



SYDNEY STRATA INSPECTIONS

SYDNEY STRATA INSPECTIONS • PO Box 264 Narrabeen NSW 2101

Contact us: info@sydneystratainspections.com.au • Mobile: 0411 49 55 66

STRATA INSPECTION REPORT

PROPERTY ADDRESS: 610/88 Vista Street MOSMAN 2088

DATE OF SEARCH 24/3/2021

STRATA PLAN 71822 **LOT No:** 85 **UNIT** 610

OWNERS NAME: HUAN JIAN SIA

REPORT ORDERED BY Infinity Property Agents

REFERENCE No: -----

ANNEXURE PAGES: 71

Some information to help you understand your report:

Thank you for choosing Sydney Strata Inspections to assist in your decisions on your potential property purchase.

The inspections are usually conducted at the relevant Strata Manager's office and do not include a physical inspection of the property itself. The information is solely obtained from the records and books of the Owners Corporation available at the time of the inspection. Generally, records are searched up to 5 years before the date of this report.

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1. MANAGING AGENT DETAILS

This report is prepared for your information only (or the company who ordered this report) and no liability or responsibility is due to any third party who may rely on this report in whole or in part.

This provides you details of the Strata Manager

Stata Management	WELLMAN STRATA MANAGEMENT
Address	9/189 Kent St, Sydney NSW 2000
Telephone number	80656575
Sighted agency agreement:	Yes
Date of appointment:	Unable to ascertain

2. STRATA ROLL DETAILS

This provides you information on the current owner/s of the subject property of this report

Name of owner/s on strata roll: Huan Jian Sia

Address of owner/s recorded on strata roll: Unit 610/88 Vista Street
MOSMAN NSW 2088

Are there any mortgages of the lot recorded on strata roll? No

Is there a lease of the lot recorded on the strata roll? No

Has the initial period expired? Yes

3. CERTIFICATE OF TITLE

A Certificate of Title will normally detail title information including the lot/plan numbers and other registered interests on the title. We suggest a current search of the Certificate of Title be made at the NSW Government Land and Property information.

Certificate of Title number: CP/71822 **Edition** 6 19/1/2018
Issued 2/11/2019

Sighted: yes

Date of registration of strata plan: Unable to ascertain

Number of lots in strata scheme: 91

Number of units in strata scheme 86

Aggregate units of entitlement 10000

Unit entitlement of subject lot: 86

4. BY-LAWS

Standard By- Laws clarify your responsibilities and obligations when you own or live in a strata unit. In some instances, an Owners Corporation may decide to register additional By -Laws

By laws registered after registration of strata plan

Are there any By- laws approved but YES

Dealings numbered AM975239 CONSOLIDATION

Are there any proposed changes to by-laws? No

Details of by-laws: N/A

Is there any evidence of approval for animals being refused? No

Is there any evidence of approval for animals? No

5. MEETING MINUTES

The Owners Corporation hold meetings, the minimum required on an annual basis, to agree on budgets and discuss other matters related to the overall running of the building. These meetings are documented in what are referred to as minutes.

Are records of the minutes retained? Yes

Minutes were inspected from 21/5/2019 to the last meeting held 27/5/2020

6. ACCOUNT BALANCES

All Strata Schemes impose a regular strata levy, usually collected quarterly, on all Lot owners. The money collected is deposited into the Strata Scheme's Administration and Sinking Fund accounts and used to fund the running and maintenance of the property.

Strata Scheme Current Account Balances:

Administrative fund \$ 217,874.70

Capital fund \$ 373,722.96

TOTAL \$ 591,507.66

Balance sheet attached? YES DATED 24/3/2021

Annual Budget Contribution:

Current Annual Budget Contribution were determined at the Annual General Meeting dated 27/5/2020 to be paid in quarterly instalments commencing from 1/3/2020 in accordance with unit entitlement

Budget for current year attached? Yes

Annual Budget Contributions –

Year	Administration Fund	Capital Fund
2020	\$605,000.00 incl	\$250,800.00 incl
2019	\$519,918.00 .00	\$327,901.00
2018	\$541,135.28	\$204,545.55
2017	\$522,266.82	\$31,960.00

SYDNEY STRATA INSPECTIONS

Is the Capital Fund separately levied? Yes

Current Income and Expenditure is attached: Yes

Has an Auditor been appointed? No

Financial records retained for the last five years or, since the date of registration of the Strata Scheme: Yes

Evidence of Income tax return: Yes

7. LEVY CONTRIBUTIONS

Each Lot is given a unit entitlement as recorded on the Strata Plan. The amount of the unit entitlement varies depending on factors such as the size of the Lot. Unit entitlements regulate what proportion of the total annual budget contributions will be paid by each Lot owner. Additional Special Levies may also be collected where large and/or unexpected expenses arise.

Current standard Levies for subject Lot:

Administrative fund	\$1,329.70
Capital fund	\$431.10
Amount outstanding	nil
Special Levies	N/A

Special Levies for Strata scheme:

Evidence of Proposed Special Levies? No

Total amount? Nil Purpose: Nil

Have any Special Levies been raised in the last 5 years? No

SYDNEY STRATA INSPECTIONS

Special Levies Raised – Last 5 years

Year	Total	Purpose	Resolved	Meeting	Due
N/A					

8. PROPOSED MAJOR EXPENDITURE

Based on a review of correspondence and meeting minutes, any identified proposed major expenditure or, ongoing major works in progress (where applicable) will be listed below.

Evidence of any proposed major works sighted?

Nil

9. MAJOR EXPENDITURE

Income and Expenditure for the last five years statements for the last five years are attached.

Yes

10. INSURANCE

In general terms, an Owners Corporation is responsible for the insuring of the main building, Public liability, Workers Compensation and Voluntary Workers cover. The following information confirms the building of the subject property of this report is currently insured.

Copy of insurance summary follows:

Insurer	INSURANCE AUST	Policy Number	06S2368659
Due date	10/2/22	Phone	1300668166
Broker:	BAC	Premium	\$12,879.09

Approval for insurances confirmed at general meeting of Owners Corporation:

Amount of Building Insurance	\$42,910,860.00
Amount of last valuation:	Not on file
Date of valuation	N/A
Name of Valuer	N/A

Under the Strata Schemes Management Act the Owners Corporation must obtain a valuation for the current replacement value every five years.

Certificate of insurances annexed: We have requested a copy of the Certificate of Currency and we will update this report when the certificate is received

Evidence of payment sighted: Yes

11. HARMONY

Strata living can sometimes lead to disputes between the strata owners. The majority of these involve a breach of a standard By – Law and are easily resolved. In some instances, however, disputes can escalate and require ongoing dispute resolution.

Is there any evidence of disharmony other than those listed under notices and orders?

No

12. NOTICES AND ORDERS

An Adjudicator can make decisions on disputes or complaints which have not been resolved by mediation. In other instances, legal services may be engaged for matters not able to be resolved at Executive Committee or Strata Management level

Have there been any orders made by the adjudicator? No

Any evidence of court order/legal action? No

13. GENERAL COMMENTS

NOTED: Attached are the following documents:

Capital Works Fund forecast dated 21/10/2019

Certificate of plant item registration

Noted that plan is member of a Building Management Committee and as such we suggest you have an inspection of the records undertaken.

Attached documents

To assist in your decision making on your potential property purchase, the following documents are attached for your reference.

Attachments	Attached
Strata Management print outs	Yes
Income and expenditure	Yes
Certificate of Insurance	Yes
Minutes	Yes
Annual Fire Safety Certification Assessment	No
1	No
Extract of Capital Works Fund Forecast	Yes
Extract of Asbestos Report	No
Land Valuation	No
Fire defect report	No

Please note this report was compiled from the records as presented to us at the time of inspection. The documents can be presented in varying forms including loose leaf, bond or electronic. We cannot guarantee the records were up to date or complete. The clarity of the attached scanned documents are the best possible and dependent upon the nature of record keeping. Accordingly, please use this report in conjunction with any other enquiries you deem necessary to assist with your potential property purchase.

Wellman Strata Management Pty Ltd

Suite 5, Level 9, 189 Kent Street SYDNEY NSW 2000 ABN: 24 110 754 839

Ph: 02 8065 6575 Email: info@wellmanstrata.com.au

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Page 1

Strata Roll of Owners for Strata Plan Number 71822

Nuova Owner Page

S/Plan 71822

Building Address: 88 Vista Street

Suburb: MOSMAN

Building Name: Nuova

GST: Yes

Units: 91

State: NSW

ABN: 56 168 117 024

Manager: Harish Thirumeni

Lots: 91

Post Code: 2088

Lot: 85

Unit: 610

Last Settled: 08/08/2014

Units of Entitlement: 86 / 10000

Owner Name: Huan Jian Sia

Salutation:

Phone:

Fax:

Mobile:

Email:

Owner Address: 610/88 Vista Street
MOSMAN NSW 2088

Levy Notice Name: Infinity Property Agents

Levy Notice Address:

Suite 38
112-122 McEvoy Street
ALEXANDRIA NSW 2015
(strata@infinityproperty.com.au)

Deliver by: Email

Address for Meeting Notices:

Suite 38
112-122 McEvoy Street
ALEXANDRIA NSW 2015
(strata@infinityproperty.com.au)

Deliver by: Email

Address for Correspondence:

Suite 38
112-122 McEvoy Street
ALEXANDRIA NSW 2015
(strata@infinityproperty.com.au)

Deliver by: Email

Full Name:

Residence Address: 610/88 Vista Street
MOSMAN NSW 2088

Schedules: Contribution Schedule (86/10000).

Managing Agent Details

Agent Name: Infinity Property Agents

Address: Suite 38

Strata Roll of Owners for Strata Plan Number 71822**Nuova
Owner Page**

S/Plan 71822**Building Address:** 88 Vista Street**Units:** 91**Lots:** 91**Suburb:** MOSMAN**State:** NSW**Post Code:** 2088**Building Name:** Nuova**ABN:** 56 168 117 024**GST:** Yes**Manager:** Harish Thirumeni**Suburb:** ALEXANDRIA**State:** nsw**Post Code:** 2015**Phone 1:** 9699 9179**Phone 2:****Fax:** 02 9699 9793**Email:** strata@infinityproperty.com.au**Tenancy Details****Tenant Name:** Daniel Stolper**Salutation:****Contact Name:****Phone 1:****Phone 2:****Mobile:** 0415 231 032**Email:** daniel@stolper.id.au**Start Date:****Expiry Date:** 16/03/2017**Notes:**

Nominees

This lot has no nominees listed.

Mortgagees

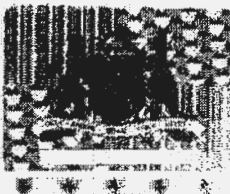
This lot has no mortgagees listed.

Past Owners

This lot has no past owners listed.

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
CP/SP71822	
EDITION	DATE OF ISSUE
6	19/1/2018
CERTIFICATE AUTHENTICATION CODE	
HSMF-J6-75WN	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 71822
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT MOSMAN.

LOCAL GOVERNMENT AREA: MOSMAN.

PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

TITLE DIAGRAM: SP71822

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 71822

ADDRESS FOR SERVICE OF NOTICES:

C/O WELLMAN STRATA MANAGEMENT PTY LTD

PO BOX Q1916

QUEEN VICTORIA BUILDING SYDNEY NSW 1230

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN DP1062564 AND IS SUBJECT TO RESERVATION AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. ATTENTION IS DIRECTED TO THE STRATA MANAGEMENT STATEMENT FILED WITH SP71822
3. THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1062564
4. EASEMENT FOR SUBJACENT AND LATERAL SUPPORT AND EASEMENT FOR SHELTER IMPLIED BY SECTION 8AA STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973. SEE DP1062564
5. Q784278 COVENANT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP1062564
6. Q787336 COVENANT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP1062564
7. DP1008772 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN DP1062564
8. DP1008772 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN AFFECTING THE LAND SHOWN SO BURDENED IN DP1008772
9. DP1062564 EASEMENT FOR ACCESS TO POOLPLANT ROOM AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
10. DP1062564 RIGHT TO USE GARBAGE ROOM AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
11. DP1062564 EASEMENT FOR LIGHT AND AIR AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
12. DP1062564 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE REFERENCE

CP/SP71822

EDITION

DATE OF ISSUE

6

19/1/2018

CERTIFICATE AUTHENTICATION CODE

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REGISTRAR GENERAL

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SECOND SCHEDULE (CONTINUED)

-
- PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
13. DP1062564 EASEMENT FOR SERVICES AND SHELTER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
14. DP1062564 EASEMENT FOR SERVICES AND SHELTER APPURTENANT TO THE LAND ABOVE DESCRIBED
15. DP1062564 EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
16. DP1062564 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED
17. DP1062564 RIGHT TO USE FIRE STAIRS AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
18. DP1062564 RIGHT TO USE FIRE STAIRS APPURTENANT TO THE LAND ABOVE DESCRIBED
19. DP1062564 POSITIVE COVENANT REFERRED TO AND NUMBERED (10) IN S.88B INSTRUMENT
20. DP1062564 POSITIVE COVENANT REFERRED TO AND NUMBERED (11) IN S.88B INSTRUMENT
21. DP1063909 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
22. DP1063909 POSITIVE COVENANT
23. AM975239 CONSOLIDATION OF REGISTERED BY-LAWS
24. AM975239 INITIAL PERIOD EXPIRED

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000)

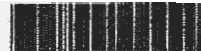
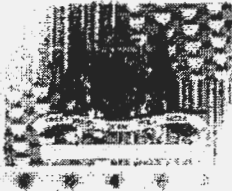
STRATA PLAN 71822

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 81	2	- 100	3	- 141	4	- 105
5	- 141	6	- 90	7	- 106	8	- 92
9	- 86	10	- 81	11	- 81	12	- 75
13	- 69	14	- 112	15	- 95	16	- 115
17	- 97	18	- 122	19	- 118	20	- 129
21	- 90	22	- 98	23	- 105	24	- 92
25	- 89	26	- 81	27	- 80	28	- 89
29	- 82	30	- 84	31	- 95	32	- 116
33	- 105	34	- 125	35	- 118	36	- 130
37	- 92	38	- 98	39	- 100	40	- 86
41	- 84	42	- 85	43	- 81	44	- 92
45	- 86	46	- 85	47	- 85	48	- 111
49	- 100	50	- 126	51	- 104	52	- 96
53	- 109	54	- 96	55	- 101	56	- 97
57	- 95	58	- 87	59	- 85	60	- 101
61	- 88	62	- 82	63	- 103	64	- 213
65	- 95	66	- 135	67	- 111	68	- 122
69	- 145	70	- 110	71	- 112	72	- 92

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE

CP/SP71822

EDITION

6

DATE OF ISSUE

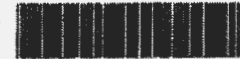
19/1/2018

CERTIFICATE AUTHENTICATION CODE

HSMF-J6-75WN

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REGISTRAR GENERAL



SCHEDULE OF UNIT ENTITLEMENT

(AGGREGATE: 10000) (CONTINUED)

