

10th October 2011

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**Re: Annual General Meeting of the Strata Company
Strata Plan 5629 – 147-159 Charles Street**

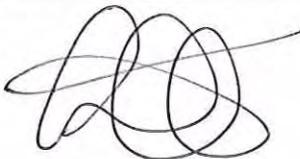
Please find enclosed documents relating to the Annual General Meeting for the above Strata Company.

If you have any queries on the financial statements please address them in writing to our office at least 48 hours prior to the meeting. We can then prepare a response for you prior to the meeting.

Please pay particular attention to the proxy form to ensure that it is completed correctly. An invalid proxy means you will be unable to vote at the meeting. If you have any questions about how to complete the proxy form, please contact our office.

Thank you for your attention to the above. We look forward to seeing you at the meeting.

Yours faithfully,



Laura Chapman
Exclusive Strata Management

Enc.

The Owners of 147-159 Charles Street Strata Plan 5629

NOTICE OF ANNUAL GENERAL MEETING

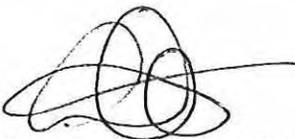
Notice is hereby given that the Annual General Meeting of the above Strata Company will be held at the office of Exclusive Strata Management, Suite 15, 443 Albany Highway, Victoria Park on Tuesday, 1st November 2011, commencing at 5.30 pm.

Registration from 5.15 pm.

This notice is issued pursuant to the by-laws of the strata company, on 10th day October 2011, being not less than 14 days prior to the holding of the meeting.

The attention of proprietors is drawn to the following documents enclosed with this combined notice and agenda for this meeting:

1. *Statement of accounts for period 01/10/10 to 30/09/11.*
2. *Copy of certificate of currency, important insurance information and Strata Company Manager's disclosure statement.*
3. *Budget of estimated expenditure from the Administrative Fund and provision for Reserve Fund for period 01/10/11 to 30/09/12.*
4. *Forms of specific and enduring proxy.*
5. *Information in respect to nomination and election of members of the Council.*

Signature of person issuing this notice..........Date 10/10/11.

Laura Chapman on behalf of Exclusive Strata Management

PRELIMINARY MATTERS

Registration of proprietors and proxy holders

Verification of valid proxies received

Verification of those eligible to vote and personally present

Record those present by invitation

Record any apologies received

Confirmation by the Council Chairman or Secretary of an enabling quorum being present, that the meeting is properly constituted and may proceed to the conduct of business.

(Or that it is adjourned one week hence)

Meeting Agenda

1. **Appointment of chairperson for the meeting.**
-Only required if the Chairman of the Council is unavailable or unwilling to act.
2. **Confirmation of previous minutes.**
-Minutes of the last general meeting have previously been distributed to proprietors.
 - (a) **Motion under notice –**
That the previously circulated minutes of the General Meeting held on 16/11/10 be confirmed as a true record of those proceedings.
 - (b) Consideration of any matters arising not otherwise provided for by this agenda.
3. **Consideration of Statement of Accounts**
-A copy of which is attached to this notice.
(Questions of a financial nature should be notified to the strata company not later than 3 business days prior to the meeting.)
Motion under notice –
That the Statement of accounts for the period 01/10/10 to 30/09/11, showing an amount of \$45,571.93 net owners' funds, be adopted as presented.
4. **Constitution of the Council.**
 - 4.1 **Motion under notice –**
That the Council of the Strata Company consist of 7 proprietors.
 - 4.2 Chairman to call for nominations of candidates for election to the Council;

And, if required will,
 - 4.3 Conduct a ballot to elect members of the Council.

SPECIAL BUSINESS

5. Change of the strata company's address for service of notices.

Motion under notice-

That pursuant to section 40 of the Strata Titles Act, 1985 the address for the purpose of the service of notices on the strata company be changed to c/- Exclusive Strata Management, P O Box 779, Victoria Park WA 6979

6. Insurance

-Copy of certificate of currency, important insurance information and Strata Company Manager's disclosure statement are enclosed.

Motion under notice-

That the Council be directed to obtain a building replacement valuation and amend the sum insured to the amount of that valuation.

