

**"OWNERS OF THE MEWS"**  
**FINANCIAL STATEMENT FOR THE PERIOD: 1/10/1988 to 16/1/1989**

RECEIPTS:

Balance as at the 30/9/1988	472.86
Levies since received	8593.00
Painting levies received (33)	5054.49
Recalled funds from Bldg Society	2050.00
	16170.35

PAYMENTS:

FID & BAD fees	17.01	
Management fee Oct to Jan	936.00	
Postage & petties	90.00	
SEC - Common lighting & power	669.73	
Caretaker wages	5949.34	
Insurance premiums to 1/10/1989	1954.29	
Caretaker telephone	75.49	
Pool Chemicals & parts	328.10	
Caretaking expenses	50.00	
Hardware requisites - including fluoro	172.85	
Annual General Meeting fee	60.00	
Retic timer -	35.00	
Anti-skid strips	85.50	
New Victa Vac	999.00	
Attention to common lights	49.00	
Replace pool filter system	600.00	
Xmas & Thank-you to Caretakers	34.00	
Remove bee(s) nest	58.00	
Snail killer & plants	93.70	
Service to reticualtion system	98.80	
Speed hump near Unit 17	100.00	
Remove fallen tree	40.00	
	12495.81	
Balance as at the 16/1/1989		3674.54

P.I.B.S.

Balance as at 30/9/1988	3317.99	
Interest	280.37	
	3598.36	
Recalled funds	2050.00	1548.36

Total of BOTH accounts as at the 16/1/1989 \$5222 . 90

LEVIES IN ARREARS:

Units: 3, 4, 6, 9, 15, 16, 18, 20, 21,  
 28, 29, 31, 33, 35, 36, 38, 44, 46, & 53 Total arrears: 2511.00

PAINTING LEVIES TO COME IN: \$4365.00

STRATA TITLES ACT 1985

OWNERS OF "THE MEWS"

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

MINUTES of Committee Meeting held on 16 January 1989 in Unit 19,  
at 6.00pm.

PRESENT: Miss V. D'Cunha  
Miss L.J. Coffee  
Mr. W. Sweeney  
Mr. M. Ireland  
Mr. C.L. McDougall  
Miss R.J. Pearman for Bill Crosse & Company  
Mr. K. Annandale by invitation

ABSENT: Dr. K. Milne

MINUTES OF PREVIOUS  
COMMITTEE MEETING

Minutes of meeting held on 7 September 1988  
were read with the following items being noted  
as Matters Arising.

IVY STREET SPARE BLOCK

Correspondence from the Perth City Council was  
read to the meeting and the meeting was advised  
that this block has been cleared of all general  
rubbish.

CARPORT UNIT 2

The meeting was advised that this has now been  
attended.

It was moved by Miss D'Cunha seconded  
Mr. Sweeney that the Minutes be confirmed as a  
true and correct record. Carried unanimously.

REVIEW OF AGM

Held on 29 October 1988.

Lawns

Miss Pearman advised the meeting that at this  
time she had not looked into different  
varieties of lawn to plant at The Mews, but  
that the buffalo lawn in the area beside Unit  
11 and the carport was surviving well and  
felt that perhaps it would be in the interests  
of the property to look towards buffalo.  
Mr. Annandale mentioned that Bent lawn seed  
would probably help in the shady areas.

Following discussion it was decided that a plan be put together to totally shrub the area directly out-side Units 14 to 16 as the area is normally totally shaded and lawn will not grow. Plan to be forwarded to Mr. Sweeney and Miss D'Cunha who will circulate same among other Committee Members and advise Bill Crosse & Company as to whether they are authorised to proceed with the system. ✓

#### HUMPS

The meeting was advised that the additional traffic hump which has been installed has been most successful in lowering the speed travelled by some drivers on the complex and it was unanimously decided to increase the height of the middle traffic hump. Mr. Annandale agreed to look after this item.

#### TRAFFIC MIRRORS

General discussion took place on this item and it was decided to hold this matter in abeyance.

#### WATER PRESSURE

This item also is held in abeyance pending further complaints re lack of water pressure.

#### FINANCIAL STATEMENT

Was read and discussed at length. Special note was made that in this first quarter extremely heavy expenses have been experienced - Insurance, new Victa Vac and new Filter for the pool. It was agreed that considerable care would need to be taken. It is particularly noted that some of the painting funds have already been eroded and therefore it is most important that these be moved into a separate account where they cannot be touched. The Financial Statement was then accepted and received into the records on a motion put by Mr. Ireland seconded Miss Coffee. Carried unanimously.

#### VICTA VAC

Miss Pearman advised the meeting that she had received an offer of \$30 to purchase the old Victa Vac. This offer was accepted immediately. ✓

#### INCOME TAX

Subject on hold as a directive has been given at an Annual General Meeting and can only be dealt with at the next General Meeting.

#### GENERAL BUSINESS

#### SWIMMING POOL

Mr. Annandale addressed the meeting advising that leaves are becoming an extreme problem with the pool - the Peppercorn leaves and berries causing an imbalance in the pool chemicals and the necessity to place heavy amounts of chlorine in the water. It was

agreed that Mr. Annandale would approach the persons living at the rear of the property on which this tree is planted, in an endeavour to have it lopped considerably lower and it was further agreed that if they were willing then this Strata Company should meet the total cost of the work. The four gum trees at the rear of the carport and the gum tree in front of the carparking space for Unit 6 - quotes to be obtained to cut the four off at fence height and poison and the one at the front of Unit 6 to cut down to stump level and remove. Three quotes to be obtained. Detail to be forwarded to Mr. Sweeney and Miss D'Cunha who will circulate detail and advise which quote is acceptable.

