

The Owners of Strata Scheme 59977
Foundry Apartments
5 Wallsend Road
Midland WA 6056

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given pursuant to Section 127 of the Strata Titles Act 1985 and the Strata Titles General Regulations 2019 that the Annual general meeting for The Owners of Strata Scheme 59977 will be held as follows:

DATE: Tuesday the 27/08/2024
VENUE: Dome Cafe
21 Cale Street
Midland WA 6056
TIME: 05:00 PM

IMPORTANT INFORMATION STRATA TITLES ACT 1985

QUORUM

Quorum is the minimum number of persons that must be present, either in person or by duly nominated proxy, at the General Meeting in order to proceed to business. A quorum for the purposes of Section 130(3) is constituted if there are persons present who are entitled to cast a vote attached to 50% of the lots in the scheme.

In accordance with Section 130(4) if a quorum has not been achieved and 30 minutes has elapsed from the time appointed, those present are taken to constitute a quorum.

PROXY

Please complete (all co-owners and/or company must sign) and return a proxy form in accordance with Section 124. A proxy need not be a proprietor therefore you may nominate your strata company manager or the Chairperson to represent you at the general meeting.

IF YOU HAVE ANY FINANCIAL QUERIES YOU MUST GIVE NOTICE

Please submit all financial queries to our office to the email address of your strata manager listed below no later than 3 business days prior to the meeting.

METHOD OF VOTING

In accordance with Section 129(2)(d) the acceptable method of voting is at the general meeting, or, in writing either by post or email and accompanied by a duly executed proxy form.

Please refer to enclosed agenda sundry notes for further information.

Kim Bunting
stratawhite@allstrata.com.au
For and on behalf of The Owners of Strata Scheme 59977

DATE OF NOTICE

26 July 2024

AGENDA

RECORD OF ATTENDANCE/APOLOGIES/PROXIES AND VERIFICATION OF SAME

1 TIME MEETING COMMENCED

2 APPOINTMENT OF MEETING CHAIRPERSON

3 MINUTES (ANNUAL GENERAL MEETING)

That the minutes of the previous annual general meeting held on **16/08/2023** of The Owners of Strata Scheme 59977 be confirmed as an accurate record of the proceedings of that meeting.

4 FINANCIAL STATEMENTS

That pursuant to Section 127(3)(b) of the Strata Titles Act 1985 that the accounts for the period ending **30/06/2024** as included within the notice of meeting be accepted.

5 INSURANCE POLICY DETAILS

That pursuant to section 127(3)(c) of the Strata Titles Act 1985 the following insurance details were confirmed:

Policy No.POL11057877

Strata Community Insurance

Type : Residential Strata

Broker : Adapt Risk Solutions

Premium : \$23,672.27

Paid on : 10/05/2024

Start : 26/05/2024

Next due : 26/05/2025

Cover	Sum Insured	Excess	Notes
Building	\$16,214,930.00	\$4,000.00	
Common Area Contents	\$162,149.00	\$0.00	
Terrorism	Applies	\$0.00	
Loss of Rent/Temp Accommodation	\$2,432,240.00	\$0.00	
Flood	Included	\$0.00	
Floating Floors	Included	\$0.00	
Liability	\$20,000,000.00	\$0.00	
Voluntary Workers	Included	\$0.00	
Workers Compensation	Selected	\$0.00	
Fidelity Guarantee	\$100,000.00	\$0.00	
Office Bearers Liability	\$5,000,000.00	\$0.00	
Machinery Breakdown	\$100,000.00	\$4,000.00	
Catastrophe	\$4,864,479.00	\$0.00	
Government Audit Expenses	\$25,000.00	\$0.00	
Appeal Expenses	\$100,000.00	\$0.00	
Legal Defence Expenses	\$50,000.00	\$1,000.00	
Lot Owners Fixtures&Improvements	\$300,000.00	\$0.00	

Commission paid on this policy was **\$2,448.54** and the last valuation was completed on **01/10/2022** and noted a replacement value of **\$14,993,000.00**.

6 BUILDING INSURER

That pursuant to Section 97 of the Strata Titles Act 1985 the Strata Company agrees;

- That All Strata Management Services be empowered to renew the insurance policy with the current insurer through the appointed Insurance Broker; or
- That All Strata Management Services appointed Insurance Broker be empowered to obtain quotes from strata insurers prior to renewal; and
- That the Council be empowered to choose a preferred quote sourced by the Brokers.
- That the Council of Owners be authorised to raise a special levy for any shortfall between premium amount and budget allocation to be due and payable within 14 days.

Note:

Resolve that subject to the Broker ensuring they will comply with the Strata Community Association Best Practice Strata Insurance Disclosure Guide, that **Adapt Risk Solutions** be appointed as the nominated insurance Broker for the Strata Company, and in accordance with Section 118(2)(c) of the Act, the Strata Manager is authorised to sign the Brokers letter of appointment.

FURTHER, resolve that **the Strata Manager** be authorised to instruct and assist the Strata Company's nominated Broker to deal with the next insurance renewal matter, obtain insurance quotations, and adjust/amend/add/delete cover for the forthcoming policy year for submission to the Council of Owners.

FURTHER, resolve that **the Strata Manager** forward the valuation (if applicable) and insurance quotations, including the written advice and disclosure summary to the Council of Owners for consideration. In the event that **the Strata Manager** receives no response from the Council of Owners within 5 business days prior to the expiry of the insurance policy, to ensure that the Strata Company continues to hold insurance that meets the requirements of Section 97(1)(a) of the Act, **the Strata Manager** is to be given authorisation to place the insurance for the forthcoming policy year.

Note: In the event the Council of Owners fails to provide instruction then the insurance will be placed in accordance with the Brokers recommendation.

All Strata Management Services is an Authorised Representative of Corporate Home Underwriting Agencies Pty Ltd (CHU) and Body Corporate Brokers Pty Ltd. (BCB) and have a Distribution Agreement with Strata Community Insurance (SCI), and PSC Property Lync Insurance Brokers and a Referral Agreement with McLardy McShane Partners Pty Ltd (Licensee), Adapt Risk Solutions Pty Ltd (Corporate Authorised Representative).

7 BUILDING SUM INSURED

That pursuant to Section 97 of the Strata Titles Act 1985;

- a. That the insurance policy be renewed at the current building sum insured; or
- b. That the insurance policy be renewed at the suggested building sum insured provided by the current insurer.

Note:

Your Strata Company is required to comply with various insurance provisions of the Strata Titles Act, 1985 (WA) (" Act") and Section 97 sets out the full insurance requirements. These requirements are insured under the current policy.

The Sum Insured for 'Buildings' must be for the replacement value as defined by the Act. We recommend that an independent valuation be carried out at a minimum of three yearly intervals to ensure that this cover is kept in line with current and projected building replacement costs and other increases in expenditure.

In the case of public liability risks the minimum amount under the Act is \$10 million. Many Strata Companies now insure for a minimum of \$20 million in residential schemes and as much as \$50 million where there is any commercial use of lots or common property.

We also suggest that every Strata Company effect's insurance in respect to possible liability under the Workers Compensation and Injury Management Act 1981 and your Strata Company has insured against such a risk.

In addition to the compulsory insurances required under the Act, a Strata Company also has other risks it should consider covering because of its financial or legal responsibilities for which it may become liable. The strata company has the discretionary power to insure for other risks such as personal accident for voluntary workers, fidelity guarantee, office bearer's liability, machinery breakdown, catastrophe cover, government audit costs, and proprietors fixtures and improvements.

GENERAL ADVICE WARNING

The above information is not personal advice. This advice is general only.

8 ELECTION OF THE COUNCIL OF THE STRATA COMPANY

- a. That the number of members of the Council of the Strata Company be determined; and
- b. That the members of the Council of the Strata Company be elected in accordance with Section 127(3)(a) of the Strata Titles Act 1985; or
- c. That, where there is no Council of the Strata Company, All Strata Management Services be empowered to prepare and issue ordinary resolution circulars, as and when required, to members of strata company to conduct a vote by ordinary resolution outside of a general meeting; and
- d. That a member of the Council be appointed to receive the monthly financial statement; and
- e. That a member of the Council be appointed as the Strata Company Representative.

Note:

Strata Management Agreement and Disclosure clause 12 "Strata Company Representative"

12.1 The Strata Company acknowledges and warrants that:

(1) The Strata Company will validly nominate a Strata Company Representative to communicate with the Strata Company Manager on behalf of the Strata Company;

(2) The Strata Company Representative is a member the Council, or in the case of a corporate member of the Council, the person nominated by that member of the Council to act for it; and

(3) If the Strata Company appoints another member of Council to be the New Strata Company Representative, that appointment will not take effect until the Council has given notice of that new appointment to the Strata Manager.

9 UPDATE 10 YEAR PLAN

- a. That the 10 year plan prepared by ABBC Building Inspectors dated 15/09/2019 be updated as required by Section 100 (2A) (a)(iii); and
- b. That the Strata Company agrees to undertake all maintenance that is either outstanding or due to be completed in the financial year as noted in the updated 10 year plan to comply with Section 91(1)(c); and
- c. That the contributions to the reserve fund be determined for the purpose of accumulating funds to meet this expense; and
- d. That the Strata Company be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102; and
- e. That Solutions in Engineering quote 2435806 dated 14/06/2024 for the amount of \$1,568.00 be considered;
- f. That ABBC Building Inspectors quote for the amount of \$5,855.00 be considered:

Note:

In accordance with Section 100(2A) (a) (iii) a strata scheme with 10 or more lots or insured for more than \$5,000,000.00 must ensure -

- (a) that there is a 10 year plan that sets out;
 - (i) the common property and the personal property of the strata company that is anticipated to require maintenance, repair, renewal or replacement (other than of a routine nature) in the period covered by the plan.
 - (ii) the estimated costs for the maintenance, repairs, renewal or replace; and
 - (iii) other information required to be included by the regulations and
- (b) that the 10 year plan is revised at least once in each 5 years and that, when revised, the plan is extended to cover the 10 years following the revision.

10 ADDITIONAL EXPENDITURE

That pursuant to Section 102 of the Strata Titles Act 1985 the Strata Company agrees to undertake repairs or replacement of the shade sails onsite; and

- a. That Perth Sail Shades quote for the amount of \$21,637.00 be considered; (Please note this quote is not changing the shade sails as they are but re-make them broken into sections as per the sketch attached to quote.
- b. That Shade Solutions quote for the amount of \$28,530.00 be considered; (Please note this quote is replacing what is currently installed onsite)
- c. That Perth Sail Shades quote for the amount of \$1,848.00 be considered: Please note this quote is for sew and patch existing shade sails onsite.
- d. That the Strata Company be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102.

11 BUDGET

That the statement of estimated receipts and payments (budget) be adopted pursuant to Section 102 of the Strata Titles Act 1985 included within the notice of meeting.

12 ADMINISTRATIVE FUND CONTRIBUTIONS GST

That contributions to the administrative fund are estimated in accordance with Section 100(1)(a) of the Strata Titles Act 1985 and determined in accordance with Section 100(1)(c) of the Strata Titles Act 1985 at **\$135,740.00 including GST**; and

That contributions be due and payable as follows;

\$33.94 per unit entitlement due in advance on the 01/07/2024; and
\$33.94 per unit entitlement due in advance on the 01/10/2024, and
\$33.94 per unit entitlement due in advance on the 01/01/2025, and
\$33.94 per unit entitlement due in advance on the 01/04/2025; and

New financial year

\$33.94 per unit entitlement due in advance on the 01/07/2025.

and every quarter thereafter until the next Annual General Meeting.

13 RESERVE FUND CONTRIBUTIONS GST

That contributions to the reserve fund are estimated in accordance with Section 100(2)(a) of the Strata Titles Act 1985 and determined in accordance with Section 100(2)(c) of the Strata Titles Act 1985 at **\$6,209.99 including GST**; and

That contributions be due and payable as follows;

\$1.553 per unit entitlement due in advance on the 01/07/2024; and
\$1.553 per unit entitlement due in advance on the 01/10/2024, and
\$1.553 per unit entitlement due in advance on the 01/01/2025, and
\$1.553 per unit entitlement due in advance on the 01/04/2025; and

New financial year

\$1.553 per unit entitlement due in advance on the 01/07/2025.

and every quarter thereafter until the next Annual General Meeting.

14 OTHER BUSINESS

That an invitation be extended to those present who have any informal item of business that were not notified as agenda items prior to this agenda being issued for referral to the Council of the Strata Company.

15 CLOSURE

NOMINATION FOR ELECTION TO COUNCIL THE OWNERS OF SURVEY/STRATA SCHEME 59977

I wish to nominate myself (where a lot is owned by an individual or company and not jointly) for election to the Council of the Strata Company at the forthcoming Annual General Meeting on 27/08/2024 of **The Owners of Strata Scheme 59977**.

NAME: _____

UNIT NUMBER: _____

BUILDING NAME OR ADDRESS: Foundry Apartments, 5 Wallsend Road, MIDLAND WA 6056

SIGNATURE: _____

Where a company is the nominee, the person authorised by the company to act on its behalf on council is:

I wish to nominate the following co-owner of our lot for election to the Council of Owners at the forthcoming Annual General Meeting of **The Owners of Strata Scheme 59977**.

NAME OF NOMINEE

SIGNATURE OF NOMINEE ACCEPTING NOMINATION:

SIGNATURE OF NOMINATOR

NOTE: Where a corporation is the lot owner than in accordance with Section 136 of the Strata Titles Act 1985 (as amended), the corporation is eligible to be a member of council. The corporation may then authorise an individual to act on its behalf on council and may later revoke that authority. Nomination by the corporation for its election to council together with advice of details of the authorised individual should be completed by the signing/sealing procedures of the corporation as may be appropriate.

PROXY FORM

THE OWNERS OF SURVEY/STRATA SCHEME 59977

Important notes: please read these carefully before completing this form.