7. Items of business notified or proposed by proprietors/Council or others

a) Electrical, gas and plumbing works

Due to several legislative requirements, money needs to be spent on electrical, gas and plumbing. Instead of raising a special levy, an increase in the strata levies is proposed.

8. Consideration of budget of estimated expenditure from the Administrative Fund.
(A copy of which is attached to this notice)

Motion under notice –

That the budget of estimated expenditure from the Administrative Fund GST inclusive for the period 01/10/11 to 30/09/12, amounting to \$105,479.00.00 be adopted.

9. Transfer of reserve funds.

Motion under notice –

That the Council be authorised to transfer funds to a maximum of \$16,000.00 from the Reserve Fund to the Administrative Fund as may be required to meet the cost of future works.

10. Determination of the levy of contributions for the period 01/01/12 to 31/12/12

– proposal enclosed.

Motion under notice –

That the levy of contributions on proprietors for the Administrative Fund be payable in advance, inclusive of GST, by instalments due and payable in the amounts and on the dates as shown below:

\$100.00 per unit entitlement	1 st January	2012,
\$100.00 per unit entitlement	1 st April	2012,
<u>\$100.00 per unit entitlement</u>	<u>1st July</u>	<u>2012,</u>
\$100.00 per unit entitlement	1 st October	2012,

to raise a total of \$72,354.00 in the financial year,

and,

that the levy of contributions on proprietors for the Reserve Fund be payable in advance, inclusive of GST, by instalments due and payable in the amounts and on the dates as shown below:

\$6.00 per unit entitlement	1 st January	2012,
\$6.00 per unit entitlement	1 st April	2012,
\$6.00 per unit entitlement	1 st July	2012,
\$6.00 per unit entitlement	1 st October	2012,

to raise a total of \$4,464.00 in the financial year.

11. Matters without notice for discussion and referral to the Council.

Note: Such matters may only be raised at the discretion of the Chair and with leave of the meeting.

12. Close of meeting.

**The Owners of 147-159 Charles Street
Strata Plan 5629**

**Proxy Form for the General Meeting
To Be Held On 01/11/11**

Please read the important notes below before completing this form

I/We, _____

being the proprietor/s of lot number/s _____ hereby appoint:
(*Select only one of the below options by deleting the other two options.)

***Option 1**

Name of proxy holder _____ only, or,

***Option 2**

The Chairperson of the general meeting only, or,

***Option 3**

Name of proxy holder _____ or, failing his/her attendance at
the general meeting, the Chairperson of the general meeting.

to speak and act as my/our proxy holder and to vote for me/us in my/our name at the general meeting
to be held on 01/11/11 *and at any adjournment of that meeting.*

Dated this _____ day of _____ 20__

Signature of sole proprietor

or all co-proprietors

_____ Proprietor

_____ Co-Proprietor

_____ Co-Proprietor

_____ Co-Proprietor

Section Below For Use Only by a Corporate Proprietor

In the case of an **incorporated proprietor**, this form requires the signature of a duly authorised
person authorised to sign by its constitution.

Director/Secretary/Attorney/Officer/Agent (Delete those not applicable)

IMPORTANT NOTES

- 1 Any natural person can hold a proxy form. That person does not have to be a proprietor.
- 2 An incorporated proprietor should appoint a natural person as its proxy holder if it intends to vote.
- 3 Except in the case of a unanimous resolution, co-proprietors of a lot (e.g. husband and wife) may **only** vote on a show of hands if a proxy form has been completed by **all** co-proprietors appointing one person to vote for them.
- 4 If possible, please complete and return the proxy form to the strata manager well before the general meeting.
- 5 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.

**The Owners of 147-159 Charles Street
Strata Plan 5629**

Enduring Proxy Form for General Meetings

Please read the important notes below before completing this form

I/We, _____

being the proprietor/s of lot number/s _____ hereby appoint:
(*Select only one of the below options by deleting the other two options.)

***Option 1**

Name of proxy holder _____ only, or,

***Option 2**

The Chairperson from time to time of general meetings of the strata company, or,

***Option 3**

Name of proxy holder _____ or, failing his/her attendance at the general meeting, the Chairperson of the general meeting.

to speak and act as my/our proxy holder and to vote for me/us in my/our name at all general meetings of the Strata Company until this enduring proxy is revoked.