✓

POOL BEHAVIOUR

The meeting was advised that there has been some unruly behaviour in the pool but at the moment the Caretaker seems to have this situation under control. 20 copies of the By-Laws to be forwarded to Mr. Annandale along with a similar number of Newsletters.

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RENTAL AGENT

Correspondence to be forwarded to the Rental Agents operating in the Mews requesting that they take more care screening their tenants and with a request that the Strata Company be advised the names of the ingoing tenants.

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UNIT 30

Letter to be forwarded to Roddie Messina Real Estate with courtesy copy to the Owners of the Unit in connection with the young couple currently renting this Unit. It was advised they are extremely noisy, a problem in the pool area with their numerous friends and laundry on the balcony and have to date had three verbal warnings which requested them to conform with the By-Laws of this Strata Company.

✓

UNIT 39  
VENTILATION FLUE

A request was put to the meeting by the Owners of Unit 39 to instal ventilation flue to the rear section of the roof of his Unit. Following discussion it was unanimously agreed to authorise this addition with the proviso that the owner of Unit 39 have the flue coloured to match the tilexs and that he make contact with the Perth City Council to ascertain to whether or not their authorisation is necessary to make this addition.

DOG

The meeting was advised that it was thought that there was a dog living in Unit 5.

NEXT MEETING

To be held on 3 April 1989 in Unit 4  
at 6.00pm.

There being no further business the meeting closed at 7.00pm.

CERTIFIED AS A TRUE AND CORRECT RECORD.

✓ D' Cunha  
CHAIRMAN

6/4/89  
DATE



"THE OWNERS OF THE MEWS"

FINANCIAL STATEMENT FOR THE PERIOD: 16/1/1989 to 6/4/1989

RECEIPTS:

Balance as at the 16/1/1989	3674.54
Levies since received	6870.00
Painting levies since received (17)	2639.07

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13183.61

PAYMENTS:

FID & BAD fees	5.50	
Management fee Feb & March	468.00	
Postage & petties	45.00	
SEC - common light & power to 28/2/1989	355.78	
Caretaker's wages	993.20	
Caretaker's rent to 11/4	823.34	
Caretaker's phone	125.49	
Traffic hump near Unit 5	40.00	
Fuel & Sundry expenses	148.00	
Sprinklers, hose fittings, ashpalt etc	48.25	
Gardening tools, weed killer etc	136.23	
Pool chemicals & parts	243.30	
Tree removal & lopping	900.00	
Deposit funds in the PIBS (painting)	7693.56	12025.65

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Balance as at the 6/4/1989 . . . . . \$1157.96

PIBS Account now . . . . . 9241.92

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FUND IN BOTH ACCOUNTS AS AT THE 6/4/1989 . . . . . \$10399.88

LEVIES IN ARREARS:

UNIT 4:	294.00	178.92	
10	110.00		
15	90.00	134.19	-
16	110.00	134.19	-
18	147.00		
21	147.00		
25	110.00		
28	110.00		
29	294.00	178.92	
31	147.00		
32	110.00		
36	147.00		
37	110.00		
39	147.00		
44	110.00		
46	110.00		
48	147.00		
53	147.00		
54	147.00		
	<hr/> 2734.00	626.22	= \$3360.22

260  
244.19  
-1851

STRATA TITLES ACT 1985  
OWNRS OF THE MEWS  
147/159 CHARLES STREET WEST PERTH  
STRATA PLAN 5629

Minutes of the Council of Management meeting held on the 6th April, 1989  
in unit 4 at 7.30 p.m.

PRESENT: Miss L. Coffee.  
Miss V. D'Cunha.  
Mr. C.L. Mc Dougall.  
Miss R.J. Pearman for Bill Crosse & Company.

APOLOGIES: Dr. K. Milne. & Mr W. Sweeney.

ABSENT: Mr M. Ireland.

Minutes of the previous meeting of the Council held on the 16th January,  
1989 were read and the following items discussed and raised as matters  
arising:

Landscape gardening:

Area between units 14 to 16 - with the improved financial situation  
it was agreed that the quote from Nookenburra Garden Centre at a cost  
of \$768.25 be accepted. Included in this quote - 25 shrubs, 50 ground  
covers, 14 bags of groganic, 12 stepping blocks, crab grass killer, hire  
of rotary hoe and labour. Work to be carried out as quickly as possible  
with extended payment arrangement as discussed. ✓

Traffic Mirrors:

It was decided to put this matter on hold as the traffic humps would  
appear to have controlled the speeding plus it was agreed to place a  
warning in \*\* a newsletter to stress the importance of taking care  
on the bend coming in off Charles Street entrance.

Water Pressure: No complaints at this time.

Painting: M.&.S. Macke to be queried as to why the job is taking  
such a long time - plus to be advised that the painters  
don't come on site until late and don't really seem to  
we working well. ✓

The minutes were then confirmed as being a true and correct record on  
a motion put by Miss D'Cunha. Seconded Miss Coffee. Carried.

