

18/12/2014

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**Re: The Owners of 147-159 Charles St West Perth Strata Plan 05629**

Please find enclosed the minutes of the Annual General Meeting held recently. These minutes will be adopted at the next General Meeting.

**Also enclosed is the strata levy for the period 01/01/15 to 31/03/15, as these levies were issued late the due date will be 1st February 2015, not the 1st January as stated.**

The Strata Company would also like to remind all owners of the following:

**Modifications to Common Property:**

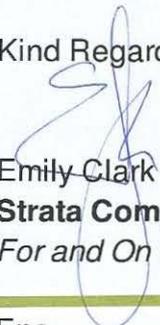
Owners are reminded that ANY modifications to common property must be approved in writing by the Strata Council, this includes any modifications to the plumbing ducts or hot water systems. Owners are also reminded that if approvals have been granted for modifications in the past, any replacement or upgrades of modified items must be re-approved. Note that common property includes: external walls/windows/doors, the entire balcony area, walkways and the entire plumbing duct.

**Electric Hot Water Systems:**

Due to the limitations in the electrical supply to the building electrical hot water systems are not permitted to be installed, if electrical systems have been approved by the strata company in the past, they may not be replaced and must be converted to gas. The strata company has investigated the option of upgrading the power supply to the complex and all units and found this to be extremely expensive and cost prohibitive.

If you have any questions regarding these minutes please do not hesitate to contact our office on 9362 1166 or email [emily@exclusivestrata.com.au](mailto:emily@exclusivestrata.com.au).

Kind Regards,



Emily Clark

**Strata Company Manager**

*For and On Behalf of the Owners of 147-159 Charles St West Perth*

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