

SydneyStrataReport

property strata inspections

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STRATA REPORT

Client	Infinity Property Agents
Address of property	Unit 6/22 Kennedy Street, Kingsford, NSW.
Lot	6
Strata Plan	SP 71082
Name of Strata Management Co.	First Strata
Telephone Number of Strata Agent	1300 301 175
Report Date	24 January 2022

General Information

Owner's Name	Benny Wong
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Levy Contributions

Administration Fund contribution.	\$536.93
Capital Works Fund contribution.	\$153.41
Are There any Special Levies?	Motion 14: Special levy raised, in 6 instalments to be due: 1 February 2022, 1 May 2022, 1 August 2022, 1 November 2022, 1 February 2023 and, 1 May 2023. Lot 6 instalments are \$1,018.35 x 6.
Admin. Fund Balance Approx.	\$36,733.26
Sinking Fund Balance.	\$14,799.82

Insurances

Building Insurance	Yes
Sum Insured	\$7,880,000.00
Insurance Company	CHU
Due Date	28 August 2022
Fire Safety Report ?	N/A
Certificate Date.	N/A
Pet Friendly?	Owners corporation permission needed.

Meetings

Annual General Meeting 22 February 2018	Administration Fund set at \$52,500.00 p.a. Sinking Fund set at \$6,500.00 p.a. Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled. Strata Committee Meeting: Meeting formalities recorded only as per the attachment of this meeting. Meeting closed.
Annual General Meeting 2019	No meeting is recorded to have been held.
Annual General Meeting 26 May 2020	Administration Fund set at \$47,727.27 p.a. Sinking Fund set at \$13,636.26 p.a. Building insurance continued, Motion 12: Resolved to execute a 3 year loan contract of \$380,000.00 for building works, Motion 14: Special levy raised, in 6 instalments to be due: 1 February 2022, 1 May 2022, 1 August 2022, 1 November 2022, 1 February 2023 and, 1 May 2023. Lot 6 instalments are \$1,018.35 x 6. All other matters were meeting formalities and general maintenance as per the scan below, Meeting closed.
Annual General Meeting 6 May 2021	Administration Fund set at \$47,727.27 p.a. Sinking Fund set at \$13,636.26 p.a. Building insurance continued, Motions 11 & 12: Resolved to terminate Strata Choice and appoint First Strata in their place, All other matters were meeting formalities and general maintenance as per the scan below, Meeting closed.

Extraordinary General Meeting 14 February 2022	Resolved to approve Lot 6 flooring works, Meeting closed.
Other comments.	This report is to be taken in context and in conjunction with the scans below.

Owner Ledger

Start Date: 01/06/2019

End Date: 30/06/2023

Owners: Current Owners in Strata Plan 71092



Strata Plan 71092

Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 1 Unit 1 Nicholas Chew & Jacqueline Ngo

UE / AE: 45.00 / 1,000.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None

Strata Plan 71092

Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 1 Unit 1 Nicholas Chew & Jacqueline Ngo UE / AE: 45.00 / 1,000.00

17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
21/06/2019	740	Receipt	Banked		935.55	0.00	0.00	0.00	0.00		935.55		1
31/07/2019	758	Receipt	Banked		536.95	0.00	153.45	0.00	0.00		690.40		2
10/10/2019	792	Receipt	Banked		935.55	0.00	0.00	0.00	0.00		935.55		3
24/10/2019	795	Receipt	Banked		536.95	0.00	153.45	0.00	0.00		690.40		4
16/01/2020	823	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		5
16/01/2020	825	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		5, 6
16/04/2020	844	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		7
24/04/2020	851	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		7, 8
16/07/2020	871	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		9
28/07/2020	880	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		9, 10
15/10/2020	916	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		11
26/10/2020	921	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		11, 12
07/01/2021	937	Receipt	Banked		935.55	0.00	0.00	0.00	0.00		935.55		13

Strata Plan 71092			Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032							
Lot 1	Unit 1	Nicholas Chew & Jacqueline Ngo							UE / AE: 45.00 / 1,000.00	
21/01/2021	941	Receipt	Banked	536.95	0.00	153.45	0.00	0.00	690.40	14
15/04/2021	965	Receipt	Banked	935.55	0.00	0.00	0.00	0.00	935.55	15
27/04/2021	973	Receipt	Banked	536.95	0.00	153.45	0.00	0.00	690.40	16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Strata Plan 71092

Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 2 Unit 2 Ms Efy Alexandratos UE / AE: 45.00 / 1,000.00

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
08/07/2019	746	Receipt	Banked		935.55	0.00	0.00	0.00	0.00		935.55		1
26/07/2019	752	Receipt	Banked		536.95	0.00	153.45	0.00	0.00		690.40		2
07/10/2019	789	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		3
22/11/2019	808	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		3, 4
10/01/2020	820	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		5
10/01/2020	821	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		5, 6
09/04/2020	841	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		7
09/04/2020	843	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		7, 8
03/07/2020	866	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		9
03/07/2020	867	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		9, 10
28/09/2020	902	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		11
28/09/2020	903	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		11, 12
25/01/2021	946	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		13
25/01/2021	947	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		13, 14
16/04/2021	967	Receipt	Banked		690.40	0.00	0.00	0.00	0.00		690.40		15
23/04/2021	969	Receipt	Banked		782.10	0.00	153.45	0.00	0.00		935.55		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	06/06/2019	Once-off	Lot 3: Debt recovery Reminder Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
2	24/06/2019	Once-off	Lot 3: Debt recovery Final Demand Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
3	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	977.15	0.00	0.00	10.71	0.00%	Special	Normal	None
4	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	560.80	560.80	160.25	160.25	0.14	0.00%	Standard	Normal	None
5	06/09/2019	Once-off	Lot 3: Debt recovery Reminder Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
6	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	977.15	0.00	0.00	0.00	0.00%	Special	Normal	None
7	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	560.80	560.80	160.25	160.25	0.00	0.00%	Standard	Normal	None
8	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	977.15	0.00	0.00	0.00	0.00%	Special	Normal	None
9	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	560.80	560.80	160.25	160.25	0.00	0.00%	Standard	Normal	None
10	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	977.15	0.00	0.00	0.00	0.00%	Special	Normal	None
11	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	560.80	560.80	160.25	160.25	0.00	0.00%	Standard	Normal	None
12	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	977.15	0.00	0.00	0.00	0.00%	Special	Normal	None
13	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	560.80	560.80	160.25	160.25	0.00	0.00%	Standard	Normal	None
14	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	977.15	0.00	0.00	0.00	0.00%	Special	Normal	None
15	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	560.80	560.80	160.25	160.25	0.00	0.00%	Standard	Normal	None
16	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	977.15	0.00	0.00	0.00	0.00%	Special	Normal	None
17	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	560.80	560.80	160.25	160.25	0.00	0.00%	Standard	Normal	None
18	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	977.15	0.00	0.00	0.00	0.00%	Special	Normal	None
19	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	560.80	560.80	160.25	160.25	0.00	0.00%	Standard	Normal	None
20	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
21	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	555.45	0.00	160.25	0.00	0.00	0.00%	Standard	Normal	None
22	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	977.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
23	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	555.45	0.00	160.25	0.00	0.00	0.00%	Standard	Normal	None

Strata Plan 71092

Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 3 Unit 3 Shanty Julius Joeng

UE / AE: 47.00 / 1,000.00

24	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,063.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
25	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	555.45	0.00	160.25	0.00	0.00	0.00%	Standard	Normal	None
26	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,063.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	555.45	0.00	160.25	0.00	0.00	0.00%	Standard	Normal	None
28	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,063.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
29	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,063.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
30	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,063.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
31	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,063.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
28/06/2019	743	Receipt	Banked		1,636.23	25.33	165.05	2.80	0.00		1,829.41		1, 2
10/09/2019	777	Receipt	Banked		749.41	11.51	11.20	0.23	0.00		772.35		3, 5
10/09/2019	780	Receipt	Banked		828.35	0.00	148.80	0.00	0.00		977.15		3, 4
12/09/2019	782	Receipt	Banked		32.86	0.00	9.39	0.00	0.00		42.25		4
29/10/2019	800	Receipt	Banked		1,545.18	0.11	162.31	0.03	0.00		1,707.63		6, 8, 4, 7
23/12/2019	816	Receipt	Banked		1,537.94	0.00	160.25	0.00	0.00		1,698.19		8, 9
16/04/2020	846	Receipt	Banked		1,537.95	0.00	160.25	0.00	0.00		1,698.20		10, 11
25/06/2020	863	Receipt	Banked		1,537.95	0.00	160.25	0.00	0.00		1,698.20		12, 13
13/10/2020	914	Receipt	Banked		1,537.95	0.00	160.25	0.00	0.00		1,698.20		14, 15
18/12/2020	932	Receipt	Banked		1,537.95	0.00	160.25	0.00	0.00		1,698.20		16, 17
07/04/2021	961	Receipt	Banked		1,537.95	0.00	160.25	0.00	0.00		1,698.20		18, 19