OFFICE BEARERS:

Following discussion it was agreed that the following members would  
take up these offices:

Miss V. D'Cunha - Chairperson.  
Mr. W. Sweeney - Secretary.  
Miss. L. Coffee - Treasurer.

This appointments being necessary under the Strata Titles Act 1985.

FINANCIAL STATEMENT:

Was read and discussed and it was agreed that same be received and  
accepted into the records - unanimous decision of those present.

GENERAL BUSINESS:

Address for serving of Notices on Company:

It was agreed that this should be changed from Home Unit Management (RJP)  
and brought to 147/149 Charles Street, West Perth. (Strata Company Letter  
Box) - once this detail is registered on the Strata Plan it will then  
be necessary for the Secretary to check the letter boxes regularly to  
forward any Strata Company Mail on to the Strata Company Manager/Agent. ✕

Newsletter items:

1) Swimming Pool will be closed after the coming school holidays. 2) Washing  
is being stolen off the clothes lines (particularly if left over-night) all  
residents are reminded of the ruling that washing should be taken off the  
line as soon as dry and that it is left there at the risk of the resident. ✓

3) Care to be taken when entering off the Charles Street entrance - particularly at the bends - detail to be included re motor vehicle accidents on private property. 4) NOISE - mentioning that sound transmits through the buildings very easily, particularly at night when it is still. 5) Making entrance into units on the upper levels via the downpipes is not permitted - a watch to be kept on the persons endeavouring to enter this way. Thought to be in the vicinity of units 53/54. 6) Persons being dropped off at the complex after 11.00 p.m. (particularly on week nights) are asked to make sure that their driver leaves them in the visitor parking area to prevent disturbing other residents. Not to toot horns etc.

RESIGNATION: In view of the anticipated lengthy absence of Mr. Ireland it was agreed that it should be taken that Mr. Ireland has tendered his resignation.

There being no further business the meeting closed at 8.20p.m. with an apology to Dr. Milne for lack of notice and change of notice for this meeting.

Next meeting to be held in Unit 12 on the 21/6/1989 at 6.00p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRPERSON: V D'Ambr DATED: 21/6/89.



"THE OWNERS OF THE MEWS"

FINANCIAL STATEMENT FROM 10/4/89 TO THE 21/6/89

RECEIPTS:

Balance as at 06/4/89	1157.96
Levies since received	4238.00
Painting Levies	492.03
Trsf PIBS Painting	9000.00
Trsf PIBS	400.00
Loan from Bill Crosse & Co	650.00
Interest on Levy	5.51

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15943.50

PAYMENTS:

Bank charges (FID & BAD)	6.03
Management fee	468.00
Postage & petties	45.00
SEC to 15/5/89	435.60
Caretaker wages to 23/6/89	2979.60
Caretaker rent to 11/7/89	1235.01
Various cleaning, tip fees etc	105.90
B. Wakefield repair gutters	248.00
Common Seal	16.19
Fluor. lights & security lighting	127.00
Drill bit etc varous pipe fittings	
Paint, snail pellets mower blade	224.10
Reg. Strata Plan	35.00
Pest Control	70.00
Alroh. Repairs to mower	229.70
Loan from Bill Crosse	50.00
M & S Mackie. Painting	9000.00
Garden trash bags	91.00
Pool chemicals	310.90

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15677.03

Balance as at 21/6/89 266.47

INVESTMENTS

Perth Building Society 26.18

FUNDS IN BOTH ACCOUNTS AS AT 21/6/8 292.65

LEVIES IN ARREARS

UNIT 15 114.00  
UNIT 15 P Levv 134.19

248.19

STRATA TITLES ACT 1985

OWNERS OF THE MEWS  
147/159 CHARLES STREET WEST PERTH

STRATA PLAN 5629

Minutes of the Council of Management held on the 21st June, 1989  
in Unit 12 at 6.00 p.m.

PRESENT: Miss V D'Cunha - Chairperson  
Mr W Sweeney - Secretary  
Miss L Coffee - Treasurer  
Dr K Milne  
Mr C L McDougall  
Mrs Milne - by invitation  
Miss R J Pearman for Bill Crosse & Company

Minutes of the previous meeting of the Council of Management held on the 6th April, 1989 were read and on a motion put by Miss D'Cunha, seconded Miss Coffee were confirmed as being a true and correct record. Carried.

MATTERS ARISING:

Landscape Gardening:

This project has now been completed and to the satisfaction of the Council of Management. Mr McDougall made mention that when heavy rains are experienced, soil is washed down and on to the footpath. It was agreed that some method be put into place to block this area until the ground covers grow and in turn should retain the soil. ✓

New Traffic Hump

It was agreed that the caretaker be asked to paint the new traffic hump with white road marking paint.

Newsletter Items

Laundry on the lines near Unit 13 must be removed as quickly as possible. Currently one occupant is leaving washing on the line for days to the detriment of other occupants. It was agreed to advise that in future any items which are dry and have been on the line will be placed in plastic bags and pegged to the line to await collection - thus freeing the area for others to use. ✓

*Clothes-drying area near Unit 13*

FINANCIAL STATEMENT:

Was read and discussed with a query as to how many phone calls involved on last account and for what period the \$91.00 for garden trash bags covered. It was then moved by Dr Milne, seconded Miss D'Cunha that the statement be received and accepted into the records. Carried.

