

BLACKBURNE & CO.

REAL ESTATE

Member of the Real Estate Institute of Western Australia.

Post Office Box 538,
West Perth 6005,
Western Australia.

1322 Hay Street,
West Perth 6005,
Western Australia.

Telephone: (09) 322 6188.

11th March, 1987

Council of Owners
147-159 Charles Street
WEST PERTH 6005

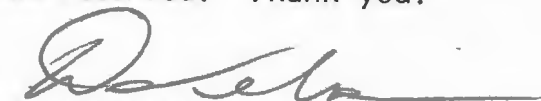
Dear Councillor,

NOTICE OF COUNCIL MEETING

Date: MONDAY, 6TH APRIL, 1987
Venue: UNIT 44 AT COMPLEX (328-9815)
Time: 7.00 P.M.

Please Note:

Should you be unable to attend we would appreciate being notified in order that your apology may be recorded. Thank you.



D. NELSON (Miss)
For and on behalf of the Owners
of 147-159 Charles Street, West Perth
Strata Plan 5629

THE OWNERS OF 147-159 CHARLES STREET, WEST PERTH

STRATA PLAN 5629

STATEMENT OF INCOME & EXPENDITURE

1ST OCTOBER, 1986 to 28TH FEBRUARY, 1987

Opening Balance as at 30th September, 1986 \$2,210.53

INCOME

Levies		10,884.27
Interest on late payment of levies		13.61
S.E.C.		204.60
Insurance Claim Refunds:		
\$149 - water damage Unit 53, \$215 - water damage Units 18 & 36		<u>364.00</u>
		13,667.01

EXPENDITURE

Management Fee	1,170.00	
Insurance	2,085.28	
Caretaker's Wages	4,703.68	
Caretaker's Telephone	208.48	
S.E.C.	932.20	
Annual General Meeting Fee	50.00	
Chemicals - Pool	321.00	
Archive Box	3.00	
Postages, Petties & Bank Fees	131.81	
Repair Roof Tiles	48.00	
Repairs & Maintenance	500.00	
Repair Water Leak	35.00	
Repairs to Units 18 & 36	280.00	
Victa Vac	74.67	
Fluoros & Brackets	60.80	
Sundry Purchases:		
- 27/10/86	38.15	
- 25/11/86	48.93	
- 9/1/87	130.85	
- 6/2/87	33.80	
	<u>10,855.65</u>	

Surplus as at 28th February, 1987 2,821.36

Home Building Society Account:		
Balance as at 30th September, 1986	4,588.73	
Interest	<u>163.32</u>	
		<u>4,752.05</u>

BALANCE OF BOTH ACCOUNTS AS AT 28TH FEBRUARY, 1987 \$7,573.41

Levies In Arrears paid to 31/12/86	\$691
Levies in Advance	NIL

B R E A K U P O F E X P E N S E S

Repair roof tiles Unit 40 48.00
(this account has been paid twice - will be a credit
on March statement)

Float to H. Harvey 500.00
Stencils 71.36
Ladder hire 17.65
Paint 88.65
Labour 300.00 477.66

Credit 23.00 deducted from
invoice 45.

Repair water leak Unit 36 35.00

Repairs to Units 18 & 36 (internal) 280.00

Insurance paid 215.00
Excess 50.00
Pipe replaced 15.00

Sundry Purchases

Hardware 38.15
Hardware 48.93
Hardware 130.85
Petrol and Mower parts 33.80

OWNERS OF "THE MEWS" - 147/154 CHARLES STREET, WEST PERTH 6005

STRATA PLAN 5629

MINUTES OF THE COMMITTEE MEETING HELD ON 6/4/87 IN UNIT 11 AT 7.00PM

PRESENT:

Mr R Harvey
Miss R Harvey
Mr R Liddelow
Mrs C Lahton
Mr H Harvey (Caretaker)
Mr W Plumridge

Mr R Liddelow was elected Chairman of the Committee and Corporate Body. Nominated by Mr R Harvey, seconded by Miss R Harvey.

MATTERS ARISING: UHF TV RECEPTION

Since the previous meeting the original quotes from Hills and Tennacon have increased - Hills \$800.00 Tennacon \$1473.00. Tennacon's alterations using existing cables and new antennas will receive SBS and any future new stations. However they will not guarantee their work. Hill's alteration of existing wiring will receive SBS. Further alterations will be necessary when new channels commence. Hills will guarantee reception. Votes were 4 to 1 for Hills.

Organisation to be done by Mr W Plumridge and accounts to be sent to Blackburne & Co.

TREE LOPPING

Harry, the Caretaker, volunteered to cut down the trees on the Southern side of the block. He will enquire into hiring a chainsaw and truck.

The treatment of sawfly has to be considered in the

MANAGEMENT

Mr R Liddelow voiced his dissatisfaction with Blackburne & Co. The Caretaker's wages not being paid on time has caused the council to get involved on a few occasions. The last time (March) he was not told the truth about the Caretaker's wages being sent out, and numerous excuses used instead of being honest.

Quotes have been requested from other Companies and will be discussed at the next meeting.

PURCHASE OF UNIT

Mr. R Liddelow suggests the council look into the purchase of a unit to house the Caretaker. After some discussion it was decided to continue the debate at the next meeting.

FINANCIAL STATEMENT

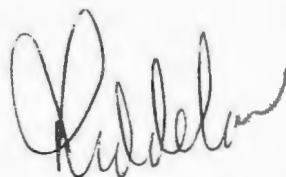
The cumulative information received from Blackburne was not as requested and was difficult to understand.

GENERAL BUSINESS

A suggestion to brick-pave around the swimming pool was made for future consideration.

There being no further business the meeting closed at 8.35pm.