Dated this _____ day of _____ 20__

Signature of sole proprietor

or all co-proprietors

_____ Proprietor

_____ Co-Proprietor

_____ Co-Proprietor

_____ Co-Proprietor

Section Below For Use Only by a Corporate Proprietor

In the case of an **incorporated proprietor**, this form requires the signature of a person duly authorised to sign by its constitution.

Director/Secretary/Attorney/Officer/Agent (Delete those not applicable)

IMPORTANT NOTES

- 1 Any natural person can hold a proxy form. That person does not have to be a proprietor.
- 2 An incorporated proprietor should appoint a natural person as its proxy holder if it intends to vote.
- 3 Except in the case of a unanimous resolution, co-proprietors of a lot (e.g. husband and wife) may **only** vote on a show of hands if a proxy form has been completed by **all** co-proprietors appointing one person to vote for them.
- 4 If possible, please complete and return the proxy form to the strata manager well before the general meeting.
- 5 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.

**The Owners of 147-159 Charles Street
Strata Plan 5629**

(Please read the notes below)

Nomination for Election to Council - AGM 2011

Proprietor/s nominating him or herself, a co- proprietor, or, in the case of a Corporate proprietor, itself.

The Chairman
The Owners of 147-159 Charles Street Strata Plan 5629

I/we being the Proprietor/Co-proprietors of lot ___ hereby nominate (please print)

.....(name of the person or corporate proprietor who is being nominated) as a candidate for election to the Council at the Annual General Meeting of the Strata Company to be held on 01/11/11.

Name/s of nominator/s (please print):

Signature/s of nominator/s:

**Director/Secretary/Attorney/Officer/Agent*

(*In the case of an incorporated proprietor, the nominator should delete those not applicable:)

Dated: _____

Consent to Nomination for Election to Council

I/we hereby advise that I/we consent to being nominated as a candidate for election to the Council of the Strata Company at the Annual General Meeting to be held on 01/11/11 and, if elected, to serve as a member of the Council.

Name of nominee: _____ (Please print) of lot: _____

Signature of Nominee: _____ Dated: _____

**Director/Secretary/Attorney/Officer/Agent*

(*In the case of an incorporated proprietor, the nominator must delete those not applicable:)

This form must be in the hands of the Chairperson of the Annual General Meeting prior to the close of nominations for that election.

(In the case of an individual natural person being the lot proprietor written consent is only required if the candidate is not personally present at the meeting.

In the case of co-proprietors of a lot the nomination must be in favour of one co-proprietor and signed by all co-proprietors including the nominee.

If the candidate is a corporation the nomination and acceptance must be in writing signed by a properly authorised person.)

**Attachment to Insurance Schedule and provided with the notice of
Annual General Meeting to be held on 1st November 2011**

**Exclusive Strata Management
Insurance requirements and important information for Strata Plan 5629**

Your strata company is required to comply with various insurance provisions of the *Strata Titles Act, 1985 (WA)* ("Act"). Sections 53 to 59 of the Act set out the full insurance requirements. These requirements are insured under the current policy, details of which are shown on the attached Insurance Schedule issued by the insurer.

In the case of the sum insured in respect of buildings this must be for the replacement value as defined by the Act. We recommend that an independent valuation be carried out at a minimum of three yearly intervals to ensure that this cover is kept in line with current and projected building replacement costs.

In the case of public liability risks the minimum amount under the Act is \$5 million. Many strata companies now insure for a minimum of \$20 million in residential schemes and as much as \$50 million where there is any commercial use of lots or common property.

- A. We also suggest that every strata company effects insurance in respect to possible liability under the *Workers Compensation and Injury Management Act 1981* and your strata company has insured against such a risk.

The strata company has the discretionary power to further insure for other risks such as personal accident for voluntary workers, fidelity guarantee, office bearer's liability, machinery breakdown, catastrophe cover government audit costs, and proprietors fixtures and improvements.

The enclosed insurance schedule will show which risks have been selected as currently insured and the sum insured where that is applicable.