GENERAL BUSINESS:

Newsletter

- ✓ 1) Occupants to be requested to make sure that their visitors, when leaving in the 'late' hours, be asked not to toot their car horns, leave their motors running whilst carrying out lengthy farewells and generally to keep the noise down.
- ✓ 2) Occupants to use the carbay allocated to their unit and no other.
- ✓ 3) Speeding - it is pleasing to note that the speeding problem is greatly reduced.

Brick Fence and Enclosure of Walkway

A plan, put forward by Mr John Standfort was tabled for the Council of Managements consideration. The plan being in two parts;

- 1) To erect a high density brick, <sup>walls</sup> two metres in height.
- 2) To brick in the open walkway facing Charles Street (on the three levels with ornamental grate 18" wide for light and ventilation).

The meeting was advised that Mr Standfort has volunteered to meet the cost involved for the centre floor on his side of the building.

Considerable discussion took place on this subject with the meeting being advised that whilst they can "look" into the situation they are not empowered to carry out any items involving 'capital' expenditure. It was agreed to write to the Perth City Council seeking their advice as to whether such alterations, should the owners choose to proceed, would be permissible.

#### Complaint

Unit 35 against Unit 53. The meeting was advised that Mr Standfort has lodged a verbal complaint with Miss Pearman regarding his neighbour above, who is a shift worker:-

- 1) Sound of doors closing
- 2) Voices
- 3) Calling for their cats

#### Carport Gutters

Caretaker to be requested to check all carport gutters and clean out where necessary.

There being no further business the meeting closed at 7.00 p.m. with a thank you to Miss D'Cunha for the use of her home for the purpose of this meeting.

Next meeting to be held on the 23rd August, 1989 (Wednesday) in Unit 4 at 6.00 p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN: V D Cunha

DATED: 23/8/89

THE OWNERS OF THE MEWS

FINANCIAL STATEMENT FROM 21/6/89 TO 22/8/89

RECEIPTS

Balance as at 21/6/89	266.47
Levies since received	5484.00
Loan from Bill Crosse & Co.	655.00
	<hr/>
	6405.47

PAYMENTS

FID & BAD fees	15.21	
Management fees	468.00	
Printing, Postage & Stationery	67.50	
Insurance (Workers Comp.)	611.37	
Strata Company phone	125.28	
C/T rent to 11/9/89	823.34	
C/T wages to 23/8/89	1986.40	
SEC - rent to 11/9/89	315.75	
Landscape gardening	768.25	
Balance of painting	420.00	
Hardware - globes & tubes	367.80	
Grounds expenses	101.20	
Pest Control	70.00	
	<hr/>	6140.10
Balance as at 22/8/89		265.37
PIBS account		26.18
		<hr/>
Balance of both accounts as at 22/8/89		291.55
		<hr/>

LEVY ARREARS:

Unit 46 Mrs Gilbert	110.00
" 15	99.00
" 15 Painting L.	134.19
	<hr/>
	\$343.19

OWNERS OF THE MEWS

STRATA PLAN 5629

Minutes of Council of Management meeting held on the 23rd August 1989 in unit 12, 147-159 Charles Street, West Perth at 6.00p.m.

PRESENT:

Miss V. D'Cunha - Chairperson  
Mr C.L. McDougall  
Mr W. Sweeney - Secretary  
Mrs W. Lee for Bill Crosse & Company

APOLOGIES:

Dr.K. Milne  
Miss L. Coffee

The meeting was declared open and the Minutes from the previous council of management meeting held on 21st June 1989 were read. It was moved Miss D'Cunha seconded Mr Sweeney that the Minutes be accepted as a true and correct record. Carried unanimously.

MATTERS ARISING:

Landscaping:

This area has now been bricked up to the existing wall to prevent the sand washing into storm water drains.

Traffic Hump:

The new traffic hump has been painted by the caretaker.

Complaint:

The matter of the dispute between the owners of units 53 and 35 re noise was mentioned.

Gutters:

The caretaker advised that he would need the assistance of the handyman to clean the high gutters as he suffered from dizziness when working at heights.

FINANCIAL STATEMENT:

The financial statement was discussed and was unanimously accepted into the records.

GENERAL BUSINESS:

Roadworks:

The caretaker advised that the roadworks are far from finished. He also advised that the gas would be turned off by the SEC on the 24th August as they were upgrading the gas pressure in the area. It was suggested that mention be made in the Newsletter to the effect that occupants should take care when they turn on their hot water as it may be (hopefully) much hotter.

Newsletter:

The caretakers requested that another Newsletter be forwarded to the residents with the following items being mentioned:

Mail: Occupants were requested to place any items of wrongly addressed mail in the caretakers' letter box (29) as very often they have a forwarding address for the previous residents or know if they are living in another unit in the complex. Recently, about five

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months of mail was discovered in a unit that had either not been re-addressed or handed to the caretakers. Also some mail had been returned to the Post Office, when the caretakers had a forwarding address for the previous occupants.

**Parking:** It seems that some owners are parking in the visitor's parking bays instead of their own car bay. Please keep the visitor's bays free for visitors!

**Noise:** ONCE AGAIN the caretakers have asked that residents be reminded not to make undue noise when their visitors are leaving at night, ie not to shout down to others from balconies, or when being dropped off by friends. Also no revving of motors when leaving the complex.

**Annual General Meeting.** It was agreed that the date for the Annual General Meeting would be Saturday, 21st October 1989 at 2.00p.m. in the carpark.