The next Committee Meeting to be held on the 27/4/87 in unit 11 at 7.00pm



R. Liddelow
CHAIRMAN

THE OWNERS OF 147-159 CHARLES STREET, WEST PERTH

STRATA PLAN 5629

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EXPENDITURE

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Insurance	2,085.28	
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Caretaker's Telephone	208.48	
S.E.C.	932.20	
Annual General Meeting Fee	50.00	
Chemicals - Pool	321.00	
Archive Box	3.00	
Postages, Petties & Bank Fees	131.81	
Repair Roof Tiles	48.00	
Repairs & Maintenance	500.00	
Repair Water Leak	35.00	
Repairs to Units 18 & 36	280.00	
Victa Vac	74.67	
Fluoros & Brackets	60.80	
Sundry Purchases:		
- 27/10/86	38.15	
- 25/11/86	48.93	
- 9/1/87	130.85	
- 6/2/87	<u>33.80</u>	
		<u>10,855.65</u>

Surplus as at 28th February, 1987 2,821.36

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invoice 45.

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Pipe replaced 15.00

Sundry Purchases

Hardware 38.15
Hardware 48.93
Hardware 130.85
Petrol and Mower parts 33.80

THE OWNERS OF 147-159 CHARLES STREET
STRATA PLAN 5629

STATEMENT OF INCOME & EXPENDITURE

1 OCTOBER 1986 TO 31 MARCH 1987

OPENING BALANCE AS AT 1/10/86		2210.53
<u>INCOME:</u>		
LEVIES		14343.27
INTEREST ON LATE LEVIES		28.93
SEC		204.60
INSURANCE CLAIM REFUNDS (UNITS 36 & 18)		364.00
REFUND OF OVERPAID ACCOUNT (UNIT 40)		48.00
		<hr/>
		17199.33
<u>EXPENDITURE:</u>		
MANAGEMENT FEE	1404.00	
INSURANCE	2085.28	
CARETAKERS - WAGES	5818.68	
- TELEPHONE	311.05	
SEC	932.20	
A.G.M. FEE	50.00	
CHEMICALS	321.00	
ARCHIVE BOX	3.00	
SUNDRY PURCHASES - 27/10/86	38.15	
- 25/11/86	48.93	
- 9/1/87	130.85	
- 16/2/87	33.80	
REPAIR ROOF TILES UNIT 40	48.00	
REPAIRS & MAINTENANCE	500.00	
REPAIRS (UNITS 18 & 36)	280.00	
REPAIR WATER LEAK	35.00	
VICTA VACCUM	74.67	
FLUROS/BRACKETS	60.80	
PRINTING, STATIONARY & PHOTOCOPYING	61.02	
POSTAGES, PETTIES & BANK FEES	75.60	
	<hr/>	
		12312.03
SURPLUS AS AT 31/3/87		<hr/>
		4887.30
<u>HOME BUILDING SOCIETY</u>		
SAVINGS ACCOUNT BALANCE AS AT 31/3/87		<hr/>
		4752.05
LEVIES IN ARREARS \$231 - UNITS 38 & 39		<hr/>
		9639.35
LEVIES IN ADVANCE \$2956 - 36 UNITS - UNITS 3, 5, 7, 8, 9, 14, 15, 16, 18, 19, 20, 22, 23, 25, 26, 27, 29, 32, 33, 34, 35, 36, 49, 50, 52, 53, 54		
QUARTER COMMENCING 1/4/87		

147 - 159 CHARLES STREET, WEST PERTH, STRATA PLAN 5629

	<u>1986/87</u> <u>BUDGET</u>	<u>1/11/86-31/3/87</u> <u>ACTUAL EXPENDITURE</u>
Management Fees	1,404.00	2,808.00
Insurance	2,085.28	2,415.28
Caretaker	5,818.68	13,001.00
Telephone	311.05	260.76
A.G.M. Fee	50.00	185.00
Pool Chemicals	321.00	500.00
Sundry Purchases)	387.20	720.00
Repairs & Maintenance) 1,250.20 (863.00	2,000.00
Bank Charges,	139.62	300.00
Postages, Printing & Stationery		
S.E.C.	932.20	1,920.00
Invest Funds Building Society	-	1,500.00
	<u>12,312.03</u>	<u>25,610.04</u>

SUNDRIES & MAINTENANCE LIST

Hardware	38.15
Hardware	48.93
Hardware	130.85
Petrol & Mower Parts	33.80
Repair Roof Tiles Unit 40	48.00
Float to H. Harvey	500.00
Repairs - Water Leak Unit 36	35.00
Repairs - Water Damage Units 18 & 36	280.00
Victa Vac	74.67
Fluoro & Bracket	60.80
	<u>1,250.20</u>

STRATA TITLES ACT 1985

THE OWNERS OF THE "MEWS"
STRATA PLAN NUMBER 5629
147/159 Charles Street,
West Perth. 6005

Minutes of the Committee Meeting held on the 27th April, 1987
in Unit 11 at 7.00 p.m.

PRESENT: Mr. R. Harvey.
Miss R. Harvey.
Mr & Mrs. M. Lahtov
Mr. R. Liddelow.
Mr. H. Harvey - Caretaker.

APOLOGIES: Mr. W. Plumridge.

The Minutes of the Committee Meeting held on the 6th April, 1987
were confirmed as being correct on a motion put forward by
Mr. R. Harvey. Carried.

Matters arising:

Finances: The members present discussed the fact that
Blackburne & Company are not handling the
Strata Company's money to the best advantage.
A suggestion was made that in future funds
be transferred (surplus funds) into an interest
bearing account, rather than sit in a cheque
account. Funds to be transferred back as
required.

Purchase of
Unit: Discussion resumed about the Strata Company
purchasing a unit to house the Caretaker.
it was decided to put the proposal to ALL
Owners and discuss this topic at an Extra-
Ordinary General Meeting (date yet to be confirmed
in July) An 100% representation by Owners and/or
proxies will be required.
Meanwhile, Mr. R. Liddelow will approach the
Estate Agent, Owner of Unit and banks.
A list of all options, confirmation for price
from Owner and a statement from the banks, will be
sent to each Owner prior to the meeting, together
with a proxy form requesting an indication on
how they will vote.
Mr. R. Liddelow put forward the motion to
organise the Extraordinary General Meeting.
Seconded Mrs. C. Lahtov. Carried unanimously.

