

STRATA TITLES ACT 1985

THE OWNERS OF THE MEWS  
STRATA PLAN NUMBER 5629  
147-159 CHARLES STREET  
WEST PERTH. W.A. 6005

Minutes of the Committee Meeting held on the 25th March, 1986 in unit 17  
at 7.00 p.m.

PRESENT: Miss R. Harvey.  
Mr. R. Harvey.  
Mr. R. Liddelow.  
Mr. W. Plumridge  
Mr and Mrs. M. Lahtov  
Mr. H. Harvey - by invitation - Caretaker.  
Miss R. Pearman of Home Unit Management (RJP)

Minutes of the Committee meeting held on the 6th August, 1985 were read  
and confirmed as being a true and correct record on a motion put by  
Mr. R. Harvey. Seconded Mr. W. Plumridge. Carried.

Matters arising: UHF T.V. Reception  
It was unanimously agreed that quotes be obtained  
to carry out the necessary alterations in order that  
the new T.V. station programmes are receivable.

LAWNS:  
Fertilising of same to be left in the hands of  
Mr. H. Harvey. ✓

Land Resumption (possibility of)  
Correspondence to be forwarded to the Perth City  
Council to ascertain the amount of land they will  
require to purchase from the Owners of the Mews in  
order that they can proceed with the widening of  
Charles Street. Plus endeavour to ascertain what  
they are willing to 'initially' offer for this land.

FINANCIAL STATEMENT:

ARREARS:  
Please note: Units 5, 16, 49 and 50 levies were  
paid as was discussed at the meeting. Apologies  
for any concern caused. The Statement was read and discussed  
and received into the records on a motion put by Mr Plumridge.  
seconded Mr. R. Harvey. Carried unanimously. ✓

Note:  
Letter to Unit  
15 - arrears.

GENERAL BUSINESS:

Swimming Pool:  
It was agreed that it be left to the discretion of  
Mr. H. Harvey - caretaker as to when the pool will  
be closed for the winter months.

Carports:  
Further check to be made on all carports for oil spillage. ✓

There being no further business the meeting closed at 7.35 p.m.

CERTIFIED AS A TRUE AND CORRECT RECORDING.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATED.

NEXT COMMITTEE MEETING TO BE HELD ON THE 23/6/1986 in UNIT 17 at 7.00 p.m.

THE MEWS

FINANCIAL STATEMENT TO THE 25TH MARCH. 1986

RECEIPTS:

Balance as at 30/9/1985		241.07	Debit
Levies since received		11870.00	
Recalled funds from Bldg Society		5200.00	
Re-imburse for over charge on Sumapine		11.19	
Insurance claim - shower screen Unit 18		35.00	
Sale of broken glass		7.65	
Interest on late payment		48.98	
		<u>16931.75</u>	

PAYMENTS:

Bank charges		21.14	
Management fees 6 mths to 31/3/1986		1404.00	
Postage printing & stationery		165.85	
Insurance premiums		2415.28	
SEC - common lighting & power 2/10, 27/11 & 30/1		883.44	
Pool chemicals		345.51	
<u>CARETAKER:</u>			
SEC	277.24		
RENT to 23/5/1986	1993.35		
WAges (Inc H/Pay) to 31/3	4032.29		
'phone	162.70		
Annual audit		6465.58	
Paint meter boxes		160.00	
Repair lawn mower		215.27	
Unit 18 - broken shower screen		103.50	
Fertiliser		85.00	
Invest further funds		12.90	
Sundry requisites for grounds, retic etc		4000.00	
		209.93	16487.40

Balance as at the 25/3/1986 444.35

HOME BUILDING SOCIETY ACCOUNT

Balance as at the 30/9/1985	4577.01	
Invested	4000.00	
Interest	92.84	
	<u>8669.85</u>	
Recalled funds	5200.00	3469.85

Balance of BOTH accounts as at the 25/3/1986 \$3914.20

LEVIES IN ARREARS:

Unit	Current	Arrears	
5	99.00		
15	99.00		
16	99.00	175.55 plus interest of 34.56	
21	132.00		
26	99.00		
36	132.00		
37	99.00	99.00	
42	99.00		
48	99.00		
49	99.00		
50	132.00		
53	132.00		
	<u>\$1320.00</u>	<u>\$274.55</u>	<u>TOTAL ARREARS: \$1629.11</u>

STRATA TITLES ACT 1985

THE OWNERS OF THE MEWS  
STRATA PLAN NUMBER 5629  
147-159 CHARLES STREET  
WEST PERTH WA 6005

Minutes of the Committee Meeting held on the 23rd June 1986,  
in Unit 17 at 7.00 p.m.