**Painting.** The matter of ensuring funds for ongoing painting maintenance was discussed. This would be placed on the Agenda for the Annual General Meeting.

**Mini-skip.** It was agreed that the caretakers be authorised to order a Mini-skip to be delivered to the complex on Sunday 27th August 1989.

There being no further business the meeting closed at 6.30p.m.

Certified as a true and correct record.

CHAIRMAN: V D Cunha DATE: 8/11/89

STRATA TITLES ACT 1985

OWNERS OF 147-159 CHARLES STREET - STRATA PLAN 5629

NOTICE OF ANNUAL GENERAL MEETING

The Proprietor(s)/Mortgagee(s)  
The Mews  
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, Strata Plan 5629" of an Annual General Meeting to be held on Saturday the 21st October 1989 in the carport of Units 2 & 19, (PLEASE BRING A CHAIR) 147-159 Charles Street, West Perth 6005, at 2.00 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, Post Office Box 221, Como 6152, to arrive not later than noon on the 20th October 1989.

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 entitled to vote) the meeting must be re-convened seven days from the 21st October 1989. Please note 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.

CUT  
HERE

PROXY FORM

The Chairman  
The Proprietors of  
147-159 Charles Street  
C/- Bill Crosse & Company  
Post Office Box 221  
COMO WA 6152

ANNUAL GENERAL MEETING

As the owner(s) of one or more lots in 147-159 Charles Street, West Perth  
I/we hereby appoint \_\_\_\_\_ or failing him/her  
I/we appoint \_\_\_\_\_ to act and vote on my/our  
behalf at the Annual General Meeting to be held on the 21st October 1989 and  
at any adjournment thereof.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 1989

OWNER(S) SIGNATURE(S) \_\_\_\_\_  
UNIT NUMBER(S) \_\_\_\_\_

STRATA TITLES ACT 1985

OWNERS OF 147-159 CHARLES STREET - STRATA PLAN 5629

ANNUAL GENERAL MEETING

A G E N D A

1. Record attendance, determine quorum and Elect a Chairperson
2. Apologies.
3. Receive proxies.
4. Minutes of the previous Annual General Meeting to be read and confirmed as a correct record.
5. Any matters arising.
6. Annual Financial Statement to be read, and accepted into the records.
7. Any matters arising.
8. Consideration of Budget for 1989/90.
9. Election of Council of Management for year 1989/90.
10. Strata Company Management. (appointment)
11. General Business.

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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(s) 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 whereby 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 the proprietors of the meeting have been duly paid before the commencement of the meeting.
- (7) Co-proprietors may vote by proxy jointly appointed by them and 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.
7. The Chairman, Secretary and Treasurer of the Council shall also be respectively the Chairman, Secretary and Treasurer of the Strata Company.

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

STATEMENT OF RECEIPTS AND PAYMENTS FOR THE PERIOD:  
1st OCTOBER, 1988 to the 30th SEPTEMBER, 1989

RECEIPTS:

GROSS levies received	28534.00
Painting levies received (53)	8185.59
Sale of old Victa vac	30.00
Interest on late payment of levies	5.51
Recalled funds from Building Society Account	11450.00
Loan from Bill Crosse & Company	355.00
	48560.10

PAYMENTS:

FID & BAD fees	45.69	
Management fees 1/10/88 to 31/7/1989 (10 mths)	2340.00	
Postage & petties	270.00	
Annual General Meeting fee	60.00	
Caretaker wages	16195.10	
Strata Company - telephone	326.26	
Invest further funds	7693.56	
Insurance premiums	2565.66	
SEC - common lighting & power	2084.00	
Plants & slug killer etc	213.95	
Pool Chemicals & parts	882.30	
Service reticulation system	133.80	
Electrical repairs	230.00	
Light globes & tubes etc	152.50	
Garden trash bags	91.00	
Caretaker expenses for common property: - Incl. petrol, etc	445.10	
Hardware items for common property:- Including garden tools, nuts bolts etc	763.37	
Anit-skid strips for steps	85.50	
New Victa Vac.	999.00	
Speed humps - 2	140.00	
Replace pool filter	600.00	
Caretaker Xmas box	34.00	
Bitumen	27.75	
Tree lopping	900.00	
Replace section of carport gutter	248.00	
Maintenance painting	9420.00	
Change address detail at Titles Office	35.00	
Pest control	140.00	
Repair lawn mower	229.70	
Landscape gardening	768.25	48119.49

SURPLUS of receipts over payments	440.61
Balance as at the 30/9/1988	472.86

Balance as at the 30/9/1989 \$ 913.47

PIBS -Savings Account

Balance as at the 30/9/1988	3317.99	
Invested	7693.56	
Interest	468.46	
	11480.01	

Recalled funds	11450.00	
FID & BAD fees	3.83	11453.83
		26.18

Balance of BOTH accounts as at the 30/9/1989 \$ 939.65

PRE-PAID LEVIES: \$3338.00  
STANDARD LEVIES IN ARREARS: Nil  
PAINTING LEVY OUTSTANDING: \$134.19.