Lease: It was agreed that a letter of intention
to Lease Unit 11 be given to Bill Valli (selling
Agent) to assist in selling the unit to an
investor - 5 years suggested.

Management: Several Committee members plus the Caretaker
discussed being displeased with the efficiency of
Blackburne & Company. Therefore it was agreed
to terminate their management. Letter to be
forwarded requesting that the books and all records
be handed over by the 29th May, 1987.
It was then agreed to accept Management from
Bill Crosse and Company - Management fees and
conditions as per quote received on the 2nd April,
1987.
Motion put forward by Mr. R. Liddelow to change
to Bill Crosse & Company. Seconded Miss R. Harvey.
Carried unanimously.

GENERAL
BUSINESS: Mr. H. Harvey (caretaker) will organise to hire
a trailer to dispose of large overhanging trees
on southern side.

PAGE TWO - Committee Meeting dated 27/4/1987

FINANCIAL
STATEMENT:

A Statement of Income & Expenditure for
1/10/86 - 31/3/87 from Blackburne & Company
was read. Everything seemed to be running
to budget.

Close: There being no further business the meeting
closed at 8.20p.m.

Certified as a true and correct record.

Council Chairman.

Riddell - 21/9/87

P R O X Y F O R M .

The Chairman,
Owners of 147/159 Charles Street,
(Known as "The Mews")
Strata Plan Number 5629,
485 Canning Highway, Como, Western Australia 6152

H.U.M. PTY LTD (INC. IN W.A.) ACTING AS TRUSTEE FOR H.U.M. UNIT TRUST TRADING AS

Bill Crosse & Company

LICENSED REAL ESTATE AGENTS - MEMBER R.E.I.W.A. & MULTIPLE LISTING SERVICE.



1st June, 1987.

The Owners of "The Mews"
Strata Plan Number 5629,
147/159 Charles Street,
WEST PERTH. W.A. 6005

Dear Owner(s),

Re: Strata Company Management and the Purchase of a Unit
to house the Caretaker.

We are please to advise that as from the 1st June, 1987 your Council of Management have seen fit to appoint this Company to Manage the affairs of your Strata Company. We will do all within our power to effect as smooth a change over as possible. We wish to assure all Owners of our best attention at all times.

One of the first tasks your Council has charged us with is to look into the possibilities of the Strata Company purchasing a unit in which to house the Caretaker.

As all Owners are aware over the years the Strata Company, as part of the day to day running costs, has been paying rent to house the Caretaker. This year anticipated rent will be just under \$4000.00.

The suggestion has been put forward that rather than permit this to become 'dead money' that the Strata Company look to purchase a unit. -- which in the long distant future will be a great saving to the Strata Company. The question being how to do it without increasing the maintenance levies?

Contact has been made with several Building Societies and Banks - at the moment the Home Building Society have indicated they would be interested to supply a mortgage for the Strata Company and the R.&I. Bank sounds perhaps the best possibility - these matters are being followed up.

For a Strata Company to purchase a unit does necessitate a number of items being covered. The Strata Titles Act 1985 allows for such a purchase under section 10 of the Act. Section 37, sub-section 1 (d) allows for the strata Company to take out a mortgage. The unit purchased would then become Common Property and as such would require and "unregistered Mortgage" owing to the fact that one cannot take a registered mortgage out over common property. (as it does not have a title)

One of the most important items required is a unanimous resolution of all Owners consenting to the purchase. It is your Council of Management's intention to call an EXTRA-ORDINARY GENERAL MEETING in Mid-July, 1987 for this purpose. They feel sure that everyone agrees that rental monies are dead monies. ..2

485 CANNING HIGHWAY, COMO, WESTERN AUSTRALIA 6152 - P.O. BOX 22, COMO 6152
PHONES (09) 450 5666 LICENSEE: H.U.M. PTY LTD TELEX CHACO AA93609 CODE PCC 048

WE FEEL SURE THE ABOVE INFORMATION WILL ALL ACCORD WITH THE INTEREST OF THE COMPANY.

1/6/1987

In view of the fact that 100% attendance is required at this meeting it requires you either to be present or represented by a proxy.

The Act states:

" Unanimous Resolution means a resolution that is passed unanimously at a duly convened general meeting of the Strata Company at which all persons entitled to exercise the powers of voting conferred under this Act are present and vote, either personally or by proxy;"

We are aware that it is not always convenient or geographically possible for 100% of owners to attend - therefore we are asking that ALL OWNERS forward to this office a proxy form nominating a representative to act and vote on your behalf - should you attend the meeting then the proxy form will be given back to you for you to personally execute your voting power.

We attach herewith a proxy form which includes voting instructions to the person you nominate. (please nominate by ticking the sector which suits you).

The mechanics to complete this exercise are:-

1. A certificate from the local Authority (City of Perth) consenting to the conversion of a unit into common property must be obtain.
2. A unanimous resolution of the Owners consenting to the purchase of the unit.
3. That the title be cleared.

The Registrar of Titles then must do the following:-

- a. Amend the Strata Plan in the prescribed manner.
- b. Amend the Schedule of unit entitlement in the prescribed manner.
- c. Cancel the certificate of title for the unit converted into Common Property.

Naturally the item which will effect most people is how will it affect me personally financially? At the moment it is felt that the Strata Company can put forward up to \$6000.00 as deposit but in the interest of keeping the re-payments down it is felt that a Special Levy of about \$ (depending on unit entitlement) would assist. See section on the Proxy Form dealing with this item.

We look forward to meeting you ALL in July, 1987

Yours faithfully,

Bill Crosse & Company
Strata Management Division.

P.S. At the moment the 13/7/1987 is a strong contender for the meeting date - please set this day aside for this meeting if humanly possible.

P R O X Y F O R M.

The Chairman,
Owners of 147/159 Charles Street,
(Known as "The Mews")
Strata Plan Number 5629,
C/- Bill Crosse & Company,
Post Office Box 22,
COMO. W.A. 6152

As the Owner(s) of one or more units in 147/159 Charles Street,
West Perth, I/We hereby nominate _____
to act and vote on my/our behalf at the Extra-Ordinary General
Meeting to be held on the 13th July, 1987 for the purpose of
deciding whether or not the Strata Company should purchase a unit
to house the Caretaker and the Financing of same.