STRATA PLAN 71822 (CONTINUED)

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
73	- 91	74	- 85	75	- 208	76	- 95
77	- 130	78	- 101	79	- 125	80	- 130
81	- 115	82	- 345	83	- 370	84	- 345
85	- 86	86	- 428	87	- 29	88	- 3
89	- 3	90	- 3	91	- 3		

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (REAL PROPERTY ACT)

WELLMAN STRATA MANAGEMENT PTY LTD
OWNER TRANSACTION SUMMARY from 01/12/16 to 31/05/21
Contribution Schedule

S/Plan: 71822
Building Address: 88 Vista Street

Units: 91

Lots: 91

Suburb: MOSMAN
Building Name: Nuova
GST?: Yes

State: NSW **Post Code:** 2088
ABN: 56 168 117 024
Manager: Harish Thirumeni

Lot#: 85 **Unit#:** 610
Owner Name: Huan Jian Sia

Units of Entitlement: 86

Paid To: 31/05/21

Contribution Schedule: 86

Levies

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest
31/12/16	85	Quarterly Levies from 01/12/2016 to 28/02/2017	\$1,401.51	\$1,401.51	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID						
		Admin	\$1,182.50	\$1,182.50	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$219.01	\$219.01	\$0.00	\$0.00	\$0.00	\$0.00
01/03/17	176	Quarterly Levies from 01/03/2017 to 31/05/2017	\$1,401.51	\$1,401.51	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID						
		Admin	\$1,182.50	\$1,182.50	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$219.01	\$219.01	\$0.00	\$0.00	\$0.00	\$0.00
01/06/17	267	Quarterly Levies from 01/06/2017 to 31/08/2017	\$1,401.51	\$1,401.51	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID						
		Admin	\$1,182.50	\$1,182.50	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$219.01	\$219.01	\$0.00	\$0.00	\$0.00	\$0.00
01/09/17	562	Standard Levy Contribution Schedule from 01/09/2017 to 30/11/2017	\$2,533.85	\$2,533.85	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID						
		Admin	\$1,286.56	\$1,286.56	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$1,247.29	\$1,247.29	\$0.00	\$0.00	\$0.00	\$0.00
10/10/17	600	Charge for arrears notice dated 10/10/2017	\$33.00	\$33.00	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID						
		Admin	\$33.00	\$33.00	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/12/17	563	Standard Levy Contribution Schedule from 01/12/2017 to 28/02/2018	\$2,533.85	\$2,533.85	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID						
		Admin	\$1,286.56	\$1,286.56	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$1,247.29	\$1,247.29	\$0.00	\$0.00	\$0.00	\$0.00
01/03/18	564	Standard Levy Contribution Schedule from 01/03/2018 to 31/05/2018	\$2,533.85	\$2,533.85	\$0.00	\$0.00	\$0.00	\$0.00
		FULLY PAID						
		Admin	\$1,286.56	\$1,286.56	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$1,247.29	\$1,247.29	\$0.00	\$0.00	\$0.00	\$0.00

WELLMAN STRATA MANAGEMENT PTY LTD
OWNER TRANSACTION SUMMARY from 01/12/16 to 31/05/21
Contribution Schedule

S/Plan: 71822
Lot#: 85 **Unit#:** 610
Owner Name: Huan Jian Sia

Units of Entitlement: 86
Contribution Schedule: 86

Paid To: 31/05/21

Levies(Continued)

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest D
30/06/18	1074	Standard Levy Contribution Schedule from 01/06/2018 to 31/08/2018 FULLY PAID	\$1,506.77	\$1,506.77	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,277.53	\$1,277.53	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$229.24	\$229.24	\$0.00	\$0.00	\$0.00	\$0.00
01/09/18	1165	Standard Levy Contribution Schedule from 01/09/2018 to 30/11/2018 FULLY PAID	\$1,506.77	\$1,506.77	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,277.53	\$1,277.53	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$229.24	\$229.24	\$0.00	\$0.00	\$0.00	\$0.00
01/12/18	1256	Standard Levy Contribution Schedule from 01/12/2018 to 28/02/2019 FULLY PAID	\$1,506.77	\$1,506.77	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,277.53	\$1,277.53	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$229.24	\$229.24	\$0.00	\$0.00	\$0.00	\$0.00
01/03/19	1347	Standard Levy Contribution Schedule from 01/03/2019 to 31/05/2019 FULLY PAID	\$1,506.77	\$1,506.77	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,277.53	\$1,277.53	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$229.24	\$229.24	\$0.00	\$0.00	\$0.00	\$0.00
15/07/19	1737	Standard Levy Contribution Schedule from 01/06/2019 to 31/08/2019 FULLY PAID	\$2,077.45	\$2,077.45	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,213.88	\$1,213.88	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$863.57	\$863.57	\$0.00	\$0.00	\$0.00	\$0.00
01/09/19	1738	Standard Levy Contribution Schedule from 01/09/2019 to 30/11/2019 FULLY PAID	\$2,077.45	\$2,077.45	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,213.88	\$1,213.88	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$863.57	\$863.57	\$0.00	\$0.00	\$0.00	\$0.00
01/12/19	1739	Standard Levy Contribution Schedule from 01/12/2019 to 29/02/2020 FULLY PAID	\$2,077.45	\$2,077.45	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,213.88	\$1,213.88	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$863.57	\$863.57	\$0.00	\$0.00	\$0.00	\$0.00
01/03/20	1740	Standard Levy Contribution Schedule from 01/03/2020 to 31/05/2020 FULLY PAID	\$2,077.45	\$2,077.45	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,213.88	\$1,213.88	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$863.57	\$863.57	\$0.00	\$0.00	\$0.00	\$0.00
01/07/20	2124	Standard Levy Contribution Schedule from 01/06/2020 to 31/08/2020 FULLY PAID	\$1,760.80	\$1,760.80	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,329.70	\$1,329.70	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$431.10	\$431.10	\$0.00	\$0.00	\$0.00	\$0.00

WELLMAN STRATA MANAGEMENT PTY LTD
OWNER TRANSACTION SUMMARY from 01/12/16 to 31/05/21
Contribution Schedule

S/Plan: 71822
Lot#: 85 **Unit#:** 610
Owner Name: Huan Jian Sia

Units of Entitlement: 86
Contribution Schedule: 86

Paid To: 31/05/21

Levies(Continued)

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest D
01/09/20	2125	Standard Levy Contribution Schedule from 01/09/2020 to 30/11/2020 FULLY PAID	\$1,760.80	\$1,760.80	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,329.70	\$1,329.70	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$431.10	\$431.10	\$0.00	\$0.00	\$0.00	\$0.00
01/12/20	2126	Standard Levy Contribution Schedule from 01/12/2020 to 28/02/2021 FULLY PAID	\$1,760.80	\$1,760.80	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,329.70	\$1,329.70	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$431.10	\$431.10	\$0.00	\$0.00	\$0.00	\$0.00
01/03/21	2127	Standard Levy Contribution Schedule from 01/03/2021 to 31/05/2021 FULLY PAID	\$1,760.80	\$1,760.80	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$1,329.70	\$1,329.70	\$0.00	\$0.00	\$0.00	\$0.00
		Capital Works	\$431.10	\$431.10	\$0.00	\$0.00	\$0.00	\$0.00
Levy Totals for the Period 01/12/16 to 31/05/21			\$33,219.16	\$33,219.16	\$0.00	\$0.00	\$0.00	\$0.00

Receipts

Date	Reference	Details	Admin	Capital Works	Total	Discount	Interest P
22/12/16	230	TRF from lot 3/103 Ms Lindsay Soot Booi Tang: Levies received from Strata Management Services	\$1,403.00	\$0.00	\$1,403.00	\$0.00	\$0.00
22/12/16	322	Transfer; - TRF from lot 3/103 Ms Lindsay Soot Booi Tang: Levies received from Strata Management Services TRF: Quarterly Levies for 01/12/2016 to 28/02/2017	\$1,182.50	\$219.01	\$1,401.51	\$0.00	\$0.00
22/12/16	323	Transfer; - Transfer from credit TRF: Quarterly Levies for 01/03/2017 to 31/05/2017	\$0.00	\$1.49	\$1.49	\$0.00	\$0.00
22/12/16	324	Transfer; - Transfer from credit Transfer from credit	\$-1,403.00	\$0.00	\$-1,403.00	\$0.00	\$0.00
30/12/16	342	Transfer; - Transfer from credit Quarterly Levies for 01/03/2017 to 31/05/2017	\$1,182.50	\$217.52	\$1,400.02	\$0.00	\$0.00
30/12/16	343	Receipt; bpay-payment - DEFT Bpay 0000005538 Quarterly Levies for 01/06/2017 to 31/08/2017	\$1.49	\$0.00	\$1.49	\$0.00	\$0.00
30/12/16	360	Receipt; bpay-payment - DEFT Bpay 0000005538 TRF: Quarterly Levies for 01/03/2017 to 31/05/2017 Transfer; - Transfer to credit	\$0.00	\$-1.49	\$-1.49	\$0.00	\$0.00

Wellman Strata Management Pty Ltd

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Balance Sheet - S/Plan 71822 "NUOVA" 88 VISTA STREET, MOSMAN, NSW 2088 For the Financial Period 01/03/2020 to 24/03/2021

	Administrative	Capital Works	TOTAL THIS YEAR
Assets			
Cash At Bank			
Strata Plan 71822	\$156,427.77	\$259,061.42	\$415,489.19
Strata Plan 71822--At Call	\$0.00	\$104,977.16	\$104,977.16
Strata Plan 71822--At Call	\$0.00	\$74.69	\$74.69
Accounts Receivable--Nuova BMC	\$374.00	\$0.00	\$374.00
Levies Receivable	\$35,376.69	\$12,302.48	\$47,679.17
Prepaid Expenses	\$29,612.93	\$0.00	\$29,612.93
Total Assets	\$221,791.39	\$376,415.75	\$598,207.14
Liabilities			
Accounts Payable	\$309.10	\$0.00	\$309.10
BAS Clearing	\$(0.43)	\$0.00	\$(0.43)
Paid in Advance	\$109.69	\$0.00	\$109.69
GST Liabilities	\$3,498.33	\$2,692.79	\$6,191.12
Total Liabilities	\$3,916.69	\$2,692.79	\$6,609.48
Net Assets	\$217,874.70	\$373,722.96	\$591,597.66
Owners Funds			
Opening Balance	\$36,070.90	\$183,075.17	\$219,146.07
Net Income For The Period	\$181,803.80	\$190,647.79	\$372,451.59
Total Owners Funds	\$217,874.70	\$373,722.96	\$591,597.66

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Income and Expenditure Statement - S/Plan 71822**"NUOVA"****88 VISTA STREET, MOSMAN, NSW 2088**

For the Financial Period 01/03/2020 to 24/03/2021

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Contribution			
Contribution Due	\$690,561.12	\$0.00	\$520,000.43
Interest on Overdues	\$1,410.62	\$0.00	\$1,298.73
Total Contribution	\$691,971.74	\$0.00	\$521,299.16
Other Income			
Miscellaneous Income	\$331.82	\$0.00	\$0.00
Status Certificate Fees	\$0.00	\$0.00	\$218.00
Strata Roll Inspection Fees	\$0.00	\$0.00	\$42.50
Total Other Income	\$331.82	\$0.00	\$260.50
Recoveries			
Recoveries - Legal Fees	\$1,040.00	\$0.00	\$770.00
Total Recoveries	\$1,040.00	\$0.00	\$770.00
Total Administrative Fund Income	\$693,343.56	\$0.00	\$522,329.66

Expenses**Admin**

Accounting & Reporting	\$443.19	\$0.00	\$389.06
Accounting & Taxation Services	\$849.43	\$0.00	\$745.63
Agent Disbursements	\$6,932.21	\$0.00	\$5,922.87
Audit Services	\$1,050.00	\$0.00	\$1,050.00
BAS Process Fee	\$1,846.65	\$0.00	\$1,620.99
Building Manager	\$156,999.96	\$0.00	\$169,249.96
Building Manager—Additional Services	\$3,800.00	\$0.00	\$9,025.00
Consultants—Legal Services	\$0.00	\$0.00	\$0.00
Investment Expenses—Deductible	\$0.00	\$0.00	\$120.00
Legal & Debt Collection Fees	\$880.00	\$0.00	\$870.00
Levy Cont.—BMC	\$118,791.65	\$0.00	\$118,473.93
Management Fee	\$33,735.29	\$0.00	\$29,620.64
Management Fee—Schedule B	\$7,470.03	\$0.00	\$8,293.29
Registration/License/Compliance Fees	\$443.19	\$0.00	\$389.06
Search Fees	\$0.00	\$0.00	\$42.50
Status Certificate Fees Paid	\$0.00	\$0.00	\$218.00
Sundry	\$798.00	\$0.00	\$330.00
Total Admin	\$334,039.60	\$0.00	\$346,360.93

Income and Expenditure Statement - S/Plan 71822**"NUOVA"****88 VISTA STREET, MOSMAN, NSW 2088**

For the Financial Period 01/03/2020 to 24/03/2021

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Insurance (Continued)			
Insurance--Premiums	\$4,454.31	\$0.00	\$3,867.42
Total Insurance	\$4,454.31	\$0.00	\$3,867.42
Maint Bldg			
Carpet--Cleaning & Maintenance	\$2,454.55	\$0.00	\$3,778.18
Cleaning--Contracts	\$44,442.01	\$0.00	\$39,900.00
Cleaning--General	\$9,464.57	\$0.00	\$10,322.75
Cleaning--Windows/Glass	\$0.00	\$0.00	\$4,800.00
Doors, Windows & Locks	\$7,810.45	\$0.00	\$9,768.70
Electrical	\$0.00	\$0.00	\$618.19
Electrical--LED, Lamps & Tubes	\$2,990.88	\$0.00	\$3,609.05
Exhaust/Ventilation Systems	\$1,642.00	\$0.00	\$2,600.00
Fire Protection--Essential Repairs / Inspections	\$0.00	\$0.00	\$2,140.00
Garbage Chute	\$1,975.44	\$0.00	\$1,424.86
Garbage Compactor	\$0.00	\$0.00	\$1,165.00
General Repairs	\$5,776.82	\$0.00	\$8,570.00
Hot Water Service	\$602.09	\$0.00	\$775.99
Intercom	\$2,090.00	\$0.00	\$430.00
Keys Swipes & Remotes	\$0.00	\$0.00	\$0.00
Lift Maintenance Contract	\$34,029.82	\$0.00	\$29,906.84
Lift Registration Fees	\$174.50	\$0.00	\$173.50
Lift Servicing/Repair	\$1,845.00	\$0.00	\$1,439.00
Lift Telephone	\$763.68	\$0.00	\$777.32
Pest/Vermin Control	\$2,310.00	\$0.00	\$2,640.00
Plumbing & Drainage	\$2,220.00	\$0.00	\$13,756.22
Security Surveillance	\$984.33	\$0.00	\$294.67
Telephone & PABX Equipment	\$1,899.48	\$0.00	\$2,064.97
Total Maint Bldg	\$123,475.62	\$0.00	\$140,955.24
Utility			
Electricity	\$45,348.71	\$0.00	\$62,134.12
Rubbish Removal	\$4,221.52	\$0.00	\$4,822.80
Total Utility	\$49,570.23	\$0.00	\$66,956.92
Total Administrative Fund Expenses	\$511,539.76	\$0.00	\$558,140.51
Administrative Fund Surplus/Deficit	\$181,803.80	\$0.00	\$(35,810.85)