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	956.35	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	548.90	548.90	156.85	156.85	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	956.35	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	548.90	548.90	156.85	156.85	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	956.35	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	548.90	548.90	156.85	156.85	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	956.35	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	548.90	548.90	156.85	156.85	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	956.35	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	548.90	548.90	156.85	156.85	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	956.35	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	548.90	548.90	156.85	156.85	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	956.35	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	548.90	548.90	156.85	156.85	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	956.35	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	548.90	0.00	156.85	0.00	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	956.35	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	543.65	0.00	156.85	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	956.35	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	543.65	0.00	156.85	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,040.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	543.65	0.00	156.85	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,040.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 4 Unit 4 Helen Harris UE / AE: 46.00 / 1,000.00

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	543.65	0.00	156.85	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,040.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,040.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,040.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,040.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00 Levy arrears & owner invoices due \$705.75 Interest on levy arrears \$6.38

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
17/07/2019	749	Receipt	Banked		956.35	0.00	0.00	0.00	0.00	956.35		1
16/08/2019	766	Receipt	Banked		548.90	0.00	156.85	0.00	0.00	705.75		2
08/10/2019	790	Receipt	Banked		1,505.25	0.00	156.85	0.00	0.00	1,662.10		3, 4
15/11/2019	807	Receipt	Banked		6,380.75	0.00	313.70	0.00	0.00	6,694.45		5, 7, 9, 11, 13, 15, 6, 8
17/12/2019	813	Receipt	Banked		705.75	0.00	0.00	0.00	0.00	705.75		15, 17
09/04/2020	842	Receipt	Banked		705.75	0.00	0.00	0.00	0.00	705.75		17
16/07/2020	872	Receipt	Banked		548.90	0.00	156.85	0.00	0.00	705.75		10
06/10/2020	910	Receipt	Banked		548.90	0.00	156.85	0.00	0.00	705.75		12
14/01/2021	940	Receipt	Banked		548.90	0.00	156.85	0.00	0.00	705.75		14

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	894.00	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	513.10	513.10	146.60	146.60	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	894.00	0.00	0.00	8.33	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	513.10	513.10	146.60	146.60	6.20	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	894.00	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	513.10	513.10	146.60	146.60	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	894.00	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	513.10	513.10	146.60	146.60	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	894.00	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	513.10	513.10	146.60	146.60	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	894.00	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	513.10	513.10	146.60	146.60	0.00	0.00%	Standard	Normal	None
13	31/01/2021	Once-off	Lot 5: East Point Plumbing Inv1641	0.00	0.00	330.00	330.00	0.00		Owner Invoice	Normal	None
14	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	894.00	0.00	0.00	10.29	0.00%	Special	Normal	None
15	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	513.10	513.10	146.60	146.60	7.59	0.00%	Standard	Normal	None
16	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	894.00	0.00	0.00	0.00	0.00%	Special	Normal	None
17	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	513.10	513.10	146.60	146.60	0.00	0.00%	Standard	Normal	None
18	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	20.00	0.00	0.00	0.00	0.00%	Special	Normal	None
19	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	508.20	0.00	146.60	0.00	0.00	0.00%	Standard	Normal	None
20	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	894.00	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
21	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	508.20	0.00	146.60	0.00	0.00	0.00%	Standard	Normal	None
22	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	972.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
23	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	508.20	0.00	146.60	0.00	0.00	0.00%	Standard	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 5 Unit 5 Shaun Parker UE / AE: 43.00 / 1,000.00

24	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	972.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
25	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	508.20	0.00	146.60	0.00	0.00	0.00%	Standard	Normal	None
26	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	972.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	972.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	972.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
29	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	972.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
26/06/2019	742	Receipt	Banked		894.00	0.00	0.00	0.00	0.00		894.00		1
09/09/2019	776	Receipt	Banked		513.10	0.00	146.60	0.00	0.00		659.70		2
05/12/2019	811	Receipt	Banked		1,395.84	13.11	143.38	1.37	0.00		1,553.70		3, 4
18/12/2019	815	Receipt	Banked		1,418.54	0.04	149.82	0.01	0.00		1,568.41		5, 7, 4, 6
18/03/2020	837	Receipt	Banked		1,406.92	0.00	146.60	0.00	0.00		1,553.52		7, 8
17/06/2020	862	Receipt	Banked		1,407.10	0.00	146.60	0.00	0.00		1,553.70		9, 10
07/10/2020	911	Receipt	Banked		1,407.10	0.00	146.60	0.00	0.00		1,553.70		11, 12
25/01/2021	945	Receipt	Banked		0.00	0.00	330.00	0.00	0.00		330.00		13
15/03/2021	958	Receipt	Banked		2,834.20	16.19	293.20	1.69	0.00		3,145.28		14, 16, 18, 15, 17

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	935.55	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	536.95	536.95	153.45	153.45	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	935.55	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 6 **Unit 6** **Ms Merry Chen-Lim** **UE / AE: 45.00 / 1,000.00**

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	531.85	0.00	153.45	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,018.15	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00 Levy arrears & owner invoices due \$0.00 Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
30/07/2019	755	Receipt	Banked		935.36	0.00	0.00	0.00	0.00		935.36		1
19/08/2019	767	Receipt	Banked		536.95	0.00	153.45	0.00	0.00		690.40		2
28/10/2019	797	Receipt	Banked		1,472.50	0.00	153.45	0.00	0.00		1,625.95		3, 4
30/01/2020	829	Receipt	Banked		1,472.50	0.00	153.45	0.00	0.00		1,625.95		5, 6
28/05/2020	860	Receipt	Banked		1,472.50	0.00	153.45	0.00	0.00		1,625.95		7, 8
17/07/2020	875	Receipt	Banked		1,472.50	0.00	153.45	0.00	0.00		1,625.95		9, 10
27/11/2020	929	Receipt	Banked		1,472.50	0.00	153.45	0.00	0.00		1,625.95		11, 12
22/01/2021	943	Receipt	Banked		1,472.50	0.00	153.45	0.00	0.00		1,625.95		13, 14
26/04/2021	970	Receipt	Banked		1,472.50	0.00	153.45	0.00	0.00		1,625.95		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 7 Unit 7 Hoffman Heung UE / AE: 49.00 / 1,000.00

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
25/06/2019	741	Receipt	Banked		1,100.08	1.21	22.94	0.35	0.00		1,124.58		1, 3
31/07/2019	759	Receipt	Banked		584.70	0.00	167.05	0.00	0.00		751.75		2
10/10/2019	791	Receipt	Banked		750.71	0.00	0.00	0.00	0.00		750.71		3
24/10/2019	796	Receipt	Banked		851.70	0.00	167.05	0.00	0.00		1,018.75		3, 4
16/01/2020	824	Receipt	Banked		751.75	0.00	0.00	0.00	0.00		751.75		5
16/01/2020	826	Receipt	Banked		851.70	0.00	167.05	0.00	0.00		1,018.75		5, 6
16/04/2020	845	Receipt	Banked		751.75	0.00	0.00	0.00	0.00		751.75		7
23/04/2020	850	Receipt	Banked		851.70	0.00	167.05	0.00	0.00		1,018.75		7, 8
28/07/2020	879	Receipt	Banked		751.75	0.00	0.00	0.00	0.00		751.75		9
31/07/2020	886	Receipt	Banked		851.70	0.00	167.05	0.00	0.00		1,018.75		9, 10
15/10/2020	917	Receipt	Banked		751.75	0.00	0.00	0.00	0.00		751.75		11
12/11/2020	927	Receipt	Banked		851.70	0.00	167.05	0.00	0.00		1,018.75		11, 12
07/01/2021	936	Receipt	Banked		751.75	0.00	0.00	0.00	0.00		751.75		13
21/01/2021	942	Receipt	Banked		851.70	0.00	167.05	0.00	0.00		1,018.75		13, 14
15/04/2021	964	Receipt	Banked		751.75	0.00	0.00	0.00	0.00		751.75		15
15/04/2021	966	Receipt	Banked		851.70	0.00	167.05	0.00	0.00		1,018.75		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	06/06/2019	Once-off	Lot 8: Debt recovery Reminder Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
2	24/06/2019	Once-off	Lot 8: Debt recovery Final Demand Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
3	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.56	0.00%	Special	Normal	None
4	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
5	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
7	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
9	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
11	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
13	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
15	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
17	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
19	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
21	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
23	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot	8	Unit	8	Lucky Joeng	UE / AE: 49.00 / 1,000.00							
24	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
25	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
27	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
29	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
30	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
28/06/2019	744	Receipt	Banked		1,703.77	26.41	172.46	2.92	0.00		1,905.56		1, 2
21/08/2019	768	Receipt	Banked		1,006.71	0.58	11.29	0.17	0.00		1,018.75		3
10/09/2019	779	Receipt	Banked		635.93	0.56	166.96	0.00	0.00		803.45		3, 4
30/09/2019	785	Receipt	Banked		1,603.77	0.00	167.14	0.00	0.00		1,770.91		5, 4, 6
23/12/2019	817	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00		1,770.50		7, 8
16/04/2020	847	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00		1,770.50		9, 10
25/06/2020	864	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00		1,770.50		11, 12
13/10/2020	915	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00		1,770.50		13, 14
18/12/2020	933	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00		1,770.50		15, 16
03/05/2021	980	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00		1,770.50		17, 18