Owner(s) to sign here

Dated

Owner(s) Unit No.

INSTRUCTIONS TO PROXY:

FINANCING:

Please vote in favour of purchasing a unit and raising
a special levy of approx. \$100.00 towards the deposit _____

Please vote in favour of purchasing a unit and raising
a special levy of approx. \$150.00 towards the deposit. _____
** This would guarantee that our current budget would
not be effected by the purchase.

Please vote in favour of purchasing a unit but against
raising a special levy to increase the deposit. _____

Please vote against purchasing a unit. _____

I am aware that on the financing section of the unit
that the majority vote will carry this decision and
realise that I/We are obliged to abide by same. _____

SPECIAL NOTE TO ALL OWNERS:

The titles office have advised us that it will be necessary for
all titles to be replaced with new ones owing to the wording on
your existing title. That section which reads you have either
3 or 4 shares in the total aggregate of shares in the common
property. With the later titles no reference is made to the
aggregate. This will not be a difficulty - all we would have to
do is have you do is "register post" your title to us, we in turn
would present them to the Titles Office for renewal. But this is
at the "end of the excercise" - first we must have the Extraordinary
General Meeting and then proceed or not from there.

PROXIES: Should you have no-one who is readily available to act as your proxy
may we suggest on of the following:-

- 1) The Chairman.
- 2) A fellow Unit Owner.
- 3) A current Council of Mgt Member.
4. Bill Crosse & Company.

We feel sure the above mentioned will all act with the interest of the complex.

STRATA TITLES ACT 1985

THE OWNERS OF 147/159 CHARLES STREET,
(Known as "The Mews")
Strata Plan number 5629,
WEST PERTH. W.A. 6005

Minutes of the Committee Meeting held on the 25th May, 1987
in unit 11 at 6.30p.m.

PRESENT: Mr. R. Liddelow. - Chairman.
 Mr. W. Plumridge.
 Miss R. Harvey.
 Mrs. M. Lahtov.

APOLOGIES: Mr. R. Harvey.

The Chairman advised the meeting that the specific reason for calling this extra-ordinary meeting was to discuss the purchase of a unit to house the Caretaker and to minute the Committee's decision re:- signing an offer and acceptance to purchase.

It was then moved by Miss R. Harvey that Mr. R. Liddelow and Mr. W. Plumridge be authorised to sign an offer and acceptance to purchase unit 11 with two conditions being noted on said offer and acceptance. 1) being that the sale be conditional on the Strata Company complying with section 10 subsections 2 (a & b) which reads:

(2) A transfer under subsection (1) shall not be registered unless:-
(a) it is accompanied by a certificate given by the local government authority consenting to the conversion into common property effected by the transfer;
(b) it is accompanied by a certificate under seal of the strata company certifying that the strata company has by unanimous resolution consented to the conversion effected by the transfer.

Condition 2:

That an unregistered mortgage be obtained against the unpaid contributions -- as per section 37(d) of the Act which reads:-
37.(1) A strata company may - (d) secure the repayment of moneys borrowed by it, and the payment of interest thereon, by negotiable instrument, or mortgage of unpaid contributions (whether imposed or not), or mortgage of any property vested in it, or by a combination of those means.

The above motion was seconded by Mr. W. Plumridge. Carried by all present.

An offer and acceptance was then duly signed and sealed by Mr. Plumridge and Mr. Liddelow.

Mr. Liddelow to be re-imbursed for the \$20.00 deposit on this unit.

There being no further business the meeting closed at 7.10p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN.

DATED.

STRATA TITLES ACT 1985

THE OWNERS OF 147/159 CHARLES ST. WEST PERTH
(known as "The Mews")

STRATA PLAN NUMBER 5629

NOTICE OF EXTRA-ORDINARY GENERAL MEETING

To:
The Proprietor(s)/Mortgagee,
147/159 Charles Street,
WEST PERTH. W.A. 6005

NOTICE is hereby given by the Council of the "Proprietors of 147/159 Charles Street, West Perth (known as "The Mews") Strata Plan Number 5629 of an EXTRAORDINARY GENERAL MEETING to be held in the Leederville Town Hall at 7.00p.m on the 13th July, 1987 for the purpose of:-

1. Passing a Unanimous Resolution for the Strata Company to purchase unit 11.
2. To decide and vote on whether or not to raise a special levy of \$100.00, \$150.00 or no special levy whatsoever.

NOTE: The Leederville Town Hall is at 86 Cambridge Street.

Unanimous Resolution means -

- (a) A resolution that is passed unanimously at a duly convened general meeting of the Strata Company at which all persons entitled to exercise the powers of voting conferred under this Act are present and vote, either personally or by proxy or;
- (b) A resolution that is passed unanimously at a duly convened general meeting of the strata company by every person entitled to exercise the powers of voting conferred under this Act who is present and votes either personally or by proxy and agreed to, in writing signed by him, within 28 days after the day of the meeting by every other person who was entitled to exercise the powers of voting conferred under this Act at the meeting, or by every person who at the time of his signature was entitled to exercise those powers in place of such other persons;

Section (b) is the reason you are being requested to forward a proxy just in case you cannot attend - for should you not attend or have a proxy representing you then the Council of Management are obliged to write to you seeking your written vote - which must be obtained within 28 days.

Please further note: Owners do not need to be financially paid up on your maintenance contributions to vote on a subject which requires a unanimous resolution.

which varied from quote to quote. When prices have been checked work to be given the go ahead for as soon as possible, bearing in mind that the summer months are almost here.

STRATA TITLES ACT 1985

OWNERS OF 147/159 CHARLES STREET
(Known as "The Mews")
STRATA PLAN NUMBER 5629
WEST PERTH. W.A. 6005

Minutes of the EXTRAORDINARY GENERAL MEETING held on the
13th July, 1987 in the Leederville Town Hall at 7.00p.m.

