimated costs to members of the strata company _____

Additional comments: _____

Lease, licence, exclusive right or use and enjoyment or special privilege over common property

Are there any current or proposed leases, licences, right of exclusive use and enjoyment, restricted right of use and enjoyment, or special privilege over common property? no yes

If yes, attach details including terms and conditions. _____

Additional comments: _____

Section 79 Disclosure of remuneration and other benefits

Has the scheme developer and/or their associate received or reasonably expects to receive remuneration or other benefit arising out of a contract for the provision of services or amenities described above, any other contract that binds the strata company or a lease or licence of the common property in the strata titles scheme? no yes

Is there any other direct or indirect pecuniary interest the scheme developer and/or their associate has in the contract, lease or licence other than as a member of the strata company? no yes

If yes, attach details of any remuneration, other benefit and/or pecuniary interest disclosed in accordance with s.79 of the Act, including its value. _____

Additional comments: _____

Acknowledgement by seller and buyer

The statements by the seller and buyer relate to the following precontractual disclosures:

- **Part A, general information about strata titles schemes.** This information can be included in a form that is separate from the rest of the contract; and
- **Part B, information specific to the sale of a strata lot.** This information can be included in a separate form, or within the contract in a prominent position.
Both the Part A and Part B disclosures can be provided electronically if the buyer has consented to this.

Statement by the seller(s) / seller's representative

I / We¹, hereby certify that Part A and Part B of the required precontractual disclosures were given to the buyer before the buyer signed the contract of sale.

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Statement by the buyer(s) / buyer's representative

I / We¹, the buyer/s, acknowledge that I / we¹ received Part A and Part B of the required precontractual disclosures before I / We¹ signed the contract of sale.

I / We¹ understand that the disclosures given by the seller(s) or by the seller's representative are not an offer or a contract to purchase a lot (though they may be included in such contract) but only provide information to me / us¹.

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

¹ Select one.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1503

9

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893 AND THE STRATA TITLES ACT OF 1985

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 2 ON STRATA PLAN 6020
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CHERYL ANNE PROWSE OF 299 YANGETUP ROAD YANGETUP WA 6164

(T Q316368) REGISTERED 14/2/2025

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

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.

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

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

STATEMENTS:

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

SKETCH OF LAND:	SP6020
PREVIOUS TITLE:	SP6020
PROPERTY STREET ADDRESS:	UNIT 2 9 ANSTEY ST, SOUTH PERTH.
LOCAL GOVERNMENT AUTHORITY:	CITY OF SOUTH PERTH

STRATA PLAN 6020



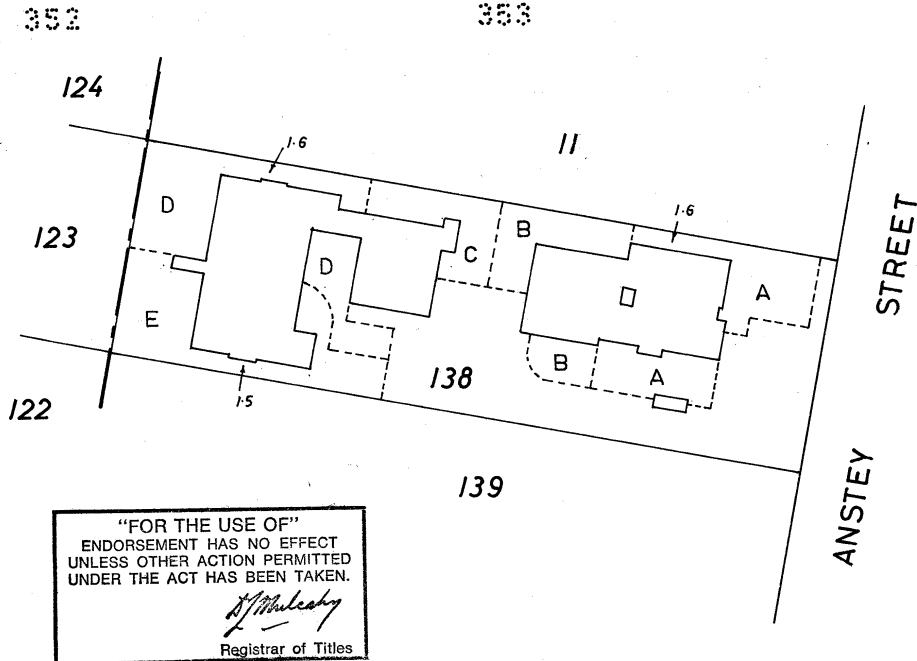
PARCEL OF LAND LOT 138 ON DIAGRAM 2721 BEING
 PORTION OF PERTH SUBURBAN LOT 353.
 CERTIFICATE OF TITLE: VOL. 926 FOL. 123
 LOCAL AUTHORITY CITY OF SOUTH PERTH
 LOCALITY SOUTH PERTH INDEX PLAN PERTH 2000
 NAME OF BUILDING 9 ANSTEY STREET, SOUTH PERTH.
 ADDRESS FOR SERVING OF 9 ANSTEY STREET, SOUTH PERTH.
 NOTICES ON COMPANY SEE ANNEXURE A