Wellman Strata Management Pty Ltd

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Income and Expenditure Statement - S/Plan 71822 "NUOVA"

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2020 to 24/03/2021

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Opening Balance for the period	\$36,070.90	\$0.00	\$36,070.90
Fund Transfer	\$0.00	\$0.00	\$(90,000.00)
Closing Balance for the period	\$217,874.70	\$0.00	\$(89,739.95)

Income and Expenditure Statement - S/Plan 71822**"NUOVA"****88 VISTA STREET, MOSMAN, NSW 2088**

For the Financial Period 01/03/2020 to 24/03/2021

Capital Works Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Contribution			
Contribution Due	\$273,570.93	\$0.00	\$298,092.44
Interest on Overdues	\$730.98	\$0.00	\$496.07
Total Contribution	\$274,301.91	\$0.00	\$298,588.51
Insurance			
Insurance Claims Received—Capital Work	\$0.00	\$0.00	\$49,038.78
Total Insurance	\$0.00	\$0.00	\$49,038.78
Interest			
Interest on Investments--CWF	\$139.60	\$0.00	\$2,055.82
Total Interest	\$139.60	\$0.00	\$2,055.82
Total Capital Works Fund Income	\$274,441.51	\$0.00	\$349,683.11
Expenses			
Admin			
Capital Works / Sinking Fund Assessment	\$0.00	\$0.00	\$1,689.09
Total Admin	\$0.00	\$0.00	\$1,689.09
Insurance			
Insurance Claim Expenses	\$0.00	\$0.00	\$11,379.09
Insurance Excess	\$0.00	\$0.00	\$1,500.00
Total Insurance	\$0.00	\$0.00	\$12,879.09
Maint Bldg			
Doors & Windows—Capital Works	\$0.00	\$0.00	\$1,840.00
Fire Protection	\$0.00	\$0.00	\$1,030.00
General Replacement	\$3,080.55	\$0.00	\$8,981.82
Lift Major Repairs - Upgrades	\$1,389.80	\$0.00	\$3,253.00
Painting & Surfaces—Internal	\$0.00	\$0.00	\$31,600.00
Replacement—Intercom	\$0.00	\$0.00	\$6,080.00
Roof & Gutter	\$0.00	\$0.00	\$34,555.85
Security Equipment, CCTV etc	\$0.00	\$0.00	\$23,490.00
Total Maint Bldg	\$4,470.35	\$0.00	\$110,830.67
Misc.			
Other Expenses/Contingency—CWF	\$0.00	\$0.00	\$0.00
Total Misc.	\$0.00	\$0.00	\$0.00

Wellman Strata Management Pty Ltd

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Income and Expenditure Statement - S/Plan 71822

"NUOVA"

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2020 to 24/03/2021

Capital Works Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Remedial Repair (Continued)			
Remedial Repair—Consultants/Engineers	\$5,120.00	\$0.00	\$17,760.00
Remedial Repair—Remedial Repair Project	\$74,203.37	\$0.00	\$129,484.86
Remedial Repair—Shower Recess	\$0.00	\$0.00	\$14,803.47
Total Remedial Repair	\$79,323.37	\$0.00	\$162,048.33
Total Capital Works Fund Expenses	\$83,793.72	\$0.00	\$287,447.18
Capital Works Fund Surplus/Deficit	\$190,647.79	\$0.00	\$62,235.93
Opening Balance for the period	\$183,075.17	\$0.00	\$183,075.17
Fund Transfer	\$0.00	\$0.00	\$90,000.00
Closing Balance for the period	\$373,722.96	\$0.00	\$335,311.10



Strata Unit Underwriting Agency Pty Ltd
T/A Strata Unit Underwriters | ABN 30 089 201 534 | AFSL 246 719
Unit 5/263 Alfred Street, North Sydney, New South Wales 2060
info@suu.com.au | www.suu.com.au | T: 1300 668 066 | F: 1300 668 166

CERTIFICATE OF CURRENCY

To Whom It May Concern

Date: 11.02.21
Policy No.: 06S2368659
Type of Insurance: Residential Strata Insurance
Period Of Insurance: : From 4.00pm 10th February 2021
To 4.00pm 10th February 2022

This policy referred to is current at the date of issue of this certificate and whilst a due date has been indicated, it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date.

This is to certify cover has been granted in terms of the Insurers Standard Policy, a copy of which is available on request.

This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extents of your insurance cover.

Insured :	Strata Plan 71822, Lots 2-5 in DP 1062564 and the Building Management Committee for their Respective Rights and Interests		
Situation :	88 Vista Street Mosman	NSW	2088
Section 1 :	Building including common contents	\$	42,910,860
	Loss of Rent/Temporary Accommodation (15%)	\$	6,436,629
	Catastrophe or Emergency (15%)	\$	6,436,629
	Additional Loss of Rent	\$	Not Insured
	Additional Catastrophe	\$	Not Insured
	Floating Floors	\$	Included
Section 2 :	Glass	\$	Included
Section 3 :	Theft	\$	Included
Section 4 :	Liability	\$	50,000,000
Section 5 :	Fidelity Guarantee	\$	100,000
Section 6 :	Office Bearers Liability	\$	20,000,000
Section 7 :	Voluntary Workers (Weekly/ Capital Benefit)	\$2000/200,000	
Section 8 :	Government Audit Costs	\$	25,000
Section 9 :	Legal Expenses	\$	50,000
Section 10:	Workplace, Health & Safety Breaches	\$	100,000
Section 11:	Machinery Breakdown	\$	Not Insured
Section 12:	Lot Owners Improvements (Per Lot)	\$	250,000
Section 13:	Workers Compensation		Not Insured
Excesses :			
Section 1	\$	500	all claims + as per policy wording
Section 2	\$	500	all claims
Section 3	\$	500	all claims



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CERTIFICATE OF CURRENCY

DP 1062564 & others
(SUU NSW D7442 0165848/002)

On behalf of the Insurers: Insurance Australia Limited trading as
CGU Insurance ABN 11 000 016 722

Special Terms/ Conditions:

1. Restaurants/ Cafes & Take Aways

~~~~~

This policy is issued on the condition that lot owners advise all tenancies incorporating restaurants, cafes and take aways within the insured property to comply with the following minimum requirements:

1. Grease filters must be cleaned weekly
2. Kitchen exhaust flue system cleaned every six months by a professional contractor
3. 4.5kg dry chemical fire extinguisher to be installed in all cooking areas and serviced every six months
4. Fire blankets to be located within all cooking areas

#### 2. Stratum Complex

~~~~~

Sections 4,5,6,7,8,9 & 10 - cover applies to insured parties jointly & not severally. Cover under Section 4 is provided in respect to "common areas" only.

Section 6 - Office Bearers - Extension of cover 2 "CROSS LIABILITY" is deleted.

General Condition "CROSS LIABILITY" on page 42 of this policy is deleted.



Strata Unit Underwriting Agency Pty Ltd
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Unit 5/263 Alfred Street, North Sydney, New South Wales 2060
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CERTIFICATE OF CURRENCY

DP 1062564 & others
(SUU NSW D7442 0165848/002)

Stratum Lot Owner/s of Lots 2-5 in DP 1062564

No cover is provided under this policy for Sections 10 & 12 to the
above named party.



Strata Unit Underwriting Agency Pty Ltd
T/A Strata Unit Underwriters | ABN 30 089 201 534 | AFSL 246 719
Unit 5/263 Alfred Street, North Sydney, New South Wales 2060
info@suu.com.au | www.suu.com.au | T: 1300 668 066 | F: 1300 668 166

CERTIFICATE OF CURRENCY

To Whom It May Concern

Date: 11.02.21
Policy No.: 06S7914594
Type of Insurance: Residential Strata Insurance
Period Of Insurance: : From 4.00pm 10th February 2021
To 4.00pm 10th February 2022

This policy referred to is current at the date of issue of this certificate and whilst a due date has been indicated, it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date.

This is to certify cover has been granted in terms of the Insurers Standard Policy, a copy of which is available on request.

This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extents of your insurance cover.

Insured :	Strata Plan 71822	
Situation :	88 Vista Street	
	Mosman	NSW 2088
Section 1 :	Building including common contents	\$ Not Insured
	Loss of Rent/Temporary Accommodation (15%)	\$ Not Insured
	Catastrophe or Emergency (15%)	\$ Not Insured
	Additional Loss of Rent	\$ Not Insured
	Additional Catastrophe	\$ Not Insured
	Floating Floors	\$ Not Insured
Section 2 :	Glass	\$ Not Insured
Section 3 :	Theft	\$ Not Insured
Section 4 :	Liability	\$ 50,000,000
Section 5 :	Fidelity Guarantee	\$ 100,000
Section 6 :	Office Bearers Liability	\$ 20,000,000
Section 7 :	Voluntary Workers (Weekly/ Capital Benefit)	\$2000/200,000
Section 8 :	Government Audit Costs	\$ 25,000
Section 9 :	Legal Expenses	\$ 50,000
Section 10:	Workplace, Health & Safety Breaches	\$ 100,000
Section 11:	Machinery Breakdown	\$ Not Insured
Section 12:	Lot Owners Improvements (Per Lot)	\$ Not Insured
Section 13:	Workers Compensation	Not Insured
Excesses :		
Section 1	\$	Not applicable
Section 2	\$	Not applicable
Section 3	\$	Not applicable

On behalf of the Insurers: Insurance Australia Limited trading as
CGU Insurance ABN 11 000 016 722



Strata Unit Underwriting Agency Pty Ltd
T/A Strata Unit Underwriters | ABN 30 089 201 534 | AFSL 246 719
Unit 5/263 Alfred Street, North Sydney, New South Wales 2060
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CERTIFICATE OF CURRENCY

Strata Plan 71822
(SUU NSW SH274 0165849/004)

Capital Works Fund Plan

Strata Plan 71822
88 Vista st, Mosman
NSW 2088



Compiled by Edward Malek

21st October 2019

Proud Members of:



SAGEVIEW [NSW] PTY LTD

Phone: 1300 094 648

Email: enquiries@sageview.com.au

Web: www.sageview.com.au

PO Box 155 Parramatta CBD NSW 2124

Table 1 - Estimated Cash Flow

Yr	Period	Opening Balance	Annual Contributions	Estimated Expenditure	Interest on Investment	Estimated Tax	Closing Balance	Contribution per unit Entitlement
1	01 Mar 2019 - 28 Feb 2020	60177	298092	40518	902	270	318383	29.81
2	01 Mar 2020 - 28 Feb 2021	318383	228000	30992	4775	1432	518734	22.80
3	01 Mar 2021 - 28 Feb 2022	518734	237119	288292	7781	2334	473008	23.71
4	01 Mar 2022 - 28 Feb 2023	473008	246603	107240	7095	2128	617338	24.66
5	01 Mar 2023 - 28 Feb 2024	617338	256467	192810	9260	2778	687477	25.65
6	01 Mar 2024 - 28 Feb 2025	687477	266725	342865	10312	3093	618556	26.67
7	01 Mar 2025 - 28 Feb 2026	618556	277394	14230	9278	2783	888215	27.74
8	01 Mar 2026 - 28 Feb 2027	888215	288489	170965	13323	3996	1015066	28.85
9	01 Mar 2027 - 28 Feb 2028	1015066	300028	347320	15225	4567	978432	30.00
10	01 Mar 2028 - 28 Feb 2029	978432	312029	1177957	14676	4402	122778	31.20
11	01 Mar 2029 - 28 Feb 2030	122778	324510	74345	1841	552	374232	32.45
12	01 Mar 2030 - 28 Feb 2031	374232	337490	492496	5613	1683	223156	33.75
13	01 Mar 2031 - 28 Feb 2032	223156	350989	11930	3347	1004	564558	35.10
14	01 Mar 2032 - 28 Feb 2033	564558	365028	42568	8468	2540	892946	36.50
15	01 Mar 2033 - 28 Feb 2034	892946	379629	1026837	13394	4018	255114	37.96

Table 2 - Estimated Expenditure

							Estimated Expenditure													
No.	Location and Item	Work Description	Qty	Est Item Life	Year Next Due	Est Cost	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Building Exteriors																				
1	Painting	Paint all exterior surfaces previously painted	1815 sqm	10	5	58080					67945									
2	Painting	Boomlift/bosuns chair allowance	1 item	10	5	38000					44454									
3	Painting	Paint balcony soffits	621 sqm	10	5	15525					18162									
4	Painting	Paint timber balustrade rails	92 lm	5	1	5060	5060					6156					7490			
5	Painting	Paint building exterior metal facade structures	1 item	10	5	13200					15442									
6	Painting	Pressure clean sandstone facade areas	185 sqm	6	1	2775	2775						3511						4442	
7	Windows	Alluminium window and door replacement allowance 10%	1 item	3	3	86450			93504			105179			118312			133085		
8	Floor Coverings	Replace / maintain floor surfaces to balconies/terraces (25% Total 884	221 sqm	3	3	128180			138639			155950			175423			197327		
9	Balustrades, Handrails	Replace/maintain balcony balustrades (Total 92m 20%)	18 lm	4	4	9900				11138				13027				15240		
10	Parts and Fittings	Maintain balcony screens allowance	1 item	2	2	4500		4680		5061		5474		5921		6404		6927		7492
11	Parts and Fittings	Electric roof louvre allowance	1 item	10	5	10000					11698									
12	Membrane	Maintain waterproofing membrane to planter boxes	1 item	4	4	25000				28121				32898				38486		
Roof Area																				
13	Membrane	Replace / maintain membrane to roof areas 50%	1 sqm	5	10	175000										249079				
14	Roofing	Replace/maintain bedding, tiles and pointing to tile roof areas	1 item	5	2	3850		4003					4871					5926		
Building Interiors																				
15	Painting	Lobbies - paint ceilings	400 sqm	8	8	8000								10527						
16	Painting	Lobbies - paint walls	960 sqm	8	8	18240								24002						