PRESENT:

Mrs. T. Ivory.
Miss D. L. Hill.
Miss L.J. Coffee.
Mr. C.L. Mc Dougall.
Miss R. Harvey.
Mrs. D. Gilbert.
Mr & Mrs. M. Lahtov.
Mr. W.S. Plumridge.
Mr. M.G. Ireland
Miss K.F. Trewavas
Mr. R. Harvey.
Mr. R. Liddelow.
Miss R. J. Pearman - Bill Crosse & Company.

PROXIES:

Miss E.R. Gouch nominated the Chairperson.
Mr & Mrs. A. Ngeow nominated the Chairperson.
Mr & Mrs. D.R. Pedler nominated Bill Crosse & Co
Mr & Mrs. F. Zencich nominated the Chairperson.
H.M. Hee & T. Lok (units 10 & 28) nominated
the Chairperson.
Mr. D.E. Godbold nominated Mr. R. Liddelow.
Mr. D.J. Mc Taminey nominated the Chairperson.
Mr. P.T.P. Tye nominated the Chairperson.
Mrs. F. Rizzo nominated the Chairperson.
Misses E.S. & D.E. Alcock nominated the Chairperson.
Mr. D.R. Mondy nominated the Chairperson.
Mr. J. Miloseki nominated the Chairperson.
Wittenoom Trust Limited nominated the Chairperson.
Mr and Mrs. R.G. Haslam nominated the Chairperson.
Mr. D. Luijerkink nominated Bill Crosse & Company.
Miss P.I. Dixon nominated the Chairperson.
Mr & Mrs. P.J. Smith nominated the Chairperson.
Mr & Mrs. A.J.L. Vermeulen nominated Mr. Liddelow.
Mr. E.B. Lees nominated the Chairperson.
Miss M.C. Casey nominated the Chairperson.
Jayel Nominees Pty. Ltd nominated the Chairperson.
Mr & Mrs. D.J. Ponnambalam nominated Mr. H. Harvey.
Mrs. B.E. Cairns nominated Mr. H. Harvey.
Miss N.A. Ladhams nominated the Chairperson.
Mr. R. Schulze nominated Mr. R. Liddelow via
Mr. M. Shulze.
Mr. Mc Carthy represented Mrs. M. Mc Carthy.

The meeting was declared open and notice of meeting was accepted
by all present or by proxies.

CHAIRMAN:

For this meeting it was unanimously agreed that
Miss Pearman from Bill Crosse & Company would
take the Chair.

PROXIES:

Were read and accepted.

STRATA TITLES ACT 1985

OWNERS OF 147/159 CHARLES STREET
(Known as "The Mews")

EXTRAORDINARY GENERAL MEETING "THE MEWS" PAGE 2
13/7/1987

AGENDA ITEM 1. Considerable discussion took place as to the benefit of purchasing a unit to house a Caretaker with stress being placed on the fact that in accordance with the Strata Titles Act 1985 item 10 subsection 2 (b) a unanimous resolution consenting to the conversion of a lot into common property was necessary.

The meeting felt that prior to making this decision those present would feel happier if they had some repayment figures to show their commitment, bearing in mind that it would be necessary to take out a mortgage/loan to meet the balance of the payment.

At this stage the meeting was adjourned to re-convene again on the 29/7/1987.

VARIATION IN ATTENDANCE:

Mrs T. Ivory nominated Miss R.J. Pearman.
Mr. C.L. Mc Dougall was not present
Mr. M. G. Ireland nominated the Chairperson.
Mr & Mrs. T.A. Knight nominated Bill Crosse & Co
Miss K.A. Trewavas was not present.
Harvey family (unit 48) nominated the Chairperson.
H.M. Hee & T. Lok changed their proxy to Mr. H Harvey
Miss R. Harvey nominated the Chairman.

AGENDA ITEM 1 The meeting discussed the purchase of the unit further and the subject was then put to the vote:

It was moved by Mr Liddelow, seconded Mr. W. Plumridge that the Strata Company purchase a unit to house the Caretaker in accordance with the conditions as indicated in the Strata Titles Act.

VOTING:

AGAINST:
Unit 53 Mr. R. Schulze.
Unit 22 Misses E.S. & D.E. Alcock
Unit 19 Mr. J. Miloseki.
Unit 52 Mr. Mc Carthy stated that Mrs. Mc Carthy would not vote in favour.

PERSONS (Unit) NOT REPRESENTED OR PRESENT TO VOTE:

Angola Pty. Ltd.
Mr. J.P. Harrison.
Mr. D. Schneider.
Mr. C.L. Mc Dougall.
Miss A.L. Mc Donald.
Mr. A. Proftlick & Mr. T.A.A. Van Amerongen.
Mr. P.E. Couchman.
Mr. R. T. Breen.
Mr. M. Skully.
Mr. G. Skender.
Mrs. E.E.G. Thomas
Dr. & Mrs. L. Sum

..3

which varied from quote to quote. when prices have been checked work to be given the go ahead for as soon as possible, bearing in mind that the summer months are almost here.

..2

EXTRAORDINARY GENERAL MEETING
29/7/1987

" THE MEWS "

PAGE 3

PERSONS NOT REPRESENTED OR PRESENT TO VOTE:

Mr. B.C. Verity.
Miss K.F. Trewavas
Mr. L.J. Baskerville & Ms. L.J. Johnson.
Miss G. Bertone.

IN FAVOUR

Miss E.R. Gouch.
Mrs. T. Ivory.
Miss D.L. Hill.
Miss L.J. Coffee
Mr and Mrs. N. Ngeow.
Mr and Mrs. D.R. Pedler.
Mr. & Mrs. F. Zencich.
H.M. Hee & T. Lok.
Mr. D.E. Godbold.
Mr. D.J. Mc Taminey.
Mr. P.T.P. Tye
Mrs. F. Rizzo
Miss R. Harvey.
Mr. D.R. Mondy.
Mr & Mrs. M. Lahtov.
Mr. W. S. Plumridge.
Mr & Mrs. T.A. Knight.
Wittenoom Trust Limited.
Mr and Mrs. R.G. Haslam.
Mr. D. Luijerink.
Miss P.I. Dixon.
Mr and Mrs. P.J. Smith.
Mr and Mrs. A.J.L. Vermeulen
Mr G.K. Ireland & Mr. M.G. Ireland.
Mr. E.B. Lees.
Miss M.C. Casey.
Jayel Nominees Pty. Ltd.
Mr. R. W. Liddelow.
Mrs. D. Gilbert.
Mr & Mrs. D.J. Ponnambalam.
Mr. R.G. Harvey & Family.
Mrs. B.E. Cairns.
Miss N.A. Ladhams.