PRESENT: Miss. R. Harvey  
Mr. R. Harvey  
Mr. R. Liddelow  
Mr and Mrs. M. Lahtov  
Mr. H. Harvey by invitation Caretaker.  
Miss D. Nelson of Home Unit Management (RJP)

APOLOGIES: Mr. T. Pallotta.

Minutes of the Committee Meeting held on the 25th March 1986  
were read and confirmed as being a true and correct record  
on a motion put by Mrs. Lahtov. Seconded Mr. R. Harvey.  
Carried unanimously.

Matters arising: T.V.Reception:  
A verbal quote was read to the Committee  
being from Hills Antennas, for \$385.00 to  
'up-grade'. Home Unit Management (RJP) to  
write to Hills requesting this quote to be  
in writing and detailing exactly what has to  
be done.

Perth City Council:  
Letter to be forwarded to the Perth City  
Council requesting them to put in writing  
that they will take responsibility for any  
damage caused to the verge particularly  
the reticulation system when the road widening  
project takes place.

FINANCIAL STATEMENT:

Levy arrears:  
Concern was again expressed re the arrears .  
Home Unit Management (RJP) to maintain a close  
watch on the offending Owners and send  
reminder accounts.  
The Statement was then read and discussed  
and received into the records on a Motion put  
by Miss Harvey. Seconded Mr Liddelow .  
Carried unanimously.

GENERAL BUSINESS:

NIL.

There being no further business the meeting closed at 7.45 p.m.

Next meeting to be the Annual General Meeting to be held on  
27th October 1986 venue to be decided.

CERTIFIED AS A TRUE AND CORRECT RECORDING

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

THE MEWS

FINANCIAL STATEMENT TO THE 23rd JUNE 1986

RECEIPTS:

Balance as at 25/3/1986	444.35
Levies since recieved	6048.02
Interest on unpaid levies	43.68
Insurance excess Unit 18	50.00
Recalled funds	1000.00
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	7586.05

PAYMENTS:

Bank charges	5.03	
Mgt. Fees. Apr, May, Jun.	702.00	
Post, Print & Stat	36.53	
SEC to 3/4, 30/5.	691.50	
Caretaker:		
Rent to 23/6.	606.66	
SEC to 3/4/ 30/5.	148.25	
Wages:	1822.00	
Reimburs expenses	239.50	
New Bush cutter	339.00	
Globes	46.10	
Retic parts	14.00	
Repair carport gutter &downpipe	68.00	
Check Sun Control	28.00	
Floro Tubes & sundries	54.55	
Invest fur. funds	2000.00	
Repair Vict. Vac & green mach	57.00	
New Sun Control	135.00	
Chemicals for pool	27.63	7020.75
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Balance as at 23/6/1986 565.30

HOME BUILDING SOCIETY ACCOUNT:

Balance as at the 25/3/1986	3469.85	
Invested	2000.00	
Interest	118.88	
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	5588.73	
Recalled funds	1000.00	4588.73
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Balance of both account as at 23/6/1986 5154.03

Levies in Arrears:

Unit	15	404.44		
	36	264.00	+	19.80 interest
	37	99.00	+	3.71
	40	132.00	+	4.95
	48	132.00	+	4.95
	53	264.00	+	19.80
				<hr/>
				1084.65

THE OWNERS OF 147/159 CHARLES STREET WEST PERTH  
(Known as "The Mews")  
STRATA PLAN NUMBER 5629  
NOTICE OF ANNUAL GENERAL MEETING

The Proprietor(s)/Mortgagee,  
147/159 Charles Street  
WEST PERTH WA 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 the EIGHTH ANNUAL GENERAL MEETING to be held on the 27th October 1986:

AT: 7 PM

AT: LEVEL 1 - 1322 HAY STREET - WEST PERTH WA.

for the purpose of:

- (1) Election of Council for the coming year.
- (2) To consider, and if thought fit, pass the minutes of the 7th Annual General Meeting.
- (3) To consider, and if thought fit, pass the proposed budget for the next 12 months.
- (4) Carry out any other business deemed necessary.

PROXIES: A proxy form is attached. If you cannot attend the meeting, please complete the form and send it to:

THE CHAIRMAN, THE COUNCIL OF PROPRIETORS  
C/- UNIT 11, 147-159 CHARLES STREET, WEST PERTH 6005.