No.	Location and Item	Work Description	Qty	Est Item Life	Year Next Due	Est Cost	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
17	Painting	Lobbies - paint door faces including architraves	120 ea	8	3	15600			16872								23091			
18	Painting	Entry Foyer - Refurbish wall finishes	1 item	20	10	15000										21349				
19	Floor Coverings	Lobbies - replace carpet	354 sqm	10	10	40710										57943				
20	Floor Coverings	Entry Foyer - Replace rug	17 sqm	10	5	2550					2983									
21	Floor Coverings	Lobbies - maintain floor tiles (total 48m2 20%)	10 sqm	8	8	1500								1973						
22	Painting	Garbage rooms - paint door face	6 ea	8	8	660								888						
23	Painting	Garbage rooms - paint walls	120 m2	8	8	2040								2684						
24	Painting	Garbage rooms - paint ceiling	24 m2	8	8	432								568						
25	Floor Coverings	Garbage Rooms - Replace vinyl floor	24 sqm	15	7	3600							4555							
26	Painting	Fire stairways - paint door face	14 ea	14	8	1400								1842						
27	Doors	Maintain auto foyer entry door	1 item	2	2	750		780		843		912		986		1067		1154		1248
28	Doors	Door hardware allowance	3 No	3	3	2760			2985			3357			3777			4248		
29	Membrane	Replace waterproof membrane for bathroom areas allowance	3 sqm	2	2	2700		2808		3037		3284		3553		3842		4156		4495
Basement / Carpark																				
30	Painting	Paint door face	8 No	12	5	880					1029									
31	Painting	Paint linemarking	1 item	12	6	2750						3345								
Building Services																				
32	Fire Services	Replace / maintain fire extinguishers 20%	4 No	2	2	600		624		674		729		789		853		923		999
33	Fire Services	Replace/maintain smoke detectors 25%	25 No.	3	3	4625			5002			5627			6329			7119		
34	Fire Services	Replace emergency & exit lighting 10%	4 No	4	4	1200				1349				1579				1847		

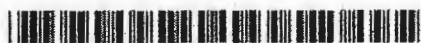
No.	Location and Item	Work Description	Qty	Est Item Life	Year Next Due	Est Cost	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
35	Lift	Mechanical upgrade of lift allowance	2 Item	25	10	500000										711655				
36	Lift	Refurbish interior of lift	2 Item	13	8	24000								31582						
37	Plant	Rubbish compactor allowance	1 item	2	2	2500		2600		2812		3041		3289		3558		3848		4162
38	Plant	Residential garbage hoist allowance	1 item	4	1	4000	4000				4679				5474				6404	
39	Ventilation	Replace / refurbish garbage room ventilation fans	1 No	2	2	580		603		652		705		763		825		892		965
40	Hot Water System	Replace gas hot water heaters	6 No	15	4	26400				29696										
41	Hot Water System	Replace storage hot water tanks 315L	2 ea	12	5	7600					8890									
42	Pumps	Replace recirculatory hot water pumps	2 No	6	2	1570		1632						2066						2614
43	Plumbing	Plumbing allowance	1 Item	3	3	1200			1297			1459			1642			1847		
44	Electrical	Electrical Allowance	1 Item	2	2	850		883		956		1034		1118		1209		1308		1415
45	Lighting	Replace internal / external light fittings 10%	17 unit	2	2	5100		5304		5736		6204		6711		7258		7851		8491
46	Air Conditioning	Entry foyer AC system allowance	1 No	4	4	2500				2612				3289				3848		
47	Security	Upgrade CCTV surveillance system allowance	1 Item	3	3	3500			3785			4258			4789			5388		
48	Access Control	Swipe system allowance	1 Item	10	1	25000	25000										37006			
49	Communication	Replace / maintain intercom systems allowance 10%	1 Item	2	2	4095		4258		4606		4982		5388		5828		6304		6818
							36835	28175	262084	97491	175282	311696	12937	155423	315746	1070870	67587	447724	10846	38699
Yearly Estimated Expenditure including 10.00% Contingency							40518	30992	288292	107240	192810	342865	14230	170965	347320	1177957	74345	492496	11930	42568

NOTICE OF VALUATION

Land value as at 01/07/2016



Valuer General



Return to: PO Box 745, Bathurst NSW 2795

VALUATION DISTRICT MOSMAN

PROPERTY NUMBER 3062667

→ wellman 11/4/17

7



OWNERS OF STRATA SCHEME 71822
88 VISTA ST,
MOSMAN NSW 2088

The Register of Land Values shows you to be the owner(s) or lessee(s) of the property detailed below.
OWNERS OF STRATA SCHEME 71822

ADDRESS OF PROPERTY 88 VISTA ST, MOSMAN NSW 2088

DESCRIPTION OF LAND (Lot/Section/Plan)

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35,
36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67,
68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, CP/SP71822

ZONE Local Centre

AREA 1542 square metres

DIMENSIONS

VALUATION DETAILS

Land value as at

01/07/2016

Land value

\$10,995,000

LAST DATE TO OBJECT 16/06/2017

BASIS FOR VALUATION

The land value is the freehold value of the land assuming that the current use of the land may continue, and then apportioned between building parcels.
This land value reflects the property market conditions as at 01/07/2016. The land value reflects the physical condition and the way in which the land could be used as at 20/09/2016.

Simon Gilkes, NSW Valuer General



SafeWork NSW

CERTIFICATE OF PLANT ITEM REGISTRATION

Occupational Health & Safety Act 2000
Occupational Health & Safety Regulation 2001

ABN: 81 913 830 179
Phone: 13 10 50

Registration No: L 6-59727/03 /0

Issue Date: 2/07/2020

Expiry Date: 30/05/2021

Controller: STRATA PLAN 71822

ABN: 56168117024

Postal

C/-WELLMAN STRATA MANAGEMENT PTY LTD

Address:

SUITE 5, LEVEL 9
189 KENT STREET
SYDNEY
NSW 2000

Item Type: Lift

Description of Item:

Lift Type	Passenger
Manufacturer	Kone Elevators Pty Ltd
Lift No.	# 2
Contract/Serial No.	CBD1/33001937
Drive	Electric
Control Type	Non-Automatic
Suspension	Traction
Max SWL Rated Load (kg)	1,000.00
Max Speed (m/s)	1.60
Max Travel (m)	0.00
Number of Passengers	13

Location: 88 VISTA STREET
MOSMAN NSW

(If mobile plant, this is the location where usually stored or maintained)

Special Conditions:

CONDITIONS:

1. This registration applies only to the item described above which has been notified to SafeWork NSW in accordance with the OHS Regulation 2001.
2. This certificate of registration (or a copy) must be kept in the vicinity of the item of plant to which it refers. For mobile plant, the Registration number must be displayed on the item in a prominent location and be of a permanent nature and clearly legible.
3. This Registration is automatically invalidated if the item is altered in any way that is different to the original design specification, or changes the capacity of the item. This does not include routine maintenance, painting or changes equivalent to original design specifications.
4. The Registration Number should be quoted in all correspondence to SafeWork NSW regarding this item. Any queries should be addressed to SafeWork NSW Licensing Unit.

This SafeWork NSW certificate is a reissue or amendment of a certificate which may have been originally issued under our former name of WorkCover NSW.



SafeWork NSW

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Occupational Health & Safety Regulation 2001

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Phone: 13 10 50

Registration No: L 6-61310/04 /0 **Issue Date:** 2/07/2020 **Expiry Date:** 30/05/2021

Controller: STRATA PLAN 71822 **ABN:** 56168117024
Postal C/-WELLMAN STRATA MANAGEMENT PTY LTD
Address: SUITE 5, LEVEL 9
189 KENT STREET
SYDNEY
NSW 2000

Item Type: Lift

Description of Item:

Lift Type	Passenger
Manufacturer	KONE ELEVATORS PTY LTD
Lift No.	1
Contract/Serial No.	CBD1/33001937
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Suspension	Traction
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Max Speed (m/s)	1.60
Max Travel (m)	25.30
Number of Passengers	13

Location: 88 VISTA STREET
MOSMAN NSW

(If mobile plant, this is the location where usually stored or maintained)

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Land value as at 01/07/2016



Valuer General



Return to: PO Box 745, Bathurst NSW 2795

VALUATION DISTRICT MOSMAN

PROPERTY NUMBER 3062667

→ Wellman

11/4/17

7



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MOSMAN NSW 2088

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36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67,
68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, CP/SP71822

ZONE Local Centre

AREA 1542 square metres

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Land value as at

01/07/2016

Land value

\$10,995,000

LAST DATE TO OBJECT 16/06/2017

BASIS FOR VALUATION

The land value is the freehold value of the land assuming that the current use of the land may continue, and then apportioned between building parcels.
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Simon Gilkes, NSW Valuer General



Print: 04 June 2020

To: The Owners – Strata Plan 71822
'Nuova'
88 Vista Street,
MOSMAN NSW 2088

And: To all mortgagees, covenant charges and registered tenants

Minutes of Annual General Meeting

Schedule 1, *Strata Schemes Management Act 2015 (NSW)*

Meeting Particulars	
Strata Plan Number & Building Name:	SP 71822 Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	Annual General Meeting
Date of Meeting:	Wednesday, 27 th May 2020
Time of Meeting:	5:30PM
Meeting Venue:	Offices of Wellman Strata pursuant to Regulation 14, <i>Strata Schemes Management Regulation 2016</i> .
Chairperson:	T Whybrow

Present: T McGearey (Lot 4), D Ayers (Lot 8), D Welsby (Lot 40), J Quattroville (Lot 47), A Ciarroni (Lot 51), K Gale (Lot 67), B Yaakoup (Lot 71), S Lau (Lot 72), M Puntillo (Lot 77) and M Cornelius (Lot 82).

Present by Proxy: G & E Puntillo (Lot 2) to M Puntillo, P Gross (Lot 13), I Hing (Lot 52), J Casey (Lot 57) and F Hing (Lot 63) to P Hing, K Negi (Lot 14), G Mortimer Bishop (Lot 23), A Ingersent (Lot 44) and J Urech (Lot 60) to J Leonardos, G Choo Lee & J Canto (Lot 68), M Whybrow (Lot 70) and M Edwards (Lot 75) to A Whybrow, A & V Martinez (Lot 83) to S Anthony, C Flinders (Lot 16), McWheel Pty Limited (Lot 20), S Johnston (Lot 86) and LKT Holdings Pty Ltd (Lots 87, 88, 91) to D Harris.

Apologies: Nil.

In Attendance: D Wellman and R Marco of Wellman Strata Management Pty Ltd ('Wellman Strata').

Quorum: At 5:40 PM the Chairman declared a quorum present for the purpose of addressing the motions of the meeting and opened proceedings.

Resolution 1: Minutes	Resolution Type:	Ordinary
RESOLVED that the minutes of the previous general meeting on Tuesday, 21 st May 2019 are confirmed as a true record and account of the proceedings at that meeting.		

Resolution 2: Financial Statements	Resolution Type:	Ordinary
RESOLVED that the Owners corporation adopted the audited financial statements for the scheme for the year ending February 2020.		

Resolution 3: Auditor	Resolution Type:	Ordinary
The Owners – Strata Plan no 71822 RESOLVED to appoint Tinworth & Co as auditor for the strata scheme.		
<i>Notes (not forming part of this motion):</i> The appointment of an auditor is not compulsory for schemes under 100 lots in size, however is required where a budget is to exceed \$250,000.00 in income through a financial year, Wellman Strata strongly recommends that one be appointed.		

Resolution 4: Capital Works Fund Plan	Resolution Type:	Ordinary
The Owners Corporation acknowledged the capital works fund for the 10-year period commencing on 01/03/2020 and, it was agreed to review the plan as required and, when determining the funding requirements of the capital works fund.		

Resolution 5: Annual Budget & Contributions	Resolution Type:	Ordinary
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- a) **RESOLVED** that the statement of estimated receipts and payments (“budget”) as determined in accordance with Sub Section 79 (1) and 79 (2) of the *Strata Schemes Management Act 2015* for the period 01/03/2020 to 28/02/2021 and, as set out in **Annexure D** annexed to the meeting agenda be adopted.

Note – the scheme is registered for GST

- b) The owners corporation **RESOLVED** to levy and collect the total annual contribution in the following amounts:

ADMINISTRATION FUND	\$ 605,000.00 GST Inclusive
CAPITAL WORKS FUND	\$ 250,800.00 GST Inclusive

And, to be levied in accordance with sections 79 (1) and 79 (2) of the *Strata Schemes Management Act 2015* to be due and payable as set out in the table below:

<u>Date</u>	<u>Method of Calculation</u>	<u>Admin Fund</u>	<u>Capital Works Fund</u>
01/03/2020	* As per unit entitlement.	\$ 141,150.83	\$100,415.37
01/06/2020	As per unit entitlement.	\$ 154,616.70	\$ 50,128.20
01/09/2020	As per unit entitlement.	\$ 154,616.70	\$ 50,128.20
01/12/2020	As per unit entitlement.	\$ 154,616.70	\$ 50,128.20

- c) The Owners corporation **RESOLVED** to levy and collect the following additional contribution as at **01/03/2021**:

ADMINISTRATION FUND	\$ 154,616.70 GST Inclusive
CAPITAL WORKS FUND	\$ 50,128.20 GST Inclusive

Notes (not forming part of this motion):

The proposed annual budget has been determined based on current market values of services and the forecasted cost of ongoing maintenance associated with SP 71822.

***The 01 March 2020 quarterly instalment has already been levied and collected.**

It was noted that the strata committee, in conjunction with the Cienna Management and Wellman Strata, will work towards reviewing (carefully) the schemes' financial affairs to ensure the interest of all owners are protected. Given the impact of COVID19, this task is extremely important however it was recognised that there is already a strong level of governance applied to the operation of the strata scheme.

Resolution 6: Overdue Contributions	Resolution Type:	Ordinary
The owners corporation RESOLVED to deal with overdue contributions payable to the owners corporation as follows:		
Part A Payment Plans		
In respect of any payment plan under section 85 (5) of the <i>Strata Schemes Management Act 2015</i> (" Payment Plan "):		
<ul style="list-style-type: none"> (i) The owners corporation will in fact enter into any Payment Plan that it has agreed to enter into in accordance with that section 85 (5). (ii) While the lot owner concerned complies with a Payment Plan, the owners corporation will not take action under section 86 of the <i>Strata Schemes Management Act 2015</i> to recover such unpaid contributions and interest as are the subject of that Payment Plan, nor the expenses of the owners corporation incurred in recovering the same. (iii) However, if the lot owner concerned ceases to comply with a Payment Plan, the owners corporation will proceed as set out in Part B below in respect of the whole of the unpaid contributions and interest the subject of that Payment Plan and the expenses of the owners corporation incurred in recovering the same. 		
Part B Recovery Action on Arrears		
In respect of any unpaid contributions and interest which have remained unpaid for a period of at least seven (7) days after the date that they became due and payable:		
<ul style="list-style-type: none"> (i) The owners corporation will first issue a written demand for immediate payment ("First Demand"). (ii) If those unpaid contributions and interest remain wholly or partly unpaid for a further seven (7) days after the issue of the First Demand, the owners corporation will issue a second written demand for immediate payment ("Second Demand"). (iii) If after then, those unpaid contributions and interest remain wholly or partly unpaid for a further 14 days after the issue of the Second Demand, the owners corporation will engage solicitors to issue a final demand for immediate payment of the unpaid amount ("Legal Demand"). (iv) If the unpaid contributions and interest remain unpaid after a further 14 days following the issue of the Legal Demand, the owners corporation will engage solicitors to issue a notice of action in accordance with section 86 (4) of the <i>Strata Schemes Management Act 2015</i> ("Notice of Action") in respect of the action proposed to be taken under (iv) below. (v) On the expiry of the required 21 days after the giving of the Notice of Action the owners corporation will commence proceedings against the lot owner concerned for the recovery of the unpaid contributions, interest and the expenses of the owners corporation incurred in recovering the same in the New South Wales Civil and Administrative Tribunal or the Local Court of New South Wales, subject to and in accordance with legal advice. (vi) Where a person is jointly and severally liable for unpaid contributions and interest under section 84 of the <i>Strata Schemes Management Act 2015</i> the owners corporation will take steps against that person in accordance with the remaining provisions of this motion as if that person was the owner of the lot referred to. 		
<u>Notes (not forming part of this motion):</u>		
Clause 9 (g) Schedule 1, sections 84, 85 & 86 of <i>Strata Schemes Management Act 2015</i> refers to arrears and entry into payment plan requirements.		