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 9 **Unit 9** **Mr Oiyuan Zhang** **UE / AE: 49.00 / 1,000.00**

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00 Levy arrears & owner invoices due \$0.00 Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
31/07/2019	761	Receipt	Banked		1,018.75	0.00	0.00	0.00	0.00	1,018.75		1
30/08/2019	772	Receipt	Banked		584.70	0.00	167.05	0.00	0.00	751.75		2
31/10/2019	802	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		3, 4
31/01/2020	831	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		5, 6
30/04/2020	854	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		7, 8
31/07/2020	887	Receipt	Banked		1,603.55	0.00	167.05	0.00	0.00	1,770.60		9, 11, 10
30/10/2020	924	Receipt	Banked		1,603.35	0.00	167.05	0.00	0.00	1,770.40		11, 12
01/02/2021	952	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		13, 14
30/04/2021	979	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	997.95	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	572.75	572.75	163.65	163.65	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	997.95	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	572.75	572.75	163.65	163.65	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	997.95	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	572.75	572.75	163.65	163.65	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	997.95	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	572.75	572.75	163.65	163.65	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	997.95	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	572.75	572.75	163.65	163.65	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	997.95	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	572.75	572.75	163.65	163.65	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	997.95	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	572.75	572.75	163.65	163.65	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	997.95	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	572.75	572.75	163.65	163.65	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	567.30	0.00	163.65	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	997.95	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	567.30	0.00	163.65	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,086.00	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	567.30	0.00	163.65	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,086.00	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 10 Unit 10 John Michael Dour UE / AE: 48.00 / 1,000.00

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	567.30	0.00	163.65	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,086.00	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,086.00	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,086.00	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,086.00	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
29/07/2019	754	Receipt	Banked		997.95	0.00	0.00	0.00	0.00	997.95		1
30/08/2019	771	Receipt	Banked		572.75	0.00	163.65	0.00	0.00	736.40		2
31/10/2019	801	Receipt	Banked		1,570.70	0.00	163.65	0.00	0.00	1,734.35		3, 4
31/01/2020	830	Receipt	Banked		1,570.70	0.00	163.65	0.00	0.00	1,734.35		5, 6
29/04/2020	853	Receipt	Banked		1,570.70	0.00	163.65	0.00	0.00	1,734.35		7, 8
30/07/2020	881	Receipt	Banked		1,570.70	0.00	163.65	0.00	0.00	1,734.35		9, 10
02/10/2020	905	Receipt	Banked		1,570.70	0.00	163.65	0.00	0.00	1,734.35		11, 12
28/01/2021	950	Receipt	Banked		1,570.70	0.00	163.65	0.00	0.00	1,734.35		13, 14
27/04/2021	974	Receipt	Banked		1,570.70	0.00	163.65	0.00	0.00	1,734.35		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	1,018.75	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	584.70	584.70	167.05	167.05	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,018.75	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot	11	Unit 11	Tze Sun	UE / AE: 49.00 / 1,000.00								
24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	579.10	0.00	167.05	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,108.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
18/07/2019	750	Receipt	Banked		584.70	0.00	167.05	0.00	0.00	751.75		2
17/09/2019	783	Receipt	Banked		680.40	0.00	167.05	0.00	0.00	847.45		3, 4
17/12/2019	814	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		5, 6
17/03/2020	836	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		7, 8
16/07/2020	873	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		9, 10
02/10/2020	906	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		11, 12
18/12/2020	931	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		13, 14
06/04/2021	960	Receipt	Banked		1,603.45	0.00	167.05	0.00	0.00	1,770.50		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 12 Unit 12 Adrian White & Suzanna Azevedo UE / AE: 51.00 / 1,000.00

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00 Levy arrears & owner invoices due \$0.00 Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
15/07/2019	748	Receipt	Banked		1,060.30	0.00	0.00	0.00	0.00	1,060.30		1
24/07/2019	751	Receipt	Banked		608.55	0.00	173.90	0.00	0.00	782.45		2
28/10/2019	798	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		3, 4
20/01/2020	827	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		5, 6
21/04/2020	849	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		7, 8
30/07/2020	882	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		9, 10
21/09/2020	900	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		11, 12
11/01/2021	938	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		13, 14
27/04/2021	975	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	4.72	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
3	23/09/2019	Once-off	Lot 13: Debt recovery Reminder Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
4	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	12.62	0.00%	Special	Normal	None
5	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	608.55	608.55	173.90	173.90	11.46	0.00%	Standard	Normal	None
6	06/12/2019	Once-off	Lot 13: Debt recovery Reminder Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
7	23/12/2019	Once-off	Lot 13: Debt recovery Final Demand Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
8	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
9	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	608.55	608.55	173.90	173.90	0.27	0.00%	Standard	Normal	None
10	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
11	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
12	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
13	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
14	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
15	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
16	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
17	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
18	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
19	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	608.55	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
20	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
21	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
22	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
23	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 13 Unit 13 Cavoo Holdings Pty Ltd UE / AE: 51.00 / 1,000.00

24	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
25	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
26	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
28	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
29	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
30	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
31	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$1,842.75

Interest on levy arrears \$16.66

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
30/08/2019	773	Receipt	Banked		782.45	0.00	0.00	0.00	0.00		782.45		1
30/09/2019	784	Receipt	Cancelled		926.79	4.57	173.82	0.00	0.00		1,105.18		1, 2, 3
01/10/2019	788	Receipt	Banked		926.56	4.72	173.90	0.00	0.00		1,105.18		1, 4, 2
02/10/2019	784	Receipt cancellation	Cancelled		(926.79)	(4.57)	(173.82)	0.00	0.00		(1,105.18)		1, 2, 3
02/10/2019	787	Credit	Posted		40.69	0.00	0.00	0.00	0.00		40.69		3
13/12/2019	812	Receipt	Banked		769.64	18.74	0.00	2.00	0.00		790.38		4, 5, 6
24/12/2019	818	Receipt	Banked		927.53	2.72	170.22	0.53	0.00		1,101.00		4, 5, 7
15/01/2020	822	Receipt	Banked		1,668.78	0.07	173.88	0.02	0.00		1,842.75		8, 5, 9
31/03/2020	840	Receipt	Banked		1,681.96	0.21	177.60	0.06	0.00		1,859.83		10, 12, 9, 11
30/06/2020	865	Receipt	Banked		1,668.71	0.00	173.90	0.00	0.00		1,842.61		12, 13
30/09/2020	904	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00		1,842.75		14, 15
31/12/2020	934	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00		1,842.75		16, 17

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 14 Unit 14 Savio Pao Sun Au & Grace Sau Yee Lai UE / AE: 51.00 / 1,000.00

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00 Levy arrears & owner invoices due \$0.00 Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
30/07/2019	756	Receipt	Banked		1,060.30	0.00	0.00	0.00	0.00		1,060.30		1
28/08/2019	770	Receipt	Banked		608.55	0.00	173.90	0.00	0.00		782.45		2
10/10/2019	793	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00		1,842.75		3, 4
28/01/2020	828	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00		1,842.75		5, 6
27/04/2020	852	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00		1,842.75		7, 8
03/07/2020	868	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00		1,842.75		9, 10
26/10/2020	922	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00		1,842.75		11, 12
22/01/2021	944	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00		1,842.75		13, 14
26/04/2021	971	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00		1,842.75		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	1,060.30	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	608.55	608.55	173.90	173.90	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,060.30	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 15 Unit 15 Clement Wei Lung Teng UE / AE: 51.00 / 1,000.00

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	602.75	0.00	173.90	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,153.90	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00 Levy arrears & owner invoices due \$0.00 Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
01/08/2019	762	Receipt	Banked		1,060.30	0.00	0.00	0.00	0.00	1,060.30		1
10/09/2019	778	Receipt	Banked		608.55	0.00	173.90	0.00	0.00	782.45		2
07/11/2019	806	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		3, 4
10/02/2020	834	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		5, 6
15/05/2020	858	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		7, 8
17/08/2020	894	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		9, 10
16/11/2020	928	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		11, 12
15/02/2021	955	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		13, 14
03/05/2021	981	Receipt	Banked		1,668.85	0.00	173.90	0.00	0.00	1,842.75		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	17.05	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	680.15	680.15	194.35	194.35	14.01	0.00%	Standard	Normal	None
7	06/03/2020	Once-off	Lot 16: Debt recovery Reminder Notice	42.72	42.72	0.00	0.00	0.00		Owner Invoice	Normal	None
8	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
9	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
10	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
11	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
12	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
13	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
14	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
15	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
16	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
17	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
18	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	0.45	0.00	0.00	0.00	0.00%	Special	Normal	None
19	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
20	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
21	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
22	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
23	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 16 **Unit 16** **Gerardine Guilhaus** **UE / AE: 57.00 / 1,000.00**