1. A proxy holder does not have to be an owner but must be an adult of full age and capacity.
2. A corporate owner (e.g. a corporate super fund trustee) can only vote by a proxy holder.
3. Co-owners of a lot can only vote by a proxy holder, appointed by all the co-owners (the proxy holder can be one of the co-owners).
4. If a sole adult owner (not a co-owner) and his or her proxy holder both attend/participate, only the owner can vote.
5. If the options in this form do not meet your requirements, seek advice.

I/We _____ being the
owner/s of lot number/s _____ (unit number/s _____), Foundry Apartments, 5 Wallsend Road, MIDLAND WA 6056
appoint:

_____ [name of proxy holder] and failing their attendance/participation, the Strata Company
Manager.

to speak and act and to vote for me/us as my/our proxy holder:

Select and complete only one of options A to C, as appropriate;

- ☐ **Option A:** at all general meetings, and for all votes taken outside general meetings, except for voting on any
proposed resolution relating to the provision of goods, an amenity or a service to the strata company if my/our proxy
holder has a direct or indirect pecuniary or other interest in the provision of the goods, amenity or service; **or**
- ☐ **Option B:** at all general meetings and for all votes taken outside general meetings; or
- ☐ **Option C:** at the general meeting to be held on **27/08/2024** and any adjournment of that meeting.

Date of execution: _____ 20____

Signature of owner

Signature of owner

Signature of owner

Signature of owner

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

Sole Director/Secretary

Director/Secretary/Attorney



Online Meeting Etiquettes

& Best Practices

With the greater need to work remotely, we need to stay connected now more than ever. Two of the best tools to help us stay connected are video and audio conference call technologies. Some of you may be using these tools for the first time, while others are quite accustomed to them.

To ensure efficiency, and that all participants are as aware as others, here are some best practices to help you successfully participate in conference /video calls:

1. **Prepare for your calls beforehand:** For any meeting involving technology - whether you're joining from a laptop or mobile phone, it's important to test the equipment setup. Typically, there is a test process you can run to ensure your app or browser interface are connecting properly to your camera, and any other attached equipment like speakers and microphones. Running these tests will ensure that you can see and hear other users and they can see and hear you.
2. **Choose a quiet spot and a good phone/audio device:** Background noise and poor sound quality is disturbing to everyone on the call and makes the call less productive.
3. **Be on time:** Be sure to dial in to your meeting at least a minute or two ahead of time. Don't keep others waiting.
4. **Consider using audio via the phone versus the computer:** This method reduces feedback noise. We have found that using the 'Call Me' option for audio seems to provide a much more consistent experience.
5. **Use muting:** If you are primarily listening, mute yourself except when talking. Nothing ruins a conference call faster than a hungry dog, fussy baby, or blaring television of the person who forgot to mute themselves. One person's bad connection or background noise can ruin the call for everyone. You don't always know exactly what the folks on the other end of the call are hearing. So, if you aren't talking, keep yourself on mute. That's the "mute" button-not the "hold" button.
6. **Disable other noisemakers:** Turn off PC speakers, radios, mobile phones - anything that might produce noise that will distract from the conference. When working from home, turn off the TV and close the door, leaving the dog outside.
7. **No side conversations and multitasking:** To ensure all participants are made aware of the content and discussions. We'll point out the obvious here: while we're all guilty of occasionally multitasking during audio and web conferences, in a video conference, everyone can see you. Responding to another email? We can see you. Checking your cell phone? We can see you doing that too. Eliminate distractions and focus on the meeting. Turning off notifications, closing or minimizing running applications and muting cell phones, streaming radio, etc., are all basic etiquette rules.
8. **Be cognisant that audio may be delayed at times:** Conference calling may cause potential interruptions with video and audio. Remember to be respectful of others on the call during these situations.
9. **Identify yourself and speak up:** If you are not using the video feature and if you haven't talked for a while, listeners will probably have a hard time recognising your voice. State your name as you start, and speak clearly, distinctly and directly into the handset or microphone. "Zoom" will identify you on the user's screen (this doesn't work well on phones as they are smaller)



AGENDA SUNDRY NOTES

Please contact All Strata Management Services on 08 9227 8966 or admin@allstrata.com.au if you have any questions about this notice.

HOLDING MEETINGS REMOTELY

For the purposes of Section 131 a person (including a proxy of a member of the Strata Company) may in accordance with any requirements of the scheme by-laws attend, and vote at a meeting of a strata company by telephone, video link, internet connection or similar means of remote communication such as on line voting.

A person attending a meeting by remote communication is taken to be present at the meeting.

BUDGET

102. Budget

- (1) A strata company must prepare a budget for each financial year and submit it for approval to its annual general meeting.
- (2) The budget must be prepared -
 - (a) taking into account, if applicable, the 10 year plan for the reserve fund; and
 - (b) in accordance with any requirements set out in the regulations and the scheme by-laws.
- (3) The strata company may, by ordinary resolution at its annual general meeting or at a subsequent general meeting, approve a budget with or without modification.
- (4) The strata company may, by ordinary resolution, vary its approved budget.
- (5) If a budget or a variation of a budget provides for expenditure on common property under section 91(2) (improvement or alteration of the common property, other than expenditure on sustainability infrastructure) exceeding \$500.00 for each lot in the strata title scheme -
 - (a) information regarding that expenditure must be provided to the members of the strata company as required by the regulations; and
 - (b) the budget or variation must be approved by special resolution.
- (6) A strata company must not make any expenditure that is not authorised by an approved budget except for expenditure as follows -
 - (a) expenditure of an amount not exceeding, in a financial year, for each lot in the strata titles scheme -
 - (i) the amount fixed by the strata company by special resolution; or
 - (ii) if the strata company has not fixed the amount by special resolution, the amount fixed by the regulations;
 - (b) expenditure (not being of the kind referred to in subsection (5)) made on the following conditions being met -
 - (i) notice in the approved form of the purpose and amount of a proposed expenditure is given to the owners and first mortgagees of all lots in the strata titles scheme; and
 - (ii) if the regulations so require, quotations or tenders for the expenditure are submitted to those owners and first mortgagees; and
 - (iii) within 14 days after the requirements in the preceding subparagraphs are met, objection to the proposed expenditure has not been notified in writing to the strata company by the owners or first mortgagees of
 - (I) 25% or more of the lots in the scheme; or
 - (II) lots of which the total unit entitlement is 25% or more of the sum of the unit entitlements of all the lots in the scheme;
 - (c) expenditure required by a court or tribunal or by a notice or order given under a written law to the strata company.
- (7) For subsection (6) (b), if an objection is notified under subsection (6) (b) (iii) by a first mortgagee of a lot, an

objection notified by the owner of that lot must be disregarded.

(8) This section has effect subject to any regulations or scheme by-laws that require a special resolution, resolution without dissent or unanimous resolution or other steps to be taken for expenditure of a particular class.

FINANCIAL REPORTS

Should you have any account queries or questions relating to particular items of the accounts of the strata company, would you please submit your queries in writing either by faxing them to your manager on (9227 5519), emailing to (admin@allstrata.com.au) or by posting to PO Box 511 Mount Lawley WA 6929 at least 3 working days prior to the date of the meeting so that the provision of answers can be supplied prior to the meeting.

ELECTION OF STRATA COUNCIL MEMBERS

A member of the council vacates office as a member of the council at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which the member is not elected or re-elected.

In accordance with Section 136 a corporation is eligible to be an officer of a strata company or a member of the council of a strata company. A corporation may authorise an individual to perform on its behalf a function conferred under this Act on the corporation as an officer of the strata company or as a member of the council and may revoke the authority of an individual so authorised.

If there are co-owners of a lot, 1 only of the co-owners is eligible to be, or to be elected to be, a member of the council and the co-owner who is so eligible must be nominated by the co-owners, but, if the co-owners fail to agree on a nominee, the co-owner who owns the largest share of the lot is the nominee or, if there is no co-owner who owns the largest share of the lot, the co-owner whose name appears first in the certificate of title for the lot is the nominee.

If there are not more than 3 lots in the scheme, the council consists of all of the owners of the lots and, if there are more than 3 lots in the scheme, the council consists of not less than 3 nor more than 7 of the owners of the lots, as is determined by the strata company.

Please refer to your schemes registered by-laws for any variations to the above.

PROXY FORMS

Please return the forms at least 3 business days prior to the date of the meeting to allow an attendance register to be prepared prior to the meeting.

Please ensure that if you are unable to attend the meeting that you are represented by a proxy holder or you may nominate your strata manager to vote on your behalf. If you choose to appoint the strata manager, please ensure that you advise of your voting preferences on how you wish to vote on the issues raised.

A proxy form must be filled in if there are co-owners of a lot, even if all co-owners are present at the meeting.

To fill in the proxy form simply name which one of you is going to be the person who is entitled to vote and move motions then both or where there are more than 2 owners of a unit, all sign the proxy form confirming your acceptance of the arrangement.

If none of the co-owners of a unit are able to attend the meeting you may nominate some other person to act as your proxy. A proxy holder need not be an owner. If you are not sure who to elect you may like to consider electing the strata manager as your nominated proxy.

VISITORS

The strata company is not a public company and the meeting is open for owners or their proxy holders only. Owners are reminded that the strata company prefers that visitors not attend the meeting. In the event that you do invite a non-owner please note that the meeting may object to their presence and in that instance they will be asked to leave.

VOTING AND RESOLUTIONS

VOTING

Please note that only financial proprietors may move a motion or cast a vote excepting in the case of a Resolution without Dissent or Unanimous Resolution, which allows non-financial Proprietors to vote. Financial proprietors will be issued with a voting slip to enable the Strata Company to clearly identify those proprietors with voting rights.

Furthermore if there are co-owners of the lot, the co-owners may only cast the vote through jointly appointing a single proxy (who may be 1 of the co-owners).

VOTING AND RESOLUTIONS AS PER STRATA TITLE ACT 1985 (AS AMENDED)

121. VOTING PERIOD

- (1) If a resolution is required to be a unanimous resolution, resolution without dissent or special resolution, the period allowed for voting must be 28 days or, if the regulations specify some other period, that period.
- (2) If a vote on a resolution that is required to be a unanimous resolution, resolution without dissent or special resolution is taken at a general meeting -
 - (a) the voting period opens at the meeting and closes 28 days (or if the regulations specify some other period, that period) after the meeting; and
 - (b) if, for 1 or more lots, there was no-one present at the meeting in person or by proxy who could cast the vote attached to the lot - written notice of the outcome of the vote at the meeting is given to the owner of each such lot; and
 - (c) if the vote for a lot was not cast at a meeting, the vote may be cast by written notice to the strata company before the voting period closes.

122. COUNTING OF VOTES

- (1) Votes are to be counted (and recorded) as follows -
 - (a) for a unanimous resolution or a resolution without dissent, the votes must be counted by the number of votes cast;
 - (b) for a special resolution, the votes must be counted both by the number of votes cast and by the number of unit entitlements of the lots for which votes are cast;
 - (c) for an ordinary resolution, the votes must be counted by the number of votes cast unless any person entitled to cast a vote demands that they be counted by the number of unit entitlements of the lots for which votes are cast, in which case, they must be counted in that manner.
- (2) A demand that a vote be counted by the number of unit entitlements of the lots for which votes are cast can be made -
 - (a) if the vote is being taken at a general meeting, orally or in writing before the resolution is put to the vote; and
 - (b) if the vote is being taken outside of a general meeting, when the vote is cast.
- (3) Such a demand may only be withdrawn by the person who made the demand.

123. RESOLUTIONS

- (1) A resolution of a strata company is a *unanimous resolution* if -
 - (a) 14 days' notice of the terms of the proposed resolution is given to each member of the strata company before voting on the resolution opens; and
 - (b) the vote attached to each lot in the scheme is cast in favour of the resolution.
- (2) Subject to subsection (3), a resolution of a strata company is a *resolution without dissent* if -
 - (a) 14 days' notice of the terms of the proposed resolution is given to each member of the strata company before voting on the resolution opens; and
 - (b) no vote attached to a lot in the scheme is cast against the resolution.
- (3) For a 2-lot scheme, a resolution is only to be regarded as a *Resolution without dissent* if it is a unanimous resolution.
- (4) Subject to subsections (5) and (6), a resolution of a strata company is a *special resolution* if -
 - (a) 14 days' notice of the terms of the proposed resolution is given to each member of the strata company before voting on the resolution opens; and
 - (b) the votes in favour of the resolution equal -
 - (i) when counted by number - not less than 50% of the number of lots in the scheme; and
 - (ii) when counted by unit entitlements - not less than 50% of the unit entitlements of the lots in the scheme; and
 - (c) the votes against the resolution equal -
 - (i) when counted by number - less than 25% of the number of lots in the scheme; and
 - (ii) when counted by unit entitlements - less than 25% of the unit entitlements of the lots in the scheme.
- (5) For a 2-lot scheme, a resolution is only to be regarded as a *special resolution* if it is a unanimous resolution.
- (6) For a 3, 4 or 5-lot scheme, a resolution of the strata company is a *special resolution* if -
 - (a) 14 days' notice of the terms of the proposed resolution is given to each member of the strata company before voting on the resolution opens; and
 - (b) the votes in favour of the resolution equal-
 - (i) when counted by number -
 - (I) for a 3-lot scheme - not less than 2; and
 - (II) for a 4-lot scheme - not less than 3; and
 - (III) for a 5-lot scheme - not less than 4; and
 - (ii) when counted by unit entitlements - not less than 50% of the unit entitlements of the lots in the scheme.

- (7) A resolution of a strata company is an *ordinary resolution* if -
 - (a) for a resolution passed other than at a general meeting, 14 days' notice of the terms of the proposed resolution is given to each member of the strata company before voting on the resolution opens; and
 - (b) it is passed when counted as required under section 122 (1) (c) -
 - (i) by number - by more than 50% of the number of lots for which votes are cast; or
 - (ii) by unit entitlements - by more than 50% of the sum of the unit entitlements of the lots in the scheme for which votes are cast.