Resolution 7: Insurance	Resolution Type:	Ordinary
<ul style="list-style-type: none"> a) RESOLVED that the insurances currently held by the strata scheme be confirmed. b) RESOLVED that the cover for liability of officers or members of the strata committee for damage to property, death or bodily injury in accordance with section (165)(2)(a) of the <i>Strata Schemes Management Act 2015</i> be confirmed. c) RESOLVED that cover for misappropriation of money or other property of the owners corporation in accordance with section 165(2)(b) of the <i>Strata Schemes Management Act 2015</i> be confirmed. d) The owners corporation agreed to review the valuation for the placement of insurance cover and, to commission a valuer to provide a valuation in accordance with Section 161 of the <i>Strata Schemes Management Act 2015</i> and to clearly specify all matters excluded at the front of the valuation report. It was noted that the matter required to be determined among the Building Management Committee however some proposals be reviewed in anticipation of that discussion. 		

Resolution 8: Report of the Managing Agent	Resolution Type:	Ordinary
RESOLVED that the owners corporation receives the report by the strata managing agent as to whether, and what, commissions or training services have been provided or paid for or are likely to be so provided to or paid for the agent for the following 12 months.		
Commission/s paid on insurance within prior 12-month period	Nil	
Estimate of commission/s payable within the next 12-month period	Nil	

Notes (not forming part of this motion):
Clause 9 (g) Schedule 1 of the Strata Schemes Management Act 2015 refers to commissions that may be received by an agent under the insurance Policy in place, as outlined able to to be received by us your agent. Note no other commissions or training are provided to Wellman Stata.

Any insurance commissions received are done so via the placemement of insurance at Building Management Committee level. That amount was \$3,782.45. Estimated FY2021 \$4000.00 pa.

Resolution 9: Strata Committee	Resolution Type:	Ordinary
<p>a) The Chairman declared all written nominations and called for all oral nominations to the Strata Committee.</p> <p>b) RESOLVED that the number of members of the Strata Committee be determined at nine (9).</p> <p>c) RESOLVED that the following members of the Strata Committee be elected.</p> <ul style="list-style-type: none"> - A Whybrow - K Gale - D Welsby - M Cornelius - S Anthony - M Puntillo - P Hing - D Harris - T McGeary 		

Resolution 10: Restricted Matters	Resolution Type:	Ordinary
<p>RESOLVED that there be no restriction on any matter or, class of matter, is to be determined only by the owners corporation at a general meeting.</p> <p><i>Notes (not forming part of this motion):</i> Restricted matters are matters that go beyond the statutory restrictions already prescribed and, include matters that relate to the decision making power of your Strata Committee. That is, the owners corporation may place additional restrictions on the decision making power of the Strata Committee. Such a decision requires careful debate for an imposition of further restrictions may affect the building's administration and thus increase related costs.</p>		

Resolution 11: Annual Fire Safety Statement	Resolution Type:	Ordinary
<p>The Owners Corporation RESOLVED to do the following:</p> <ul style="list-style-type: none"> (a) Engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and (b) To submit any corrective action report to the Strata Committee to determine what further action is required, if any; and (c) To delegate to the strata manager the following functions pursuant to the Agency Agreement additional duties schedule: <ul style="list-style-type: none"> i. undertake the seeking of quotations and engaging the contractor to prepare the statement; and ii. sign the statement on behalf of the scheme (only where applicable) and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner 		
Resolution 12: Appointment of Building Manager	Resolution Type:	Ordinary
<ul style="list-style-type: none"> a. The owners corporation RESOLVED to engage Mosman Cienna (Building Management) Pty Ltd as building manger and concierge for the strata scheme (SP71822); and, b. The owners corporation RESOLVED to enter into an agreement as set out under Annexure F of the meeting notice. The agreement was amended under Clause 5.3(b) to reflect the correct application of the CPI increase; and, c. The owners corporation RESOLVED to instruct Wellman Strata as agent for the scheme to execute thereby giving legal effect to the appointment. 		
<p><u>Explanatory Notation to Motion:</u></p> <p><i>This motion has been submitted for consideration to the owners corporation by the strata committee. The motion follows numerous committee meeting deliberations and contract negotiations with the incumbent service provider. Your committee is recommending that the contract be supported and executed following this motion being adopted.</i></p>		
Resolution 13: Building Manager Contract	Resolution Type:	Ordinary
<p>MOTION DEFEATED</p> <ul style="list-style-type: none"> a. <i>That, the owners corporation RESOLVE <u>not</u> to execute an (5 x year + 5 x year option) agreement with the existing Building Manager.</i> <p>MOTION DEFEATED</p> <ul style="list-style-type: none"> b. <i>That the owners corporation RESOLVE to extend the current Building Management/Concierge arrangement approximately 12 months (until the next AGM in 2021).</i> <p><u>Proponent of Motion – M Puntillo (Lot 77)</u></p> <p><i>This motion is submitted by M Puntillo of Lot 77. It is submitted for consideration and to request the members make a comprehensive assessment & determination of lot owners hardship & economic effects engendered from the Covid-19 pandemic.</i></p>		
Resolution 14: BMC Representative	Resolution Type:	Special
<p>by way of SPECIAL RESOLUTION, the owners corporation appoint Mr A Whybrow to represent the owners corporation at all meetings of the Building Management Committee.</p>		

THERE BEING NO FURTHER BUSINESS,
THE MEETING CLOSED AT 7.10PM



Print: 04 June 2020

To: The Owners – Strata Plan 71822
'Nuova'
88 Vista Street,
MOSMAN NSW 2088

And: To all mortgagees, covenant charges and registered tenants

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015*

Meeting Particulars	
Strata Plan Number & Building Name:	SP 71822 Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	Strata Committee Meeting
Date of Meeting:	Wednesday, 27 th May 2020
Time of Meeting:	Immediately following the conclusion of the AGM
Meeting Venue:	Offices of Wellman Strata pursuant to Regulation 14, <i>Strata Schemes Management Regulation 2016</i> .
Chairperson:	D Wellman of Wellman Strata Management Pty Ltd (by invitation)

Present in Person: T McGearey (Lot 4), D Welsby (Lot 40), K Gale (Lot 67), M Puntillo (Lot 77), M Cornelius (Lot 82), T Whybrow, S Anthony, D Harris and P Hing.

Delegations: Nil

Apologies: Nil.

In Attendance: D Wellman of Wellman Strata Management ('Wellman Strata').

Quorum: At 7:10PM, the Chairperson declared a quorum for the purpose of opening the meeting and addressing the motions listed in the agenda.

Resolution 1: Minutes
RESOLVED that the minutes of the previous Strata Committee meeting on Friday, 17 th April 2020 are confirmed as a true record and account of the proceedings at that meeting.
<u>Notes:</u> <i>Wellman Strata was requested to reissue the minutes of last meeting held.</i>

Resolution 2: Office Bearers

RESOLVED that the Strata Committee elect the following office bearers.

- Chairperson/Secretary – A Whybrow
- Treasurer – S Anthony

Resolution 3: Next Meeting

RESOLVED that the Strata Committee convene its next meeting on **Thursday, 27th August 2020 at 11:00am.**

THERE BEING NO FURTHER BUSINESS,
THE MEETING CLOSED AT 7.20PM

Wellman Strata Management Pty Ltd

Suite 5, Level 9, 189 Kent Street SYDNEY NSW 2000 ABN: 24 110 754 839

Ph: 02 8065 6575 Email: info@wellmanstrata.com.au

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Income and Expenditure Statement - S/Plan 71822

"NUOVA"

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2019 to 29/02/2020

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Contribution			
Contribution Due	\$520,000.43	\$519,918.00	\$541,135.28
Interest on Overdues	\$1,298.73	\$2,500.00	\$2,416.92
Total Contribution	\$521,299.16	\$522,418.00	\$543,552.20
Interest			
Interest on Investments--Admin	\$0.00	\$0.00	\$(30.00)
Total Interest	\$0.00	\$0.00	\$(30.00)
Other Income			
Status Certificate Fees	\$218.00	\$0.00	\$218.00
Strata Roll Inspection Fees	\$42.50	\$0.00	\$8.73
Total Other Income	\$260.50	\$0.00	\$226.73
Recoveries			
Recoveries - Legal Fees	\$770.00	\$0.00	\$1,550.00
Recoveries - Owner	\$0.00	\$0.00	\$0.00
Total Recoveries	\$770.00	\$0.00	\$1,550.00
Total Administrative Fund Income	\$522,329.66	\$522,418.00	\$545,298.93

Expenses

Admin

Accounting & Reporting	\$389.06	\$360.00	\$360.00
Accounting & Taxation Services	\$745.63	\$690.00	\$600.76
Agent Disbursements	\$5,922.87	\$6,000.00	\$5,170.88
Audit Services	\$1,050.00	\$1,000.00	\$1,000.00
BAS Process Fee	\$1,620.99	\$1,500.00	\$1,410.00
Building Manager	\$169,249.96	\$178,000.00	\$156,799.95
Building Manager--Additional Services	\$9,025.00	\$0.00	\$0.00
Building Manager--Office Expenses	\$0.00	\$550.00	\$0.00
Consultants--Legal Services	\$0.00	\$3,500.00	\$0.00
Investment Expenses--Deductible	\$120.00	\$0.00	\$60.00
Legal & Debt Collection Fees	\$870.00	\$2,000.00	\$1,240.00
Levy Cont.--BMC	\$118,473.93	\$118,473.89	\$106,883.64
Management Fee	\$29,620.64	\$29,620.62	\$28,210.12
Management Fee--Schedule B	\$8,293.29	\$5,000.00	\$4,733.70
Meeting Room Expenses	\$0.00	\$80.00	\$0.00

Wellman Strata Management Pty Ltd

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Income and Expenditure Statement - S/Plan 71822 "NUOVA"

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2019 to 29/02/2020

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Registration/License/Compliance Fees	\$389.06	\$450.00	\$432.00
Search Fees	\$42.50	\$0.00	\$8.73
Status Certificate Fees Paid	\$218.00	\$0.00	\$0.00
Sundry	\$330.00	\$2,000.00	\$786.23
Total Admin	\$346,360.93	\$349,224.51	\$307,696.01
Insurance			
Insurance--Premiums	\$3,867.42	\$3,000.00	\$2,917.31
Total Insurance	\$3,867.42	\$3,000.00	\$2,917.31
Maint Bldg			
Carpet--Cleaning & Maintenance	\$3,778.18	\$2,000.00	\$1,827.28
Cleaning--Contracts	\$39,900.00	\$40,994.00	\$38,659.92
Cleaning--General	\$10,322.75	\$8,000.00	\$7,800.02
Cleaning--Windows/Glass	\$4,800.00	\$0.00	\$0.00
Doors, Windows & Locks	\$9,768.70	\$1,100.00	\$5,866.35
Electrical	\$618.19	\$0.00	\$0.00
Electrical--LED, Lamps & Tubes	\$3,609.05	\$3,000.00	\$2,999.99
Exhaust/Ventilation Systems	\$2,600.00	\$1,000.00	\$1,650.00
Fire Protection--Essential Repairs / Inspections	\$2,140.00	\$1,000.00	\$40.00
Garage Doors/Access Gate	\$0.00	\$950.00	\$0.00
Garbage Chute	\$1,424.86	\$500.00	\$488.50
Garbage Compactor	\$1,165.00	\$1,500.00	\$1,540.00
General Repairs	\$8,570.00	\$9,500.00	\$5,879.00
Hot Water Service	\$775.99	\$950.00	\$728.35
Intercom	\$430.00	\$3,000.00	\$3,085.00
Keys Swipes & Remotes	\$0.00	\$2,250.00	\$3,626.91
Lift Maintenance Contract	\$29,906.84	\$29,350.00	\$28,482.68
Lift Registration Fees	\$173.50	\$275.00	\$0.00
Lift Servicing/Repair	\$1,439.00	\$1,850.00	\$1,544.20
Lift Telephone	\$777.32	\$950.00	\$918.41
Pest/Vermin Control	\$2,640.00	\$5,500.00	\$5,060.00
Plumbing & Drainage	\$13,756.22	\$10,550.00	\$9,479.55
Security Surveillance	\$294.67	\$1,000.00	\$890.80
Telephone & PABX Equipment	\$2,064.97	\$2,200.00	\$2,173.25
Total Maint Bldg	\$140,955.24	\$127,419.00	\$122,740.21
Utility			
Electricity	\$62,134.12	\$60,000.00	\$55,278.77
Rubbish Removal	\$4,822.80	\$4,000.00	\$3,924.13
Total Utility	\$66,956.92	\$64,000.00	\$59,202.90

Wellman Strata Management Pty Ltd

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Income and Expenditure Statement - S/Plan 71822 "NUOVA"

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2019 to 29/02/2020

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Total Administrative Fund Expenses	\$558,140.51	\$543,643.51	\$492,556.43
Administrative Fund Surplus/Deficit	\$(35,810.85)	\$(21,225.51)	\$52,742.50

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Income and Expenditure Statement - S/Plan 71822 "NUOVA"

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2019 to 29/02/2020

Capital Works Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Contribution			
Contribution Due	\$298,092.44	\$298,092.00	\$204,545.55
Interest on Overdues	\$496.07	\$550.00	\$1,374.34
Total Contribution	\$298,588.51	\$298,642.00	\$205,919.89
Insurance			
Insurance Claims Received--Capital Work	\$49,038.78	\$0.00	\$0.00
Total Insurance	\$49,038.78	\$0.00	\$0.00
Interest			
Interest on Investments--CWF	\$2,055.82	\$2,500.00	\$3,165.38
Total Interest	\$2,055.82	\$2,500.00	\$3,165.38
Total Capital Works Fund Income	\$349,683.11	\$301,142.00	\$209,085.27
Expenses			
Admin			
Capital Works / Sinking Fund Assessment	\$1,689.09	\$0.00	\$0.00
Total Admin	\$1,689.09	\$0.00	\$0.00
Insurance			
Insurance Claim Expenses	\$11,379.09	\$0.00	\$32,877.00
Insurance Excess	\$1,500.00	\$0.00	\$500.00
Total Insurance	\$12,879.09	\$0.00	\$33,377.00
Maint Bldg			
Carpets & Stairs Replacement	\$0.00	\$15,000.00	\$15,494.40
Doors & Windows--Capital Works	\$1,840.00	\$10,000.00	\$85,509.45
Electrical	\$0.00	\$0.00	\$1,880.00
Fire Protection	\$1,030.00	\$0.00	\$0.00
Garage Doors/Access Gate	\$0.00	\$12,000.00	\$0.00
Garbage Chute	\$0.00	\$5,000.00	\$0.00
General Replacement	\$8,981.82	\$10,000.00	\$14,540.00
Lift Major Repairs - Upgrades	\$3,253.00	\$10,000.00	\$3,880.00
Painting & Surfaces--Internal	\$31,600.00	\$5,000.00	\$10,930.00
Plumbing & Drainage	\$0.00	\$5,000.00	\$5,015.00
Replacement--Intercom	\$6,080.00	\$5,000.00	\$0.00
Roof & Gutter	\$34,555.85	\$19,000.00	\$0.00



Print: 31 August 2020

To: The Owners – Strata Plan 71822
'Nuova'
88 Vista Street,
MOSMAN NSW 2088

And: To all mortgagees, covenant charges and registered tenants

Minutes of General Meeting

Schedule 1, *Strata Schemes Management Act 2015 (NSW)*

Meeting Particulars	
Strata Plan Number & Building Name:	SP 71822 Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	General Meeting
Date of Meeting:	Monday, 17 th August 2020
Time of Meeting:	5:00PM
Meeting Venue:	The Office of Wellman Strata by Zoom Video Conference pursuant to Regulation 14, <i>Strata Schemes Management Regulation 2016</i>
Chairman:	A Whybrow

Present in Person:

T McGearey (Lot 4), B Yaakoup (Lot 71), M Puntillo (Lot 77) and S Johnston (Lot 86).