24	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
25	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
26	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
29	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
08/07/2019	747	Receipt	Banked		1,185.05	0.00	0.00	0.00	0.00		1,185.05		1
11/09/2019	781	Receipt	Banked		680.15	0.00	194.35	0.00	0.00		874.50		2
22/10/2019	794	Receipt	Banked		1,000.00	0.00	0.00	0.00	0.00		1,000.00		3
25/11/2019	809	Receipt	Banked		865.20	0.00	194.35	0.00	0.00		1,059.55		3, 4
23/03/2020	838	Receipt	Banked		971.22	26.06	0.00	2.72	0.00		1,000.00		5, 6, 7
30/03/2020	839	Receipt	Banked		918.64	1.80	189.19	0.37	0.00		1,110.00		5, 6
17/04/2020	848	Receipt	Banked		994.73	0.09	5.16	0.02	0.00		1,000.00		8, 6
12/05/2020	857	Receipt	Banked		908.25	0.00	194.35	0.00	0.00		1,102.60		8, 10, 9
15/07/2020	869	Receipt	Banked		500.00	0.00	0.00	0.00	0.00		500.00		10
24/07/2020	876	Receipt	Banked		500.00	0.00	0.00	0.00	0.00		500.00		10
31/07/2020	884	Receipt	Banked		425.62	0.00	74.38	0.00	0.00		500.00		10, 11
03/08/2020	889	Receipt	Banked		439.03	0.00	119.97	0.00	0.00		559.00		12, 11
02/10/2020	909	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00		2,059.55		12, 14, 13
14/01/2021	939	Receipt	Banked		700.00	0.00	0.00	0.00	0.00		700.00		14
27/01/2021	949	Receipt	Banked		647.97	0.00	52.03	0.00	0.00		700.00		14, 15
08/02/2021	954	Receipt	Banked		498.06	0.00	142.32	0.00	0.00		640.38		15
26/03/2021	959	Receipt	Banked		700.00	0.00	0.00	0.00	0.00		700.00		16
22/04/2021	968	Receipt	Banked		652.23	0.00	47.77	0.00	0.00		700.00		16, 17
28/04/2021	976	Receipt	Banked		513.42	0.00	146.58	0.00	0.00		660.00		18, 17

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	06/06/2019	Once-off	Lot 17: Debt recovery Reminder Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
2	24/06/2019	Once-off	Lot 17: Debt recovery Final Demand Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
3	22/07/2019	Once-off	Lot 17: Debt recovery Legal Action	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
4	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	42.31	0.00%	Special	Normal	None
5	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	656.25	656.25	187.50	187.50	28.66	0.00%	Standard	Normal	None
6	06/09/2019	Once-off	Lot 17: Debt recovery Reminder Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
7	23/09/2019	Once-off	Lot 17: Debt recovery Final Demand Notice	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
8	22/10/2019	Once-off	Lot 17: Debt recovery Legal Action	40.69	40.69	0.00	0.00	0.00		Owner Invoice	Normal	None
9	25/10/2019	Once-off	Lot 17: Fee to refer matter to debt recovery agent	254.70	254.70	0.00	0.00	0.00		Owner Invoice	Normal	None
10	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	79.44	0.00%	Special	Normal	None
11	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	656.25	656.25	187.50	187.50	64.27	0.00%	Standard	Normal	None
12	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	62.86	0.00%	Special	Normal	None
13	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	656.25	656.25	187.50	187.50	49.57	0.00%	Standard	Normal	None
14	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	43.56	0.00%	Special	Normal	None
15	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	656.25	656.25	187.50	187.50	36.47	0.00%	Standard	Normal	None
16	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	25.75	0.00%	Special	Normal	None
17	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	656.25	656.25	187.50	187.50	26.32	0.00%	Standard	Normal	None
18	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	53.53	0.00%	Special	Normal	None
19	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	656.25	612.04	187.50	174.87	48.26	0.00%	Standard	Normal	None
20	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	0.00	0.00	0.00	37.28	0.00%	Special	Normal	None
21	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	656.25	0.00	187.50	0.00	27.51	0.00%	Standard	Normal	None
22	06/04/2021	Once-off	Lot 17: Debt recovery Legal Action	44.86	44.86	0.00	0.00	0.00		Owner Invoice	Normal	None
23	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot	17	Unit	17	Stuart Knox & Tracey Knox		UE / AE: 55.00 / 1,000.00						
24	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	656.25	0.00	187.50	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	650.00	0.00	187.50	0.00	0.00	0.00%	Standard	Normal	None
27	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	650.00	0.00	187.50	0.00	0.00	0.00%	Standard	Normal	None
29	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
30	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	650.00	0.00	187.50	0.00	0.00	0.00%	Standard	Normal	None
31	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
32	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	650.00	0.00	187.50	0.00	0.00	0.00%	Standard	Normal	None
33	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
34	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
35	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
36	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$4,031.24

Interest on levy arrears \$19.65

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
03/06/2019	736	Receipt	Banked		767.34	33.74	120.91	3.72	0.00		925.71		
01/07/2019	745	Receipt	Banked		1,225.27	28.61	85.34	3.18	0.00		1,342.40		1, 2
01/08/2019	764	Receipt	Banked		1,100.96	31.69	206.25	3.50	0.00		1,342.40		3
02/09/2019	775	Receipt	Banked		1,253.49	42.38	42.91	3.62	0.00		1,342.40		4
01/10/2019	786	Receipt	Banked		1,147.68	28.45	163.34	2.93	0.00		1,342.40		4, 6, 7
01/11/2019	804	Receipt	Banked		1,225.00	32.32	80.20	4.88	0.00		1,342.40		4, 5, 8, 9
03/12/2019	810	Receipt	Banked		1,176.54	35.42	126.05	4.39	0.00		1,342.40		4, 10, 5, 11
03/01/2020	819	Receipt	Banked		1,127.38	24.33	187.50	3.19	0.00		1,342.40		4, 10, 5, 11
17/07/2020	874	Receipt	Banked		395.32	213.56	0.00	22.60	0.00		631.48		10, 12, 14, 11, 13, 15
24/07/2020	877	Receipt	Banked		489.44	9.48	0.00	1.08	0.00		500.00		10, 12, 14, 11, 13, 15
31/07/2020	885	Receipt	Banked		424.91	8.52	65.50	1.07	0.00		500.00		10, 12, 14, 11, 13, 15

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 17	Unit 17	Stuart Knox & Tracey Knox		UE / AE: 55.00 / 1,000.00						
07/08/2020	891	Receipt	Banked	382.13	7.73	109.18	0.96	0.00	500.00	12, 14, 11, 13, 15
14/08/2020	893	Receipt	Banked	479.45	6.99	12.82	0.74	0.00	500.00	12, 14, 11, 13, 15
21/08/2020	895	Receipt	Banked	493.20	6.08	0.00	0.72	0.00	500.00	12, 14, 13, 15
28/08/2020	896	Receipt	Banked	432.27	5.12	61.89	0.72	0.00	500.00	12, 14, 13, 15
04/09/2020	897	Receipt	Banked	370.70	21.04	105.91	2.35	0.00	500.00	14, 16, 13, 15, 17
11/09/2020	898	Receipt	Banked	472.50	7.04	19.70	0.76	0.00	500.00	14, 16, 13, 15, 17
18/09/2020	899	Receipt	Banked	493.15	6.13	0.00	0.72	0.00	500.00	14, 16, 15, 17
25/09/2020	901	Receipt	Banked	439.12	5.19	54.97	0.72	0.00	500.00	14, 16, 15, 17
09/10/2020	913	Receipt	Banked	381.18	8.69	108.91	1.22	0.00	500.00	16, 15, 17
16/10/2020	919	Receipt	Banked	472.38	3.60	23.62	0.40	0.00	500.00	16, 15, 17
23/10/2020	920	Receipt	Banked	496.94	2.70	0.00	0.36	0.00	500.00	16, 17
30/10/2020	923	Receipt	Banked	444.31	1.76	53.57	0.36	0.00	500.00	16, 17
06/11/2020	926	Receipt	Banked	387.99	0.90	110.85	0.26	0.00	500.00	17
08/04/2021	962	Receipt	Banked	600.59	113.85	23.08	12.48	0.00	750.00	18, 20, 17, 19, 21, 22
30/04/2021	978	Receipt	Banked	715.49	18.82	13.43	2.26	0.00	750.00	18, 20, 19, 21
31/05/2021	982	Receipt	Banked	565.03	20.47	161.44	3.06	0.00	750.00	20, 19, 21