Note for this subsection:

For an ordinary resolution, the question is determined against the resolution on an equal number of votes whether counted by number or by unit entitlements.

124. Voting by proxy

- (1) An instrument appointing a proxy to cast a vote must be in writing and executed by the appointer or the appointer's attorney.
- (2) Subject to any limitations expressed in the instrument of appointment, the appointment of a proxy is for all general meetings and for all purposes.
- (3) The instrument of appointment of a proxy may limit the appointment -
 - (a) to a specified general meeting or to voting on a specified resolution; or
 - (b) to general meetings held, or votes taken, within a specified period; or
 - (c) to a specified purpose; or
 - (d) in any other specified way.
- (4) A proxy may be, but is not required to be, a member of the strata company.
- (5) The regulations may impose limitations on a strata manager being appointed as a proxy, including limitations as to the number of lot owners or unit entitlements of lots for which a strata manager may be appointed as a proxy.

125. DISQUALIFICATION FROM VOTING AS PROXY

- (1) If a member of a strata company who is an individual and sole owner of a lot is present at a general meeting of the strata company, the member must cast the vote for the lot personally rather than by proxy.
- (2) A person must not vote as a proxy of another person on a resolution relating to the provision of goods, amenity or service to the strata company if the person so voting (the *proxy*) has a direct or indirect pecuniary or other interest in the provision of the goods, amenity or service.
- (3) Subsection (2) does not apply if -
 - (a) notice of the proposed resolution included, if applicable, the particulars described in subsection (4); and
 - (b) the instrument appointing the proxy expressly authorises the proxy to vote on the resolution and specifies whether the proxy is to vote for or against it.
- (4) If the resolution relates to the strata company making, varying or extending a strata management contract, the notice of the resolution must specify -
 - (a) the name of the strata manager; and
 - (b) when the proposed contract, or the contract as proposed to be varied or extended (as the case may require) is to start and end; and
 - (c) each proposed variation, if applicable; and
 - (d) the remuneration that is payable under the contract or the way in which the remuneration that is payable under the contract is to be calculated.

126. EXERCISE OF VOTING POWER IN CERTAIN CASES

The entitlement of the owner of a lot to vote on a proposed resolution is subject to the following -

- (a) if the lot is subject to a registered mortgage -
 - (i) the first mortgagee of the lot may, in person or by proxy, cast the vote on behalf of the owner of the lot; and
 - (ii) the owner may cast the vote if the first mortgagee does not do so;
- and
- (b) in any event -
 - (i) if the owner of the lot has not attained 18 years of age, the owner may not cast the vote but the owner's guardian may do so on behalf of the owner; and
 - (ii) if the owner of the lot is, for any reason, unable to control the owner's property, the person who is, for the time being, authorised by law to control the owner's property may cast the vote on behalf of the owner; and
 - (iii) if there are co-owners of the lot, the co-owners may only cast the vote through jointly appointing a single proxy (who may be 1 of the co-owners).

STRATA COMPANY INSURANCE

The Strata Manager is an authorised representative of CHU Underwriting Agencies Pty Ltd (CHU) and Body Corporate Brokers Pty Ltd (BCB) and an authorised distributor of Insurance Australia Limited (WFI) and Strata Community

Insurance Agencies Pty Ltd (Strata Community Insurance).

The Strata Manager is authorised to provide general advice only. General advice about an insurance product does not take into account your personal objectives, financial situation or needs. If you need personal advice about your insurance requirements the Strata Manager will refer you onto Body Corporate Brokers Pty Ltd (BCB).

We recommend that you read the Product Disclosure Statement, Policy Wording and Financial Services Guide to make an informed decision about the insurance policy.



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11057877
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	The Owners of 5 Wallsend Road, Midland Strata Plan 59977 5 Wallsend Road, Midland, WA, 6056
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 26/05/2024 Expiry Date: 4:00pm on 26/05/2025
INTERMEDIARY	Adapt Risk Solutions Pty Ltd
ADDRESS	5-7 Harper Terrace, South Perth, WA, 6151
DATE OF ISSUE	03/05/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$16,214,930
		Common Area Contents	\$162,149
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$2,432,240
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 4	Workers Compensation		Selected
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$5,000,000
SECTION 7	Machinery Breakdown		\$100,000
SECTION 8	Catastrophe		\$4,864,479
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further

notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.



The Owners of Strata Scheme 59977
 Foundry Apartments
 5 Wallsend Road
 MIDLAND WA 6056

Minutes of the Annual General Meeting of The Owners of Strata Scheme 59977 held on the 16/08/2023 at the Dome Cafe, 21 Cale Street, Midland at 05:00 PM.

RECORD OF ATTENDANCE/APOLOGIES/PROXIES AND VERIFICATION OF SAME

Lot #	Unit #	Attendance	Owner Name Representative
1	1	Yes	Josephine Greaves Represented by ASMS/Chairperson
2	2	Yes	Elaine Bubb
4	4	Yes	Longqin Lim Represented by Chairperson
5	5	Yes	Kristy Watson Represented by Mark Salotti
10	10	Yes	Judith Van Der Merwe
14	14	Yes	G & T Zalewski Represented by George Zalewski
18	18	Yes	Richard Woolley
20	20	Yes	Amanda Palmieri Represented by Chairperson
21	21	Yes	Darren Beach Represented by Chairperson
24	24	Yes	Jennifer M Bunter
25	25	Yes	Margaret Crocker & John Crocker Represented by Chairperson
26	26	Yes	Graham Thompson & Anne-Birgitte Brunsgard Jacobsen Represented by Chairperson
38	38	Yes	Mark Salotti & Omar Marshall Represented by Mark Paul Salotti
39	39	Yes	Daniel Timothy Savill Represented by Mark Salotti
43	43	Yes	Samuel J Wyndham

AGENT MANAGER

Kim Bunting - Strata Community Manager - All Strata Management Services

Kim Bunting confirmed that all proxy forms received had been signed in accordance with the requirements of the Strata Titles Act 1985.

1 TIME MEETING COMMENCED

Kim Bunting confirmed that in accordance with Section 130(3) the meeting could not commence at the appointed time of 05:00 PM due to there not being persons present in person or by proxy who were entitled to cast the votes attached to 50% of the lots in the scheme.

Therefore the meeting commenced 30 minutes later, being 5:30 PM and proceeded to business.

2 APPOINTMENT OF MEETING CHAIRPERSON

Resolved that Kim be elected as chairperson of the general meeting.

Proxies held by the Chair and/or All Strata Management Services will vote with the majority of the meeting where specific instructions have not been received.

3 MINUTES (ANNUAL GENERAL MEETING)

Resolved that the minutes of the previous annual general meeting held on **16/08/2022** of The Owners of Strata Scheme 59977 be confirmed as an accurate record of the proceedings of that meeting.

NOTE: With reference to the Minutes dated 16 August 2023, George Zalewski is to be noted as being present at that meeting.

4 FINANCIAL STATEMENTS

Resolved that pursuant to Section 127(3)(b) of the Strata Titles Act 1985 that the accounts for the period ending **30/06/2023** as included within the notice of meeting be accepted.

5 INSURANCE POLICY DETAILS

Resolved that pursuant to section 127(3)(c) of the Strata Titles Act 1985 that the following insurance details be confirmed:

Policy No.WC11162866
QBE Insurance
Type : Workers Compensation
Broker : Body Corporate Brokers

Premium : \$374.00 Paid on : 12/05/2023 Start : 26/05/2023 Next due : 26/05/2024

Policy No.LNG-STR-20162007
Longitude Insurance
Broker : Body Corporate Brokers

Premium : \$25,140.01 Paid on : 12/05/2023 Start : 26/05/2023 Next due : 26/05/2024

Cover	Sum Insured	Excess	Notes
Building	\$15,442,790.00	\$3,000.00	
Common Contents	\$154,428.00	\$0.00	commercial glass is not covered under this policy y - see management agreement
Public Liability	\$20,000.00.00	\$0.00	
Office Bearers	\$5,000.000.00	\$0.00	
Machinery Breakdown	\$10,000.00	\$0.00	
Fixtures & Improvements	\$250,000.00	\$0.00	
Workers Comp		\$0.00	As Per Act
Flood		\$0.00	
Fidelity Guarantee	\$100,000.00	\$0.00	
Loss of Rent	\$2,316,419.00	\$0.00	
Govt. Audit & Legal Expenses	\$25,000.00	\$0.00	
Legal Defence Expenses	\$50,000.00	\$0.00	
Catastrophe	\$4,632,837.00	\$0.00	

Commission paid on the policy was \$3,065.39 and the last valuation was completed on **01/10/2022** and noted a replacement value of **\$14,993,000.00**.

The meeting requested All Strata Management Services obtain two quotes for strata council consideration for the building sum:

\$15 million
\$15.5 million

6 BUILDING INSURER

Resolved that pursuant to Section 97 of the Strata Titles Act 1985 the Strata Company agrees;

- That **Body Corporate Brokers** continue with their appointment as authorised representative for the insurance policy; and
- That at expiry of the existing policy the Council be authorised to choose a preferred insurer based on the recommendations from the broker.
- That the Council of Owners be authorised to raise a special levy for any shortfall between premium amount and budget allocation to be due and payable within 14 days

Note:

7 BUILDING SUM INSURED

Resolved that pursuant to Section 97 of the Strata Titles Act 1985 the insurance policy be renewed at the building sum insured as directed by the strata council.

8 ELECTION OF THE COUNCIL OF THE STRATA COMPANY

Resolved that the Council of the Strata Company shall consist of **5** members; and

The following candidates were declared the elected Council until the next Annual General Meeting:

Lot 2 Elaine Bubb

Lot 14 George Zalewski

Lot 18 Richard Woolley

Lot 38 Mark Salotti

Lot 43 Sam Wyndham

and

That **ALL** the members of the Council appointed to receive the financial reports; and

That **George Zalewski** would be the member of the Council appointed as the Strata Company Representative.

9 10 YEAR PLAN

Resolved that the Strata Company agrees to undertake all maintenance that is either outstanding or due to be completed in the financial year as noted in the 10 year plan to comply with Section 91(1)(c); and

- a. That the contributions to the reserve fund be determined for the purpose of accumulating funds to meet this expense; and
- b. That the Strata Company be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102; and
- c. That the Council be empowered to choose a preferred contractor/quote; and
- d. That All Strata Management be instructed to obtain quotations as directed by the Council of Owners; and
- e. The Reserve Funds Plan be regularly reviewed and updated by the Council of Owners; and
- f. Acknowledge that the Council of Owners will annually review and update the 10 Year Plan of forecasted works and levies.

BY-LAW AMENDMENT DRAFTING AND CONSOLIDATION

- a. Resolved that the Strata Company agrees to commence with the process to amend its by-laws; and
- b. That the Strata Company agrees to engage a qualified professional to draft the by-law, and prepare a consolidated set of by-laws; and
- c. That the Strata Council be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102.
- d. That Strata Manager shall be authorised to execute the necessary documents for lodgement at Landgate to effect resolutions passed.

10 BY-LAW AMENDMENT

Resolved that by a Special Resolution the Strata Company agrees to add the following By-law to Schedule 1 Governance By-laws of The Owners of Foundry Apartments Strata Scheme 59977

- (a) repeal Schedule 2 by-law 2 headed Use of Premises; and
- (b) by the same resolution, add the following Conduct by-laws to Schedule 2 of its scheme by-laws (by-law numbering subject to by-law consolidation).

1 Use of Lots

- 1.1 A Commercial Lot owner will only use their Commercial Lot for commercial purposes.

- 1.2 Subject to by-laws 2.1 to 2.5 a Residential Lot owner will only use their Residential Lot as a residence.

2 Leasing of Residential Lots

- 2.1 Unless the prior written consent of the strata company has been obtained, the Owner of a Residential Lot must not allow their Residential Lot to be occupied by any more than 2 people per bedroom.
- 2.2 A Residential Lot Owner may grant a lease or similar occupancy right over its Residential Lot to a residential tenant that use the lot as its settled or usual place of abode.
- 2.3 Any lease or occupancy right granted under by-law 2.2 may only be granted for a fixed period that is equal to or greater than 3 months or as a periodic residential tenancy unless the Residential Lot Owner otherwise satisfied the strata company that the Residential Lot will be used by the tenant as its settled or usual place of abode.
- 2.4 For the avoidance of doubt, a Residential Lot Owner is not entitled to, and will not grant any lease or similar occupancy right over its Residential Lot on a short term or holiday letting basis.
- 2.5 Without limiting by-law 2.2, if a Residential Lot owner grants a lease, or similar occupancy right over its Residential Lot, the Residential Lot owner will:
- 2.5.1 promptly give the strata company notice of the full name of each tenant and details of the Residential Lot owner's managing agent for its Residential Lot (if any);
- 2.5.2 ensure that the tenant signs a valid lease containing an enforceable covenant to:
- (a) comply with these by-laws and provides the tenant with a copy of the by-laws; and
- (b) the Residential Lot must not, without the prior written consent of the strata company be occupied by any more than 2 people per bedroom; and
- 2.5.3 subject to any by-law, ensure that the lease can be terminated if the tenant or occupant does not comply with these by-laws.

3 Conducting a business from Residential Lots

- 3.1 A Residential Lot owner may conduct a business from its lot but only if:
- 3.1.1 the Residential Lot owner does not invite customers of the business to visit the lot for the purpose of conducting the business;
- 3.1.2 the conduct of the business from the lot does not breach any local authority by-law or regulation;
- 3.1.3 the conduct of the business does not cause inconvenience to the proprietors of other lots; and
- 3.1.4 the business does not involve:
- (a) any activities that are illegal (as may be from time to time); or
- (b) the manufacture, storage or selling of goods from the Residential Lot.
- 3.1.5 By-law 3.1 does not permit a person to operate a business associated with the provision of accommodation from the Residential Lot (such as short stay rental or short term accommodation).