If you have no-one who is readily available to act as your proxy, may we suggest the Chairman who will be a fellow unit holder and will act in your interest and the interest of the strata.

IMPORTANT NOTICE: Without a quorum (half representation of all owners) the meeting must be re-convened, which will incur extra costs on the corporate body.

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PROXY FORM

The Chairman  
The Proprietors of 147-159 Charles Street  
C/- Unit 11  
147-159 Charles Street  
WEST PERTH 6005

EIGHTH ANNUAL GENERAL MEETING

As the Owner/s of one or more units at 147-159 Charles Street, West Perth,  
I/We hereby nominate \_\_\_\_\_ to act and vote on my/our  
behalf at the Eighth Annual General Meeting to be held on the \_\_\_\_\_

1986

UNIT NO

THE OWNERS OF 147-159 CHARLES STREET - WEST PERTH

STRATA PLAN 5629

STATEMENT OF INCOME AND EXPENDITURE

FOR PERIOD: 1.10.85 TO 30.9.86

INCOME

Levies Received	25,645.48
Interest - Late Payment of Levies	121.12
Recalled Funds - Building Society	6,200.00
Refund Stamp Duty	4.50
Sale of broken glass	9.52
Refund - Overpayment Sumapine	11.19
Insurance Claim Refunds	145.00
Reimbursement - SEC Caretaker	59.36
	<u>32,196.17</u>

LESS EXPENDITURE

Management Fees	2,808.00
Insurance Premiums	2,415.28
S.E.C.	1,910.83
Caretakers: Wages	
Rent	
S.E.C.	
Telephone	13,271.33
Pool Chemicals	476.44
Invest Funds Building Society	6,000.00
Repairs and Maintenance	1,633.82
[See Attached List]	
Debt Collection Fees	72.76
Sundries for use on Common Property	599.71
Purchases: Globes etc	100.65
Bank Charges	59.81
Postage, Printing, Stationery	235.94
Annual Audit	160.00
	<u>29,744.57</u>
Surplus for Period	2,451.60
Bank Balance as at 30 September 1985	<u>DR 241.07</u>
Bank Balance as at 30 September 1986	\$2,210.53

THE OWNERS OF 147-159 CHARLES STREET - WEST PERTH

STRATA PLAN 5629

HOME BUILDING SOCIETY

Balance as at 30 September 1985	4,577.01	
Invested Funds	6,000.00	
Interest	<u>211.72</u>	
	10,788.73	
Recalled Funds	<u>6,200.00</u>	<u>4,588.73</u>
Balance of Both Accounts as at 30 September 1986	<u>3,750.00</u>	<u>\$6,799.26</u>

NOTES

Levies in arrears to 30 September 1986	\$656.00
Levies paid in advance to 31 December 1986	\$1,254.00
<u>Insurance</u> paid to 1 October 1986	

NORWICH WINTERTHUR INSURANCE [AUST] LTD

Building	\$1,944,000
Public Liability	\$1,000,000
S.G.I.O.	
Workers Compensation	As per Act

THE OWNERS OF 147-159 CHARLES STREET - WEST PERTH

STRATA PLAN 5629

PARTICULARS OF ITEM "REPAIRS AND MAINTENANCE"

Painting of Meter Boxes	215.27
Repair Lawn Mower	103.50
Shower Screen - Unit 18 [Fully recouped - Insurance & Owner]	85.00
New Brush Cutter	339.00
Repair Rear Carport roof gutter	68.00
Check run Control Switch	28.00
Repairs Victa Vac	57.00
New Sun Control Switch	135.00
Clear Drains	58.00
Repairs - Roof Tiles	110.00
P.V.C. Filling	7.05
Repair - Roof	57.00
Treat - Mower	140.00
* Repair Ceiling	149.00
Supply Fuses	34.00
Repair Tiles - Unit 40	48.00
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	\$1,633.82
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\* Since fully recovered from Insurer



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

147-159 CHARLES STREET - WEST PERTH

B U D G E T

	<u>1985/86</u> <u>Actual</u>	<u>1986/87</u> <u>Suggested</u>
Management Fee	2,808.00	2,808.00 ✓
Meeting Fee		185.00 ✓
Insurance Premium	2,415.28	2,415.28
S.E.C. - Common Lighting	1,910.83	1,920.00 ✓
Caretakers - Wages		7,800.00 ✓
Rent		<del>8,361.04</del>
S.E.C.		3,639.96
Telephone	13,271.33	-
Pool Chemicals	476.44	260.76
Invest Funds - Building Society	6,000.00	500.00 ✓
Repairs and Maintenance	1,633.82	1,500.00 ✓
Debt Collection Fees	72.76	2,000.00
Sundries - Common Property	599.71	-
Purchases - Globes etc	100.65	600.00
Bank Charges	59.81	120.00
Postage, Printing & Stationery	235.94	60.00
Annual Audit Fee	160.00	240.00
	<u>\$29,744.57</u>	<u>\$24,049.00</u>
		<del>24660.04</del>
		24610.04

*\$12001 x 11 months*

We recommend that the Levy remain the same.