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 18 **Unit 18** **Evan Li** **UE / AE: 57.00 / 1,000.00**

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00 Levy arrears & owner invoices due \$0.00 Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
26/07/2019	753	Receipt	Banked		1,185.05	0.00	0.00	0.00	0.00	1,185.05		1
31/07/2019	760	Receipt	Banked		680.15	0.00	194.35	0.00	0.00	874.50		2
28/10/2019	799	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00	2,059.55		3, 4
07/02/2020	833	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00	2,059.55		5, 6
25/05/2020	859	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00	2,059.55		7, 8
04/08/2020	890	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00	2,059.55		9, 10
03/11/2020	925	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00	2,059.55		11, 12
04/02/2021	953	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00	2,059.55		13, 14
29/04/2021	977	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00	2,059.55		15, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	680.15	680.15	194.35	194.35	0.04	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	680.15	680.15	194.35	194.35	0.06	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	680.15	680.15	194.35	194.35	0.06	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	1,185.05	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	680.15	680.15	194.35	194.35	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,185.05	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

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Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 19 Unit 19 Mr Anthony Arestides

UE / AE: 57.00 / 1,000.00

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	673.65	0.00	194.35	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,289.65	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
01/08/2019	763	Receipt	Banked		1,184.44	0.05	0.61	0.02	0.00	1,185.12		1
30/08/2019	774	Receipt	Banked		680.83	0.00	193.76	0.00	0.00	874.59		1, 2
31/10/2019	803	Receipt	Banked		1,867.24	0.03	194.93	0.01	0.00	2,062.21		3, 2, 4
31/01/2020	832	Receipt	Banked		1,865.23	0.00	194.36	0.00	0.00	2,059.59		5, 4, 6
30/04/2020	856	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00	2,059.55		7, 8
31/07/2020	888	Receipt	Banked		1,865.20	0.00	194.35	0.00	0.00	2,059.55		9, 10
02/10/2020	908	Receipt	Banked		1,863.06	0.00	193.74	0.00	0.00	2,056.80		11, 12
29/01/2021	951	Receipt	Banked		1,865.21	0.05	194.35	0.01	0.00	2,059.62		13, 12, 14
26/04/2021	972	Receipt	Banked		1,867.33	0.05	194.96	0.01	0.00	2,062.35		15, 14, 16

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/08/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	0.00	0.00%	Special	Normal	None
2	01/09/2019	Quarterly	Levies 01.08.19-31.10.19	656.25	656.25	187.50	187.50	0.00	0.00%	Standard	Normal	None
3	01/11/2019	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	0.00	0.00%	Special	Normal	None
4	01/11/2019	Quarterly	Levies 01.11.19-31.01.20	656.25	656.25	187.50	187.50	0.00	0.00%	Standard	Normal	None
5	01/02/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	0.00	0.00%	Special	Normal	None
6	01/02/2020	Quarterly	Levies 01.02.20-30.04.20	656.25	656.25	187.50	187.50	0.00	0.00%	Standard	Normal	None
7	01/05/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/05/2020	Quarterly	Levies 01.05.20-31.07.20	656.25	656.25	187.50	187.50	0.00	0.00%	Standard	Normal	None
9	01/08/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	0.00	0.00%	Special	Normal	None
10	01/08/2020	Quarterly	Levies 01.08.20-31.10.20	656.25	656.25	187.50	187.50	0.00	0.00%	Standard	Normal	None
11	01/11/2020	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	0.00	0.00%	Special	Normal	None
12	01/11/2020	Quarterly	Levies 01.11.20-31.01.21	656.25	656.25	187.50	187.50	0.00	0.00%	Standard	Normal	None
13	01/02/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	0.00	0.00%	Special	Normal	None
14	01/02/2021	Quarterly	Levies 01.02.21-30.04.21	656.25	656.25	187.50	187.50	0.00	0.00%	Standard	Normal	None
15	01/05/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	1,143.45	0.00	0.00	0.00	0.00%	Special	Normal	None
16	01/05/2021	Quarterly	Levies 01.05.21-31.07.21	656.25	656.25	187.50	187.50	0.00	0.00%	Standard	Normal	None
17	01/08/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
18	01/08/2021	Quarterly	Levies 01.08.21-31.10.21	650.00	0.00	187.50	0.00	0.00	0.00%	Standard	Normal	None
19	01/11/2021	Quarterly	Admin Fund Special Levy re Roof Project Loan	1,143.45	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
20	01/11/2021	Quarterly	Levies 01.11.21-31.01.22	650.00	0.00	187.50	0.00	0.00	0.00%	Standard	Normal	None
21	01/02/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
22	01/02/2022	Quarterly	Levies 01.02.22-30.04.22	650.00	0.00	187.50	0.00	0.00	0.00%	Standard	Normal	None
23	01/05/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Strata Plan 71092

Kennedy Heights, 22 Kennedy Street, KINGSFORD NSW 2032

Lot 20 Unit 20 **Stephane O Marti & Benjamin L Palumbo** **UE / AE: 55.00 / 1,000.00**

24	01/05/2022	Quarterly	Levies 01.05.22-31.07.22	650.00	0.00	187.50	0.00	0.00	0.00%	Standard	Normal	None
25	01/08/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
26	01/11/2022	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
27	01/02/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None
28	01/05/2023	Quarterly	Special Admin Levy as per AGM Motion 14	1,244.40	0.00	0.00	0.00	0.00	0.00%	Special	Normal	None

Current position: Unallocated prepayments \$0.00 Levy arrears & owner invoices due \$0.00 Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated	Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid			
30/07/2019	757	Receipt	Banked		1,143.45	0.00	0.00	0.00	0.00	1,143.45		1
26/08/2019	769	Receipt	Banked		656.25	0.00	187.50	0.00	0.00	843.75		2
04/11/2019	805	Receipt	Banked		1,799.70	0.00	187.50	0.00	0.00	1,987.20		3, 4
10/02/2020	835	Receipt	Banked		1,799.70	0.00	187.50	0.00	0.00	1,987.20		5, 6
30/04/2020	855	Receipt	Banked		1,799.70	0.00	187.50	0.00	0.00	1,987.20		7, 8
27/07/2020	878	Receipt	Banked		1,799.70	0.00	187.50	0.00	0.00	1,987.20		9, 10
02/10/2020	907	Receipt	Banked		1,799.70	0.00	187.50	0.00	0.00	1,987.20		11, 12
25/01/2021	948	Receipt	Banked		1,799.70	0.00	187.50	0.00	0.00	1,987.20		13, 14
14/04/2021	963	Receipt	Banked		1,799.70	0.00	187.50	0.00	0.00	1,987.20		15, 16

ANNUAL FINANCIAL STATEMENTS

For the period 1 December 2021 to 30 November 2022

Prepared For

Kennedy Heights

Strata Plan 71092

22 Kennedy Street
Kingsford
New South Wales 2032

Manager

Scott Martel
First Strata Pty Ltd Office Acc

Printed

19 January 2022

Balance Sheet

Administrative & Capital Works Fund

Owners Corporation for Plan No. 71092

As at 30th November 2022

22 Kennedy Street Kingsford New South Wales 2032

ABN/ACN 67140236699

Assets

2022

Cash		32,625.60
Levies in Arrears	Note 7	31,551.01
Total Assets		\$ 64,176.61

Liabilities

Loan Account	Note 9	7,401.02
Accounts Payable Liability	Note 10	2,606.27
Unallocated Monies Received	Note 8	2,636.24
Total Liabilities		\$ 12,643.53

Net Assets	\$ 51,533.08
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Equity

Administrative Fund	36,733.26
Capital Works Fund	14,799.82
Total Equity	\$ 51,533.08

Income and Expenditure Statement

Administrative Fund

Owners Corporation for Plan No. 71092

1 December 2021 to 30 November 2022

22 Kennedy Street Kingsford New South Wales 2032

ABN/ACN 67140236699

Income

Levy Fees - normal	11,931.80
Mutual Revenue - penalty interest	9.76
Total Administrative Fund Income	11,941.56

Expenditure

Accountant - audit fees	44.00
Bank Fees & Charges - DEFT fees	6.60
Bank Fees & Charges - account keeping fees	1.60
Cleaning Service	1,200.00
Common Property - General Repairs & Maintenance	140.00
Electricity - charges	1,966.27
Garden/Lawn Maintenance - hedge trimming	40.00
Owners Corporation Manager - management fees	916.66
Water - charges	1,262.96
Total Administrative Fund Expenditure	5,578.09

Summary

Opening Administrative Fund Balance as at 1 December 2021	30,369.79
Total Administrative Fund Revenue during period	11,941.56
Total Administrative Fund Expenditure during period	(5,578.09)
Total Administrative Fund balance as at 30 November 2022	\$ 36,733.26