The motion was lost on the four no votes.

No further business could be transacted and
the meeting closed at 7.17p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN.

DATED.

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STRATA TITLES ACT 1985

OWNERS OF 147/159 CHARLES STREET
(Known as "The Mews")
STRATA PLAN NUMBER 5629
WEST PERTH. W.A. 6005

Minutes of the committee meeting held on the 21st September,
1987 in Unit 44 at 7.00p.m.

PRESENT: Mr. R. Liddelow.
Mr. R. Harvey.
Mr. W. Plumridge.
Miss R. Harvey.
Mr. H. Harvey - Caretaker.
Miss R. J. Pearman - Bill Crosse & Company.

APOLOGIES: Mrs. M. Lahtov.

Minutes of the previous committee meeting were read and confirmed as being a true and correct record on a motion put by Miss Harvey. Seconded Mr. Ross Harvey. Carried.

MATTERS

ARISING: It is recorded that the project to purchase unit 11 failed.

FINANCIAL STATEMENT:

Was read and following discussion was accepted into the records on a motion put by Mr. R. Harvey seconded Mr. Liddelow. Carried.

MATTERS

ARISING:

- 1) That the \$20.00 deposit for the proposed purchase of Unit 11 be refunded from Mr. D. Godbold.
- 2) Unit 39 - Arrears - that should payment not be received from Mr. Ireland within the next 10 days action be taken through a Debt Collector to obtain same.
- 3) Letters to units 45 & 48.

GENERAL BUSINESS:

INSURANCE: Quotes for insurance were discussed and it was decided, by unanimous agreement to change from Norwich Winterthur Insurance to Corporate Home Unit Underwriters Pty. Ltd for two reasons 1) No excess on their policy 2) A lower premium which will be a saving of approx. \$450.00. It was further mentioned that this policy will cover any voluntary worker.

CHANNEL 28: It was agreed to proceed with the installation of Antennas and down converters to receive channel 28. Miss Pearman to contact Hills Ind Ltd to ascertain the price as the existing quote is dated the 26/6/1986, liaise with the Chairman Mr. Liddelow and if said gent is in agreeance proceed with the installation.

POOL AREA: Quotes were tabled to brickpave the pool area, brickpave the pool area plus shrubs.
Prices: 1) \$1900.00 for brick paving.
2) \$2963.00 for brick paving only.
3) \$2010.00 for brick paving & shrubs.
Considerable discussion took place on this item and it was decided by all present that the work should proceed pending a check on the costing which varied from quote to quote. When prices have been checked work to be given the go ahead for as soon as possible, bearing in mind that the summer months are almost here.

PAINTING OF THE

POOL:

The quoted price of \$950.00 was presented and detail tabled.

Following discussion it was agreed that the crack to the surround on the high side of the pool be checked into first and then at the first meeting of the Council of Management after the Annual General Meeting that the topic be raised again.

CARETAKER:

Mr. H. Harvey was then requested to leave the meeting and discussion took place as to the good services which have been received from this gent. It was decided unanimously that he be paid a \$200.00 bonus with thanks for his good work.

BUDGET 1987/88: When this is prepared the increase in rent for the Caretaker's unit to be included in his annual contract fee.

ANNUAL GENERAL

MEETING:

It was agreed that the meeting be held on either the 19/10/1987 or the 26/10/1987 pending availability of the Leederville Town Hall.

There being no further business the meeting closed at 8.25p.m. with the persons present wishing Mr. Plumridge all the best for his life in 'Adelaide' and a thank you to Mr. Liddelow for making his home available for this meeting.

CERTIFIED AS A TRUE AND CORRECT RECORD.


CHAIRMAN.

aa/2/88
DATED.

THE OWNERS OF THE MEWS

FINANCIAL STATEMENT TO THE 18th SEPTEMBER. 1987

RECEIPTS: Balance at handover from Blackburne & Co 9099.71
Levies since received 6872.00
15971.71

PAYMENTS:

Bank charges (FID & BAD) 6.72
Management fee to 31/8/1987 702.00
General Meeting fee 60.00
Postage Printing & Stationery 24.13
SEC - common lighting & power
to 10/9/1987 560.63
C-Caretaker to 30/9/1987 4364.00
Pool - valve & filter powder 20.80
Invest funds 7000.00
Hall hire (2) 50.00
Deposit on unit 11 20.00 -
Reticulation motor - Ins claim 270.50
Adj & repair Security lights 400.50
Telecom Australia 98.08
Pool motor - Insurance claim 248.00 -
Unit 51 - Insurance claim 170.00 -
Trailer licence 20.10
Tree lopping 174.00
Concrete 58.50
Fluoro tubes 26.10
Paint 45.61
Hand drill 12.25
Seedlings 5.68
Bailing plant fees & petrol 80.00
Reticulation parts, glue, brush,
rivets, nails, screws etc 94.70

14512.30

Balance on hand as at the 18/9/1987 \$1459.41
Plus - Invested 7000.00

\$8459.41

LEVIES IN ARREARS:

Unit 15 198.52
Unit 39 X: 396.00 - have written requesting payment by
return of mail. -
Unit 45 132.00 -
Unit 48 132.00

\$858.52

NOTE: CLAIMS HAVE BEEN PUT IN FOR ALL SHOWN.

PAINTING OF THE POOL: The quoted price of \$950.00 was presented and detail tabled.