Present by Proxy:

M Whybrow (Lot 70) to A Whybrow.
W Friend (Lot 33) and K L Gale (Lot 67) to S Johnston (Lot 86).

In Attendance:

A Whybrow, D Harris and P Hing.
D Wellman, R Briggs and R Marco of Wellman Strata Management Pty Ltd ('Wellman Strata')

Quorum:

At 5:32 PM the Chairman declared a meeting quorum for the purpose of addressing the motions of the meeting in accordance with provisions set out in the *Strata Schemes Management Act 2015*, Schedule 1, Clause 17 (4) (b).

Resolution 1: Minutes	Resolution Type:	Ordinary
RESOLVED that the minutes of the previous general meeting be confirmed as a true record and account of the proceedings at that meeting.		

Motion 2: Authorise Works to Common Property – Electrical Charging Stations	Resolution Type:	Special
<p>The Owners Corporation SPECIALLY RESOLVES to authorise the Authorised Owner to take such action the subject of section 108(1) of the <i>Strata Schemes Management Act 2015</i> as required to carry out the Permitted Works subject to and in accordance with the Conditions, the ongoing maintenance of which is to be the responsibility of the Authorised Owner.</p> <p>Notes: <i>In accordance with section 108(5) of the Strata Schemes Management Act 2015 this resolution has no effect unless:</i></p> <ul style="list-style-type: none"> (a) <i>The owners corporation obtains the written consent of the owner to the making of a by-law to provide for the maintenance of the common property by the owner, and</i> (b) <i>the owners corporation makes such a by-law.</i> <p><u>Explanatory note (Cl 4(2)(c) Sch 1 SSMA 2015):</u> <i>This motion proposes to authorise an owner, who is authorised, to undertake work/s to add to, alter or erect a structure on the common property by special resolution under section 108 of the Strata Schemes Management Act 2015.</i></p> <p>In this motion:</p> <p>Authorised Owner means the Authorised Owner as defined in the Proposed By-Law.</p> <p><u>Notes (not forming part of this motion):</u> <i>The owners corporation determined to propose an amendment to the following motion and, to make the application of Permitted Works available to all lot owners who are registered in Strata Plan 71822 from time to time thereby being a Authorised Owner.</i></p> <p><i>Subject to the terms of the by-law (as amended) by way of Resolution 3 (below), a registered lot owner in SP71822 from time to time may request permission from the strata committee to install a charging station that is to be affixed to a part of the common property boundary enclosing the car space lot or, other such area of the common property that may be deemed appropriate by the appointed building manager upon but not limited to the following conditions:</i></p> <ol style="list-style-type: none"> <i>1. The cost of the installing the charging station and by-law is borne by the Authorised Owner</i> <i>2. The Charging Station is to be for the sole use of the Authorised Owner</i> <i>3. The Charging Station is to be fitted and installed with an accompanying Smart Meter to measure electricity usage and consumption</i> <i>4. The Authorised Owner will be invoiced (in circumstances where there is no direct billing by the energy provider) for the additional power usage</i> <i>5. The Authorised Owner is required to sign an agreement with owners corporation – Refer to Annexure B – Example of User Agreement</i> 		

Resolution 3: Electric Vehicles By-Law	Resolution Type:	Special
<ol style="list-style-type: none"> a. The Owners - Strata Plan SP71822 (the Owners Corporation) SPECIALLY RESOLVES to amend its by- laws to allow for the use and charging of electric vehicles by the regsitered lot owners in strata plan 71822 (from time to time) and, authorised occupants who own electric vehicles and reside in the strata scheme; and, b. The strata committee of the owners corporation (the Strata Committee) take all such further actions as are required to register the amendments set out in this Resolution (the Amendments) with the Office of the Registrar General, including but not limited to filing a Form 15CH, Consolidation/Change of by-laws. 		

- c. Any two members of the Strata Committee execute such documents as are required to register the Amendments with the Office of the Registrar General on behalf of the Owners Corporation, and the Common Seal be affixed in their presence.
- d. To the extent that the installation of the Permitted Works and use of the EV Parking Stall constitutes a significant change to the use or appearance of the common property, such change is approved in accordance with Section 108 of the *Strata Schemes Management Act 2015*.

The Owners Corporation hereby **SPECIALLY RESOLVES** to amend the wording of the proposed new by-law in the following terms and that the by-laws of the Owners Corporation be amended to add the following as by-law number 37:

New By-Law 37 | Electrical Vehicle Parking Station

1. Definitions

In this by-law, unless the context otherwise requires or permits:

Carparking Space means the lot car space and associated part of the common property as registered with Strata Plan 71822.

Authorised Owner means the registered lot owner in Strata Plan 71822.

EV Owner means the Authorised Owner that is approved to keep and maintain an electric vehicle charging stall.

EV Parking Stall means an approved electric vehicle charging station and/or equipment as that is permitted for installation to the Carparking Space upon a Permitted Works application being approved by the strata committee.

Permitted Works means minor additions and/or changes to the associated common property to allow for the installation of electrical supply, distribution and an associated electrical outlet (including the installation of a 'Smart Metre') to the Carparking Space for the purpose of supplying power to the EV Parking Stall.

2. Conditions

- 2.1 The Authorised Owner who has the exclusive use of a Carparking Space may apply for and request the written consent from the Strata Committee to install electrical supply, distribution and an associated electrical outlet to connect to an EV Parking Stall for the purpose of charging an electric vehicle in the Carparking Space.
- 2.2 In making such a request, the EV Owner will provide to the strata committee a written description of the proposed EV Parking Stall including the proposed design and installation, and any other documents or plans as may be requested by the strata committee;
- 2.3 An Owner or Occupier of a Lot may not use any power point located within the Carparking Space attached to their Lot (if any) to power any electrical equipment on a continuing basis including without limitation charging an electric vehicle unless consent has first been given in accordance with this by-law.
- 2.4 The Owners Corporation has the right to disconnect any power source used by an Owner or Occupier in contravention of clause 2.3 of this by-law.
- 2.5 Each Owner and Occupier who uses their Carparking Space is liable for any damage (whenever occurring) caused to any part of the common property or to the property of any other owner or occupier as a direct result of that Owner's or Occupier's use of the Carparking Space, including without limitation as a result of a breach of this by-law and that Owner or Occupier must take all such steps as are necessary to make good that damage within a reasonable time after it has occurred.

2.6 The strata committee will grant consent pursuant to conditions set out at Clauses 2.1 to 2.5 provided that:

- a. The strata committee is of the opinion that its existing systems will support the Permitted Works; and,
- b. The EV Owner signs an alteration and indemnity agreement with the owners corporation, on terms to be determined by the strata committee, including the following:
- c. That the EV Owner will pay for all costs relating to the installation of the Permitted Works and EV Parking Stall and, will meet all cost associated with future repairs, maintenance, and upgrades to the Permitted Works and EV Parking Stall.
- d. That the EV Owner will obtain all necessary permits, including any local government consents.
- e. That the EV Owner will comply with all applicable laws.
- f. That the EV Owner will comply with all by-laws registered with Strata Plan 71822 and any reasonable requests of the owners corporation made from time to time.
- g. That the EV Owner will retain qualified contractors for the purpose of installing the Charging Equipment; and
- h. That the EV Owner will indemnify the Owners Corporation from any and all liability arising from the Permitted Works and operation of the EV Parking Stall including but not limited to any costs, loss or expense of whatever kind that the owners corporation may sustain in connection with the installation and use of the Permitted Works and EV Parking Stall.

3. Post installation obligations:

3.1 If in the opinion of the strata committee the Permitted Works can be removed with minimal damage to the common property, the EV Owner will be the owner of the EV Parking Stall, and:

- 3.1.1 may remove the Permitted Works and EV Parking Stall at any time; and
- 3.1.2 on sale of the registered lot owned by the EV Owner, transfer ownership of the Permitted Works and EV Parking Stall to the newly registered owner.
- 3.1.3 Any wiring required for the purpose of the Permitted Works will be owned and maintained by the Authorised Owner;
- 3.1.4 All electricity costs of the owners corporation relevant and connected with the Permitted Works and EV Parking Stall will be determined by direct metering of the power consumed using a 'Smart Meter', (a single-phase digital meter).

THERE BEING NO FURTHER BUSINESS,
THE CHAIRMAN CLOSED THE MEETING AT 6:35PM.



Print: 04 June 2020

To: The Strata Committee
The Owners – Strata Plan 71822
88 Vista Street,
MOSMAN NSW 2088

And: All registered lot owners and registered tenants.

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015*

Strata Plan Number & Building Name:	SP 71822 - Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	Strata Committee Meeting
Date of Meeting:	Friday, 17 th April 2020
Time of Meeting:	11:00AM
Meeting Venue:	The Office of Wellman Strata by Zoom Video Conference pursuant to Regulation 14, <i>Strata Schemes Management Regulation 2016</i>
Host:	D Wellman of Wellman Strata Management Pty Ltd (by invitation)
Chairman:	A Whybrow

Present in Person: T Whybrow, K Gale, M Cornelius, S Anthony, M Puntillo and P Hing.

Delegations: Nil

Apologies: D Welsby.

In Attendance: C Stretton (41), D Wellman of Wellman Strata Management ('Wellman Strata').

Quorum: At 11:03AM, the Chairperson declared a quorum for the purpose of opening the meeting and addressing the motions listed in the agenda.

Resolution 1: Minutes

RESOLVED that the minutes of the previous Strata Committee meeting be confirmed as a true record and account of the proceedings at that meeting.

Resolution 2: Matters Arising

The Strata Committee consider the following matters arising from the last meeting:

i. Remedial Repair | Skylight Work

The members acknowledged the progress of the works to apartments 607, 608 and 609 which has been fully reported on under the building manager's report.

Resolution 3: Building Management Report

RESOLVED that the Strata Committee tabled and receive the latest building manager report as read.

Resolution 4: Financial Statements

- a. **RESOLVED** that the Strata Committee table and receive the latest financial statements for the strata scheme.
- b. **RESOLVED** that the Strata Committee receive the latest arrears report for the strata scheme. It was noted that one particular owner (Lot 37) was in arrears by four (4) quarters. D Wellman informed the members that various stages of legal recovery had been instigated. It was agreed that Wellman Strata provide a further status update to the committee.
- c. The strata committee tabled a draft operating budget FY2021 in anticipation of the forthcoming Annual General Meeting.

Discussion ensued with respect to the financial management of the scheme in light of COVID19. In particular, the committee received recommendations from both the Building Manager and Wellman Strata to defer any non-essential cap-ex spending for the next 12 months.

D Wellman recommended to the members that the building operate as close to normal as possible with any levy arrears to be closely monitored and reported on. It was advised that the owners corporation currently had measures adopted (pursuant to the *Strata Schemes Management Act 2015*) that enabled payment plans to be considered where, subject to committee review, allowed owners time (who fall into genuine hardship) to meet their payment obligations to SP71822.

A recommendation was made by the Treasurer to consider reducing overall building services, particularly to the concierge hours with a view to reduce overall expenses. Whilst the members acknowledged the reasons for the proposition, there was no support in reducing services.

Accordingly, it was **RESOLVED** that the Administrative Fund budget remain as proposed and, if various budget items are not exhausted, then that surplus would fall to retained earnings.

It was also **RESOLVED** that Wellman Strata facilitate a further meeting with Peter Hing and Steve Anthony to finalise the proposed capital works fund budget and, refer back to the members accordingly with a tentative date to meet (informally) set down for Friday, 22nd April 2020 at 11am.

Resolution 5: General Business and Correspondence

The Strata Committee considered the following items of general business or correspondence including items tabled at the meeting:

- Caretaker / Concierge Agreement

Further to the last meeting of the committee, the members acknowledged receipt of the Building Management and Concierge agreement to put to the owners corporation for resolution at the AGM. It was agreed that the strata committee undertake a review of the document in advance of the AGM and, should there be any discrepancies with the heads of agreement previously arrived at, to refer those to the Building Manager representative. Matter ongoing.

Resolution 6: Next Meeting

RESOLVED that the Strata Committee convene the Annual General Meeting on Wednesday, 27th May 2020 at 5:30PM.