General Advice Warning

The above information is not personal advice. This advice is general advice and before a decision is made to insure, the Product Disclosure Statement should be carefully reviewed. The strata company has been provided with a copy of the relevant CHU Financial Services Guide and Product Disclosure Statement and these are held as part of the records of the strata company and are open to personal inspection by proprietors pursuant to section 43 of the Act.

Exclusive Strata Management are authorised to give General Advice and information about insurance, but not Personal Advice. If the strata company requires specialist insurance advice we can refer it to an insurance advisor or CHU. If we recommend that your insurance be placed with CHU the strata company acknowledges and agrees that the recommendation is General Advice and not Personal Advice

Disclosure of our relationship and commissions received

Exclusive Strata Management are Authorised Representative No: 269635 of CHU Underwriting Agencies and an agent of the insurers, QBE Insurance (Australia) Limited and QBE Workers Compensation (NSW) Limited. CHU Underwriting Agencies Pty Ltd is a specialist strata and community title insurance intermediary and holds an Australian Financial Service License (AFS License No: 243261) with the authority to advise, deal and issue general insurance products.

As your Strata Manager we act as Agent of CHU for arranging the insurance and receive a commission. This commission does not affect the premium you pay to the insurer.

Exclusive Strata Management

PO Box 779 VICTORIA PARK WA 6979
Ph 08 9362 1166 Fax 08 9362 1133
ABN: 20422677948
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Balance Sheet - Strata Plan 05629 "The Mews: 147-159 Charles Street" For the Financial Period 01/10/10 to 30/09/11

	Admin Fund	Reserve Fund	TOTAL
Assets			
Cash at Bank			
Owners of The Mews 147-159 Charles Street - Strata Plz	26,159.20	3,993.15	30,152.35
Investment A/c			
The Owners of SP 5629 Inv Acct 2	309.74	11,615.83	11,925.57
The Owners of SP 5629 Inv Acct 1	11,925.57	0.00	11,925.57
GST Paid	1,600.69	0.00	1,600.69
GST Unpaid	20.00	0.00	20.00
Levies Receivable	914.80	90.00	1,004.80
Total Assets	40,930.00	15,698.98	56,628.98
Liabilities			
Levies Paid in Advance	9,739.45	653.53	10,392.98
GST Uncollected	1,008.12 DR	51.30 DR	1,059.42 DR
GST Collected	741.55	761.94	1,503.49
Accounts Payable	220.00	0.00	220.00
Total Liabilities	9,692.88	1,364.17	11,057.05
Nett Assets	31,237.12	14,334.81	45,571.93
Owners Funds			
Opening Balance	4,201.24	18,339.37	22,540.61
Surplus/Deficit for the period	18,628.54	4,402.78	23,031.32
Closing Balance	22,829.78	22,742.15	45,571.93
Admin Fund Transfers	8,407.34	0.00	8,407.34
Sinking Fund Transfers	0.00	8,407.34 DR	8,407.34 DR
Total Owners Funds	31,237.12	14,334.81	45,571.93

Exclusive Strata Management

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Income & Expenditure Statement - Strata Plan 05629

"The Mews: 147-159 Charles Street"