STRATA TITLES ACT 1985

OWNERS OF "THE MEWS"

STRATA PLAN NUMBER 5629

NOTICE OF ANNUAL GENERAL MEETING

The Proprietor(s)/Mortgagee,
The Mews
147-159 Charles Street
WEST PERTH WA 6005

NOTICE is hereby given by the Council of the "Proprietors of "The Mews"
147-159 Charles Street, West Perth, Strata Plan 5629" of the
Annual General Meeting to be held on Monday the 19th
October, 1987 at Leederville Town Hall at 7.30 p.m,
for the purpose of:-

1. Election of Council for the coming year.
2. To consider and if thought fit, pass the minutes of the previous Annual General Meeting.
3. Carry out any other business deemed necessary.

PROXIES:

A proxy form is attached. If you cannot attend please complete the form and send it to Bill Crosse & Company, P.O. Box 22, Como 6152 to arrive not later than noon on the 19th October, 1987.

If you have no-one who is readily available to act as your proxy, may we suggest one of the following:- 1) The Chairman, 2) A fellow unit Owner, 3) Bill Crosse & Company, all being people who we feel will definitely act with the interest of the complex.

THIS IS MOST IMPORTANT, bearing in mind that without a quorum (half representation of all owners) the meeting must be re-convened seven days from the 19th October, 1987. Please note that there is an additional charge of \$35.00 for attendance at AGM's which have to be re-convened due to lack of a quorum.

STRATA TITLES ACT 1985

OWNERS OF "THE MEWS"

STRATA PLAN NUMBER 5629

ANNUAL GENERAL MEETING

A G E N D A

=====

1. Election of Chairman.
2. Apologies.
3. Proxies.
4. Minutes of the previous Annual General Meeting to be read and confirmed.
5. Any matters arising.
6. Financial Statement of Income & Expenditure. (statement to be received and adopted)
7. Consideration of Budget 1987/1988.
8. Strata Company Management.
9. Election of Council of Management for 1987/1988.
10. General Business. -----

GENERAL ADVICE AS PER STRATA TITLES ACT 1985

SCHEDULE - PART 1

- 12.(3) One-half of the persons entitled to vote present in person or by proxy constitutes a quorum.
 - (11) In the case of equality in the votes whether on a show of hands or on a poll, the question is determined in the negative.
- 14.(4) An instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney, and may be either general or for a particular meeting.
 - (5) A proxy need not be a proprietor.
 - (6) Except in cases where by or under the Act a unanimous resolution is required, no proprietor is entitled to vote at any general meeting unless all contributions payable in respect of his lot have been duly paid and any other moneys recoverable under the Act by the Strata Company from him at the date of the notice given to proprietors of the meeting have been duly paid before commencement of the meeting.
 - (7) Co-proprietors may vote by proxy jointly appointed by them and in the absence of such a proxy are not entitled to vote on a show of hands, except when the unanimous resolution of proprietors is required by the Act.

THE MEWS: 147/159 CHARLES STREET, WEST PERTH STRATA PLAN 5629

STATEMENT OF RECEIPTS AND PAYMENTS FOR THE PERIOD:

1st OCTOBER, 1986 to the 30th SEPTEMBER, 1987

<u>RECEIPTS:</u> Closure of Home Building Society account		4,915.18
GROSS levies		26,086.27
Insurance claim refund		215.00 **
Insurance claim refund		149.00
Insurance claim refund		171.00 ***
Interest on late payment of levies		28.93
Refund - plumbing account paid twice		48.00*
Sundry payment		204.60
		<u>31,817.98</u>

PAYMENTS:

Bank charges	64.27	
Management fee to 31/8/1987	2574.00	
Annual General Meeting fee 1986	50.00	
Extraordinary meeting fee 1987	60.00	
Postage printing & stationery	118.42	
SEC - common lights & power	1815.99	
Insurance premiums	2162.53	
Caretaker telephone	409.13	
Caretaker Incl \$200.00 bonus	12201.00	
Pool chemicals	341.80	
Funds Invested with P.I.B.S.	7000.00	
Items purchased from Hardware store	792.24	- see attached
Sundry items	753.87	- see attached
Repair roof tiles	48.00*	
Stencils, ladder hire, paint & extra labour	500.00	
Reseal bathroom tiles U36 & paint ceiling to unit 18 (insurance claim)	280.00 **	
Checkin of pipes for water leak	35.00	
Victa Vac Impeller	74.67	
Fluoro brackets	60.80	
Repair guttering	32.00	
Deposit on Unit 11	20.00	
Reticulation pump motor - ins claim	270.50	
Repairs to security lighting	316.50	
Hall Hire (twice)	50.00	
Pool motor - fusion insurance claim	248.00 ***	
Roof repairs (U46) & painting (Ins Claim)	170.00	
Repairs to common lighting	84.00	
Paint	60.00	
Tree lopping	304.00	
Trailer licence	20.10	
		<u>30,916.82</u>
SURPLUS of receipts over payments		901.16
Balance as at the 30/9/1986		<u>2,210.53</u>
Balance as at the 30/9/1987		<u>\$3,111.69</u>
<u>HOME BUILDING SOCIETY ACCOUNT:</u>		
Balance as at the 30/9/1986	4588.73	
Interest	326.45	
	<u>4915.18</u>	
Account closed	<u>4915.19</u>	nil
<u>P.I.B.S.</u>		
Funds invested		\$7,000.00
Balance of BOTH accounts as at the 30/9/1987		<u>\$10,111.69</u>

"THE MEWS" - 147/159 CHARLES STREET, WEST PERTH

GENERAL MAINTENANCE ITEMS.