AT THE TIME OF VOTING 34.88% OF THE PROPRIETORS AND 34% OF THE TOTAL AGGREGATE WERE IN FAVOUR OF THE RESOLUTION AND 0% OF THE PROPRIETORS AND 0% OF THE TOTAL AGGREGATE WERE AGAINST THE RESOLUTION.

This resolution will be passed providing that within 28 days of the meeting votes are not cast against it in writing (by persons entitled to exercise the powers of voting, whether that writing is signed by the person or by another person who at the time of the signing is entitled to exercise the power of voting in place of that person) by 25% of the aggregate unit entitlements of the lots in the scheme; or are not cast by the proprietors of 25% of the lots in the scheme

Resolved that by a Resolution Without Dissent the Strata Company agrees to add the following By-law to Schedule 1 Governance By-laws of The Owners of Foundry Apartments Strata Scheme 59977

Note: the numbering of these by-laws will be updated during consolidation of the by-laws.

INSURANCE EXCESS

1.1 An owner is responsible for the cost of the insurance excess payable by the strata company for any insurance claim made against the strata company's insurance policy, including any insurance claim whether such loss or damage occurs:

- 1.1.1 to any part of the building structure within their lot due to any negligent act or omission of the owner;
- 1.1.2 to any part of the common property structure surrounding the owner's lot due to any negligent act or omission of the owner;
- 1.1.3 to the fixtures and improvements of the owner of that lot; and
- 1.1.4 to any part of the common property or personal property of the strata company other than the common property referred to in by-law 1.1.2, where:
 - (a) the owner is directly responsible for the loss of, or damage to, that common property or personal property of the strata company; and
 - (b) the insurance claim is made by the strata company.

1.2 The responsibility of the owner under by-law 1.1 extends, but is not limited to, an insurance claim for damage, breakage or loss, whether accidental or otherwise to:

- 1.2.1 glass (windows, doors, shower screens and mirrors); and
- 1.2.2 porcelain, vitreous china, or similar fixtures (such as vanity basins).

1.3 For all amounts payable as an insurance excess referred to in by-law 1.1 (Excess Costs), the strata company will:

- 1.3.1 raise the amount required for the Excess Costs as part of the administrative fund of the strata company in accordance with section 100(1)(a) of the Act; and
- 1.3.2 levy contributions for the Excess Costs solely on the owner referred to in by-law 1.1 (Respective Owner) in accordance with section 100(1)(c)(ii) of the Act.

1.4 All excess Costs also become a debt due by the Respective Owner to the strata company and may be recovered by the Strata Company in a court of competent jurisdiction.

This resolution will only be passed providing that within 28 days after the day of the meeting no vote is cast against it in writing by a person entitled to exercise the powers of voting, whether that writing is signed by the person or by another person who at the time of the signing is entitled to exercise the power of voting in place of that person.

AT THE TIME OF VOTING 34.88% OF THE PROPRIETORS AND 34% OF THE TOTAL AGGREGATE WERE REPRESENTED IN PERSON OR BY PROXY AND NO VOTE WAS CAST AGAINST THE MOTION.

The voting period for a resolution without dissent opens at the general meeting and closes 28 days after the meeting.

BY-LAW ADDITION COSTS RECOVERY BY-LAW

Resolved that by a Resolution without Dissent the Strata Company **agrees** to add the following By-law to Schedule 1 Governance By-laws of **The Owners of Foundry Apartments Strata Scheme 59977**

Note: the numbering of these by-laws will be updated during consolidation of the by-laws.

RECOVERY COSTS

If a proprietor of a lot refuses or fails to pay to the Strata Company any amount due for levies or any other amount due, the Strata Company may take such lawful action as it deems necessary to recover that amount from the Proprietor, including proceedings in any Court of competent jurisdiction.

Costs include, without limitation:

- the strata manager's costs;
- debt recovery costs;
- legal costs and disbursements on a solicitor and own client indemnity basis;
- costs of any consultants and experts; and
- costs of any employees of and contractors to the strata company preparing for or being involved in the Legal Proceedings.

Legal Proceedings include, without limitation:

- (a) the issuing of a notice alleging a breach of the Act or by-laws that could lead to an application to the State

Administrative Tribunal (SAT), a tribunal or any court;

(b) an application to a court, or any other tribunal:

(i) to recover any amount of money owing to the strata company by an owner; or

(ii) for any other matter;

(c) an application to SAT for relief under the Act, which includes without limitation any order, interim order or declaration made by SAT; and

(d) an application for leave to appeal to the Supreme Court or the Court of Appeal from an order of SAT or another court order and any further appeals related to that appeal.

An owner will indemnify the strata company and each of its employees, agents, contractors, sub-contractors and authorised representatives against any injury, harm, loss or damage suffered or incurred by them as a result of any breach of these by-laws or the Act by the owner or any of the occupiers of the owner's lot.

Without limiting by-law the above, an owner will pay on demand the whole of the strata company's Costs incurred in relation to any or all of the following:

- recovering outstanding contributions levied by the strata company on that owner pursuant to either or both section 43 or 100 of the Act;

- recovering any outstanding amounts otherwise owing from the owner to the strata company under either or both the Act or these by-laws;

- making good any damage to the common property or personal property of the strata company caused by:

(a) the owner or an occupier of the owner's lot;

(b) an invitee of the owner; or

(c) an invitee of the occupier of the owner's lot;

Remedying a breach of the by-laws or the Act committed by:

(a) the owner; or

(b) an occupier of the owner's lot;

Rectifying any unauthorised works on common property undertaken as a result of an instruction or action of the owner or occupier of the owner's lot;

- all Legal Proceedings taken by the strata company against the owner or an occupier of the owner's lot;

- all Legal Proceedings taken by the owner against the strata company or in which the strata company becomes involved and the owner is not successful or is only partly successful in those Legal Proceedings; and

- all Legal Proceedings taken by:

(a) an occupier of the owner's lot; or

(b) a mortgagee of the owner's lot,

against the strata company or in which the strata company becomes involved and that occupier or mortgagee (as the case may be) is not successful or is only partly successful in those Legal Proceedings.

The council of the strata company is empowered:

- to include the amount of the Costs in the amounts to be raised for the purposes of section 100(1)(a) of the Act; and

- raise the amount of the Costs by levying a contribution for those Costs solely on that owner referred to in by-law 1.3 in accordance with section 100(1)(c)(ii) of the Act.

The Costs are also recoverable by the strata company against the owner as a liquidated debt and the strata company may take action for the recovery of those amounts in any court of competent jurisdiction.

This resolution will only be passed providing that within 28 days after the day of the meeting no vote is cast against it in writing by a person entitled to exercise the powers of voting, whether that writing is signed by the person or by another person who at the time of the signing is entitled to exercise the power of voting in place of that person.

AT THE TIME OF VOTING 34.88% OF THE PROPRIETORS AND 34% OF THE TOTAL AGGREGATE WERE REPRESENTED IN PERSON OR BY PROXY AND NO VOTE WAS CAST AGAINST THE MOTION.

The voting period for a resolution without dissent opens at the general meeting and closes 28 days after the meeting.

12 BUDGET

Resolved that the statement of estimated receipts and payments (budget) be adopted.

13 ADMINISTRATIVE FUND CONTRIBUTIONS GST

Resolved that contributions to the administrative fund are estimated in accordance with Section 100(1)(a) of the Strata Titles Act 1985 and determined in accordance with Section 100(1)(c) of the Strata Titles Act 1985 at **\$135,740.00 including GST**; and

That contributions be due and payable as follows;

\$31.90 per unit entitlement due in advance on the 01/07/2023; and
\$35.98 per unit entitlement due in advance on the 01/10/2023; and *
\$33.94 per unit entitlement due in advance on the 01/01/2024; and
\$33.94 per unit entitlement due in advance on the 01/04/2024; and

* October levy adjusted to correct shortfall in budget from July levy

New financial year

\$33.94 per unit entitlement due in advance on the 01/07/2024.

and every quarter thereafter until the next Annual General Meeting.

14 RESERVE FUND CONTRIBUTIONS GST

Resolved that contributions to the reserve fund are estimated in accordance with Section 100(2)(a) of the Strata Titles Act 1985 and determined in accordance with Section 100(2)(c) of the Strata Titles Act 1985 at **\$6,209.99 including GST**; and

That contributions be due and payable as follows;

\$1.553 per unit entitlement due in advance on the 01/07/2023; and
\$1.553 per unit entitlement due in advance on the 01/10/2023; and
\$1.553 per unit entitlement due in advance on the 01/01/2024; and
\$1.553 per unit entitlement due in advance on the 01/04/2024; and

New financial year

\$1.553 per unit entitlement due in advance on the 01/07/2024.

and every quarter thereafter until the next Annual General Meeting.

**15 OTHER BUSINESS WITH NOTICE
UNIT 39 SHADE CLOTH**

The matter of the shade cloth installed on the balcony without consent of the Strata Company was discussed with it being resolved that All Strata Management Services are to issue breach notices for the removal of the unapproved shade cloth.

The meeting further requested that a Contravention Notice be issued if no action is taken by the owner on receipt of the breach notices.

16 OTHER BUSINESS

Resolved that there being no further business that could legally be brought forward in accordance with the Strata Titles Act 1985 and the registered bylaws, an invitation was extended to those present to raise any items of business without notice.

ITEMS OF DISCUSSION

ROOF STACKS

The meeting requested All Strata Management Services forward the invoice for the last roof stack repair to the strata council.

The meeting requested All Strata Management Services obtain one quote for a roof inspection for consideration.

CARP ARK ROOF SHADE SAILS

The meeting requested All Strata Management Services obtain one quote for replacement of the shade sails for consideration at the 2024 AGM.

CLEANING

The meeting requested All Strata Management Services to forward the current scope of works to the strata council. Sam Wyndham (COO Member) will also arrange a meeting on site with the cleaning contractor.

RUBBISH/RUBBISH BAGS

The meeting requested All Strata Management Services issue a reminder to residents.

UNIT 42

The meeting requested All Strata Management Services contact the owner/property manager regarding the large unapproved dog that is residing at the unit and security at the property.

TOP FLOOR UNITS - FIRE SEPARATION

Unit 43 to advise strata council if there are "fire separations" within the roof space above the unit.

17 CLOSURE

Resolved that with no further business, Kim Bunting thanked those that attended the meeting, or submitted a proxy, and declared the meeting closed at 7:30PM.

ANNUAL REPORTS

for the financial year to 30/06/2024

Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road, MIDLAND WA 6056

Manager: Kim Bunting

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Balance Sheet

As at 30/06/2024

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road, MIDLAND
 WA 6056

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	40,275.27
Owners Equity--Admin	1,364.42
	<u>41,639.69</u>
Sinking Fund	
Operating Surplus/Deficit--Sinking	2,291.23
Owners Equity--Sinking	44,616.29
	<u>46,907.52</u>
Net owners' funds	<u>\$88,547.21</u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	65,363.55
Receivable--Levies--Admin	43.27
Receivable--Owners--Admin	194.00
	<u>65,600.82</u>
Sinking Fund	
Cash at Bank--Sinking	48,235.17
Receivable--Levies--Sinking	1.98
	<u>48,237.15</u>
Unallocated Money	
Cash at Bank--Unallocated	711.50
	<u>711.50</u>
Total assets	<u>114,549.47</u>
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	(981.67)
Prepaid Levies--Admin	24,942.80
	<u>23,961.13</u>
Sinking Fund	
Creditor--GST--Sinking	187.88
Prepaid Levies--Sinking	1,141.75
	<u>1,329.63</u>
Unallocated Money	
Prepaid Levies--Unallocated	711.50
	<u>711.50</u>
Total liabilities	<u>26,002.26</u>
Net assets	<u>\$88,547.21</u>

Income & Expenditure Statement for the financial year to 30/06/2024

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road, MIDLAND
WA 6056

Administrative Fund

	Current period 01/07/2023-30/06/2024	Annual budget 01/07/2023-30/06/2024	Variance (\$)
Revenue			
Interest on Arrears--Admin	33.91	0.00	33.91
Levies Due--Admin	123,403.28	123,400.00	3.28
Recovery--Breach Notices	88.00	0.00	88.00
Recovery--Owner	8,026.90	0.00	8,026.90
Remotes/Key purchase	1,490.90	0.00	1,490.90
<i>Total revenue</i>	133,042.99	123,400.00	9,642.99
Less expenses			
Admin--Additional Duties - ASMS	720.00	600.00	120.00
Admin--Agent Disburst-- Contract	2,072.76	2,072.76	0.00
Admin--BAS and IAS Lodgment - Accountant	290.92	400.00	(109.08)
Admin--Company Tax Return - Accountant	90.91	100.00	(9.09)
Admin--Executive Committee Expenses	184.00	500.00	(316.00)
Admin--Management Fees--Standard	11,727.24	11,727.24	0.00
Admin--Meeting Fee	160.00	160.00	0.00
Admin--Owner Recovery Charges	166.36	0.00	166.36
Insurance--Premiums	21,520.25	25,000.00	(3,479.75)
Maint Bldg--Cleaning	9,820.00	16,000.00	(6,180.00)
Maint Bldg--Electrical	783.00	3,000.00	(2,217.00)
Maint Bldg--Fire Protection	1,366.04	6,000.00	(4,633.96)
Maint Bldg--Fire Protection--Contract	2,671.38	2,700.00	(28.62)
Maint Bldg--Gate Repairs/Maintenance	1,295.00	2,000.00	(705.00)
Maint Bldg--General Repairs	6,024.09	12,500.00	(6,475.91)
Maint Bldg--Insurance Repairs	0.00	3,000.00	(3,000.00)
Maint Bldg--Legal--By-Laws Consolidation	1,275.05	0.00	1,275.05
Maint Bldg--Lift Maintenance	7,003.86	7,000.00	3.86
Maint Bldg--Owner Recovery Invoices	8,044.18	0.00	8,044.18
Maint Bldg--Pest Control	723.55	800.00	(76.45)
Maint Bldg--Plumbing & Drainage	454.55	5,000.00	(4,545.45)
Maint Bldg--Security Keys/Remotes	1,837.20	0.00	1,837.20
Maint Grounds--Groundsman	3,825.00	3,900.00	(75.00)
Maint Grounds--Lawns & Gardening	0.00	500.00	(500.00)
Utility--Electricity	1,720.72	2,700.00	(979.28)
Utility--Electricity Sub Meters	1,584.00	1,600.00	(16.00)
Utility--Water & Sewerage	7,407.66	15,000.00	(7,592.34)
<i>Total expenses</i>	92,767.72	122,260.00	(29,492.28)