For the Financial Period 01/10/10 to 30/09/11

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Debt Collection Costs	352.32	0.00	80.00
Insurance Claim Reimbursements	2,070.00	0.00	2,965.18
Interest on Term Deposits	951.34	0.00	283.97
Interest on Overdue Levies	157.70	0.00	161.95
Levy Income	59,371.28	0.00	56,222.71
Remote Controls/Security	180.00	0.00	0.00
Section 43	200.00	0.00	200.00
Special Levy Income	20,291.04	0.00	0.03 DR
Total Admin fund income	83,573.68	0.00	59,913.78
Expenses			
Archive Storage Charges	360.00	350.00	336.00
Bank Charges	245.36	250.00	234.01
BAS -Compilation and lodgement	617.50	650.00	650.00
Cleaning	1,779.25	400.00	396.00
Council/Strata Expense	12.50	0.00	0.00
Debt Recovery Fees	190.50	150.00	109.09
Disbursement Charges	246.82	250.00	241.14
Electricity - Common	3,343.18	2,900.00	2,961.94
Gardening	8,665.76	12,000.00	10,960.57
Income Tax Instalment	788.00	200.00	197.00
Insurance Stamp Duty	0.00	0.00	641.29
Insurance Claim	572.73	0.00	0.00
Insurance Claim Excess	90.91	0.00	0.00
Insurance	0.00	6,500.00	6,527.84
Lawnmowing	0.00	0.00	200.00 CR
M&R - Electrical	4,698.67	3,200.00	2,878.27
M&R - General	6,713.67	8,000.00	13,131.44
M&R - Gutter Cleaning/Repairs	5,834.55	500.00	0.00
M&R - Painting	727.23	200.00	1,310.00
M&R - Pest Control	0.00	200.00	0.00
M&R - Plumbing	4,482.38	2,000.00	1,247.00
M&R - Pool	5,954.54	3,800.00	3,577.27
M&R - Reticulation	0.00	500.00	472.58
M&R - Security Doors/Gates	3,099.67	300.00	0.00
Meeting Fees & Expenses	539.18	800.00	1,194.18
Management Fees	8,201.84	8,200.00	8,147.02
Pool Chemicals	125.00	150.00	108.18
Pool + Spa Cleaning	0.00	0.00	50.00
Postage & Petties	735.60	750.00	702.71
Section 43's	200.00	200.00	200.00
Supply Remote Controls/Keys	0.00	0.00	18.00
Special Projects	0.00	22,320.00	0.00
Tax Return - Preparation & Lod	308.00	0.00	0.00
Telephone Costs	165.03	0.00	0.00
Trades Monitoring Fee	400.00	400.00	400.00
Treelopping/Pruning	0.00	250.00	0.00
Waste - Rubbish Removal	997.27	1,000.00	1,192.73

Exclusive Strata Management

PO Box 779 VICTORIA PARK WA 6979

Ph 08 9362 1166 Fax 08 9362 1133

ABN: 20422677948

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Income & Expenditure Statement - Strata Plan 05629

"The Mews: 147-159 Charles Street"

For the Financial Period 01/10/10 to 30/09/11

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Expenses			
Water Consumption	4,850.00	4,700.00	4,674.70
Window Cleaning	0.00	1,000.00	0.00
Total Admin fund expenses	64,945.14	82,120.00	62,358.96
Admin Fund Surplus/Deficit	18,628.54	82,120.00 DR	2,445.18 DR

Exclusive Strata Management

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Ph 08 9362 1166 Fax 08 9362 1133

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Income & Expenditure Statement - Strata Plan 05629

"The Mews: 147-159 Charles Street"

For the Financial Period 01/10/10 to 30/09/11

Reserve Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdue Levies	13.00	0.00	11.96
Interest on Term Deposit	331.86	0.00	283.97
Levy Income	4,057.92	0.00	3,043.44
Total Reserve Fund income	4,402.78	0.00	3,339.37
Expenses			
Total Reserve Fund expenses	0.00	0.00	0.00
Reserve Fund Surplus/Deficit	4,402.78	0.00	3,339.37

Exclusive Strata Management
Proposed Budget for Strata Plan 05629
The Mews: 147-159 Charles Street, 147-159 Charles Street WEST PERTH

Prepared by Exclusive Strata Management (ABN 20422677948)
 PO Box 779 VICTORIA PARK WA 6979 Ph 08 9362 1166 Fax 08 9362 1133