Globes	254.15
Paint	126.01
Bins	84.75
Concrete	71.50
Reticulation parts etc	117.35
Sundry : brushes, screws, nails, glue turps, weed killer etc	138.48
Additional to lopping	50.00
Mower parts	20.80
Relief Caretaker	200.00
Roof repairs	30.00
Seedlings	7.97
Extra labour for painting	155.50
Petrol, bailing plant plus sundry requisites for use/or used to maintain the common property	289.60
	<hr/>
	\$1546.11
	<hr/>

THE MEWS: 147/159 CHARLES STREET WEST PERTH 6005

SUGGESTED ANTICIPATED BUDGET 1/10/1987 to 30/9/1988

Bank charges	70.00
Management fee	2808.00
Annual General Meeting fee	60.00
Postage printing & stationery	270.00
SEC - common lighting & power	2000.00
Insurance premiums	2300.00
Caretaker telephone	420.00
Caretaker remuneration	13041.00
Pool Chemicals	400.00
Hardware store items	800.00
Requisites to maintain common property	800.00
Unanticipated maintenance	2000.00 83.00
Funds for major repairs & maintenance	1500.00
	<hr/>
	\$26,469.00

\$26,469.00 divided by the aggregate of shares 186 = \$142.31 per share

Units with 3 shares = \$106.73 99

Units with 4 shares = \$142.31. 132

BUDGET TO BE DEBATED AND VOTED ON AT THE ANNUAL GENERAL MEETING.

STRATA TITLES ACT 1985

THE OWNERS of 147/159 CHARLES STREET,
(Known as "The Mews")
Strata Plan Number 5629
WEST PERTH. W.A. 6005

Minutes of the NINTH ANNUAL GENERAL MEETING of the Owners of
the Mews Strata Plan 5629 held on the 19th October, 1987 in
the Leederville Town Hall at 7.30 p.m.

PRESENT:

Miss R. Harvey.
Mr. W.S. Sweeney.
Mr. R.W. Liddelow.
Mr. R. Harvey.
Mr & Mrs. Baskerville.
Miss K.F. Trewavas.
Mr. H. Harvey - by Invitation.
Miss R.J. Pearman for Bill Crosse & Company.

PROXIES:

Miss E.R. Gouch nominated Mr. H. Harvey.
Miss L.J. Coffee nominated Mr. H. Harvey.
Mr & Mrs. A. Ngeow nominated the Chairman.
Mr & Mrs. D.R. Pedler nominated Bill Crosse
and Company.
Angola Pty Ltd nominated Mr. H. Harvey.
Mr & Mrs. F. Zencich nominated Bill Crosse &
Company.
H.M. Hee & T. Lok nominated Mr. H. Harvey.
(units 10 & 28)
Mr. D.E. Godbold nominated the Chairman.
Mr. D.J. Mc Taminey nominated the Chairman.
Mr. C.L. Mc Dougall nominated Mr. H. Harvey.
Mrs. F. Rizzo nominated Mr. H. Harvey.
Misses E.&D. Alcock nominated the Chairman.
Mr & Mrs. Haslam nominated the Chairman.
Mr. P.E. Couchman nominated Bill Crosse & Co.
Mr. M.T. Skully nominated Bill Crosse & Co.
Miss J.M. Healy nominated the Chairman.
Miss P.I. Dixon nominated the Chairman.
Mr & Mrs. P.J. Smith nominated the Chairperson.
Miss M.C. Casey nominated the Chairperson.
Jayel Nominees P/L nominated the Chairman.
Mrs. D. Gilbert nominated Mr. H. Harvey.
Mr & Mrs. D.J. Ponnambalam nominated Mr. H.
Harvey.
Mrs M. McCarthy nominated Mr. J. Mc Carthy.
Mrs. G. Grandia nominated Mr. H. Harvey.

NOTICE OF MEETING:

Was duly read and accepted on a motion put
by Miss Harvey, Seconded Mr. R. Harvey.
Carried. Nominations were then called
for a Chairperson.

CHAIRPERSON:

Mr. R. Harvey nominated Mr. R. Liddelow.
Seconded by the Proxy for Mr & Mrs. Pedler.
Carried unanimously.

APOLOGIES:

Nil.

PROXIES:

Were read to the meeting as shown above with
proxy notices being made available for
inspection. Proxies were duly accepted.

MINUTES OF THE 8TH
ANNUAL GENERAL
MEETING:

Were read and confirmed as being a true a
correct record on a motion put by Mr. R. Harvey
Seconded Miss R. Harvey. Carried unanimously.

Matters arising:

UHV Television Antenna - the meeting was
advised that the installation of same was
duly authorised and would be installed in
the very near future. ✓

FINANCIAL STATEMENT: Was read, discussed and received into the records on a motion put by Miss R. Harvey, seconded Mr. W. Sweeney. Carried unanimously.

BUDGET 1987/88: Following considerable discussion it was unanimously agreed that the budget for the year 1/10/87 to 30/9/1988 would remain the same as for the year 1/10/1986 to 30/9/1987. i.e. \$99.00 per quarter for units with a 3 share entitlement & \$132.00 per quarter for units with a 4 share entitlement. This decision was made on a motion put by Mr. R. Harvey seconded by the Proxy for Mrs. M. Mc Carthy.

Budget:

Bank charges	70.00
Management fee	2808.00
Annual General Meeting fee	60.00
Postage printing & stationery	270.00
SEC - common lights & power	2000.00
Insurance premiums	2300.00
Caretaker telephone	420.00
Caretaker remuneration	13041.00
Pool Chemicals	400.00
Unanticipated Maintenance and requisites	1683.00
Funds for major repairs & maintenance	1500.00
	<u>\$24552.00</u>

i.e. 30 x \$99 x 4 = 11880.00
 24 x \$132 x 4 = 12672.00
\$24552.00

STRATA COMPANY
MANAGEMENT:

It was moved by Mr. R. Liddelow, seconded Mr. R. Harvey that the services of Bill Crosse & Company be retained for a further 12 month period. Carried unanimously.

COUNCIL OF MGT:

The following owners volunteered to serve on the Council of Management for the ensuing year:

Mr. W. Sweeney.)	
Mr. R. Harvey.)	
Miss R. Harvey.)	Unopposed.
Mr. L.J. Baskerville.))	
Mr. R.W. Liddelow.)	

GENERAL BUSINESS:

Brickpaving:

The meeting was advised that the brick paving to the surrounding area in the pool area would commence within the next couple of weeks. ✓

There being no further business the meeting closed at 8.25p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.


CHAIRMAN.

29/10/88.
DATED.