LODGED 20.1.78
 EXAMINED 26.4.78
 REGISTERED 18.5.78 APP. B 524761



Lamborough
 REGISTRAR OF TITLES

- A FOR THE USE OF LOT 1
- B FOR THE USE OF LOT 2
- C FOR THE USE OF LOT 3
- D FOR THE USE OF LOT 4
- E FOR THE USE OF LOT 5



"FOR THE USE OF"
 ENDORSEMENT HAS NO EFFECT
 UNLESS OTHER ACTION PERMITTED
 UNDER THE ACT HAS BEEN TAKEN.
J. Mulcahy
 Registrar of Titles

KEVIN J. McMAHON & ASSOCIATES
 LICENSED SURVEYORS — ENGINEERING SURVEYORS
 47 ORD STREET, WEST PERTH. TELEPHONE 217188

SCALE 1:500 LINKS TO AN INCH



LOT No.	UNIT ENTITLEMENT	OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
		VOL.	FOL.
1	1	1503-8, 1710-719	
2	1	1503-9	
3	1	1503-10	
4	1	1503-11	
5	1	1503-12	
AGGREGATE	-5		

SURVEYOR'S CERTIFICATE

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

L. L. Lowe
 DATE 15.2.78 LICENSED SURVEYOR.

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

David Carr
 DATE 18 APR 1978 CHAIRMAN.

FORM 3

STRATA PLAN No. 6020

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

CITY OF SOUTH PERTH, THE LOCAL AUTHORITY,

HEREBY CERTIFIES THAT:—

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

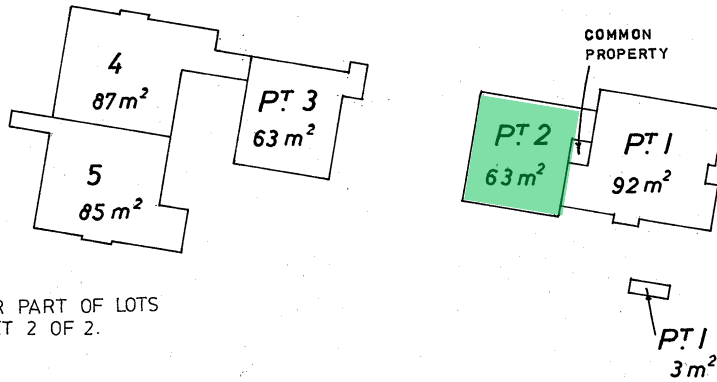
DESCRIPTION OF BUILDING:—

A BRICK AND TILE BUILDING OF FIVE DWELLING UNITS BEING SITUATED ON LOT 138 ON DIAGRAM 2721 BEING PORTION OF PERTH SUBURBAN LOT 353. THE BUILDING IS KNOWN AS 9 ANSTEY STREET, SOUTH PERTH.

DATE 10TH APRIL, 1978


 SHIRE/TOWN CLERK

GROUND FLOOR



FOR OTHER PART OF LOTS SEE SHEET 2 OF 2.

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.

The scheme may not be a single tier scheme, as defined in section 3(1) of the Strata Titles Act 1985;

The areas of the lots shown on the strata plan may have changed;

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

KEVIN J. McMAHON & ASSOCIATES
 LICENSED SURVEYORS — ENGINEERING SURVEYORS
 47 ORD STREET, WEST PERTH. TELEPHONE 21 7188

SCALE 1:400

APPROVED

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

TOWN PLANNING BOARD

David Can

DATE 18 APR 1978

CHAIRMAN

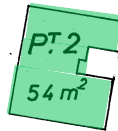
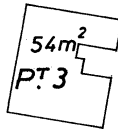
LOCAL AUTHORITY SOUTH PERTH

A Bennett

DATE 10/4/78

SHIRE TOWN CLERK

FIRST FLOOR



FOR OTHER PART OF LOTS
SEE SHEET 1 OF 2.

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of these buildings, as provided by section 3AB of the Strata Titles Act 1985.