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Aggregate UoE 186 Administrative Fund-	Proposed Budget (01/10/11-30/09/12)	Adjustment	Current Year (01/10/10-30/09/11)			Last Year (01/10/09-30/09/10)		
			Budget	Actual	Variance	Budget	Actual	Variance
<i>Contribution Schedule</i>								
Archive Storage Charges	\$360.00		\$350.00	\$360.00	\$10.00-	\$0.00	\$336.00	\$336.00-
Bank Charges	\$250.00		\$250.00	\$245.36	\$4.64	\$90.00	\$234.01	\$144.01-
BAS -Compilation and lodgement	\$650.00		\$650.00	\$617.50	\$32.50	\$0.00	\$650.00	\$650.00-
Cleaning	\$2,500.00		\$400.00	\$1,779.25	\$1,379.25-	\$0.00	\$396.00	\$396.00-
Council/Strata Expense	\$0.00		\$0.00	\$12.50	\$12.50-	\$0.00	\$0.00	\$0.00
Disbursement Charges	\$250.00		\$250.00	\$246.82	\$3.18	\$180.00	\$241.14	\$61.14-
Debt Recovery Fees	\$200.00		\$150.00	\$190.50	\$40.50-	\$0.00	\$109.09	\$109.09-
Electricity - Common	\$4,000.00		\$2,900.00	\$3,343.18	\$443.18-	\$2,545.00	\$2,961.94	\$416.94-
Gardening	\$10,500.00		\$12,000.00	\$8,665.76	\$3,334.24	\$8,180.00	\$10,960.57	\$2,780.57-
Income Tax Instalment	\$800.00		\$200.00	\$788.00	\$588.00-	\$270.00	\$197.00	\$73.00
Insurance	\$8,500.00		\$6,500.00	\$0.00	\$6,500.00	\$6,360.00	\$6,527.84	\$167.84-
Insurance Claim	\$0.00		\$0.00	\$572.73	\$572.73-	\$0.00	\$0.00	\$0.00
Insurance Claim Excess	\$0.00		\$0.00	\$90.91	\$90.91-	\$0.00	\$0.00	\$0.00
Insurance Stamp Duty	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$641.29	\$641.29-
Lawnmowing	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$200.00-	\$200.00
M&R - Electrical	\$3,000.00		\$3,200.00	\$4,698.67	\$1,498.67-	\$1,800.00	\$2,878.27	\$1,078.27-
M&R - General	\$5,000.00		\$8,000.00	\$6,713.67	\$1,286.33	\$6,800.00	\$13,131.44	\$6,331.44-
M&R - Gutter Cleaning/Repairs	\$0.00		\$500.00	\$5,834.55	\$5,334.55-	\$3,600.00	\$0.00	\$3,600.00
M&R - Painting	\$1,000.00		\$200.00	\$727.23	\$527.23-	\$1,800.00	\$1,310.00	\$490.00
M&R - Pest Control	\$0.00		\$200.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00
M&R - Plumbing	\$6,000.00		\$2,000.00	\$4,482.38	\$2,482.38-	\$4,540.00	\$1,247.00	\$3,293.00
M&R - Pool	\$7,000.00		\$3,800.00	\$5,954.54	\$2,154.54-	\$3,640.00	\$3,577.27	\$62.73

Exclusive Strata Management
Proposed Budget for Strata Plan 05629
The Mews: 147-159 Charles Street, 147-159 Charles Street WEST PERTH

Prepared by Exclusive Strata Management (ABN 20422677948)
 PO Box 779 VICTORIA PARK WA 6979 Ph 08 9362 1166 Fax 08 9362 1133