\* \* \* \* \*

OWNERS OF 147/159 CHARLES STREET, WEST PERTH

SUGGESTED ANTICIPATED BUDGET FOR THE YEAR:-

1st OCTOBER, 1989 to the 30th SEPTEMBER 1990

FID & BAD fees	50.00 ✓
Management fee (14 months)	3276.00 ✓
Postage & petties	324.00 ✓
Annual General Meeting fee	60.00 ✓
Caretaker wages	16000.00 -
Strata Company telephone	400.00 ✓
Insurance premiums	2600.00 ✓
SEC - common lighting & power	2200.00 ✓
Pool parts & Chemicals	900.00 ✓
Hardware and General expenses	1000.00 ✓
Unanticipated maintenance & requisites	2000.00 -
Re-pay loan to Bill Crosse & Company	355.00
Funds for major repairs & maintenance	1100.00 -
	<hr/>
	30265.00

\$30265.00 divided by the aggregate of shares 186 = \$162.72 per share.

Units with 3 shares = \$488.16 p.a. divided by 4 = \$122.04 per unit per quarter.  
(Currently paying \$110.00) - *left same*

Units with 4 shares = \$650.88 p.a. divided by 4 = \$162.72 per unit per quarter.  
(Currently paying \$147.00) *left same*

Taking into account that the year 1/10/1988 to 30/9/1989 has been quite and expensive year involving the replacement of the victa vac, the necessity to purchase a new pool filter, the need to lop the trees on the northern boundary along with the requirement of obtaining garden tools - we would like to think that the coming year with some care could be achieved with a 5 to 6 per cent increase - though to get a little ahead and with funds in reserve the 10% increase would be recommended.

BUDGET TO BE DISCUSSED AND VOTED ON AT THE ANNUAL GENERAL MEETING



STRATA TITLES ACT 1985

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

STRATA PLAN NUMBER 5629

Minutes of the ELEVENTH ANNUAL GENERAL MEETING of the Owners of The Mews Strata Plan 5629 held on Saturday the 21st day of October, 1989 in the Carports for units 2 and 19 on site at 2.00p.m.

- PRESENT: Mrs. T. Ivory (Units 3 & 4)  
Miss L.J. Coffee.  
Miss V. D'Cunha  
Mr. C.L. Mc Dougall.  
Miss S.C. Ridd.  
Mr. W. Sweeney.  
Dr and Mrs. K. Milne.  
Mr. R. Schulze & Ms. A.J. Healy.  
Mr. J. Standfort.  
Miss G.M. Horrigan.  
Mr. B.A. Temperly.  
Mr. R. Schulze.  
Miss R.J. Pearman for Bill Crosse & Company.
- PROXIES: Angola Pty Ltd nominated Bill Crosse & Company  
Mr. A.H. Miller nominated Bill Crosse & Company.  
Mr & Mrs. M. Lahtov nominated the Chairperson.  
Misses E.&D. Alcock nominated the Chairperson.  
Mr. A. Profitlich nominated the Chairperson.  
Mr & Mrs. R.G. Haslam nominated Bill Crosse & Company.  
Miss K.F. Trewavas nominated Bill Crosse & Company.  
Mrs D. Gilbert nominated the Chairperson.  
Ms. C.A. Reid nominated Ms Susan Rose.  
Mr. A.C. Manners nominated Bill Crosse & Company.  
Miss M.F. McRae nominated Bill Crosse & Company.  
Mr & Mrs. Y. Nikolic nominated Miss V. D'Cunha.
- NOTE: One half of the persons entitled to vote present in person or by proxy constitutes a quorum.
- No person 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.
- |                        |               |        |
|------------------------|---------------|--------|
| Total unit entitlement | 186.00        | shares |
| Non Financial members  | 26.00         | shares |
|                        | <u>160.00</u> |        |
- Therefore to achieve a quorum 81 shares were required.  
It is noted that a quorum was present with shares equalling 88.
- NOTICE OF MEETING: Was read and duly accepted on a motion put by Dr. Milne, Seconded Miss D'Cunha. Carried.
- The meeting was advised that attendance had been recorded, that a quorum was present and nominations were then called for a Chairperson.
- CHAIRPERSON: It was moved by Mr. Schulze, seconded Miss D'Cunha that the proxy for unit 27 take the Chair. Carried unanimously.
- APOLOGIES: Nil.
- PROXIES: Were read to the meeting as shown above and made available for inspection. It was then moved by Mr. Sweeney, seconded Miss Coffee that the proxies be accepted. Carried unanimously.
- MINUTES: of the Tenth Annual General Meeting were then read to the meeting. It was moved by Miss D'Cunha, seconded Mr McDougall that the minutes be confirmed as a true and correct record. Carried.
- Matters arising: Lawn area near Unit 17: The meeting was advised that this area in particular was in very poor condition and it was agreed that the incoming Council of Management

give consideration to dealing with this sector next. ✓  
i.e. replacement and or re-seeding.

Traffic Mirrors: The meeting was advised that this project had been abandoned in view of the fact that the traffic humps had solved the problems of speeding on site.

Telephone Calls:

The meeting was advised that it could only be proved that \$23.00 (approx) were trunk calls - further that the particular period included 5 accounts paid rather than the normal 4.

FINANCIAL STATEMENT:

Was taken as read and discussed. A query was raised as to quite what the Caretaker's duties were and full detail was given of their daily, weekly, fortnightly duties. One item queried being - Hardware items for Common Property. The Chairperson advised that a detailed list would be provided at the bottom of the minutes. It is noted that gardening tools etc were required as the previous Caretakers had provided the majority of their own equipment. Those present felt that quite a few of the jobs on site could be carried out by having 'busy-bee' days to save costs.