MINUTES OF THE EIGHTH ANNUAL GENERAL MEETING  
 OF THE OWNERS OF 147-159 CHARLES STREET,  
 WEST PERTH. HELD AT THE OFFICE OF BLACKBURNE  
 & CO., 1322 HAY STREET WEST PERTH. ON THE  
 27TH OCTOBER 1986. AT 7.00 P.M.

PRESENT:

Mr & Mrs M. Lahtov	Unit 21
Miss P. Dixon	34
Mr R. Liddelov	44
Mr R. Harvey	49
Miss R. Harvey	17
Mr H. Harvey	By invitation 11
Mr W. Plumridge	23
Mr C. McDougall	15

IN ATTENDANCE:

Miss D. Nelson representing Blackburne & Co.,  
 Mr. G. Joyce " " "

PROXIES:

Mr D. Schneider	nominated	The Chairman
Mr A. Proftlich	"	"
Misses E. & D. Alcock	"	"
H. Hee & T. Lok	"	"
D. Mondy	"	"
R. Lees	"	"
Angola Pty. Ltd.,	"	"
R. & E. Haslam	"	"
G. & M. Hourn	"	"
T. Ivory	"	"
N. Ladhams		
A & N. Ngeow	Harry Harvey	
L. Coffee	"	"
D. & J. Ponnambalam	"	"
F. Rizzo	"	"
M. McCarthy	"	"
C. McDougall	"	"
E. Gough	"	"
P. & K. Smith	"	"
T. Pallotta (Foriey)	"	"
D. McTaminey	"	"
J. Vermeulen	"	"
D. Gilbert	"	"
B. Cairns	"	"
D. Godbold & Assoc.	"	"

NOTICE OF MEETING:

Was unanimously accepted.

CHAIRMAN:

It was moved by Mr Plumridge. Seconded  
 Mr R. Harvey that Mr Liddelov take the  
 Chair. There were no other nominations  
 and Mr Liddelov was unanimously elected.

APOLOGIES:

Mr Zencich

PROXIES:

Were made available for inspection.

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING:

Minutes of the seventh Annual General  
 Meeting were taken as read on a unanimous  
 decision.

2/

Matters arising: Nil.

FINANCIAL  
STATEMENT:

It was unanimously agreed that the statement be taken as read.

The Statement was discussed Blackburne & Co., to obtain Insurance quotes prior to the re-newell date on 1/10/1987 Council to be advised. The statement was then received into the records on a motion put by Mr R. Harvey. Seconded Miss Harvey. Carried.

BUDGET 1986/87

Mr R. Harvey drew attention to the Care-taker's wages. The figure should have been \$8361.04. Balance of the suggested figure for 1986/87 to be amended to \$24610,04 on a motion put by Mr R. Harvey. Seconded Miss Harvey. Carried.

Council of Management to receive up to date information prior to their meetings, re their finances running to budget, Mr Liddelow to receive this item also the monthly statement.

COUNCIL OF  
MANAGEMENT:

The following Owners volunteered to serve on the Council unopposed for the coming year:

Mr Plumridge - 23  
Miss Harvey - 17  
Mr R. Harvey - 49  
Mr Liddelow - 44  
Mrs Lahtov. - 21

GENERAL  
BUSINESS:

Tree removal

The large tree overhanging the rear of the property 12 Ivy Street to be removed Mr H. Harvey to attend to this matter.

UHF Antenna


Two quotes were submitted to the meeting, the incoming Council of Management to attend to the decision on this item.

INCOME TAX  
RETURN:

Mr Joyce explained to the meeting that interest earned on moneys placed on deposit attracted tax and an Income Tax Return would need to be completed. After some discussion the Chairman called for a vote, on a show of hands Mr R. Harvey abstaining, it was a negative vote. No tax declaration to be submitted.

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

SIGNED



DATED

19/10/87.