Administrative Fund

	Current period	Annual budget	Variance
	01/07/2023-30/06/2024	01/07/2023-30/06/2024	(\$)
Surplus/Deficit	40,275.27	1,140.00	39,135.27
Opening balance	1,364.42	1,364.42	0.00
Closing balance	\$41,639.69	\$2,504.42	\$39,135.27

Sinking Fund

	Current period	Annual budget	Variance
	01/07/2023-30/06/2024	01/07/2023-30/06/2024	(\$)
Revenue			
Interest on Arrears--Reserve Fund	1.55	0.00	1.55
Levies Due--Reserve Fund	5,649.68	5,645.45	4.23
<i>Total revenue</i>	5,651.23	5,645.45	5.78
Less expenses			
Maint Bldg--Gate Works	3,360.00	4,000.00	(640.00)
<i>Total expenses</i>	3,360.00	4,000.00	(640.00)
Surplus/Deficit	2,291.23	1,645.45	645.78
Opening balance	44,616.29	44,616.29	0.00
Closing balance	\$46,907.52	\$46,261.74	\$645.78

Levy Positions - Complete for the financial year to 30/06/2024

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road, MIDLAND WA 6056

Administrative Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
1	1	30/09/2024	2,986.40	3,733.00	0.00	746.60	0.00	0.00	0.00	0.00	0.00	0.00	271.48
2	2	30/09/2024	2,986.40	3,733.00	0.00	746.60	0.00	0.00	0.00	0.00	0.00	0.00	271.48
3	3	30/09/2024	2,986.40	3,733.00	0.00	746.60	0.00	0.00	0.00	0.00	0.00	0.00	271.48
4	4	30/09/2024	2,172.00	2,172.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	197.44
5	5	30/09/2024	3,800.80	4,751.00	0.00	950.20	0.00	0.00	0.00	0.00	0.00	0.00	345.52
6	6	30/09/2024	2,986.40	3,733.00	0.00	746.60	0.00	0.00	0.00	0.00	0.00	0.00	271.48
7	7	30/09/2024	2,986.40	2,986.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	271.48
8	8	30/09/2024	2,986.40	3,733.00	0.00	746.60	0.00	0.00	0.00	0.00	0.00	0.00	271.48
9	9	30/09/2024	2,714.80	3,393.50	0.00	678.70	0.00	0.00	0.00	0.00	0.00	0.00	246.80
10	10	30/09/2024	3,529.40	4,411.75	0.00	882.35	0.00	0.00	0.00	0.00	0.00	0.00	320.84
11	11	30/09/2024	3,529.40	3,529.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.22	320.84
12	12	30/09/2024	3,529.40	4,411.75	0.00	882.35	0.00	0.00	0.00	0.00	0.00	0.00	320.84
13	13	30/09/2024	2,172.00	2,172.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	197.44
14	14	30/09/2024	2,307.60	2,884.50	0.00	576.90	0.00	0.00	0.00	0.00	0.00	0.00	209.80
15	15	30/06/2024	2,307.60	2,307.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209.80
16	16	30/09/2024	3,529.40	4,411.75	0.00	882.35	0.00	0.00	0.00	0.00	0.00	0.00	320.84
17	17	30/09/2024	3,529.40	3,529.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.84
18	18	30/06/2024	2,850.60	2,850.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	259.16
19	19	30/09/2024	3,529.40	4,411.75	0.00	882.35	0.00	0.00	0.00	0.00	0.00	0.00	320.84
20	20	30/09/2024	3,529.40	4,411.75	0.00	882.35	0.00	0.00	0.00	0.00	0.00	0.00	320.84

Administrative Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
21	21	30/09/2024	2,307.60	2,884.50	0.00	576.90	0.00	0.00	0.00	0.00	0.00	0.00	209.80
22	22	30/09/2024	2,714.80	3,393.50	0.00	678.70	0.00	0.00	0.00	0.00	0.00	0.00	246.80
23	23	30/09/2024	3,122.00	3,902.50	0.00	780.50	0.00	0.00	0.00	0.00	0.00	0.00	283.80
24	24	30/09/2024	3,665.00	4,581.25	0.00	916.25	0.00	0.00	0.00	0.00	0.00	0.00	333.20
25	25	30/09/2024	3,665.00	4,581.25	0.00	916.25	0.00	0.00	0.00	0.00	0.00	0.00	333.20
26	26	30/09/2024	3,393.60	4,242.00	0.00	848.40	0.00	0.00	0.00	0.00	0.00	0.00	308.52
27	27	30/09/2024	3,665.00	4,581.25	0.00	916.25	0.00	0.00	0.00	0.00	0.00	0.00	333.20
28	28	30/09/2024	3,665.00	4,581.25	0.00	916.25	0.00	0.00	0.00	0.00	0.00	0.00	333.20
29	29	30/09/2024	3,665.00	4,581.25	0.00	916.25	0.00	0.00	0.00	0.00	0.00	0.00	333.20
30	30	30/09/2024	2,172.00	2,715.00	0.00	543.00	0.00	0.00	0.00	0.00	0.00	0.00	197.44
31	31	30/09/2024	2,579.20	2,579.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	234.48
32	32	30/09/2024	2,443.40	3,054.25	0.00	610.85	0.00	0.00	0.00	0.00	0.00	0.00	222.12
33	33	30/09/2024	3,665.00	3,665.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	333.20
34	34	30/09/2024	3,665.00	4,581.25	0.00	916.25	0.00	0.00	0.00	0.00	0.00	0.00	333.20
35	35	30/09/2024	3,122.00	3,902.50	0.00	780.50	0.00	0.00	0.00	0.00	0.00	0.00	283.80
36	36	30/09/2024	3,665.00	4,581.25	0.00	916.25	0.00	0.00	0.00	0.00	0.00	0.00	333.20
37	37	30/09/2024	3,665.00	4,581.25	0.00	916.25	0.00	0.00	0.00	0.00	0.00	0.00	333.20
38	38	30/09/2024	2,579.20	3,224.00	0.00	644.80	0.00	0.00	0.00	0.00	0.00	0.00	234.48
39	39	30/06/2024	2,850.60	2,807.33	43.27	0.00	0.00	0.00	0.00	0.00	0.00	16.57	259.16
40	40	30/09/2024	3,257.80	4,072.25	0.00	814.45	0.00	0.00	0.00	0.00	0.00	0.00	296.16
41	41	30/09/2024	3,936.60	4,920.75	0.00	984.15	0.00	0.00	0.00	0.00	0.00	0.00	357.88
42	42	30/06/2024	3,800.80	3,800.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	345.52
43	43	30/06/2024	3,529.40	3,529.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.84

Administrative Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
			135,743.60	160,643.13	43.27	24,942.80	0.00	0.00	0.00	0.00	0.00	34.79	12,340.32
		Due Excl. GST	123,403.28				0.00						

Sinking Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
1	1	30/09/2024	136.75	170.90	0.00	34.15	0.00	0.00	0.00	0.00	0.00	0.00	12.43
2	2	30/09/2024	136.75	170.90	0.00	34.15	0.00	0.00	0.00	0.00	0.00	0.00	12.43
3	3	30/09/2024	136.75	170.90	0.00	34.15	0.00	0.00	0.00	0.00	0.00	0.00	12.43
4	4	30/09/2024	99.40	99.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.04
5	5	30/09/2024	174.00	217.50	0.00	43.50	0.00	0.00	0.00	0.00	0.00	0.00	15.80
6	6	30/09/2024	136.75	170.90	0.00	34.15	0.00	0.00	0.00	0.00	0.00	0.00	12.43
7	7	30/09/2024	136.75	136.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.43
8	8	30/09/2024	136.75	170.90	0.00	34.15	0.00	0.00	0.00	0.00	0.00	0.00	12.43
9	9	30/09/2024	124.20	155.25	0.00	31.05	0.00	0.00	0.00	0.00	0.00	0.00	11.28
10	10	30/09/2024	161.60	202.00	0.00	40.40	0.00	0.00	0.00	0.00	0.00	0.00	14.68
11	11	30/09/2024	161.60	161.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79	14.68
12	12	30/09/2024	161.60	202.00	0.00	40.40	0.00	0.00	0.00	0.00	0.00	0.00	14.68
13	13	30/09/2024	99.40	99.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.04
14	14	30/09/2024	105.60	132.00	0.00	26.40	0.00	0.00	0.00	0.00	0.00	0.00	9.60
15	15	30/06/2024	105.60	105.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.60
16	16	30/09/2024	161.60	202.00	0.00	40.40	0.00	0.00	0.00	0.00	0.00	0.00	14.68
17	17	30/09/2024	161.60	161.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.68
18	18	30/06/2024	130.40	130.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.84
19	19	30/09/2024	161.60	202.00	0.00	40.40	0.00	0.00	0.00	0.00	0.00	0.00	14.68
20	20	30/09/2024	161.60	202.00	0.00	40.40	0.00	0.00	0.00	0.00	0.00	0.00	14.68
21	21	30/09/2024	105.60	132.00	0.00	26.40	0.00	0.00	0.00	0.00	0.00	0.00	9.60
22	22	30/09/2024	124.20	155.25	0.00	31.05	0.00	0.00	0.00	0.00	0.00	0.00	11.28
23	23	30/09/2024	143.00	178.75	0.00	35.75	0.00	0.00	0.00	0.00	0.00	0.00	13.00
24	24	30/09/2024	167.80	209.75	0.00	41.95	0.00	0.00	0.00	0.00	0.00	0.00	15.24
25	25	30/09/2024	167.80	209.75	0.00	41.95	0.00	0.00	0.00	0.00	0.00	0.00	15.24
26	26	30/09/2024	155.40	194.25	0.00	38.85	0.00	0.00	0.00	0.00	0.00	0.00	14.12
27	27	30/09/2024	167.80	209.75	0.00	41.95	0.00	0.00	0.00	0.00	0.00	0.00	15.24

Sinking Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
28	28	30/09/2024	167.80	209.75	0.00	41.95	0.00	0.00	0.00	0.00	0.00	0.00	15.24
29	29	30/09/2024	167.80	209.75	0.00	41.95	0.00	0.00	0.00	0.00	0.00	0.00	15.24
30	30	30/09/2024	99.40	124.25	0.00	24.85	0.00	0.00	0.00	0.00	0.00	0.00	9.04
31	31	30/09/2024	118.00	118.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.72
32	32	30/09/2024	111.80	139.75	0.00	27.95	0.00	0.00	0.00	0.00	0.00	0.00	10.16
33	33	30/09/2024	167.80	167.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.24
34	34	30/09/2024	167.80	209.75	0.00	41.95	0.00	0.00	0.00	0.00	0.00	0.00	15.24
35	35	30/09/2024	143.00	178.75	0.00	35.75	0.00	0.00	0.00	0.00	0.00	0.00	13.00
36	36	30/09/2024	167.80	209.75	0.00	41.95	0.00	0.00	0.00	0.00	0.00	0.00	15.24
37	37	30/09/2024	167.80	209.75	0.00	41.95	0.00	0.00	0.00	0.00	0.00	0.00	15.24
38	38	30/09/2024	118.00	147.50	0.00	29.50	0.00	0.00	0.00	0.00	0.00	0.00	10.72
39	39	30/06/2024	130.40	128.42	1.98	0.00	0.00	0.00	0.00	0.00	0.00	0.76	11.84
40	40	30/09/2024	149.20	186.50	0.00	37.30	0.00	0.00	0.00	0.00	0.00	0.00	13.56
41	41	30/09/2024	180.20	225.25	0.00	45.05	0.00	0.00	0.00	0.00	0.00	0.00	16.40
42	42	30/06/2024	174.00	174.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.80
43	43	30/06/2024	161.60	161.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.68
			6,214.30	7,354.07	1.98	1,141.75	0.00	0.00	0.00	0.00	0.00	1.55	564.62
Due Excl. GST			5,649.68				0.00						

Unallocated Money Fund

Lot	Unit	Overpayment	Lot	Unit	Overpayment	Lot	Unit	Overpayment
23	23	711.50						
Total unallocated money		711.50						

Aged Arrears List

The Owners of Strata Scheme 59977

Lot	Unit	Name	Balance	Prepaid	Interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
15	15	Will Liam Stevenson	603.30	0.00	0.00	603.30	0.00	0.00	0.00	0.00	
18	18	Richard Austin Woolley	745.25	0.00	0.00	745.25	0.00	0.00	0.00	0.00	
39	39	Daniel Timothy Savill	384.50	0.00	0.00	384.50	0.00	0.00	0.00	0.00	21/06/2024
42	42	Ann Maree McKellar	993.70	0.00	0.00	993.70	0.00	0.00	0.00	0.00	
43	43	Samuel James Wyndham	922.75	0.00	0.00	922.75	0.00	0.00	0.00	0.00	
			3,649.50	0.00	0.00	3,649.50	0.00	0.00	0.00	0.00	

Detailed Expenses for the financial year from 01/07/2023 to 30/06/2024

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road,
MIDLAND WA 6056

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
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Administrative Fund