THERE BEING NO FURTHER BUSINESS,
THE MEETING CLOSED AT 12.16PM



Print: 14 June 2019

To: The Owners – Strata Plan 71822
'Nuova'
88 Vista Street,
MOSMAN NSW 2088

And: To all mortgagees, covenant charges and registered tenants

Minutes of Annual General Meeting

Schedule 1, *Strata Schemes Management Act 2015 (NSW)*

Meeting Particulars	
Strata Plan Number & Building Name:	SP 71822 Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	Annual General Meeting
Date of Meeting:	Tuesday, 21 May 2019
Time of Meeting:	5:30PM
Meeting Venue:	The Harnett Room, Council Chambers Mosman
Chairman:	D Wellman of Wellman Strata Management Pty Ltd (by invitation)

Present: C Flinders (Lot 16), C Lofts (Lot 34), D Welsby (Lot 40), J Kung & T Pun (Lot 55)
J Urech (Lot 60), K Gale (Lot 67), M Puntillo (Lot 77), P Hing (Lots 87, 88 and 91)

Present by Proxy: G & E Puntillo (Lot 2) and A & D Ciarroni (Lot 61) proxy to M Puntillo, M Cornelius (Lot 82) proxy to C Alexander, A & V Martinez (Lot 83) and S Johnston (Lot 86) proxy to S Anthony, M Takegami (Lot 46), J & H Carr (Lot 62) and M Whybrow (Lot 70) proxy to D Wellman of Wellman Strata Management Pty Ltd.

Apologies: M de Groot (Lot 4), L McGowan (company nominee for McWheel Pty Ltd – Lot 20)

In Attendance: Mr D Wellman of Wellman Strata Management Pty Ltd ('Wellman Strata').

Quorum: At 5:30 PM the Chairman declared a quorum present for the purpose of addressing the motions of the meeting and opened proceedings.

Resolution 1: Minutes	Resolution Type:	Ordinary
RESOLVED that the minutes of the previous general meeting be confirmed as a true record and account of the proceedings at that meeting.		

Resolution 2: Financial Statements	Resolution Type:	Ordinary
RESOLVED that the Owners corporation adopt the audited financial statements for the scheme for the year ending February 2019.		

Resolution 3: Auditor	Resolution Type:	Ordinary
The Owners – Strata Plan no 71822 RESOLVED to appoint an auditor for the strata scheme.		

Resolution 4: Capital Works Fund Plan	Resolution Type:	Ordinary
The Owners Corporation RESOLVED to review its capital works fund for the 10-year period commencing on 01/03/2020 and, review the plan as required when determining the funding requirements of the capital works fund.		

Resolution 5: Annual Budget & Contributions	Resolution Type:	Ordinary
--	-------------------------	-----------------

- a) **RESOLVED** that the statement of estimated receipts and payments (“**budget**”) as determined in accordance with Sub Section 79 (1) and 79 (2) of the *Strata Schemes Management Act 2015* for the period 01/03/2019 to 29/02/2020 and, as set out in **Annexure C** annexed to the meeting agenda be **AMENDED** and then adopted.

Note – the scheme is registered for GST

- b) The Owners corporation **RESOLVED ON AMENDMENT** to levy and collect the total annual contribution in the following amounts:

ADMINISTRATION FUND	\$519,918 Plus GST / \$571,910 GST Incl
CAPITAL WORKS FUND	\$298,092 Plus GST / \$327,901 GST Incl

And, to be levied in accordance with sections 79 (1) and 79 (2) of the *Strata Schemes Management Act 2015* to be due and payable as set out in the table below:

<u>Date</u>	<u>Method of Calculation</u>	<u>Admin Fund</u>	<u>Capital Works Fund</u>
01/03/2019 *	As per unit entitlement.	\$ 148,460 GST incl	\$ 26,656 GST incl
01/06/2019	As per unit entitlement.	\$ 141,150 GST incl	\$ 100,415 GST incl
01/09/2019	As per unit entitlement.	\$ 141,150 GST incl	\$ 100,415 GST incl
01/12/2019	As per unit entitlement.	\$ 141,150 GST incl	\$ 100,415 GST incl

- c) The owners corporation **RESOLVED ON AMENDMENT** to levy and collect the following additional contribution as at **01/03/2020**:

ADMINISTRATION FUND	\$141,150 GST incl
CAPITAL WORKS FUND	\$100,415 GST incl

Notes (not forming part of this motion):

Considerable discussion was held as it concerned the current financial position and, forecasted expenses for FY2020. The owners present acknowledged that the owners corporation is not sufficiently funded to address forecasted expenditure and needed to be mindful of that over the course of the next few years as levies are adjusted to respond to an ageing building. A proposal from the floor moved that the proposed levy, in particular, the capital works fund levy be increased to circa \$450K pa. The motion was lost on the premise that it was agreed that it first be prudent to undertake a review of the capital fund forecast (to be performed by an external consultant).

It was however agreed to adopt a 9.7% pa increase to contributions for the financial year ending February 2020.

It was also agreed that the committee, in conjunction with the building manager and strata manager undertake to monitor the

Resolution 6: Overdue Contributions	Resolution Type:	Ordinary
The owners corporation RESOLVED to deal with overdue contributions payable to the owners corporation as follows:		
Part A Payment Plans		
<ul style="list-style-type: none"> (i) In respect of any payment plan under section 85 (5) of the <i>Strata Schemes Management Act 2015</i> ("Payment Plan"): The owners corporation will in fact enter into any Payment Plan that it has agreed to enter into in accordance with that section 85 (5). (ii) While the lot owner concerned complies with a Payment Plan, the owners corporation will not take action under section 86 of the <i>Strata Schemes Management Act 2015</i> to recover such unpaid contributions and interest as are the subject of that Payment Plan, nor the expenses of the owners corporation incurred in recovering the same. (iii) However, if the lot owner concerned ceases to comply with a Payment Plan, the owners corporation will proceed as set out in Part B below in respect of the whole of the unpaid contributions and interest the subject of that Payment Plan and the expenses of the owners corporation incurred in recovering the same. 		
Part B Recovery Action on Arrears		
In respect of any unpaid contributions and interest which have remained unpaid for a period of at least seven (7) days after the date that they became due and payable:		
<ul style="list-style-type: none"> (i) The owners corporation will first issue a written demand for immediate payment ("First Demand"). (ii) If those unpaid contributions and interest remain wholly or partly unpaid for a further seven (7) days after the issue of the First Demand, the owners corporation will issue a second written demand for immediate payment ("Second Demand"). (iii) If after then, those unpaid contributions and interest remain wholly or partly unpaid for a further 14 days after the issue of the Second Demand, the owners corporation will engage solicitors to issue a final demand for immediate payment of the unpaid amount ("Legal Demand"). (iv) If the unpaid contributions and interest remain unpaid after a further 14 days following the issue of the Legal Demand, the owners corporation will engage solicitors to issue a notice of action in accordance with section 86 (4) of the <i>Strata Schemes Management Act 2015</i> ("Notice of Action") in respect of the action proposed to be taken under (iv) below. (v) On the expiry of the required 21 days after the giving of the Notice of Action the owners corporation will commence proceedings against the lot owner concerned for the recovery of the unpaid contributions, interest and the expenses of the owners corporation incurred in recovering the same in the New South Wales Civil and Administrative Tribunal or the Local Court of New South Wales, subject to and in accordance with legal advice. (vi) Where a person is jointly and severally liable for unpaid contributions and interest under section 84 of the <i>Strata Schemes Management Act 2015</i> the owners corporation will take steps against that person in accordance with the remaining provisions of this motion as if that person was the owner of the lot referred to. 		
<u>Notes (not forming part of this motion):</u>		
Clause 9 (g) Schedule 1, sections 84, 85 7 86 of <i>Strata Schemes Management Act 2015</i> refers to arrears and entry into payment plan requirements.		

Resolution 7: Insurance	Resolution Type:	Ordinary
<ul style="list-style-type: none"> a) RESOLVED that the insurances currently held by the strata scheme be confirmed. b) RESOLVED that the cover for liability of officers or members of the strata committee for damage to property, death or bodily injury in accordance with section (165)(2)(a) of the <i>Strata Schemes Management Act 2015</i> be confirmed. c) RESOLVED that the cover for misappropriation of money or other property of the owners corporation in accordance with section 165(2)(b) of the <i>Strata Schemes Management Act 2015</i> be confirmed. d) MOTION WITHDRAWN 		
That the owners corporation commission a valuer to provide a valuation in accordance with Section 161 of the <i>Strata Schemes Management Act 2015</i> and to clearly specify all matters excluded at the front of the valuation report.		
<u>Notes (not forming part of this motion):</u>		
The owners were informed that the insurances are placed via the BMC pursuant to terms of the registered strata management statement.		

Resolution 8: Report of the Managing Agent	Resolution Type:	Ordinary
RESOLVED that the owners corporation receives the report by the strata managing agent as to whether, and what, commissions or training services have been provided or paid for or are likely to be so provided to or paid for the agent for the following 12 months.		
Commission/s paid on insurance within prior 12-month period	Nil	
Estimate of commission/s payable within the next 12-month period	Nil	

Notes (not forming part of this motion):

It was noted that the insurance is placed by the respective Members to the Building Management Committee. Insurance commissions is payable via the placement of those policies on behalf of the Members and the deposited plan.

Resolution 9: Strata Committee	Resolution Type:	Ordinary
<p>a) The Chairman declared all written nominations and call for all oral nominations to the Strata Committee. The following people nominated:</p> <ul style="list-style-type: none"> - T Whybrow - D Welsby - S Anthony - K Gale - M Cornelius - M De Groot - P Hing - M Puntillo <p>b) RESOLVED that the number of members of the Strata Committee be determined at eight (8).</p> <p>c) RESOLVED that the members of the Strata Committee be elected as follows:</p> <ul style="list-style-type: none"> - T Whybrow - D Welsby - S Anthony - K Gale - M Cornelius - M De Groot - P Hing - M Puntillo 		

Resolution 10: Restricted Matters	Resolution Type:	Ordinary
<p>RESOLVED that there be NO restriction on any matter or, class of matter, is to be determined only by the owners corporation at a general meeting.</p> <p><i>Notes (not forming part of this motion):</i> Restricted matters are matters that go beyond the statutory restrictions already prescribed and, include matters that relate to the decision-making power of your Strata Committee. That is, the owners corporation may place additional restrictions on the decision-making power of the Strata Committee. Such a decision requires careful debate for an imposition of further restrictions may affect the building's administration and thus increase related costs.</p>		

Resolution 11: Annual Fire Safety Statement	Resolution Type:	Ordinary
<p>THAT the Owners Corporation RESOLVED to do the following:</p> <ul style="list-style-type: none"> (a) Engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and (b) To submit any corrective action report to the Strata Committee to determine what further action is required, if any; and (c) To delegate to the strata manager the following functions pursuant to the Agency Agreement additional duties schedule: <ul style="list-style-type: none"> i. undertake the seeking of quotations and engaging the contractor to prepare the statement; and ii. sign the statement on behalf of the scheme (only where applicable) and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner 		

Resolution 12: BMC Representative	Resolution Type:	Special
<ul style="list-style-type: none"> a. That, by way of SPECIAL RESOLUTION, the owners corporation appoints Mr T Whybrow as BMC Representative to represent the owners corporation at all meetings of the Building Management Committee. b. It was SPECIALLY RESOLVED to appoint Mr P Hing as the Substitute Representative. 		

THERE BEING NO FURTHER BUSINESS,
THE CHAIRMAN CLOSED THE MEETING AT 7:25PM



Print: 14 June 2019

To: The Owners – Strata Plan 71822
'Nuova'
88 Vista Street,
MOSMAN NSW 2088

And: To all mortgagees, covenant charges and registered tenants

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015*

Meeting Particulars	
Strata Plan Number & Building Name:	SP 71822 Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	Strata Committee Meeting
Date of Meeting:	Tuesday, 21 st May 2019
Time of Meeting:	Immediately following the conclusion of the AGM
Meeting Venue:	The Harnett Room, Council Chambers Mosman
Chairman:	D Wellman of Wellman Strata Management Pty Ltd (by invitation)

Present: M Puntillo, P Hing, K Gale, S Anthony and D Welsby.

Delegations: Nil.

Apologies: M de Groot, M Cornelius and A Whybrow.

In Attendance: C Flinders (Lot 16), C Lofts (Lot 34), J Kung & T Pun (Lot 55) J Urech (Lot 60), C Alexander and Mr D Wellman of Wellman Strata Management Pty Ltd ('Wellman Strata').

Quorum: At 7:30 PM the Chairman declared a quorum present for the purpose of addressing the motions of the meeting and opened proceedings.

Resolution 1: Minutes
RESOLVED that the minutes of the previous Strata Committee meeting be confirmed as a true record and account of the proceedings at that meeting.
Resolution 2: Office Bearers
RESOLVED that the Strata Committee elect the following office bearers:

- i. Chairman/Secretary – T Whybrow
- ii. Treasurer – S Anthony

Resolution 3: Next Meeting

RESOLVED that the Strata Committee convene its next meeting on Thursday, 15th August 2019. It was agreed to find an alternative location due to street noise.

TEHRE BEING NO FURTHER BUSINESS.
THE CHAIRMAN CLOSED THE MEETING AT 7:45PM

Wellman Strata Management Pty Ltd

Suite 5, Level 9, 189 Kent Street SYDNEY NSW 2000 ABN: 24 110 754 839

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**Income and Expenditure Statement - S/Plan 71822
"NUOVA"****88 VISTA STREET, MOSMAN, NSW 2088**

For the Financial Period 01/03/2018 to 28/02/2019

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Contribution			
Contribution Due	\$541,135.28	\$541,135.00	\$522,260.82
Interest on Overdues	\$2,416.92	\$0.00	\$2,122.68
Unallocated Funds	\$0.00	\$0.00	\$0.00
Total Contribution	\$543,552.20	\$541,135.00	\$524,383.50
Interest			
Interest on Investments	\$(30.00)	\$0.00	\$0.00
Total Interest	\$(30.00)	\$0.00	\$0.00
Other Income			
Miscellaneous Income	\$0.00	\$0.00	\$45.30
Status Certificate Fees	\$218.00	\$0.00	\$327.00
Strata Roll Inspection Fees	\$8.73	\$0.00	\$122.54
Total Other Income	\$226.73	\$0.00	\$494.84
Recoveries			
Recoveries - Legal Fees	\$1,550.00	\$0.00	\$1,220.00
Total Recoveries	\$1,550.00	\$0.00	\$1,220.00
Total Administrative Fund Income	\$545,298.93	\$541,135.00	\$526,098.34

Expenses**Admin**

Accounting & Reporting	\$360.00	\$360.00	\$0.00
Accounting & Taxation Services	\$600.76	\$340.00	\$631.68
Agent Disbursements	\$5,170.88	\$6,000.00	\$5,312.02
Application Fees—LPI	\$0.00	\$0.00	\$159.28
Audit Services	\$1,000.00	\$750.00	\$725.00
BAS Process Fee	\$1,410.00	\$1,520.00	\$1,418.17
Building Manager	\$156,799.95	\$156,800.00	\$144,760.57
Investment Expenses—Deductible	\$60.00	\$0.00	\$360.00
Legal & Debt Collection Fees	\$1,240.00	\$2,000.00	\$1,983.00
Levy Cont.—BMC	\$106,883.64	\$135,664.00	\$105,391.26
Management Fee	\$28,210.12	\$28,120.00	\$26,866.76
Management Fee—Schedule B	\$4,733.70	\$5,000.00	\$6,551.06
Meeting Room Expenses	\$0.00	\$80.00	\$0.00
Registration/License/Compliance Fees	\$432.00	\$400.00	\$394.09