Following full discussion it was moved by Miss D'Cunha seconded Mr. Sweeney that the statement be received and accepted into the records. Carried unanimously.

BUDGET 1989/90:

Following discussion on the need to conserve funds and volunteer via a busy bee system when certain projects arise it was moved by Mr Schulze, seconded Mr Stanfort that the budget and maintenance contributions remain the same as for the previous year. Carried unanimously.

With the setting of the budget it was agreed that the ingoing Council of Management do all within their power to work to this budget and in fact, if possible, make some savings.

COUNCIL OF MGT:

Election.

<u>Nominator</u>	<u>Nominee</u>	<u>Seconder</u>
Mrs T. Ivory nominated	Miss C. D'Cunha	Mr. Sweeney
Mr. Schulze	Miss S. Ridd	Ms Healy.
Miss Ridd	Miss G. Horrigan	Mr. Sweeney.
Dr. Milne	Mr. J. Standfort.	Miss Horrigan. ✓
Miss D'Cunha	Mr. W. Sweeney	Ms. Healy.
Miss D'Cunha	Mrs. T. Ivory	Mr. Schulze.
Mr. Standfort	Mr. C. Mc Dougall	Mr. Temperly.

There being no further nominations the above seven members were duly elected the Council of Management for the coming year.

STRATA CO MGT:

It was moved by Miss Coffee, seconded Miss D'Cunha that Bill Crosse & Company be appointed Strata Company Managers -- that the Council of Management be given the right to alter this arrangement should they so desire thus reserving their right to change this decision. Carried unanimously.

GENERAL BUSINESS: Back fence area:

It was agreed that the ingoing Council of Management look towards beautifying this area. Last year the trees, which were causing damage, were removed and the area looks bare.

Free trees:

All Owners present were encouraged to go along to the Perth City Council tree distribution centres and obtain free trees for the complex. Apparently one tree per rate payer is permitted.

Front area - Brick Fence

Following discussion on the subject of erecting a brick fence to the front of the property for the purpose of noise prevention from the traffic on Charles Street it was moved by Mr Standfort that the ingoing Council of Management be requested to make a study of this suggestion including ascertaining all costs involved for a suggested 2 metre high brick wall. As there was no seconder this motion lapsed.

Steps near letter boxes:

The meeting was advised that the second step near the letter boxes was dangerous and required attention. ✓

Gardens:

It was agreed that whilst the Council of Mgt are looking into shrubs etc to the rear fence area that they look at the complex in general for any garden improvements which can fit in with the budget and busy-bee days.

Charles Street Alterations:

Letter to be forwarded to the Perth City Council lodging a complaint re the duration of these works, advise them on the danger of the extremely large pot hole at the entrance to The Mews and endeavour to ascertain when the works will be completed? ✓

Painting:

Painting contractors to be requested to come back on site and make good an area which has lifted (near Unit 5) due to water or some such other activity. ✓

Gutters:

It was agreed that all gutters should be cleaned out prior to the winter months - late April seemed to be an agreed time of the year.

General Expenses:

It was agreed that the Caretakers be advised of the Council of Management's decision to pull back on expenses where possible.

Vote(s) of thanks:

Were expressed to the Members of the Council of Management for the year 1988/89, Miss Pearman and to all for their attendance at this meeting.

There being no further business the meeting closed at 3.30p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN: *Miss Pearman*

DATED: 4/11/90

Hardware Items:

Glue	7.85
Paint etc	139.25
Lawn seed	17.60
Cement	14.40
Retic Parts	142.90
Rake, Broom	25.40
etc	3.00
Key tags	
Fluor tubes	
Fuse links etc	75.20
Nuts, bolts,	
rivets, hinges	
etc	43.55
Degreasing	55.00
Mower parts	39.83
Snail pellets	
etc	35.10
Mesh	19.00
Hose & fit.	36.20
Weed wand	22.65
Secateurs	13.90
Cord	8.95
Seal	16.19
Deadlock & kit	47.40
	<hr/>
	\$763.37

OWNERS OF 147-159 CHARLES STREET (KNOWN AS "THE MEWS")

FINANCIAL STATEMENT FROM 22/8/89 TO THE 6/11/89

RECEIPTS:

Balance as at the 22/8/89	265.37
Levies since received	6109.00
Loan from Bill Crosse & Company	263.00
	<hr/>
	6637.37

PAYMENTS:

FID & BAD	4.40	
Management fee	702.00	
Postage & petties	49.50	
AGM fee	60.00	
Strata Company phone	109.95	
Caretaker rent to 11/11/89	823.34	
Caretaker wages to 23/10/89	1986.40	
SEC to 5/9/89	307.14	
Gardening	88.34	
Replace fluoro tube	54.00	
Pool chemicals	141.50	
Construction of brick wall	376.20	
Part payment of insurance	639.10	
Sundry (hose, gloves, glue etc.)	40.45	
Re-pay loans	1255.00	6637.32
	<hr/>	
Balance as at the 6/11/89		.05

PIBS ACCOUNT

Balance as at the 22/8/89	26.18	
Interest <u>less</u> FID	24.86	51.04
	<hr/>	
Balance of BOTH accounts as at the 6/11/89		\$ 51.09
		<hr/> <hr/>

ARREARS:

Unit 15	Mr McDougall	328.19
34	Miss P Dixon	110.00
36	J Tierney	147.00
" 37	Mrs Carew-Hopk	110.00
39	G & G Ireland	147.00
46	Mrs D Gilbert	110.00
		<hr/>
		\$ 952.19



STRATA TITLES ACT 1985

OWNERS OF "THE MEWS"

STRATA PLAN NUMBER 5629

Minutes of the Council of Management meeting held on the 8th November, 1989  
in Unit 19 at 6.00p.m.