Admin--Additional Duties - ASMS 151600

17/08/2023	AGM additional time 16/8/23	All Strata Management	160.00	Paid	DE	59977	044311
17/08/2023	Management/sales of keys/devices	All Strata Management	80.00	Paid	DE	59977	044311
19/09/2023	Preparation of BAS period 1/7/23 to 30/9/23		120.00		Jnl	9213	
31/01/2024	Preparation of BAS period 1/10/23 to 31/12/23	All Strata Management	120.00	Paid	DE		046877
25/03/2024	Preparation of BAS period 1/1/24 to 31/3/24	All Strata Management	120.00	Paid	DE		047745
11/06/2024	Preparation of BAS period 1/4/24 to 30/6/24	All Strata Management	120.00	Paid	DE		049013

\$720.00

Admin--Agent Disburst-- Contract 153801

02/07/2023	Disbursements - Contract July 2023	All Strata Management	172.73	Paid	DE		043569
01/08/2023	Disbursements - Contract August 2023	All Strata Management	172.73	Paid	DE		044036
01/09/2023	Disbursements - Contract September 2023	All Strata Management	172.73	Paid	DE		044542
02/10/2023	Disbursements - Contract October 2023	All Strata Management	172.73	Paid	DE		045034
01/11/2023	Disbursements - Contract November 2023	All Strata Management	172.73	Paid	DE		045545
01/12/2023	Disbursements - Contract December 2023	All Strata Management	172.73	Paid	DE		046026
01/01/2024	Disbursements - Contract January 2024	All Strata Management	172.73	Paid	DE		046415
01/02/2024	Disbursements - Contract February 2024	All Strata Management	172.73	Paid	DE		046877
01/03/2024	Disbursements - Contract March 2024	All Strata Management	172.73	Paid	DE		047343
01/04/2024	Disbursements - Contract April 2024	All Strata Management	172.73	Paid	DE		047840
01/05/2024	Disbursements - Contract May 2024	All Strata Management	172.73	Paid	DE		048352
02/06/2024	Disbursements - Contract June 2024	All Strata Management	172.73	Paid	DE		048910

\$2,072.76

Admin--BAS and IAS Lodgment - Accountant 150850

12/07/2023	Lodgment of BAS period 1/4/23 to 30/6/23	C. Pope & Associates	72.73	Paid	DE	336	043771
19/09/2023	Preparation of BAS period 1/7/23 to 30/9/23	All Strata Management	120.00	Paid	DE	59977	044822
19/09/2023	Preparation of BAS period 1/7/23 to 30/9/23		(120.00)		Jnl	9213	
10/10/2023	Lodgment of BAS period 1/7/23 to 30/9/23	C. Pope & Associates	72.73	Paid	DE	336	045239
18/01/2024	Lodgment of BAS period 1/10/23 to 31/12/23	C. Pope & Associates	72.73	Paid	DE	336	046694
09/04/2024	Lodgment of BAS period 1/1/24 to 31/3/24	C. Pope & Associates	72.73	Paid	DE	336	048039

\$290.92

Admin--Company Tax Return - Accountant 150900

15/09/2023	Lodgment of 2022/2023 Company Tax Return	C. Pope & Associates	90.91	Paid	DE	336	044831
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\$90.91

Admin--Executive Committee Expenses 152000

25/03/2024	Purchase of printer cartridge	George Zalewski	184.00	Paid	DE	59977	047758
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\$184.00

The Owners of Strata Scheme 59977**Foundry Apartments, 5 Wallsend Road,
MIDLAND WA 6056**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
Admin--Legal & Debt Collection Fees 153200							
24/08/2023	Lot 39: Debt recovery Stage 2		(10.00)		Ow.Inv		
18/09/2023	Final Demand Notices September 2023	All Strata Management	10.00	Paid	DE		044822
24/11/2023	Lot 11: Debt recovery Stage 2		(10.00)		Ow.Inv		
15/12/2023	Final Demand Notices December 2023	All Strata Management	10.00	Paid	DE		046272
23/02/2024	Lot 39: Debt recovery Stage 2		(10.00)		Ow.Inv		
15/03/2024	Final Demand Notices March 2024	All Strata Management	10.00	Paid	DE		047555
15/03/2024	Lot 39: Debt recovery Stage 3		(30.00)		Ow.Inv		
19/04/2024	Debt Collection Management April 2024	All Strata Management	30.00	Paid	DE		048149
21/05/2024	Lot 39: Debt recovery Stage 2		(10.00)		Ow.Inv		
21/05/2024	Lot 42: Debt recovery Stage 2		(10.00)		Ow.Inv		
10/06/2024	Lot 39: Debt recovery Stage 3		(30.00)		Ow.Inv		
18/06/2024	Debt Collection Management June 2024	All Strata Management	30.00	Paid	DE		049141
18/06/2024	Final Demand Notices June 2024	All Strata Management	20.00	Paid	DE		049141
			\$0.00				
Admin--Management Fees--Standard 154000							
02/07/2023	Standard Management Fee July 2023	All Strata Management	977.27	Paid	DE		043569
01/08/2023	Standard Management Fee August 2023	All Strata Management	977.27	Paid	DE		044036
01/09/2023	Standard Management Fee September 2023	All Strata Management	977.27	Paid	DE		044542
02/10/2023	Standard Management Fee October 2023	All Strata Management	977.27	Paid	DE		045034
01/11/2023	Standard Management Fee November 2023	All Strata Management	977.27	Paid	DE		045545
01/12/2023	Standard Management Fee December 2023	All Strata Management	977.27	Paid	DE		046026
01/01/2024	Standard Management Fee January 2024	All Strata Management	977.27	Paid	DE		046415
01/02/2024	Standard Management Fee February 2024	All Strata Management	977.27	Paid	DE		046877
01/03/2024	Standard Management Fee March 2024	All Strata Management	977.27	Paid	DE		047343
01/04/2024	Standard Management Fee April 2024	All Strata Management	977.27	Paid	DE		047840
01/05/2024	Standard Management Fee May 2024	All Strata Management	977.27	Paid	DE		048352
02/06/2024	Standard Management Fee June 2024	All Strata Management	977.27	Paid	DE		048910
			\$11,727.24				
Admin--Meeting Fee 154200							
17/08/2023	After hours AGM 16/8/23	All Strata Management	160.00	Paid	DE	59977	044311
			\$160.00				
Admin--Owner Recovery Charges 154800							
20/07/2023	Lot 36 Supply of documentation	All Strata Management	50.00	Paid	DE	36/59977	043874
17/08/2023	Lot 24 Registered mail of remote	All Strata Management	18.18	Paid	DE	24/59977	044311
22/08/2023	Lot 29 Issue of breach notice	All Strata Management	80.00	Paid	DE	29/59977	044428
05/02/2024	Lot 5 Registered mail of remote	All Strata Management	18.18	Paid	DE		046956
29/02/2024	Lot 37 Registered mail of remote	All Strata Management	18.18	Paid	DE		047343
01/03/2024	Lot 37: Registered mail of remote		(18.18)		Ow.Inv		
			\$166.36				
Insurance--Premiums 159100							
02/05/2024	Strata insurance for period 26/5/24 to 26/5/25	Adapt Risk Solutions	21,520.25	Paid	DE	SP59977	048494
			\$21,520.25				
Maint Bldg--Cleaning 163000							

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road,
MIDLAND WA 6056

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
18/12/2023	Cleaning maintenance to 26/11/23	Paul Clarke Property	7,670.00	Paid	DE	888	046369
11/01/2024	Cleaning maintenance to 7/1/24	Paul Clarke Property	1,770.00	Paid	DE	893	046604
08/04/2024	Cleaning of carpark windows	Blue Yonder Access	380.00	Paid	DE	2628	047973
			\$9,820.00				
Maint Bldg--Electrical 164800							
10/08/2023	Repair faulty sensor and Emergency light	Midway Electrical Services	623.00	Paid	DE	10999	044243
05/10/2023	Investigate lights staying on, reset main switch	Midway Electrical Services	160.00	Paid	DE	11048	045148
			\$783.00				
Maint Bldg--Fire Protection 165800							
31/08/2023	Replace faulty Exit lights	Firesafe Service &	666.30	Paid	DE	18096	044554
05/10/2023	Supply, install fire extinguisher	Firesafe Service &	199.74	Paid	DE	19085	045125
21/06/2024	Replacement of fire extinguishers	Swan Fire Services	500.00	Paid	DE	7061	049234
			\$1,366.04				
Maint Bldg--Fire Protection--Contract 165801							
27/07/2023	Fire services for July 2023	Firesafe Service &	220.71	Paid	DE	17208	043988
24/08/2023	Fire services for August 2023	Firesafe Service &	220.71	Paid	DE	17865	044438
26/09/2023	Fire services for September 2023	Firesafe Service &	220.71	Paid	DE	18664	044949
20/10/2023	Fire services for October 2023	Firesafe Service &	220.71	Paid	DE	19357	045343
21/11/2023	Fire services for November 2023	Firesafe Service &	220.71	Paid	DE	44	045882
07/12/2023	Fire services for December 2023	Firesafe Service &	220.71	Paid	DE	20762	046160
25/01/2024	Fire services for January 2024	Firesafe Service &	220.71	Paid	DE	21773	046800
27/02/2024	Fire services for February 2024	Firesafe Service &	220.71	Paid	DE	22665	047301
21/03/2024	Fire services for March 2024	Firesafe Service &	220.71	Paid	DE	23275	047690
29/04/2024	Fire services for April 2024	Swan Fire Services	228.33	Paid	DE	6772	048335
28/05/2024	Fire services for May 2024	Swan Fire Services	228.33	Paid	DE	6888	048822
20/06/2024	Fire services for June 2024	Swan Fire Services	228.33	Paid	DE	7059	049234
			\$2,671.38				
Maint Bldg--Gate Repairs/Maintenance 167600							
31/08/2023	Six monthly service of automatic gate	Progate Automation	250.00	Paid	DE	102865	044581
07/05/2024	Six monthly service of automatic gate	Progate Automation	250.00	Paid	DE	103001	048479
07/05/2024	Repairs to pedestrian gate	Progate Automation	795.00	Paid	DE	103005	048479
			\$1,295.00				
Maint Bldg--General Repairs 167200							
25/07/2023	Repairs to intercom button	Techwest	160.00	Paid	DE	1032345	043960
25/07/2023	Unit 40 Seal, paint water damaged ceiling	Precise Building Solutions	687.00	Paid	DE	18632	043952
26/10/2023	Unit 37 Roof leak repairs	Smart Building Specialists	390.00	Paid	DE	10332	045477
30/11/2023	Unit 24 Repair intercom fault	Techwest	490.75	Paid	DE	1033016	046074
18/01/2024	Install new lock to bin storage door	Handyman Services - S	205.00	Paid	DE	1383	046706
12/02/2024	Window cleaning maintenance	ICU Window Cleaning	450.00	Paid	DE	2536	047091
13/02/2024	Intercom repairs	Techwest	555.34	Paid	DE	1033397	047110
29/02/2024	Unit 28 Replace dektites to roof	Precise Building Solutions	1,677.00	Paid	DE	20141	047384
08/03/2024	Unit 37 Roof leak repairs	Smart Building Specialists	319.00	Paid	DE	10809	047495
14/03/2024	Straighten and reinstall 3 stairwell rail bars	Handyman Services - S	200.00	Paid	DE	1419	047576
02/05/2024	Repairs to garage entry awning	Sunrise Roofing	800.00	Paid	DE	1028	048426

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road,
MIDLAND WA 6056

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
06/05/2024	Trades monitoring 1/5/24 to 30/4/25	Trades Monitor	90.00	Paid	DE	59977	048487
			\$6,024.09				
Maint Bldg--Legal--By-Laws Consolidation 170150							
07/07/2023	Professional services: By-Law Consolidation	Lavan Legal	420.00	Paid	DE	709258	043687
03/10/2023	Professional services: By-Law Consolidation	Lavan Legal	504.55	Paid	DE	713058	045074
26/10/2023	Administration of by-law consolidation	All Strata Management	320.00	Paid	DE	59977	045441
26/10/2023	By-Law search	Landgate	30.50	Paid	DE	65745488	045461
			\$1,275.05				
Maint Bldg--Lift Maintenance 170200							
11/09/2023	Lift maintenance for period 1/7/23 to 30/9/23	TK Elevator Group	1,741.02	Paid	DE	8067203568	044755
12/12/2023	Lift maintenance for period 1/10/23 to 31/12/23	TK Elevator Group	1,754.28	Paid	DE	8067211342	046257
14/03/2024	Lift maintenance for period 1/1/24 to 31/3/24	TK Elevator Group	1,754.28	Paid	DE	8067219214	047613
11/06/2024	Lift maintenance for period 1/4/24 to 30/6/24	TK Elevator Group	1,754.28	Paid	DE	8067226989	049068
			\$7,003.86				
Maint Bldg--Owner Recovery Invoices 171500							
03/07/2023	Lot 36 Water damage repairs to unit below	Precise Building Solutions	596.00	Paid	DE	17908	043630
12/07/2023	Unit 40 Roof leak repairs	Precise Building Solutions	428.00	Paid	DE	18632A	043801
27/07/2023	Unit 40 Collect key, investigate power fault	Midway Electrical Services	335.00	Paid	DE	10995	044005
08/09/2023	Unit 36 Water damage repairs to Unit 19	Handyman Services - S	400.00	Paid	DE	1309	044667
18/09/2023	Unit 19 Toilet leak investigation works	Emerald Plumbing & Gas	168.18	Paid	DE	26639	044837
10/10/2023	Unit 27 Investigate water leak to unit below	Precise Building Solutions	1,896.00	Paid	DE	18083	045210
15/01/2024	Unit 17 Call out to fire alarm 5/1/24	Firesafe Service &	240.00	Paid	DE		046645
09/02/2024	Unit 15 Investigate water leak into Unit 5	Precise Building Solutions	752.00	Paid	DE	20237A	047052
04/04/2024	Unit 15 Replace section of water dmg ceiling	Precise Building Solutions	2,674.00	Paid	DE	20237	047939
16/04/2024	Unit 39 Repair storeroom door & lock	Handyman Services - S	150.00	Paid	DE	1441	048113
09/05/2024	Unit 42 Water damage repairs to Unit 25	Handyman Services - S	405.00	Paid	DE	1467	048507
			\$8,044.18				
Maint Bldg--Pest Control 172000							
31/07/2023	Annual termite inspection	Maxwell Robinson & Phelps	723.55	Paid	DE	120605	044064
			\$723.55				
Maint Bldg--Plumbing & Drainage 172200							
05/09/2023	Annual backflow device testing	Emerald Plumbing & Gas	254.55	Paid	DE	26612	044616
15/03/2024	Unit 25 Investigate water ingress	Emerald Plumbing & Gas	200.00	Paid	DE	27177	047570
			\$454.55				
Maint Bldg--Security Keys/Remotes 173200							
24/08/2023	Supply, program new remotes	Techwest	977.20	Paid	DE	1032347	044471
16/02/2024	Supply, program new remotes	Techwest	860.00	Paid	DE	1033410	047170
			\$1,837.20				
Maint Grounds--Groundsman 176200							
06/07/2023	Groundsman duties to 27/6/23	Elaine Bubb	75.00	Paid	DE	253	043672
06/07/2023	Groundsman duties to 4/7/23	Elaine Bubb	75.00	Paid	DE	254	043672
14/07/2023	Groundsman duties to 11/7/23	Elaine Bubb	75.00	Paid	DE	255	043777
31/07/2023	Groundsman duties to 25/7/23	Elaine Bubb	75.00	Paid	DE	257	044050
31/07/2023	Groundsman duties to 18/7/23	Elaine Bubb	75.00	Paid	DE	256	044050