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**Income and Expenditure Statement - S/Plan 71822
"NUOVA"****88 VISTA STREET, MOSMAN, NSW 2088**

For the Financial Period 01/03/2018 to 28/02/2019

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Search Fees	\$8.73	\$0.00	\$89.36
Status Certificate Fees Paid	\$0.00	\$0.00	\$218.00
Sundry	\$786.23	\$2,000.00	\$1,957.04
Total Admin	\$307,696.01	\$339,034.00	\$296,817.29
Insurance			
Insurance--Premiums	\$2,917.31	\$3,000.00	\$2,859.54
Total Insurance	\$2,917.31	\$3,000.00	\$2,859.54
Maint Bldg			
Carpet--Cleaning & Maintenance	\$1,827.28	\$2,500.00	\$2,203.64
Cleaning--Contracts	\$38,659.92	\$39,800.00	\$38,659.92
Cleaning--General	\$7,800.02	\$8,000.00	\$7,399.97
Doors, Windows & Locks	\$5,866.35	\$1,200.00	\$4,162.05
Electrical	\$0.00	\$3,000.00	\$0.00
Electrical--LED, Lamps & Tubes	\$2,999.99	\$2,500.00	\$4,479.56
Exhaust/Ventilation Systems	\$1,650.00	\$800.00	\$450.00
Fire Protection--Essential Repairs / Inspections	\$40.00	\$2,000.00	\$0.00
Garage Doors	\$0.00	\$2,000.00	\$0.00
Garbage Chute	\$488.50	\$500.00	\$667.55
Garbage Compactor	\$1,540.00	\$1,500.00	\$460.00
General Repairs	\$5,879.00	\$15,000.00	\$3,356.01
Hot Water Service	\$728.35	\$1,600.00	\$1,510.95
Intercom	\$3,085.00	\$3,500.00	\$3,447.28
Keys Swipes & Remotes	\$3,626.91	\$2,500.00	\$2,274.05
Lift Maintenance Contract	\$28,482.68	\$28,250.00	\$27,126.38
Lift Servicing/Repair	\$1,544.20	\$3,000.00	\$761.02
Lift Telephone	\$918.41	\$950.00	\$938.65
Pest/Vermin Control	\$5,060.00	\$4,000.00	\$3,150.00
Plumbing & Drainage	\$9,479.55	\$10,000.00	\$8,315.00
Security Surveillance	\$890.80	\$1,000.00	\$1,387.20
Telephone & PABX Equipment	\$2,173.25	\$3,000.00	\$2,752.36
Total Maint Bldg	\$122,740.21	\$136,600.00	\$113,501.59
Utility			
Electricity	\$55,278.77	\$60,000.00	\$55,879.17
Rubbish Removal	\$3,924.13	\$2,500.00	\$2,075.89
Total Utility	\$59,202.90	\$62,500.00	\$57,955.06
Total Administrative Fund Expenses	\$492,556.43	\$541,134.00	\$471,133.48

Wellman Strata Management Pty Ltd

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Income and Expenditure Statement - S/Plan 71822 "NUOVA"

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2018 to 28/02/2019

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Administrative Fund Surplus/Deficit	\$52,742.50	\$1.00	\$54,964.86
Opening Balance for the period	\$109,139.25	\$0.00	\$54,174.39
Closing Balance for the period	\$161,881.75	\$1.00	\$109,139.25

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**Income and Expenditure Statement - S/Plan 71822
"NUOVA"****88 VISTA STREET, MOSMAN, NSW 2088**

For the Financial Period 01/03/2018 to 28/02/2019

Capital Works Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Contribution			
Contribution Due	\$204,545.55	\$204,545.45	\$310,960.00
Interest on Overdues	\$1,374.34	\$0.00	\$695.54
Total Contribution	\$205,919.89	\$204,545.45	\$311,655.54
Interest			
Interest on Investments	\$3,165.38	\$0.00	\$691.05
Total Interest	\$3,165.38	\$0.00	\$691.05
Total Capital Works Fund Income	\$209,085.27	\$204,545.45	\$312,346.59
Expenses			
Admin			
Consultants.	\$0.00	\$0.00	\$3,466.36
Total Admin	\$0.00	\$0.00	\$3,466.36
Insurance			
Insurance Claim Expenses	\$32,877.00	\$0.00	\$0.00
Insurance Excess	\$500.00	\$0.00	\$0.00
Total Insurance	\$33,377.00	\$0.00	\$0.00
Maint Bldg			
Airconditioning	\$0.00	\$0.00	\$5,950.00
Carpets & Stairs Replacement	\$15,494.40	\$6,000.00	\$0.00
Doors & Windows—Capital Works	\$85,509.45	\$0.00	\$0.00
Electrical	\$1,880.00	\$2,000.00	\$0.00
Garbage Chute	\$0.00	\$3,900.00	\$0.00
General Replacement	\$14,540.00	\$0.00	\$25,631.15
Lift Major Repairs / Upgrades	\$3,880.00	\$0.00	\$7,300.00
Painting & Surfaces—Internal	\$10,930.00	\$5,000.00	\$0.00
Plumbing & Drainage	\$5,015.00	\$5,000.00	\$1,270.00
Replacement—Intercom	\$0.00	\$0.00	\$10,363.00
Security Equipment, CCTV etc	\$18,075.00	\$22,000.00	\$0.00
Structural Improvements	\$73,733.59	\$0.00	\$0.00
Total Maint Bldg	\$229,057.44	\$43,900.00	\$50,514.15
Remedial Repair			
Remedial Repair—Consultants/Engineers	\$17,546.67	\$40,000.00	\$13,033.00

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**Income and Expenditure Statement - S/Plan 71822
"NUOVA"****88 VISTA STREET, MOSMAN, NSW 2088**

For the Financial Period 01/03/2017 to 28/02/2018

(Opening Balances as at 01/03/2017)

Administrative Fund

	TOTAL THIS YEAR	Last Year Actual
Transfer to Sinking Fund	\$0.00	\$65,700.00
Total Admin	\$296,817.29	\$327,142.69
Insurance		
Insurance--Premiums	\$2,859.54	\$396.85
Total Insurance	\$2,859.54	\$396.85
Maint Bldg		
Airconditioning	\$450.00	\$0.00
Carpet--Cleaning & Maintenance	\$2,203.64	\$0.00
Cleaning--Contracts	\$38,659.92	\$37,896.00
Cleaning--Garbage Chute	\$667.55	\$0.00
Cleaning--General	\$7,399.97	\$4,366.59
Doors & Windows	\$4,162.05	\$0.00
Electrical	\$0.00	\$6,364.71
Electrical--LED, Lamps & Tubes	\$4,479.56	\$0.00
Fire Protection--Essential Repairs / Inspections	\$0.00	\$5,837.27
Garage Doors	\$0.00	\$5,040.90
Garbage Bins/Bags	\$0.00	\$0.00
Garbage Compactor	\$460.00	\$817.88
General Repairs	\$3,356.01	\$8,763.60
Gutters & Downpipes	\$0.00	\$0.00
Hot Water Service	\$1,510.95	\$1,210.00
Intercom	\$3,447.28	\$3,174.09
Lift Maintenance Contract	\$27,126.38	\$23,791.58
Lift Servicing/Repair	\$761.02	\$3,264.53
Lift Telephone	\$938.65	\$1,074.57
Locks Keys & Card Keys	\$2,274.05	\$1,179.09
Pest/Vermin Control	\$3,150.00	\$3,570.00
Plumbing & Drainage	\$8,315.00	\$9,504.74
Roof	\$0.00	\$(12,423.60)
Security Surveillance	\$1,387.20	\$3,584.53
Telephone & PABX Equipment	\$2,752.36	\$3,249.76
Total Maint Bldg	\$113,501.59	\$110,266.24
Utility		
Electricity	\$55,879.17	\$75,348.37
Rubbish Removal	\$2,075.89	\$2,441.60
Total Utility	\$57,955.06	\$77,789.97

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**Income and Expenditure Statement - S/Plan 71822
"NUOVA"****88 VISTA STREET, MOSMAN, NSW 2088**

For the Financial Period 01/03/2017 to 28/02/2018

(Opening Balances as at 01/03/2017)

Capital Works Fund

	TOTAL THIS YEAR	Last Year Actual
Income		
Admin		
Transfer from Admin Fund	\$0.00	\$65,700.00
Total Admin	\$0.00	\$65,700.00
Contribution		
Contribution Due	\$310,960.00	\$92,732.48
Interest on Overdues	\$695.54	\$149.61
Total Contribution	\$311,655.54	\$92,882.09
Interest		
Interest on Investments	\$691.05	\$0.00
Total Interest	\$691.05	\$0.00
Total Capital Works Fund Income	\$312,346.59	\$158,582.09
Expenses		
Admin		
Consultants.	\$3,466.36	\$0.00
Levy Cont.--BMC	\$0.00	\$(20,000.00)
Total Admin	\$3,466.36	\$(20,000.00)
Maint Bldg		
Airconditioning	\$5,950.00	\$0.00
General Replacement	\$25,631.15	\$90,310.73
Intercom Replacement	\$10,363.00	\$0.00
Lift Major Repairs / Upgrades	\$7,300.00	\$0.00
Plumbing & Drainage	\$1,270.00	\$0.00
Total Maint Bldg	\$50,514.15	\$90,310.73
Misc.		
Other Expenses/Contingency--CWF	\$0.00	\$359.09
Total Misc.	\$0.00	\$359.09
Remedial Repair		
Remedial Repair--Consultants/Engineers	\$13,033.00	\$0.00
Remedial Repair--Remedial Repair Project	\$59,800.32	\$0.00
Total Remedial Repair	\$72,833.32	\$0.00
Total Capital Works Fund Expenses	\$126,813.83	\$70,669.82

Income and Expenditure Statement - S/Plan 71822**"NUOVA"****88 VISTA STREET, MOSMAN, NSW 2088**

For the Financial Period 01/03/2016 to 28/02/2017

(Opening Balances as at 02/12/2016)

Administrative Fund

	TOTAL THIS YEAR	Last Year Actual
Income		
Contribution Due	\$492,103.63	\$493,238.12
Grants & Government Funding	\$11,022.00	\$0.00
Interest on Overdues	\$808.69	\$547.15
Status Certificate Fees	\$436.00	\$1,191.00
Strata Roll Inspection Fees	\$62.00	\$434.00
Unallocated Funds	\$0.00	\$0.00
Total Administrative Fund Income	\$504,432.32	\$495,410.27
Expenses		
Agent Disbursements	\$2,756.35	\$578.36
Airconditioning--Maint Contract	\$0.00	\$1,049.00
Audit Services	\$0.00	\$708.86
BAS Process Fee	\$600.00	\$0.00
Bank Charges	\$2.50	\$0.00
Carpet--Cleaning & Maintenance	\$0.00	\$1,454.54
Cleaning	\$42,262.59	\$26,844.55
Contract Concierge	\$136,228.74	\$132,536.92
Electrical	\$6,364.71	\$8,706.28
Electricity	\$75,348.37	\$61,236.59
Fire Protection--Essential Repairs / Inspections	\$5,837.27	\$26,636.34
Garage Doors	\$4,690.90	\$4,776.95
Garbage Bins/Bags	\$0.00	\$0.00
Garbage Compactor	\$817.88	\$1,502.50
General Repairs	\$9,113.60	\$4,534.30
Gutters & Downpipes	\$0.00	\$800.00
Hot Water Service	\$1,210.00	\$1,008.33
Insurance--Premiums	\$396.85	\$3,648.22
Intercom	\$3,174.09	\$5,059.24
Legal & Debt Collection Fees	\$3,391.40	\$720.00
Levy Cont.--BMC	\$93,135.27	\$83,313.11
Lift Maintenance Contract	\$23,791.58	\$24,974.40
Lift Registration Fees	\$62.39	\$0.00
Lift Servicing/Repair	\$3,264.53	\$1,557.30
Lift Telephone	\$1,074.57	\$1,170.43
Locks Keys & Card Keys	\$1,179.09	\$2,773.50
Management Fee	\$22,957.22	\$24,831.84

Wellman Strata Management Pty Ltd

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Page 3

Income and Expenditure Statement - S/Plan 71822 "NUOVA"

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2016 to 28/02/2017

(Opening Balances as at 02/12/2016)

Administrative Fund

	TOTAL THIS YEAR	Last Year Actual
Management Fee--Schedule B	\$920.40	\$530.62
Meeting Room Expenses	\$67.00	\$0.00
Pest/Vermin Control	\$3,570.00	\$1,690.00
Plumbing & Drainage	\$9,504.74	\$8,669.17
Prior Period Adjustment	\$0.00	\$(2,280.98)
Roof	\$(12,423.60)	\$2,100.00
Rubbish Removal	\$2,441.60	\$2,260.05
Search Fees	\$124.00	\$403.00
Security Surveillance	\$3,584.53	\$2,937.09
Status Certificate Fees Paid	\$545.00	\$1,082.00
Sundry	\$652.42	\$222.73
TV Antenna & Cables	\$0.00	\$0.00
Telephone & PABX Equipment	\$3,249.76	\$1,994.56
Transfer to Sinking Fund	\$65,700.00	\$0.00
Water Consumption	\$0.00	\$0.00
Total Administrative Fund Expenses	\$515,595.75	\$440,029.80
Administrative Fund Surplus/Deficit	\$(11,163.43)	\$55,380.47

Wellman Strata Management Pty Ltd

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Income and Expenditure Statement - S/Plan 71822

"NUOVA"

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2016 to 28/02/2017

(Opening Balances as at 02/12/2016)

Capital Works Fund

	TOTAL THIS YEAR	Last Year Actual
Income		
Contribution Due	\$92,732.48	\$90,996.38
Interest on Overdues	\$149.61	\$97.19
Transfer from Admin Fund	\$65,700.00	\$0.00
Total Capital Works Fund Income	\$158,582.09	\$91,093.57
Expenses		
Airconditioning	\$0.00	\$2,010.00
Carpets & Stairs Replacement	\$0.00	\$4,850.27
Doors & Windows--Sinking	\$0.00	\$2,951.00
Electrical	\$0.00	\$0.00
Garage Doors--Sinking	\$0.00	\$5,131.50
General Replacement	\$90,310.73	\$85,749.68
Levy Cont.--BMC	\$(20,000.00)	\$0.00
Other Expenses/Contingency--Sinking	\$359.09	\$446.59
Painting & Surface Finishes	\$0.00	\$1,713.64
Plumbing & Drainage--Sinking	\$0.00	\$3,908.00
Prior Period Adjustment--Sinking	\$0.00	\$33.27
Roof & Gutter	\$0.00	\$12,423.60
Total Capital Works Fund Expenses	\$70,669.82	\$119,217.55
Capital Works Fund Surplus/Deficit	\$87,912.27	\$(28,123.98)