PRESENT:

Miss V. D'Cunha  
Miss G. Horrigan  
Mr. W. Sweeney.  
Mr. J. Standfort.  
Miss S. Ridd.  
Mrs. T. Ivory.  
Mr. C. McDougall.  
Miss R.J. Pearman for Bill Crosse & Co.

MINUTES:

Minutes of the Council of Management meeting held on the  
23rd August, 1989 were read and confirmed as being a true  
and correct record on a motion put by Mr. Sweeney, seconded  
Miss D'Cunha. Carried.

Matters arising: nil.

OFFICE BEARERS:

It was unanimously agreed that these positions would  
be filled as follows:

Chairperson Miss V. D'Cunha  
Secretary Mr. W. Sweeney  
Treasurer Mr. J. Standfort.

AGM REVIEW:

Gutters:

It is noted that the carport gutters are in urgent need  
of a good clean out. Caretaker to be reminded that this  
duty should be carried out as per letter of duties. ✓

Steps outside unit 17

The meeting was advised that the area directly at the  
foot of the steps near unit 17 needed a good sweep. ✓  
Sand has collected in this section.

Road Alterations:

A letter is to be directed to the Perth City Council  
to ascertain as to whether they will be placing a retaining  
wall to border the footpath and "The Mews" - it would  
appear that when the path is installed a considerable  
problem will exist with the cut away of the existing soil  
levels. ✓

Lawn Area Near Unit 17:

This item to be further directed to the Caretaker. It  
was thought that possibly buffalo cuttings could be planted  
in this area or re-seeded. It was further mentioned that  
this area has not been taken under the care of the owners  
of unit 17, whilst they have planted some shrubs it was  
never their intention to completely maintain the area. ✓  
Some urgent weeding and tidying required.

Back Fence Area & Garden boxes:

Considerable discussion took place on these items and  
certain areas which require shrubs, ferts or similar.  
It was decided to hold a busy-bee day on the 10th December,  
1989 - work to commence at 1.00pm. Caretaker to be requested  
to make available gardening tools owned by the Strata  
Company. The intention is to ask the volunteers to bring  
a shrub or cuttings (plus tools if they have any). Volunteers  
to be requested to gather at the BBQ area. It was further  
suggested that after the work has been completed that  
a BYO barbecue be held.

Steps Near Letter Boxes:

Make shift maintenance has been carried out on one of  
the steps over the years. It was agreed that when funds  
are more readily available this should be (if possible)  
made permanently secure.



Painting: It is noted that the painters have returned and attended to the area near unit 5.

Caretaker: Copy of duties to be forwarded to each member of the Council of Management. ✓

Building Gutters:

Quotes to be obtained for the cleaning of the building gutters. ✓

FINANCIAL:

It was agreed that should the Caretaker have to telephone Owners in the Eastern States then this call should be made 'reverse charges'.

Item Gardening:

Mini skip bin 26/8/1989	59.00
Fuel & Oil for Victa vac & mower	19.34
Tipping Charge	10.00
	<hr/>
	88.34

Following further discussion on the need to be frugal it was moved by Mr. McDougall, seconded Mrs Ivory that the statement be received and accepted into the records. Carried.

Funding:

It was agreed that in order to 'keep a float' that the levies due on the 1/1/1990 be sent out now - but that the Council of Management be aware that these funds must stretch to the 31/3/1990. ✓

GENERAL:

Unit 43 - damp area in the laundry needs to be inspected by a plumber for possible burst water pipe. ✓

Carports:

It was agreed that in future any carport noted to be stained by oil (vehicle) that the Owner must be responsible for the cleaning and or making good of the bitumen area.

Newsletter:

- 1) Noise
- 2) Pool behavior
- 3) Carports & oil slicks.
- 4) Windows CRC makes for ease of opening as with sliding windows. ✓
- 5) Weatherseal assists to prevent the sound of doors closing and echoing through the building.

Unit 30:

Letter to be forwarded to the Rental Agent for unit 30 re the heavy oil slick in the carport.

Rental AGents:

A letter to be forwarded to all rental agents and/or absentee owners reminding them that the carport should be inspected when each tenant vacates - as damage to this area should be a deduction from the bond. It is noted that a unit owner is responsible for the maintaining of his carport parking space.

Parking Allocation:

Copy of parking allocation to be forwarded to each Committee Member for their records. ✓

NOISE:

It was agreed that a letter be forwarded to the Perth City Council lodging a complaint re the excessive noise which can be heard emanating from the Fitzgerald Hotel every Sunday. Request that the Hotel be monitored for excessive noise in accordance with the Noise Abatement Act. ✓

THE MEWS

PAGE THREE

8/11/1989

NEXT MEETING:

17/1/1990 in unit 17 at 6.00p.m.

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

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN:

J D'Amico

DATED:

17/1/90.