Income and Expenditure Statement

Capital Works Fund

Owners Corporation for Plan No. 71092

1 December 2021 to 30 November 2022

22 Kennedy Street Kingsford New South Wales 2032

ABN/ACN 67140236699

Income

Levy Fees - normal	3,409.11
Levy Fees - special	22,630.00
Mutual Revenue - penalty interest	2.91
Total Capital Works Fund Income	26,042.02

Expenditure

Fire Protection Equipment	490.60
Total Capital Works Fund Expenditure	490.60

Summary

Opening Capital Works Fund Balance as at 1 December 2021	(10,751.60)
Total Capital Works Fund Revenue during period	26,042.02
Total Capital Works Fund Expenditure during period	(490.60)
Total Capital Works Fund balance as at 30 November 2022	\$ 14,799.82

Notes To Financial Statements

Owners Corporation for Plan No. 71092

22 Kennedy Street Kingsford New South Wales 2032

ABN/ACN 67140236699

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the owners corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the owners corporation manager appropriate to meet the needs of owners. (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption. (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Owners Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Owners Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the owners corporation and is therefore not depreciable. Non-fixed assets that are purchased by the owners corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 Levies in Arrears - also see note 2

Detail	Amount
Lot: 1 Unit: 1	1708.69
Lot: 4 Unit: 3A	1040.98
Lot: 5 Unit: 5	1632.75
Lot: 6 Unit: 6	773.14
Lot: 7 Unit: 7	1860.58
Lot: 8 Unit: 8	2618.47
Lot: 9 Unit: 9	1860.58
Lot: 10 Unit: 10	1822.90
Lot: 12 Unit: 12	1936.51
Lot: 13 Unit: 13	782.38
Lot: 14 Unit: 13A	1936.51
Lot: 15 Unit: 15	1936.51
Lot: 16 Unit: 16	1664.34
Lot: 17 Unit: 17	2884.04
Lot: 18 Unit: 18	979.31
Lot: 19 Unit: 19	2164.34
Lot: 20 Unit: 20	2088.40
Lot: 11 Unit: 11	1860.58
	\$ 31,551.01

Note 8 Unallocated Monies Received - also see note 3

These notes (other than notes added by the owners corporation manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Detail	Amount
Lot: 3 Unit: 3	2636.24
	\$ 2,636.24

Note 9 Loan Account

Detail	Amount
Macquarie Bank Limited Owners Corporation for Strata Plan 71092□Strata Improvement FDA□Roof Project	7401.02
	\$ 7,401.02

Note 10 Accounts Payable Liability

Detail	Amount
Anthony Arestides Cleaning 13.12.21-3.1.22	640.00
Strata Payments Pty Ltd Electricity 9.10.21-12.1.22 & 7.7.21-8.10.21	1966.27
	\$ 2,606.27



Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Phone: 1300 361 263
Email: info_nsw@chu.com.au

COLLECTIVE INSURANCE BROKERS STRATA CHOICE
SUITE 602 / 447 KENT STREET
SYDNEY NSW 2000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0043905
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	28/08/2019 to 28/08/2020 at 4:00pm
The Insured	THE OWNERS - STRATA PLAN 71092
Situation	22 KENNEDY STREET KINGSFORD NSW 2032

Policies Selected

Policy 1 – Insured Property

Building: \$7,880,000

Common Area Contents: \$78,800

Loss of Rent & Temporary Accommodation (total payable): \$1,182,000

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation

Not Available

Policy 5 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 7 – Machinery Breakdown

Not Selected

Policy 8 – Catastrophe Insurance

Sum Insured: \$1,182,000

Extended Cover - Loss of Rent & Temporary Accommodation: \$177,300

Escalation in Cost of Temporary Accommodation: \$59,100

Cost of Removal, Storage and Evacuation: \$59,100

Policy 9 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000



Appeal expenses – common property health & safety breaches: \$100,000
Legal Defence Expenses: \$50,000

Policy 10 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date of Issue 30/08/2019

This certificate confirms that on the date of issue noted above, a Policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the Policy terms and conditions. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA PLAN NO. 71092 HELD ON 1st JUNE 2017 IN 22 KENNEDY STREET, KINGSFORD, NSW. THE MEETING COMMENCED AT 6:06PM.

PRESENT: J M Dour (Lot 10), G M Guilhaus (Lot 16), K Knox (Lot 17)
A A Arestides (Lot 19), S O Marti (Lot 20)

PRESENT BY PROXY: Lot 14 in favour of Justina Brock, Strata Choice CBD
Lot 17 in favour of Keith Knox

IN ATTENDANCE: Justina Brock, Strata Choice CBD

CHAIRPERSON: Justina Brock, Strata Choice CBD

Motion 1
MINUTES: RESOLVED that the Minutes of the previous General Meeting of the Owners Corporation held on 24th November 2016 be confirmed as a true record and account of the proceedings of that Meeting.

FINANCES:

Motion 2
FINANCIAL STATEMENTS: RESOLVED that the audited Financial Statements for the period ended 20th November 2016 be adopted.

Motion 3
SUPPLEMENTARY FINANCIAL STATEMENTS: RESOLVED that the Supplementary Financial Statements to the period ending 30th April 2017 be received.

Motion 4
AUDITOR: RESOLVED that **Emerson Randell Young** be appointed as auditors for the Owners Corporation for the financial year ending 30th November 2017.

Motion 5
CAPITAL WORKS FUND PLAN: RESOLVED that the owners corporation authorise and instruct the managing agent to obtain on behalf of the owners corporation a capital works fund plan or update thereof that will make recommendations as to the owners corporation's future capital works fund expenditure needs. Further that the owners corporation direct the strata committee to develop a capital works fund expenditure plan that takes into account the recommendations contained within the capital works fund plan so that funding arrangements are in place to meet anticipated future capital expenditure. The capital works fund plan is to be presented to the next general meeting for consideration by owners.

Motion 6
BUDGET: It was NOTED that this is at the year end.
RESOLVED that the statement of estimated receipts and payments ("Budget") presented by Strata Associates Pty Limited was adopted.

Motion 7
ESTIMATES FOR ADMINISTRATIVE & CAPITAL WORKS FUNDS: RESOLVED that the following consideration of the statement of existing financial situation and of estimated receipts and payments presented at the meeting that:
(a) Contributions to the administrative fund are estimated and determined at \$50,000 nil GST
(b) Contributions to the capital works fund are estimated and determined at \$15,000 nil GST
(c) The proportion of said contributions payable by the owners of each lot shall be in accordance with the proposed levy schedule approved at the

meeting;

- (d) The contributions of each owner to be payable by equal quarterly instalments in advance, the first such instalment to be due on 1st August 2017; and 1st November 2017, 1st February 2018 and 1st May 2018
- (e) These minutes shall serve as a notice to each lot owner of the amount and due date of each instalment of such contributions.

Motion 8

DEBT COLLECTION:

RESOLVED that The Owners – Strata Plan No 71092, pursuant to the Strata Schemes Management Act 2015 (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- (a) to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
- (b) to engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 71092;
- (c) to issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- (d) Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
- (e) Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
- (f) Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

Note: This resolution gives the Owners Corporation the power to take action to recover unpaid levies, interest and recovery costs including commencing proceedings and enforcing judgments obtained in legal proceedings for the recovery of unpaid levies, interest and recovery costs.

Motion 9

PAYMENT PLAN:

RESOLVED that The Owners – Strata Plan 71092, agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the Strata Committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata Committee or Owners Corporation by resolution.

Note: Pursuant to Sections 85(5) – 85(7) of the Strata Schemes Management Act 2015 and Regulation 18 and 19 of the Strata Scheme Management Regulations 2016 an Owners Corporation may agree to enter into payment plans generally or in particular cases for the payment of overdue contributions by a resolution passed at a general meeting. This resolution provides the power for the Owners Corporation to enter into such payment plans.

Motion 10

BY-LAW REVIEW:

RESOLVED that the consolidated set of registered by-laws of the strata scheme be reviewed as required under Sch 3 Part 2 Clause 4 (1) of the Strata Schemes Management Act 2015.

Motion 11

REPORT ON

COMMISSIONS:

RESOLVED that the Strata Managing Agent reported on the commissions and training services received in the past 12 months and an estimate of commissions and training services to be received in the next 12 months. As at the date of the notice of this meeting the strata manager has received the following:

Commissions

\$1496.00 in commissions in the past 12 months, and an amount of \$1570.00 in commissions is expected to be received in the next 12 months.

Training specific to the Strata Scheme

The equivalent of \$0 in training services in the past 12 months, and an amount of \$0 in training is expected to be received in the next 12 months.

Note: The Strata Managing Agent under section 60 of the Strata Schemes Management Act 2015 is required to disclose all commissions or training services provided to the Strata Managing Agent for the strata scheme.