The scheme may not be a single tier scheme, as defined in Section 3(1) of the Strata Titles Act 1985;

The areas of the lots shown on the strata plan may have changed;

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre line of that wall or the plane at which they are joined, is the boundary of the lots;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

KEVIN J. McMAHON & ASSOCIATES
 LICENSED SURVEYORS — ENGINEERING SURVEYORS
 47 ORD STREET, WEST PERTH. TELEPHONE 21 7188

SCALE 1:400

APPROVED

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

TOWN PLANNING BOARD

David Carr

DATE 18 APR 1978

CHAIRMAN

LOCAL AUTHORITY SOUTH PERTH

P. Bennett

DATE 10/4/78

SHIRE TOWN CLERK

NOTICE OF ANNUAL GENERAL MEETING

The Owners of 9 Anstey Street, South Perth - Strata Plan 6020
Thursday, 27 November 2025 at 03:30 PM
At SVN Perth, Level 10, 12 St Georges Terrace, Perth
Zoom Meeting ID: 856 3097 3236 Passcode: 671452

This Notice is issued on 07/11/2025, at least 14 days prior to the scheduled date of the meeting.

Verification of Proxies & Formalities of Meeting

- Verify valid proxies received.
- Registration of those personally present or represented by proxy whom are eligible to vote.
- Registration of those present by invitation.
- Record apologies received.
- Votes to ordinary resolutions at general meetings, to any matter, are to be decided by a simple show of hands unless a particular lot owner requests a Poll Vote to where a matter will then be settled by votes based on Unit Entitlement.
- All motions tabled in this meeting are ordinary resolutions, unless stated otherwise.

1 Appointment of Chairperson

That the Strata Manager be appointed as Chairperson of the meeting.

2 Confirmation of Previous Minutes

That the minutes of the previous General Meeting held on 17/12/2024 be confirmed as a true record of the meeting.

3 Adoption of Financial Statements

That the financial statements for the period ending 31/10/2025 be adopted as presented.

Please note: In order to resolve any queries in regards to this Notice or to the included Financial Statements, a request must be submitted to SVN Strata via email to info@svnperth.com no later than 3 business days prior to the meeting taking place.

4 Authorisation for Recovery Actions

That the Strata Company authorises SVN Strata to proceed with SVN Strata's Debt Recovery Procedure as outlined in the fee schedule provided in the Notice of Annual General Meeting, and to engage and instruct solicitors on behalf of the Strata Company to recover any outstanding contributions or other monies owed to the Strata Company by any person or company.

Please note: The authority shall be reviewed annually at the Annual General Meeting of the Strata Company.

5 Renewal of Insurance Policy

That, unless instructed otherwise by the Council of Owners, SVN Strata is to renew the current insurance policy before its expiry date at the sums reasonably suggested by the insurer and to include workers' compensation cover if it is not part of the standard coverage.

Explanatory note: As required under Section 127(3)(c) of the Strata Titles Act, the insurance schedule is included in this Notice (within the summary of accounts). The PDS & FSG is available to all Owners upon request. Workers' compensation may be included in some policies but may also require additional coverage if necessary.

6 Adoption of Proposed Budget for the Administration Account

That the proposed budget of estimated expenditure of \$17,977.24 be adopted as the Administrative Fund budget of the Strata Company for the period ending 31/10/2026.

7 Adoption of Proposed Budget for the Reserve Fund Account

That the proposed budget of estimated expenditure of \$5,000.00 be adopted as the Reserve Fund budget of the Strata Company for the period ending 31/10/2026.

8 Administration Levy Contributions

To approve the **administrative fund** levy contributions for proprietors, payable in advance as follows:

\$1,027.33	per unit entitlement	1st November	2025 (as issued)
\$949.67	per unit entitlement	1st February	2026
\$949.67	per unit entitlement	1st May	2026
<u>\$949.67</u>	<u>per unit entitlement</u>	<u>1st August</u>	<u>2026</u>
\$949.67	per unit entitlement	1st November	2026

The total levy of \$19,660.00 will be raised for the financial year ending 31/10/2026. These instalments will continue at the rate per unit entitlement of the final quarter until reviewed at the next Annual General Meeting of the Strata Company.

9 Reserve Levy Contributions

To approve the **reserve fund** levy contributions for proprietors, payable in advance as follows:

\$100.00	per unit entitlement	1st November	2025 (as issued)
\$100.00	per unit entitlement	1st February	2026
\$100.00	per unit entitlement	1st May	2026
<u>\$100.00</u>	<u>per unit entitlement</u>	<u>1st August</u>	<u>2026</u>
\$100.00	per unit entitlement	1st November	2026

The total levy of \$2,000.00 will be raised for the financial year ending 31/10/2026. These instalments will continue at the rate per unit entitlement of the final quarter until reviewed at the next Annual General Meeting of the Strata Company.