The Owners of Strata Scheme 59977**Foundry Apartments, 5 Wallsend Road,
MIDLAND WA 6056**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
14/08/2023	Groundsman duties to 1/8/23	Elaine Bubb	75.00	Paid	DE	258	044273
14/08/2023	Groundsman duties to 8/8/23	Elaine Bubb	75.00	Paid	DE	259	044273
22/08/2023	Groundsman duties to 15/8/23	Elaine Bubb	75.00	Paid	DE	260	044387
25/08/2023	Groundsman duties to 22/8/23	Elaine Bubb	75.00	Paid	DE	261	044435
04/09/2023	Groundsman duties to 29/8/23	Elaine Bubb	75.00	Paid	DE	262	044615
11/09/2023	Groundsman duties to 5/9/23	Elaine Bubb	75.00	Paid	DE	263	044717
18/09/2023	Groundsman duties to 12/9/23	Elaine Bubb	75.00	Paid	DE	264	044836
21/09/2023	Groundsman duties to 19/9/23	Elaine Bubb	75.00	Paid	DE	265	044896
02/10/2023	Groundsman duties to 26/9/23	Elaine Bubb	75.00	Paid	DE	266	045056
10/10/2023	Groundsman duties to 3/10/23	Elaine Bubb	75.00	Paid	DE	267	045189
19/10/2023	Groundsman duties to 17./10/23	Elaine Bubb	75.00	Paid	DE	269	045339
19/10/2023	Groundsman duties to 10/10/23	Elaine Bubb	75.00	Paid	DE	268	045339
31/10/2023	Groundsman duties to 24/10/23	Elaine Bubb	75.00	Paid	DE	270	045504
10/11/2023	Groundsman duties to 31/10/23	Elaine Bubb	75.00	Paid	DE	271	045693
10/11/2023	Groundsman dutiese to 7/11/23	Elaine Bubb	75.00	Paid	DE	272	045693
27/11/2023	Groundsmsn duties to 21/11/23	Elaine Bubb	75.00	Paid	DE	274	045966
27/11/2023	Groundsman duties to 14/11/23	Elaine Bubb	75.00	Paid	DE	273	045966
07/12/2023	Groundsman duties to 28/11/23	Elaine Bubb	75.00	Paid	DE	275	046157
12/12/2023	Groundsman duties to 5/12/23	Elaine Bubb	75.00	Paid	DE	276	046219
20/12/2023	Groundsman duties to 12/12/23	Elaine Bubb	75.00	Paid	DE	277	046403
20/12/2023	Groundsman duties to 19/12/23	Elaine Bubb	75.00	Paid	DE	278	046403
06/01/2024	Groundsman duties to 26/12/23	Elaine Bubb	75.00	Paid	DE	279	046448
11/01/2024	Groundsman duties to 9/1/24	Elaine Bubb	75.00	Paid	DE	281	046583
11/01/2024	Groundsman duties to 2/1/24	Elaine Bubb	75.00	Paid	DE	280	046583
25/01/2024	Groundsman duties to 16/1/24	Elaine Bubb	75.00	Paid	DE	282	046797
25/01/2024	Groundsman duties to 23/1/24	Elaine Bubb	75.00	Paid	DE	283	046797
08/02/2024	Groundsman duties to 30/1/24	Elaine Bubb	75.00	Paid	DE	284	047014
13/02/2024	Groundsman duties to 6/2/24	Elaine Bubb	75.00	Paid	DE	285	047080
22/02/2024	Groundsman duties to 20/2/24	Elaine Bubb	75.00	Paid	DE	287	047242
08/03/2024	Groundsman duties to 27/2/24	Elaine Bubb	75.00	Paid	DE	288	047458
08/03/2024	Groundsman duties to 5/3/24	Elaine Bubb	75.00	Paid	DE	289	047458
21/03/2024	Groundsman duties to 12/3/24	Elaine Bubb	75.00	Paid	DE	290	047685
28/03/2024	Groundsman duties to 19/3/24	Elaine Bubb	75.00	Paid	DE	291	047801
28/03/2024	Groundsman duties to 26/3/24	Elaine Bubb	75.00	Paid	DE	292	047801
15/04/2024	Groundsman duties to 2/4/24	Elaine Bubb	75.00	Paid	DE	293	048102
15/04/2024	Groundsman duties to 9/4/24	Elaine Bubb	75.00	Paid	DE	294	048102
03/05/2024	Groundsman duties to 16/4/24	Elaine Bubb	75.00	Paid	DE	295	048378
03/05/2024	Groundsman duties to 23/4/24	Elaine Bubb	75.00	Paid	DE	296	048378
13/05/2024	Groundsman duties to 7/5/24	Elaine Bubb	75.00	Paid	DE	298	048555
13/05/2024	Groundsman duties to 30/4/24	Elaine Bubb	75.00	Paid	DE	297	048555
24/05/2024	Groundsman duties to 14/5/24	Elaine Bubb	75.00	Paid	DE	299	048714
24/05/2024	Groundsman duties to 21/5/24	Elaine Bubb	75.00	Paid	DE	300	048714
31/05/2024	Groundsman duties to 28/5/24	Elaine Bubb	75.00	Paid	DE	301	048856
11/06/2024	Groundsman duties to 4/6/24	Elaine Bubb	75.00	Paid	DE	302	049024
20/06/2024	Groundsman duties to 18/6/24	Elaine Bubb	75.00	Paid	DE	304	049196

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road,
MIDLAND WA 6056

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
20/06/2024	Groundsman duties to 11/6/24	Elaine Bubb	75.00	Paid	DE	303	049196
			\$3,825.00				
Utility--Electricity 190200							
25/07/2023	Electricity for period 21/6/23 to 18/7/23	Synergy	8.75	Paid	DE	5153718416	043959
22/08/2023	Electricity for period 19/7/23 to 15/8/23	Synergy	181.25	Paid	DE	5153718416	044420
13/10/2023	Electricity for period 16/8/23 to 19/9/23	Synergy	203.19	Paid	DE	5153718416	045276
16/11/2023	Electricity for period 20/9/23 to 8/11/23	Synergy	334.61	Paid	DE	5153718416	045851
12/01/2024	Electricity for period 9/11/23 to 10/1/24	Synergy	215.90	Paid	DE	5153718416	046616
14/03/2024	Electricity for period 11/1/24 to 12/3/24	Synergy	382.06	Paid	DE	5153718416	047607
16/05/2024	Electricity for period 13/3/24 to 14/5/24	Synergy	394.96	Paid	DE	5153718416	048663
			\$1,720.72				
Utility--Electricity Sub Meters 190300							
05/07/2023	Monitoring of remote reading system	Energenie	396.00	Paid	DE	6286	043651
03/10/2023	Monitoring of remote reading system	Energenie	396.00	Paid	DE	6353	045036
06/01/2024	Monitoring of remote reading system	Energenie	396.00	Paid	DE	6432	046419
04/04/2024	Monitoring of remote reading system	Energenie	396.00	Paid	DE	6508	047857
			\$1,584.00				
Utility--Water & Sewerage 191200							
03/08/2023	Water consumption to 1/8/23	Water Corporation	1,043.38	Paid	Chq	9018341779	071594
05/10/2023	Water consumption to 2/10/23	Water Corporation	1,383.95	Paid	Chq	9018341779	071658
30/11/2023	Water consumption to 27/11/23	Water Corporation	1,219.90	Paid	Chq	9018341779	071726
05/02/2024	Water consumption to 1/2/24	Water Corporation	3,375.19	Paid	Chq	9018341779	071787
31/05/2024	Water consumption to 29/5/24	Water Corporation	385.24	Paid	Chq	9018341779	071905
			\$7,407.66				
Total expenses			\$92,767.72				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Sinking Fund							
Maint Bldg--Gate Works 266700							
31/07/2023	Powder coat carpark gates	Perrott Painting Pty Ltd	3,360.00	Paid	DE	18517	044067
			\$3,360.00				
Total expenses			\$3,360.00				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Proposed Budget to apply from 01/07/2024

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road, MIDLAND
WA 6056

Administrative Fund

	Proposed budget	Actual 01/07/2023-30/06/2024	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	33.91	0.00
Levies Due--Admin	123,400.00	123,403.28	123,400.00
Recovery--Breach Notices	0.00	88.00	0.00
Recovery--Owner	0.00	8,026.90	0.00
Remotes/Key purchase	0.00	1,490.90	0.00
<i>Total revenue</i>	123,400.00	133,042.99	123,400.00
Less expenses			
Admin--Additional Duties - ASMS	700.00	720.00	600.00
Admin--Agent Disburst-- Contract	2,114.16	2,072.76	2,072.76
Admin--BAS and IAS Lodgment - Accountant	400.00	290.92	400.00
Admin--Company Tax Return - Accountant	100.00	90.91	100.00
Admin--Executive Committee Expenses	300.00	184.00	500.00
Admin--Management Fees--Standard	11,727.24	11,727.24	11,727.24
Admin--Meeting Fee	160.00	160.00	160.00
Admin--Owner Recovery Charges	0.00	166.36	0.00
Insurance--Premiums	25,000.00	21,520.25	25,000.00
Maint Bldg--Cleaning	20,000.00	9,820.00	16,000.00
Maint Bldg--Electrical	3,000.00	783.00	3,000.00
Maint Bldg--Fire Protection	5,000.00	1,366.04	6,000.00
Maint Bldg--Fire Protection--Contract	3,500.00	2,671.38	2,700.00
Maint Bldg--Gate Repairs/Maintenance	2,000.00	1,295.00	2,000.00
Maint Bldg--General Repairs	12,500.00	6,024.09	12,500.00
Maint Bldg--Insurance Repairs	4,000.00	0.00	3,000.00
Maint Bldg--Legal--By-Laws Consolidation	0.00	1,275.05	0.00
Maint Bldg--Lift Maintenance	7,200.00	7,003.86	7,000.00
Maint Bldg--Owner Recovery Invoices	0.00	8,044.18	0.00
Maint Bldg--Pest Control	800.00	723.55	800.00
Maint Bldg--Plumbing & Drainage	5,000.00	454.55	5,000.00
Maint Bldg--Security Keys/Remotes	0.00	1,837.20	0.00
Maint Bldg--Ten Year Building Maint Plan	3,000.00	0.00	0.00
Maint Grounds--Groundsman	3,900.00	3,825.00	3,900.00
Maint Grounds--Lawns & Gardening	500.00	0.00	500.00
Utility--Electricity	2,700.00	1,720.72	2,700.00
Utility--Electricity Sub Meters	1,600.00	1,584.00	1,600.00
Utility--Water & Sewerage	10,000.00	7,407.66	15,000.00

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road, MIDLAND
WA 6056

<i>Total expenses</i>	125,201.40	92,767.72	122,260.00
Surplus/Deficit	(1,801.40)	40,275.27	1,140.00
Opening balance	41,639.69	1,364.42	1,364.42
Closing balance	\$39,838.29	\$41,639.69	\$2,504.42
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	\$135.74		\$135.74
Budgeted standard levy revenue	123,400.00		123,400.00
Add GST	12,340.00		12,340.00
Amount to raise in levies including GST	\$135,740.00		\$135,740.00

Sinking Fund**Proposed
budget**

01/07/2023-30/06/2024

Actual**Previous
budget****Revenue**

Interest on Arrears--Reserve Fund

0.00

1.55

0.00

Levies Due--Reserve Fund

5,645.45

5,649.68

5,645.45

Total revenue

5,645.45

5,651.23

5,645.45

Less expenses

Maint Bldg--Gate Works

0.00

3,360.00

4,000.00

Maint Bldg--Ten Year Building Plan--Works

30,000.00

0.00

0.00

Total expenses

30,000.00

3,360.00

4,000.00

Surplus/Deficit

(24,354.55)