STRATA COMMITTEE 2016 – 2017

Motion 12 THE STRATA COMMITTEE	RESOLVED that the Owners Corporation elect the members of the Strata Committee and to determine the number to be elected.		
	J Dour (Lot 10)	G Guilhaus (Lot 16)	K Knox (Lot 17)
	E Li (Lot 18)	A Arestides (Lot 19)	S Marti (Lot 20)

Motion 13 RESTRICTIONS ON STRATA COMMITTEE	MOTION LOST That the Owners Corporation decide if any matter or type of matter is to be determined only by the Owners Corporation in General Meeting, pursuant to Section 36 of the Strata Schemes Management Act 2015.
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ADMINISTRATIVE & REGULATORY ISSUES

Motion 14 INSURANCES:	RESOLVED the Owners Corporation confirm the following insurances: – a) Office Bearers Liability Insurance – \$1,000,000 b) Fidelity Guarantee Insurance – \$100,000
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Motion 15 CHILD WINDOW SAFETY BY-LAW	SPECIALLY RESOLVED that The Owners – Strata Plan No. 71092 pursuant to section 141 of the <i>Strata Schemes Management Act 2015</i> to make a by-law adding to the by-laws applicable to the strata scheme in the following terms:
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<u>SPECIAL BY-LAW NO.</u>	<u>Installation of Child Window Safety Devices</u>
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PART 1 - PREAMBLE

- 1.1 This by-law is made pursuant to Division 2 of Part 7 to the Act.
- 1.2 It is made for the purpose of the control, management, administration and use of the common property for the strata scheme.
- 1.3 Its principal purpose is to provide additional security and safety for the residents of the strata scheme by providing the Owners Corporation with the power to:
 - (a) install Child Window Safety Devices; and
 - (b) to impose conditions on the operation, use, repair, maintenance and replacement of the Child Window Safety Devices.
- 1.4 The Child Window Safety Devices will be installed on any openable window where:

- (a) the lowest window edge is less than 1.7 metres above the inside floor surface of the Lot; and
- (b) when the drop from the internal floor surface level to the external surface beneath the window is two metres or more; or
- (c) any legislative requirement that amends or replaces sub-clauses 1.4(a) and/or (b).

PART 2 - GRANT OF POWER

- 2.1 Notwithstanding anything contained in any by-law applicable to the strata scheme, the Owners Corporation shall have the following additional powers, authorities, duties and functions to install a Child Window Safety Device on Non-compliant Windows and to impose conditions in relation to its operation and use.

PART 3 - DEFINITIONS & INTERPRETATION

3.1 Definitions

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

- (a) **Act** means the *Strata Schemes Management Act 2015*.
- (b) **Authority** means any government, semi-government, statutory, public or other authority having any jurisdiction over the Lot or the Building including the local council.
- (c) **Building** means the building situated at 22 Kennedy Street, Kingsford.
- (d) **Child Window Safety Device** means the installation of:
 - (i) a device which allows a window to be locked with a maximum opening of 125mm;
 - (ii) the installation of a security screen that is capable of resisting a lateral load of 250 newtons or more; or
 - (iii) any legislative requirement that amends or replaces sub-clauses 3.1(d)(i) and/or (ii),to Non-compliant Windows.
- (e) **Non-compliant Window** means any openable window in the building where:
 - (i) the lowest window edge is less than 1.7 metres above the inside floor surface of the Lot; and
 - (ii) the drop from the internal floor surface level to the external surface beneath the window is two metres or more; or
 - (iii) any legislative requirement that amends or replaces sub-clauses 3.1(e)(i) and/or (ii).
- (f) **Lot** means any individual lot in strata plan 71092.
- (g) **Owner** means owner of a Lot.

3.2 Interpretation

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

- (a) the singular includes the plural and vice versa;
- (b) any gender includes the other genders;
- (c) any terms in the by-law will have the same meaning as those defined in the Act;
- (d) references to legislation include references to amending and replacing legislation; and
- (e) where a term of the by-law is inconsistent with any by-law applicable to the strata scheme, then the provisions of the by-law shall prevail

to the extent of the inconsistency.

PART 4 - INSTALLATION OF CHILD WINDOW SAFETY DEVICE

- 4.1 The Owners Corporation shall install a Child Window Safety Device to every Non-compliant Window.
- 4.2 The Owners Corporation must abide by the by-laws applicable to the strata scheme and all directions, orders and requirements of any Authority relating to the erection of the installation of the Child Window Safety Devices and must be responsible to ensure that the respective servants, agents and contractors of the Owners Corporation comply with the said directions, orders and requirements.
- 4.3 The Owners Corporation must ensure that the provisions of the Building Code of Australia and Australian Standards are, so far as relevant, complied with.
- 4.4 The Owners Corporation must comply with the *Home Building Act 1989* where relevant.
- 4.5 The installation of the Child Window Safety Device must be carried out in a proper and workmanlike manner.
- 4.6 The Child Window Safety Device must comprise materials that are good and suitable for the purpose for which they are used and must be new.
- 4.7 The Owners Corporation may, if it chooses to do so engage a third party contractor to perform the duties and functions of carrying out inspections, advising on work required and undertaking the installation of the Child Window Safety Device.

PART 5 - ACCESS

- 5.1 The Owners shall, from time to time, upon reasonable notice being provided to an Owner or occupier, permit the Owners Corporation in accordance with its power under sub-section 122(2) of the Act, to access the Lot for the purpose of:
 - (a) installing the Child Window Safety Devices; and
 - (b) determining whether the Child Window Safety Devices require any maintenance, repair or replacement.
- 5.2 The Owners Corporation acknowledges and agrees that it will be liable for any damage to the contents of the Lot arising out of the access to it, in accordance with clause 5.1.

PART 6 - MAINTENANCE, REPAIR AND REPLACEMENT

- 6.1.1 The Owners acknowledge and agree that:
 - (a) they will reimburse the Owners Corporation for all costs of any repair or replacement of the Child Window Safety Device if it is removed, replaced, or in any way damaged or defaced by the Owner or any occupant of the Lot; and
 - (b) the cost of repair and replacement, if not paid in accordance with clause 6.1.2(c) of this by-law, will bear until paid, simple interest at an annual rate of 10 per cent or, if the regulations provide under the Act for interest on overdue levy contributions for another rate, that other rate, and the interest will form part of that debt.

6.1.2 The procedure by which maintenance and repair is to be carried out, is as follows:

- (a) the Owners Corporation (or its duly authorised contractor), in accordance with its inspection under clause 5.1, will inspect the Child Window Safety Device that requires repair or replacement;
- (b) Upon determining that the Child Window Safety Device requires repair or replacement, the Owners Corporation (or its duly authorised contractor) will arrange for it to be repaired or replaced, as required;
- (c) If the Owner or any occupant of the lot has damaged the Child Window Safety Device, upon completion of the repair or replacement, the Owners Corporation will provide a copy of the tax invoice for such repair or replacement to the Owner; and the Owner must reimburse the Owners Corporation within seven (7) days of the receipt of the tax invoice, for the sum of that invoice.

Motion 16
CHILD WINDOW
SAFETY (1)

RESOLVED that the Owners Corporation instruct Strata Associates Pty Ltd to do the following under their Agency Agreement:

- (a) engage Strata Choice Property Care to carry out a Child Window Safety Report in compliance with the Owners Corporation's obligations under the Strata Schemes Management Act 2015 on the following terms (as shown in the attached Quotation) ;
- (b) submit that report to the strata committee to determine what action or steps it wishes to undertake, if any;
- (c) obtain 2 quotations to undertake any work required in order to meet legislative requirements as a result of the Child Window Safety Report;
- (d) charge for providing this service as set out in the Agency Agreement.
- (e) and to delegate the function of executing the terms of the agreement with Strata Choice Property Care to the Strata Manager as per their agency agreement.

Note: Under the Strata Schemes Management Act 2015 the Owners Corporation is required to install window safety devices that comply with the relevant Australian Standards and codes. This motion is to direct the Strata Manager to manage the process of engaging Strata Choice Property Care (which it is disclosed is a related business to that of the strata managing agency appointed) to carry out those inspections and provide the report and approval for the Strata Manager to issue a work order. Then obtain quotations to carry out any work required as a result of the report for the Owners Corporation to approve.

Motion 17
CHILD WINDOW
SAFETY (2)

RESOLVED that the Owners Corporation delegate the function of considering the submission of the Child Window Safety Report contemplated in the preceding motions to the strata committee and determining what action or steps it wishes to undertake, if any. In carrying out that function the strata committee or strata managing agent is authorised to obtain 2 quotations in order to meet legislative requirements, if required and action the obtained quotations.

Note: Under the Strata Schemes Management Act 2015 the Owners Corporation is required to install window safety devices that comply with the relevant Australian Standards and codes. This motion is to direct the Strata Committee to review the Child Window Safety Report and determine what steps it wishes to take. This motion is also to direct the managing agent and Strata Committee to obtain and approve a quotation for the works required in order for the building to comply with the relevant Australian Standards and codes.