10 Election to the Council of Owners

1. Number of Members

That the Council of Owners for Strata Scheme 6020 consists of no fewer than 3 and no more than 7 proprietors, as determined by those present at the meeting.

2. Nominations

Call for nominations of candidates for election to the Council of Owners, including those submitted via Council Nomination Forms prior to the meeting.

Please note: If the number of nominations exceeds the available positions, a ballot will be conducted to elect members to the Council.

3. Strata Company Representative

That a member of the Council of Owners be appointed as the Strata Company Representative. The representative must be:

- A member of the Council of Owners, or
- For a corporate member, the person nominated to act on its behalf.

Please note: A Strata Company Representative liaises with Council members, instructs the strata manager and third parties, oversees maintenance, manages ATO matters (if applicable), approves legal actions, signs documents and contracts, and represents the strata company in meetings or legal matters. They act on the Council's instructions and within legal and scheme guidelines.

Important note: If you are casting a pre-meeting online vote and wish to be considered for a position on the Council, please ensure you submit a Council Nomination Form.

11 Council of Owners Authorisations

That the Strata Company known as Owners of Strata Scheme 6020 hereby grants in accordance with Section 118 (1) through to (4) of the Strata Titles Act 1985 the authority to:

- a member of the Council of the Strata Company; or
- an appointed delegate of the Strata Company;

In accordance with Section 135 of the Strata Titles Act representatives as listed above are hereby authorised to:

- a) Execute documents, which can include signing without a common seal by:
 - i. a specified amount of members of the council; or
 - ii. a strata manager.
- b) Sign relevant documents and to negotiate the terms; and
- c) Attach the company seal; and
- d) Sign and execute any contracts or service agreements on behalf of the Strata Company, provided and subject to:
 - i. Any expenditure/costs being approved and adopted in a Budget at a General Meeting of the Strata Company, or;
 - ii. For sustainability infrastructure in relation to general duties under Section 91 [2]

Explanatory note: In order to comply with the amendments and reforms to the Strata Titles Act (WA) 1985 and the Strata Titles (General) Regulations 2019 (effective as at 1st May 2020) it is required that the Strata Company authorise its Council of Owners to sign and execute documents and service agreements.

Matters Without Notice for Discussion

Please note: Matters may only be raised at the discretion of the Chair and with the leave of the meeting.

- Discussion on Revamping the Front Roadside Verge.

Strata Plan No. SP 6020
9 Anstey Street, South Perth WA 6151
Statement of Financial Performance
FOR THE PERIOD 01 November 2024 TO 31 January 2025

Statement of Financial Performance	ACTUAL	BUDGET	ACTUAL LAST YEAR
	01/11/2024-31/01/2025	01/11/2024-31/10/2025	01/11/2023-31/10/2024
Administrative Fund			
INCOME			
143000 - Levies Due - Admin	\$4,250.00	\$19,660.00	\$17,000.00
142500 - Interest on Arrears--Admin	\$(0.00)	\$0.00	\$0.00
145000 - Miscellaneous Income--Admin	\$0.00	\$0.00	\$0.00
146600 - Recovery Costs GL - Admin	\$0.00	\$0.00	\$0.00
148100 - Sales Certificate Fees	\$0.00	\$0.00	\$0.00
TOTAL ADMINISTRATIVE FUND INCOME	\$4,250.00	\$19,660.00	\$17,000.00
EXPENDITURE - ADMINISTRATIVE FUND			
150750 - Admin--ATO Tax Returns	\$330.00	\$330.00	\$330.00
151000 - Admin--Auditors--Audit Services	\$110.00	\$110.00	\$110.00
151500 - Admin--Bank Charges- Account Fees	\$44.00	\$44.00	\$44.00
152500 - Admin--Consultants	\$0.00	\$1,000.00	\$746.00
152750 - Admin--Debt Collection Fees	\$0.00	\$0.00	\$0.00
153203 - Admin--Sales Certificate Fees	\$0.00	\$0.00	\$0.00
155500 - Admin--Meeting Expenses	\$0.00	\$198.00	\$198.00
157250 - Admin--Public Officer Fees	\$16.50	\$66.00	\$66.00
157500 - Admin--Document Archival Fee	\$121.00	\$121.00	\$121.00
157750 - Admin--Administration Fees	\$49.50	\$200.00	\$198.00
158500 - Admin--Management Fees--Standard	\$750.00	\$3,080.00	\$2,900.00
170750 - Insurance--Premiums	\$0.00	\$5,675.00	\$4,729.77
171000 - Insurance--Valuation	\$0.00	\$407.00	\$0.00
183000 - Maint Bldg--General Repairs	\$0.00	\$3,800.00	\$3,949.00
184500 - Maint Bldg--Gutters & Downpipes	\$0.00	\$1,000.00	\$904.20
188750 - Maint Bldg--Pest/Vermin Control	\$0.00	\$600.00	\$550.00
194750 - Maint Grounds--Lawns & Gardening	\$440.00	\$1,400.00	\$1,375.00
199750 - Utility--Water & Sewerage	\$200.20	\$1,629.00	\$1,411.06
TOTAL ADMINISTRATIVE FUND EXPENDITURE	\$2,061.20	\$19,660.00	\$17,632.03
SURPLUS/DEFICIT	\$2,188.80	\$0.00	\$(632.03)
OPENING ADMINISTRATIVE FUND BALANCE	\$14,557.85	\$14,557.85	\$15,189.88
ADMINISTRATIVE FUND BALANCE	\$16,746.65	\$14,557.85	\$14,557.85