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Aggregate UoE 186 Administrative Fund-	Proposed Budget (01/10/11-30/09/12)	Adjustment	Current Year (01/10/10-30/09/11)			Last Year (01/10/09-30/09/10)		
			Budget	Actual	Variance	Budget	Actual	Variance
<i>Contribution Schedule</i>								
M&R - Reticulation	\$0.00		\$500.00	\$0.00	\$500.00	\$0.00	\$472.58	\$472.58-
M&R - Roofing	\$3,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
M&R - Security Doors/Gates	\$4,000.00		\$300.00	\$3,099.67	\$2,799.67-	\$0.00	\$0.00	\$0.00
Management Fees	\$8,980.00		\$8,200.00	\$8,201.84	\$1.84-	\$8,180.00	\$8,147.02	\$32.98
Meeting Fees & Expenses	\$500.00		\$800.00	\$539.18	\$260.82	\$1,100.00	\$1,194.18	\$94.18-
Pool + Spa Cleaning	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00-
Pool Chemicals	\$0.00		\$150.00	\$125.00	\$25.00	\$0.00	\$108.18	\$108.18-
Postage & Petties	\$750.00		\$750.00	\$735.60	\$14.40	\$910.00	\$702.71	\$207.29
Section 43's	\$0.00		\$200.00	\$200.00	\$0.00	\$0.00	\$200.00	\$200.00-
Special Projects	\$22,400.00		\$22,320.00	\$0.00	\$22,320.00	\$0.00	\$0.00	\$0.00
Supply Remote Controls/Keys	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$18.00	\$18.00-
Tax Return - Preparation & Lod	\$350.00		\$0.00	\$308.00	\$308.00-	\$270.00	\$0.00	\$270.00
Telephone Costs	\$0.00		\$0.00	\$165.03	\$165.03-	\$0.00	\$0.00	\$0.00
Trades Monitoring Fee	\$400.00		\$400.00	\$400.00	\$0.00	\$270.00	\$400.00	\$130.00-
Treelopping/Pruning	\$0.00		\$250.00	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00
Waste - Rubbish Removal	\$0.00		\$1,000.00	\$997.27	\$2.73	\$820.00	\$1,192.73	\$372.73-
Water Consumption	\$5,000.00		\$4,700.00	\$4,850.00	\$150.00-	\$4,845.00	\$4,674.70	\$170.30
Window Cleaning	\$0.00		\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00
Total Contribution Schedule	\$95,390.00		\$82,120.00	\$64,945.14	\$17,174.86	\$56,200.00	\$62,358.96	\$6,158.96-
TOTAL ADMIN FUND	\$95,390.00		\$82,120.00	\$64,945.14	\$17,174.86	\$56,200.00	\$62,358.96	\$6,158.96-
ADMIN BUDGET SUBTOTAL	\$95,390.00							
ADD: ADMIN GST	\$9,539.00		\$6,019.64			\$5,681.46		
TOTAL ADMIN BUDGET	\$104,929.00		\$88,139.64			\$61,881.46		



CHU

The Specialists in Strata and
 Community Title Insurance

Policy No: 860638
Period of Insurance:-
From: 01/10/2011
To: 01/10/2012 at 4:00pm

The Insured & Situation:
 THE OWNERS OF S P 5629
 147-159 CHARLES STREET
 WEST PERTH
 WA 6005

Certificate of Currency

Cover Selected	Sum Insured
POLICY 1	
BUILDING	7,627,000
Loss of Rent/Temp Accomodation(15%)	1,144,050
Common Area Contents	32,000
POLICY 2	
LEGAL LIABILITY	10,000,000
POLICY 3	
PERSONAL ACCIDENT FOR VOLUNTARY WORKERS	200,000/2,000
POLICY 4	
WORKERS COMPENSATION (NSW,ACT,TAS & WA ONLY)	As per Act
POLICY 5	
FIDELITY GUARANTEE	100,000
POLICY 6	
OFFICE BEARER'S LIABILITY	2,000,000
POLICY 9	
Government Audit Costs	25,000
Appeal Expenses, common property health and safety breaches	100,000
Legal Defence Expenses	50,000
POLICY 10	
LOT OWNERS FIXTURES AND IMPROVEMENTS (per lot)	250,000
Date of issue: 10/10/2011	
Issue Fee Incl GST: 0	
Issue Fee GST: 0.00	

This certificate confirms that on the date of issue noted above, a policy existed for the period and sums insured shown.
 This document is produced for body corporate records only.

CHU Underwriting Agencies Pty Ltd is an Underwriting intermediary acting on behalf of the insurers.

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New South Wales
 1 Northcliff Street
 Milsons Point 2061
 PO Box 507, Milsons Pt 1565
 Phone: 1300 361 263
 Fax: 1300 361 269
 info_nsw@chu.com.au

Victoria
 Level 30, 459 Collins Street
 Melbourne 3000
 Phone: 03 8695 4000
 Fax: 03 9620 0606
 info_vic@chu.com.au

Queensland
 6 Floor, 445 Upper Edward Street
 Spring Hill 4000
 PO Box 255, Spring Hill 4004
 Phone: 07 3832 4880
 Fax: 07 3832 0367
 info_qld@chu.com.au

Western Australia
 1050 Hay Street
 West Perth 6005
 PO Box 686, West Perth 6872
 Phone: 08 9322 1722
 Fax: 08 9481 6017
 info_wa@chu.com.au

South Australia
 Ground Floor
 208 Greenhill Road
 Eastwood SA 5063
 Phone: 08 8394 0444
 Fax: 08 8394 0445
 info_sa@chu.com.au