2,291.23

1,645.45

Opening balance

46,907.52

44,616.29

44,616.29

Closing balance

\$22,552.97

\$46,907.52

\$46,261.74

Total units of entitlement

1000

1000

Levy contribution per unit entitlement

\$6.21

\$6.21

Budgeted standard levy revenue

5,645.45

5,645.45

Add GST

564.54

564.54

Amount to raise in levies including GST

\$6,209.99

\$6,209.99

Proposed Levy Schedule to apply from 01/07/2024

The Owners of Strata Scheme 59977

Foundry Apartments, 5 Wallsend Road, MIDLAND
WA 6056

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	22.00	746.60	34.15	780.75	3,123.00
2	2	22.00	746.60	34.15	780.75	3,123.00
3	3	22.00	746.60	34.15	780.75	3,123.00
4	4	16.00	543.00	24.85	567.85	2,271.40
5	5	28.00	950.20	43.50	993.70	3,974.80
6	6	22.00	746.60	34.15	780.75	3,123.00
7	7	22.00	746.60	34.15	780.75	3,123.00
8	8	22.00	746.60	34.15	780.75	3,123.00
9	9	20.00	678.70	31.05	709.75	2,839.00
10	10	26.00	882.35	40.40	922.75	3,691.00
11	11	26.00	882.35	40.40	922.75	3,691.00
12	12	26.00	882.35	40.40	922.75	3,691.00
13	13	16.00	543.00	24.85	567.85	2,271.40
14	14	17.00	576.90	26.40	603.30	2,413.20
15	15	17.00	576.90	26.40	603.30	2,413.20
16	16	26.00	882.35	40.40	922.75	3,691.00
17	17	26.00	882.35	40.40	922.75	3,691.00
18	18	21.00	712.65	32.60	745.25	2,981.00
19	19	26.00	882.35	40.40	922.75	3,691.00
20	20	26.00	882.35	40.40	922.75	3,691.00
21	21	17.00	576.90	26.40	603.30	2,413.20
22	22	20.00	678.70	31.05	709.75	2,839.00
23	23	23.00	780.50	35.75	816.25	3,265.00
24	24	27.00	916.25	41.95	958.20	3,832.80
25	25	27.00	916.25	41.95	958.20	3,832.80
26	26	25.00	848.40	38.85	887.25	3,549.00
27	27	27.00	916.25	41.95	958.20	3,832.80
28	28	27.00	916.25	41.95	958.20	3,832.80
29	29	27.00	916.25	41.95	958.20	3,832.80
30	30	16.00	543.00	24.85	567.85	2,271.40
31	31	19.00	644.80	29.50	674.30	2,697.20
32	32	18.00	610.85	27.95	638.80	2,555.20
33	33	27.00	916.25	41.95	958.20	3,832.80
34	34	27.00	916.25	41.95	958.20	3,832.80
35	35	23.00	780.50	35.75	816.25	3,265.00

36	36	27.00	916.25	41.95	958.20	3,832.80
37	37	27.00	916.25	41.95	958.20	3,832.80
38	38	19.00	644.80	29.50	674.30	2,697.20
39	39	21.00	712.65	32.60	745.25	2,981.00
40	40	24.00	814.45	37.30	851.75	3,407.00
41	41	29.00	984.15	45.05	1,029.20	4,116.80
42	42	28.00	950.20	43.50	993.70	3,974.80
43	43	26.00	882.35	40.40	922.75	3,691.00
		1,000.00	\$33,935.90	\$1,553.35	\$35,489.25	\$141,957.00



Date: 14 Jun 2024

Customer All Strata Management Services
Attn Kristen Slattery
Email Assist4@allstrata.com.au
From Dakota Panetta

QUOTATION

For a Professional 10 Year Maintenance Plan (WA)

Reference Number 2435806
CTS/SP Number 59977
Building Name Foundry Apartments Strata Company
Building Address 5 Wallsend Road Midland WA 6056
No. Units 43
Building Type WA - Strata Plan
Type of Units Residential
Professional Fees \$1,568.00 (incl GST)

Additional Details

Your personalised serviced benefits...

- You can expect courteous, easily identifiable and professionally dressed Inspectors who are willing to spend time with an owner representative on the day of the inspection;
- We guarantee that one of our highly experienced, qualified inspectors will inspect your building for each and every report that you order and meet with your onsite representative as requested;
- You can rely on your inspector being a full trained building inspectors with decades of combined experience in accurate maintenance, budgeting and planning;
- Your Report is compiled using our Australian built software that is custom made, to calculate the lowest possible levy whilst still maintaining sufficient funds to meet expenditure needs.
- Your comprehensive yet easy to read report, will include tips for extending the life of many high maintenance items;
- You are protected by our \$5,000,000 of Professional Indemnity Insurance (\$2,000,000 for any one claim);
- You can rely on the accuracy of the report due to the high quality rates used in calculations are obtained from real contract rates, estimating schedules and relative industry sources because accuracy matters to us.
- \$20,000,000 of Public Liability and Products Liability cover;

Under s 100(2) of the new *Strata Titles Act*, every strata company with more than 10 lots must establish a reserve fund for the purpose of accumulating funds to meet contingent expenses and other major expenses of the strata company likely to arise in the future.

Section 100(2A) of the Act also requires a strata company to establish a reserve fund budget in the form of a 10 Year Maintenance Plan that; - sets out all anticipated major expenditure for maintenance, repairs, renewal or replacement. This plan must be revised at least once every 5 years and when revised, the plan must be extended to cover the following 10 years after the revision. Once this plan has been developed, the strata company must take the plan into account when preparing its budget under s 102(2)(a).

Additional information:

- Our inspectors will not access internal roof cavities or wall cavities.
- Our inspectors will not access elevated heights or work at heights environment.

* Please attach a copy of the registered plan when ordering. *Alternatively if a plan is not provided, we can download the registered plan and a \$33 disbursement cost will be charged;*

*** When accepting the quote, please provide us with the following:

- Order form;
- Property Plans;

- Reserve Fund's financial details for the financial year including:
 - Financial Year Start;
 - Established Fund Balance;
 - Financial Year;
 - Fund Levy per Lot per Annum.

Call us now on 1300 136 036 fax us on 1300 136 037
or email at orders@solutionsinengineering.com
Website www.solutionsinengineering.com

This quotation is valid for twelve (12) months from date of issue.

All services provided by Solutions in Engineering are supplied on the basis of our '**Product Description**'
and '**Supply Terms and Conditions**' which are available from our office and from our website
www.solutionsinengineering.com

Australia | Canada | New Zealand



Date: 14 Jun 2024

Customer All Strata Management Services
Attn Kristen Slattery
Email Assist4@allstrata.com.au
From Dakota Panetta

QUOTATION

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- You can rely on your inspector being a full trained building inspectors with decades of combined experience in accurate maintenance, budgeting and planning;
- Your Report is compiled using our Australian built software that is custom made, to calculate the lowest possible levy whilst still maintaining sufficient funds to meet expenditure needs.
- Your comprehensive yet easy to read report, will include tips for extending the life of many high maintenance items;
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- You can rely on the accuracy of the report due to the high quality rates used in calculations are obtained from real contract rates, estimating schedules and relative industry sources because accuracy matters to us.
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- Reserve Fund's financial details for the financial year including:
 - Financial Year Start;
 - Established Fund Balance;
 - Financial Year;
 - Fund Levy per Lot per Annum.

Call us now on 1300 136 036 fax us on 1300 136 037
or email at orders@solutionsinengineering.com
Website www.solutionsinengineering.com

This quotation is valid for twelve (12) months from date of issue.

All services provided by Solutions in Engineering are supplied on the basis of our '**Product Description**' and '**Supply Terms and Conditions**' which are available from our office and from our website www.solutionsinengineering.com

Australia | Canada | New Zealand

FOUNDRY

We wouldn't be able to offer to remake the sail shades in single lengths as they currently are.

We would offer to re-make them broken into sections as per the attached sketch.

Advantages are they become easier/cheaper to service/repair/replace.

Only down side is the slight gaps between the sail shades.

Price for this option as follows;

Row A Price: \$5885.00 excl gst. Fully fitted.

Row B Price: \$6045.00 excl gst. Fully fitted.

Row C Price: \$7740.00 excl gst. Fully fitted.

Regards

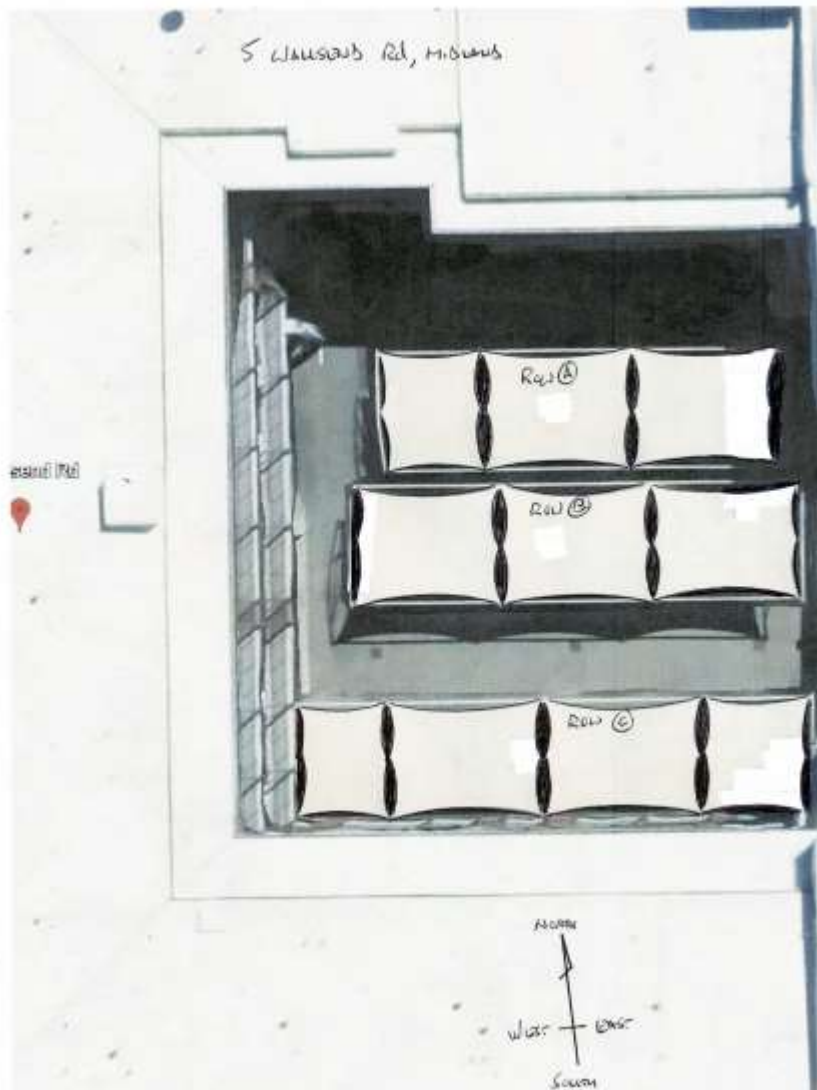
TOM COLEMAN

m. 0422 521 960

e. tom@perthsailshades.com.au

w. perthsailshades.com.au





Quotation no : 6006

Date : 17/05/2024

**Customer:**

**The owners of Strata Plan 6469
PO Box 511
Mt Lawley WA 6929**

Site Address:

**Strata Scheme 59977
Foundary Apartments
5 wallsend Rd**

Customer Phone:

Sail Colour:

Edge Colour:

Post Colour:

Bracket Colour:

Customer Fax:

EX32 TBA

Thankyou for your enquiry. We have pleasure in submitting the following quotation

Installation

Yes

Quote valid for 30 days

Our product has a five year warranty.

Amount

QU- CarPark Roof Shade Sails

For the supply and install of 3 new shade sails to replace an old carpark sails.

28,530.00

Each Sail to be FULL LENGTH ALONG EACH SET OF BAYS

Sail A - 25m x 5.6m

Sail B - 21m x 5.6m

Sail C - 19m x 5.6m

Signed
(Director) _____

Total Inc GST

\$28,530.00

To accept this quotation please forward 40% deposit.

Shade Solutions Banking Details:

BSB: 036 051 ACCOUNT NO :270 574

Postal Address: _____

Shade Solutions

Po Box 923

Subiaco WA 6904

Phone : 0418 958 607

Fax :

E-mail patrick@shadesolutions.com.au

ABN 51 390 155 486

Assistant 3

From: Tom Coleman <tom@perthsailshades.com.au>
Sent: 8 May, 2024 4:05 PM
To: Assistant4
Cc: Admin5
Subject: Fw: Quote request 018520 for Strata Scheme 59977 - Foundry Apartments, 5 Wallsend Road, MIDLAND WA 6056
Attachments: Quote Request.pdf

Hi Elaine

My name is Tom Coleman of Perth Sail Shades.
My business partner Rob from "Rob's Shade Sail Repairs" forwarded your quote request for the above midland apartments.

2x Remove Sail Shade structures from site.
Sew patches/repair holes in sail shades at our Clarkson workshop.
Return and re-fit 2x Sail Shades.

Price: \$1680.00 excl gst

Regards

TOM COLEMAN

m. 0422 521 960

e. tom@perthsailshades.com.au

w. perthsailshades.com.au



This email has been sent from Perth Sail Shades.

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From: robsshade@iinet.net.au <robsshade@iinet.net.au>

Sent: 08 May 2024 15:40

To: Tom Coleman <tom@perthsailshades.com.au>

Subject: Fw: Quote request 018520 for Strata Scheme 59977 - Foundry Apartments, 5 Wallsend Road, MIDLAND WA 6056

From: Assistant4 <Assist4@allstrata.com.au>

Sent: Tuesday, May 7, 2024 4:44 AM

To: robsshade@iinet.net.au <robsshade@iinet.net.au>

Subject: Quote request 018520 for Strata Scheme 59977 - Foundry Apartments, 5 Wallsend Road, MIDLAND WA 6056



Please find attached a quotation request for The Owners of Strata Scheme 59977.

If you have any questions, please contact our office during business hours.

Regards

Kim Bunting

Manager for The Owners of Strata Scheme 59977

IMPORTANT:

The contents of this email are confidential.

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