Statement of Financial Performance

	ACTUAL	BUDGET	ACTUAL LAST YEAR
	01/11/2024-31/01/2025	01/11/2024-31/10/2025	01/11/2023-31/10/2024
Reserve Fund			
INCOME			
243000 - Levies Due--Sinking	\$500.00	\$2,000.00	\$2,000.00
242500 - Interest on Arrears--Capital Works	\$(0.00)	\$0.00	\$0.00
TOTAL RESERVE FUND INCOME	\$500.00	\$2,000.00	\$2,000.00
EXPENDITURE - RESERVE FUND			
TOTAL RESERVE FUND EXPENDITURE	\$0.00	\$0.00	\$0.00
SURPLUS/DEFICIT	\$500.00	\$2,000.00	\$2,000.00
OPENING RESERVE FUND BALANCE	\$11,501.06	\$11,501.06	\$9,501.06
RESERVE FUND BALANCE	\$12,001.06	\$13,501.06	\$11,501.06

Statement of Financial Position AS AT 31 January 2025

Date : 03/02/2025
Time : 11:31
Username : Ai Vee Ho
Client Position : Management

Strata Plan No. SP 6020

9 Anstey Street, South Perth WA 6151

	Actual 01/11/2024 - 31/01/2025	Actual 01/11/2023 - 31/10/2024
<u>Owners Funds:</u>		
Administrative Fund		
Operating Surplus/Deficit-- Administrative Fund	\$2,188.80	\$(632.03)
Owners Equity--Admin	\$14,557.85	\$15,189.88
	\$16,746.65	\$14,557.85
Reserve Fund		
Operating Surplus/Deficit--Reserve Fund	\$500.00	\$2,000.00
Owners Equity--Capital Works	\$11,501.06	\$9,501.06
	\$12,001.06	\$11,501.06
Net Owners Funds	\$28,747.71	\$26,058.91
<u>Represented by:</u>		
<u>Assets</u>		
Administrative Fund		
Cash at Bank--Admin	\$16,856.65	\$14,557.85
	\$16,856.65	\$14,557.85
Reserve Fund		
Cash at Bank--Capital Works	\$12,001.06	\$11,501.06
	\$12,001.06	\$11,501.06
Unallocated Money	\$0.00	\$0.00
Total Assets	\$28,857.71	\$26,058.91
<u>Less Liabilities</u>		
Administrative Fund		
Creditors--Other--Admin	\$110.00	\$0.00
	\$110.00	\$0.00
Reserve Fund	\$0.00	\$0.00
Unallocated Money	\$0.00	\$0.00
Total Liabilities	\$110.00	\$0.00
Net Assets	\$28,747.71	\$26,058.91

Balance Sheet
As at 31/10/2025

Owners of Strata Scheme 6020

9 Anstey Street, SOUTH PERTH WA 6151

	Current period
Proprietors' funds	
Administrative Fund	
Owners Equity--Admin	14,667.85
Operating Surplus/Deficit--Admin	1,708.88
	<u>16,376.73</u>
Reserve Fund	
Owners Equity--Reserve	11,501.06
Operating Surplus/Deficit--Reserve	1,500.00
	<u>13,001.06</u>
Net proprietors' funds	<u><u>\$29,377.79</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	20,308.73
	<u>20,308.73</u>
Reserve Fund	
Cash at Bank--Reserve	13,401.06
	<u>13,401.06</u>
<i>Total assets</i>	<u><u>33,709.79</u></u>
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	3,932.00
	<u>3,932.00</u>
Reserve Fund	
Prepaid Levies--Reserve	400.00
	<u>400.00</u>
<i>Total liabilities</i>	<u><u>4,332.00</u></u>
Net assets	<u><u>\$29,377.79</u></u>

Income & Expenditure Statement

**for the financial year
to 31/10/2025**

Owners of Strata Scheme 6020

9 Anstey Street, SOUTH PERTH WA 6151

Administrative Fund

Current period

01/11/2024-31/10/2025

Revenue

Levies Due--Admin 14,523.30

Total revenue 14,523.30

Less expenses

Admin--Admin Expenses 137.50

Admin--Agent Disbursements 298.37

Admin--Auditors--Audit Services 110.00

Admin--Auditors--Taxation Services 330.00

Admin--Bank Charges 44.00

Admin--Legal & Debt Collection Fees 34.25

Admin--Management Fees--Standard 3,076.00

Admin--Other Expenses--Admin 49.50

Insurance--Premiums 5,568.04

Insurance--Valuation 638.00

Maint Grounds--Lawns & Gardening 1,210.00

Utility--Water Usage 1,318.76

Total expenses 12,814.42

Surplus/Deficit

1,708.88

Opening balance 14,667.85

Closing balance

\$16,376.73

Reserve Fund

Current period

01/11/2024-31/10/2025

Revenue

Levies Due--Reserve 1,500.00

Total revenue 1,500.00

Less expenses

Total expenses 0.00

Surplus/Deficit

1,500.00

Opening balance 11,501.06

Closing balance

\$13,001.06

**Proposed Budget
to apply from 01/11/2025**

Owners of Strata Scheme 6020

9 Anstey Street, SOUTH PERTH WA 6151

Administrative Fund

**Proposed
budget**

Revenue

Levies Due--Admin	19,660.00
<i>Total revenue</i>	19,660.00

Less expenses

Admin--Admin Expenses	140.00
Admin--Auditors--Audit Services	110.00
Admin--Auditors--Taxation Services	330.00
Admin--Management Fees--Additional Services	187.00
Admin--Management Fees--Standard	2,928.64
Admin--Other Expenses--Admin	100.00
Insurance--Premiums	6,681.60
Maint Bldg--General Repairs	3,000.00
Maint Bldg--Gutters & Downpipes	1,000.00
Maint Bldg--Pest/Vermin Control	600.00
Maint Grounds--Lawns & Gardening	1,400.00
Utility--Water Usage	1,500.00
<i>Total expenses</i>	17,977.24

Surplus/Deficit

	1,682.76
Opening balance	16,376.73

Closing balance

	\$18,059.49
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Total units of entitlement	5
Levy contribution per unit entitlement	\$3,932.00

Reserve Fund

**Proposed
budget**

Revenue

Levies Due--Reserve	2,000.00
<i>Total revenue</i>	2,000.00

Less expenses

Maint Bldg--General Repairs	5,000.00
<i>Total expenses</i>	5,000.00

Surplus/Deficit

	(3,000.00)
Opening balance	13,001.06

Closing balance

\$10,001.06

Total units of entitlement	5
Levy contribution per unit entitlement	\$400.00

**Insurance
as at 31/10/2025**

Strata Scheme 6020

9 Anstey Street, SOUTH PERTH WA 6151

Policy No. WRSC220017 Strata Community Insurance
82

Type: Building Broker: Perth Property Insurance Pty Ltd
Suite 207/5-7 Harper Terrace, SOUTH PERTH WA
6151

Premium: \$5,568.04 Paid on: 02/04/2025 Policy start date: 02/04/2025 Next due: 02/04/2026

Cover	Sum insured	Excess	Notes
Building	\$2,420,000.00	\$1,000.00	
Common Area Contents	\$24,200.00	\$1,000.00	
Terrorism Cover	Applies	\$1,000.00	
Loss of Rent & Temp Accommodation	\$363,000.00	\$1,000.00	
Flood	Included	\$1,000.00	
Floating Floors	Included	\$1,000.00	
Liability	\$20,000,000.00	\$0.00	
DO NOT USE Voluntary Workers	Included	\$0.00	
Workers Compensation	Selected	\$0.00	
Fidelity Guarantee	\$100,000.00	\$0.00	
Office Bearers	\$1,000,000.00	\$0.00	
Government Audit Cost	\$25,000.00	\$0.00	
Appeal Expenses	\$100,000.00	\$0.00	
Legal Defence Expenses	\$50,000.00	\$1,000.00	plus 10% contribution
Lot Owners Fixtures & Fittings	\$300,000.00	\$0.00	

Last valuation done on 20/03/2025

Insurance valuation \$2,420,000.00



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	WRSC22001782
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	The Owners of 9 Anstey Street, South Perth Strata Plan 6020 9 Anstey Street, South Perth, WA, 6151
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 02/04/2025 Expiry Date: 4:00pm on 02/04/2026
INTERMEDIARY ADDRESS	McLardy McShane WA Pty Ltd PO Box 6785, East Perth, WA, 6892
DATE OF ISSUE	31/03/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$2,420,000
		Common Area Contents	\$24,200
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$363,000
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 4	Workers Compensation		Selected
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further

notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Important Information

As per the Strata Titles Act 1985



VOTING BY PROXY

An Instrument appointing a proxy to cast a vote must be in writing and executed by the appointer's attorney.

Subject to any limitations expressed in the instrument of appointment, the appointment of a proxy is for all general meetings and for all purposes.

The instrument of appointment of a proxy may limit the appointment:

- To a specified general meeting or to voting on a specified resolution; or
- To general meetings held, or votes taken, within a specified period; or
- To a specified purpose; or
- In any specified way.

A proxy may be, but is not required to be, a member of the strata company.

The regulations may impose limitations on a strata manager being appointed as a proxy, including limitations as to the number of lot owners or unit entitlements of lots for which a strata manager may be appointed as a proxy.

QUORUM

No business may be transacted at a general meeting unless a quorum is present at the time when the meeting proceeds to business.

At a general meeting of a strata company for a strata titles scheme other than a 2-lot scheme, a quorum is constituted if there are present persons who are entitled to cast the votes attached to 50% of the lots in the scheme.

If a quorum is not present after 30 minutes has elapsed from the time appointed for a general meeting of a strata company for a strata titles scheme other than a 2-lot scheme, the persons entitled to vote who are present at the meeting are taken to constitute a quorum for the purposes of that meeting.

A person who is a proxy of a person entitled to cast the vote attached to a lot is to be counted for the purposes of determining whether a quorum is present.

VOTING

The owner of each lot in a strata titles scheme is entitled to one vote on a proposed resolution of the strata company.

However, the owner of a lot is not entitled to cast the vote attached to the lot if;

- The resolution is not required to be a unanimous resolution or a resolution without dissent and is not a resolution for postponing the expiry day for a leasehold scheme or a termination resolution; and
- There is an outstanding amount recoverable under the Strata Titles Act 1985 owed to the Strata Company by the owner of the lot.

A proposed resolution can be put to the members of a strata company at a general meeting or outside of a general meeting.

A resolution can be proposed only by a member of the strata company who is entitled to vote on the resolution.

The vote attached to a lot can, and can only, be cast, if the time it is cast, the person is entitled to cast the vote attached to the lot.

The owner of a lot may cast the vote attached to the lot in person or by duly appointed proxy.

However, if a vote is taken at a general meeting at which both the owner of a lot and a proxy entitled to cast the vote attached to the lot are present and the owner is not a co-owner of the lot, the owner of the lot must cast the vote.

Council Nomination Form
 The Owners of 9 Anstey Street, South Perth
 Strata Plan 6020



Annual General Meeting held on Thursday, 27 November 2025 at 03:30 PM

I/We, as proprietor/s of Strata Plan 6020 of Lot/s _____, nominate the below named person as a candidate for election as a member of the Council of Owners at the Annual General Meeting.

Name of Nominee: _____

Nominee's Consent: I, the above-named nominee, confirm that I consent to being Nominated as a candidate for election as a member of the Council of Owners as set out in this Notice.

 Nominee's Signature

SOLE OR CO-PROPRIETOR *Signed by member[s] giving proxy*

NAME	SIGNATURE	DATE

LOT/S OWNED BY A COMPANY
 EXECUTED by

in accordance with S127[1] of the Corporations Act 2001

 Signature of Director or Sole Director/Company Secretary [Circle whichever is applicable]

 Signature of Director or Sole Director/Company Secretary [Circle whichever is applicable]

 [Print full name block letters]

 [Print full name block letters]

This form of consent to nomination for election as a member of the Council of Owners must be handed to the Chairperson of the Annual General Meeting of the strata prior to the close of nominations.

[A written consent is required if the candidate, being a natural person, is not personally present at the Annual General Meeting. If the candidate is a corporation the nomination and acceptance must be in writing and may need to be signed under the common seal of that corporation, dependant on the articles of association of the corporation]

General Proxy Form
 The Owners of 9 Anstey Street, South Perth
 Strata Plan 6020



I/We, as the Proprietor/s of Strata Plan 6020 of Lot/s:

NAME/S OF LOT OWNER/S

AUTHORISE

Name of person:

Or, failing in their attendance at the general meeting, the Chairperson of the meeting to act, speak and vote on my/our behalf:

(Please select ONE option)

As an enduring proxy until this enduring proxy is revoked, to vote on all motions. For all general meetings and outside of meeting voting.

OR

At the Annual General Meeting of the Strata Plan scheduled to be held on **Thursday, 27 November 2025 at 03:30 PM**, to vote on all motions unless Proprietor's Instructions are provided.

OR

I/We direct proxy to vote as per the **Proprietor's Instructions** attached.

SOLE OR CO-PROPRIETOR *Signed by member[s] giving proxy*

NAME	SIGNATURE	DATE

LOT/S OWNED BY A COMPANY

EXECUTED by

_____ *in accordance with S127(1) of the Corporations Act 2001*

 Signature of Director or Sole Director/Company Secretary [Circle whichever is applicable]

 Signature of Director or Sole Director/Company Secretary [Circle whichever is applicable]

 [Print full name block letters]

 [Print full name block letters]

 [Usual address]

 [Usual address]

Proprietor's Instructions Form

The Owners of 9 Anstey Street, South Perth
Strata Plan 6020



Annual General Meeting held on Thursday, 27 November 2025 at 03:30 PM

**Please note "General Proxy Form" must be completed in conjunction with this form.*

I/We, as the proprietor/s of Lot/s _____, advise that the holder of this instruction must vote as follows:

1. Appointment of Chairperson

In favour Against Abstain

2. Confirmation of Previous Minutes

In favour Against Abstain

3. Adoption of Financial Statements

In favour Against Abstain

4. Authorisation of Recovery Actions

In favour Against Abstain

5. Renewal of Insurance Policy

In favour Against Abstain

6. Adoption of Proposed Budget for Admin Fund

In favour Against Abstain

7. Adoption of Proposed Budget for Reserve Fund

In favour Against Abstain

8. Administration Levy Contributions

In favour Against Abstain

9. Reserve Levy Contributions

In favour Against Abstain

10. Election to the Council of Owners

In favour Against Abstain

11. Council of Owner Authorisations

In favour Against Abstain

Matters without notice for discussion and for referral to the Council of Owners

Debt Recovery Process



In accordance with Section 100(4) of the Strata Titles Act 1985, all levies are due and payable as agreed at the general meeting of the Strata Company.

Any unpaid amount will bear interest at a rate of 11% per annum as per the Strata Titles Act. Any interest received is payable to the Strata Company and not SVN Strata.

To ensure the timely payment of all levies, the following is a timeline of the debt recovery process undertaken by SVN Strata:

STAGE	PROCESS	CHARGE
Issue Levy Notice	Issued prior to the due date	No charge
Stage 1 – First Reminder	REMINDER sent 45-60 days after due date	\$44.00 charge to the Strata Company - on charged to the lot proprietor
Stage 2 – Second Reminder	FINAL REMINDER sent 75-90 days after due date	\$44.00 charge to the Strata Company - on charged to the lot proprietor
Stage 3 – Third & Final Reminder	Notice of intention to commence legal action if debt is not paid within 7 days	\$44.00 charge to the Strata Company - on charged to the lot proprietor
Letter of Demand	Solicitor engaged to issue Letter of Demand	\$198.00 - \$385.00 charge to the Strata Company
Further Legal Proceedings	Solicitor engagement	Subject to Council of Owners Instructions

Income & Expenditure Statement - Group
for the financial year-to-date
01/11/2025 to 28/02/2026

Owners of Strata Scheme 6020

9 Anstey Street, SOUTH PERTH WA 6151

Administrative Fund

Current period

01/11/2025-28/02/2026

Revenue

143000	Levies Due--Admin	9,830.00
	<i>Total revenue</i>	<u>9,830.00</u>

Less expenses

153800	Admin--Agent Disbursements	166.98
153802	Admin--Agent Disburst--Other	199.82
154000	Admin--Management Fees--Standard	1,038.00
154400	Admin--Other Expenses--Admin	171.27
178400	Maint Grounds--Lawns & Gardening	110.00
191200	Utility--Water Usage	375.52
	<i>Total expenses</i>	<u>2,061.59</u>

Surplus/Deficit

		<u>7,768.41</u>
	Opening balance	16,376.73
Closing balance		<u><u>\$24,145.14</u></u>

Reserve Fund

Current period

01/11/2025-28/02/2026

Revenue

243000	Levies Due--Reserve	1,000.00
	<i>Total revenue</i>	1,000.00

Less expenses

	<i>Total expenses</i>	0.00
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Surplus/Deficit

1,000.00

	Opening balance	13,001.06
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Closing balance

\$14,001.06



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	WRSC22001782
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	The Owners of 9 Anstey Street, South Perth Strata Plan 6020 9 Anstey Street, South Perth, WA, 6151
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 02/04/2025 Expiry Date: 4:00pm on 02/04/2026
INTERMEDIARY ADDRESS	McLardy McShane WA Pty Ltd PO Box 6785, East Perth, WA, 6892
DATE OF ISSUE	31/03/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$2,420,000
		Common Area Contents	\$24,200
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$363,000
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 4	Workers Compensation		Selected
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further

notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.