Motion 18
RISK & HAZARD

MOTION LOST that whilst Strata Associates Pty Ltd is appointed as the managing agent for the scheme:

**ASSESSMENT
REPORTS:**

- (a) it is requested on an annual basis to engage a suitably qualified consultant to carry out an annual Safety Report in compliance with the Owners Corporation's obligations under the Work Health and Safety Act 2011; and
- (b) To submit that report annually to the strata committee to determine what action or steps it wishes to undertake, if any; and
- (c) To charge for providing this service as set out within the agency agreement between Strata Associates Pty Ltd and the Owners Corporation.

Note: Buildings that are used for commercial purposes or parts of buildings that have residents using their apartment as a home office are considered a workplace and must comply with the WHS Act. To comply with the Act there is a requirement to survey the building and identify any hazard or risks associated with the common property and the level of risk that poses to residents or persons visiting the building. Where risks are found the owners corporation must put in place steps to minimise, manage or eliminate the risk.

**Motion 19
ANNUAL FIRE SAFETY
STATEMENT:**

RESOLVED that the Owners Corporation authorise and instruct Strata Associates Pty Ltd to obtain annually on behalf of the Owners Corporation an Annual Fire Safety Statement and to arrange maintenance of all fire safety equipment currently installed in the property in accordance with the provisions of the Environmental Planning and Assessment Regulation ("EPAR").

**Motion 20
ANNUAL GENERAL
MEETING:**

RESOLVED that the next Annual General Meeting be held as required.

**Motion 21
CLOSURE:**

There being no further business, the Chairperson declared the meeting closed at 7:20pm.

(Chairperson)

(Date)

MINUTES OF THE MEETING OF THE STRATA COMMITTEE OF THE OWNERS - STRATA PLAN NO. 71092 HELD ON 1ST JUNE 2017, IMMEDIATELY FOLLOWING THE ANNUAL GENERAL MEETING

PRESENT: J M Dour (Lot 10), G M Guilhaus (Lot 16), K Knox (Lot 17)
A A Arestides (Lot 19), S O Marti (Lot 20)

IN ATTENDANCE: Justina Brock, Strata Choice CBD

CHAIRPERSON: Justina Brock, Strata Choice CBD

Motion 1
MINUTES: RESOLVED that the Minutes of the previous Meeting of the Strata Committee of the Owners Corporation held on 6th October 2016 be confirmed as a true record and account of the proceedings of that Meeting.

Motion 2
OFFICE BEARERS: RESOLVED that the following Office Bearers be appointed for the ensuing year:
Chairperson: J Dour (Lot 10)
Secretary: E Li (Lot 18)
Treasurer: S Marti (Lot 20)

Motion 3
POINT OF CONTACT: Strata Committee Point of Contact for Strata Choice
a. That J Dour (Lot 10) of the Strata Committee be nominated to liaise with Strata Choice and be the scheme's contact point
b. That S Marti (Lot 20) of the Strata Committee be nominated to liaise with Strata Choice and be the scheme's substitute contact point

Motion 4
TENANT REPRESENTATIVE: RESOLVED NO TENANT is the nominated tenant representative for the Strata Committee.

Motion 5
CORRESPONDENCE: RESOLVED That correspondence was received and ratified.
It was NOTED that there was NO correspondence to receive.

Motion 6
INSURANCE VALUATION That the Strata Committee obtain a valuation for insurance purposes in accordance with Section 160 & 161 of the Strata Schemes Management Act 2015 and Section 39 of the Strata Schemes Management Regulation 2016.

Motion deferred until after the roof works have been completed.

Motion 7
REPAIRS & MAINTENANCE: RESOLVED that the strata committee consider any other repairs and maintenance items.

- A plus to check the timers to get lights in order.
- Provide a quote on timers
- Second stage – LED lighting upgrade quotes.
- Roof issues
- Painting

It was NOTED that Each committee member to send a list of priorities (by end of July for an August meeting),

Strata Manager to arrange for the by-law for the roof top cover to be amended to include lots 16, 17 & 18. This will be included on the next General Meeting agenda.

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA PLAN NO. 71092

Motion 8
STRATA COMMITTEE
MEETING:

The next meeting will be held as required (Late August).

Motion 9
CLOSURE:

There being no further business, the Chairperson declared the meeting closed at 7:40pm.

(Chairperson)

(Date)

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA PLAN NO. 71092
HELD ON 22/02/2018 IN 17 / 22 KENNEDY STREET, KINGSFORD, NSW, 2032. THE MEETING
COMMENCED AT 6:06PM.**

PRESENT: Savio Pao Sun Au (Lot 14)
Keith Knox (Lot 17)
Evan Li (Lot 18)
Anthony Andrew Arestides (Lot 19)
Stephane O Marti (Lot 20)

**PRESENT BY
PROXY:** Lot 10 in favour of Koray Dervis, Strata Choice CBD

IN ATTENDANCE: Koray Dervis, Strata Choice CBD

CHAIRPERSON: Koray Dervis, Strata Choice CBD

1. MINUTES: RESOLVED that the Minutes of the previous General Meeting of the Owners Corporation held on 01/06/2017 be confirmed as a true record and account of the proceedings of that Meeting.

FINANCES:

**2. FINANCIAL
STATEMENTS:** RESOLVED that the audited Financial Statements for the period ended 20/11/2017 be adopted.

3. AUDITOR: RESOLVED that AUDITOR be appointed as auditors for the Owners Corporation for the financial year ending 20/11/2018.

Note: Strata Manager to provide quotation from Kelly & Partners to the committee before proceeding.

**4. CAPITAL WORKS
FUND PLAN:** RESOLVED that the Owners Corporation considered the Capital Works Fund Plan from Solutions IE dated May 2009 and determined to implement the plan in relation to the setting of the Capital Works Fund budget.

MOTION LOST that the owners corporation authorise and instruct the managing agent to obtain on behalf of the owners corporation a capital works fund plan or update thereof that will make recommendations as to the owners corporation's future capital works fund expenditure needs. Further that the owners corporation direct the strata committee to develop a capital works fund expenditure plan that takes into account the recommendations contained within the capital works fund plan so that funding arrangements are in place to meet anticipated future capital expenditure. The capital works fund plan is to be presented to the next general meeting for consideration by owners.

5. BUDGET: RESOLVED that the statement of estimated receipts and payments ("Budget") presented by Strata Associates Pty Limited was adopted.

**6. ESTIMATES FOR
ADMINISTRATIVE
& CAPITAL
WORKS FUNDS:** RESOLVED that the following consideration of the statement of existing financial situation and of estimated receipts and payments presented at the meeting that:

- (a) Contributions to the administrative fund are estimated and determined at \$52,500.00 plus GST
- (b) Contributions to the capital works fund are estimated and determined at \$16,000.00 plus GST

- (c) The proportion of said contributions payable by the owners of each lot shall be in accordance with the proposed levy schedule approved at the meeting;
- (d) The contributions of each owner to be payable by equal quarterly instalments in advance, the first such instalment to be due on 1st May 2018; and the subsequent instalments being due and payable on the first days of August 2018, November 2018 and February 2019, until amended by resolution at a subsequent general meeting.
- (e) These minutes shall serve as a notice to each lot owner of the amount and due date of each instalment of such contributions.

7. AGENCY AGREEMENT:

RESOLVED that The Owners – Strata Plan 71092, pursuant to Part 4, Division 1 of the Strata Schemes Management Act 2015 (“Act”) the following: –

- (a) Appoint Strata Associates Pty Limited (“Agent”) under the instrument of appointment (Agreement), a copy is attached to the agenda at which this resolution is made.
- (b) Delegate to the Agent all of the functions of:
 - (i) The Owners Corporation (other than those listed in Section 52(2) of the Act); and
 - (ii) Its chairperson, treasurer, secretary, and strata committee, necessary to enable the Agent to carry out the ‘agreed services’ and ‘additional services’ as defined in the Agreement;
- (c) That the delegation to the Agent is to be subject to the conditions and limitations in the Agreement; and
- (d) That it will execute the Agreement to give effect to this appointment and delegation;
- (e) That two persons, being owners of lots or members of the Strata Committee, execute the agreement in accordance with Section 273 of the Act. In the absence of a determination, the secretary and any other member of the strata committee shall execute the Agreement.

That upon execution of the Agreement, the Owners Corporation and the Agent mutually agrees that this Agreement supersedes and cancels all previous delegations and instruments of appointment or agreement between the Owners Corporation and the Agent.

8. DEBT COLLECTION:

RESOLVED that The Owners – Strata Plan No 71092, pursuant to the Strata Schemes Management Act 2015 (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- (a) to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
- (b) to engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 71092;
- (c) to issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- (d) Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
- (e) Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA PLAN NO. 71092

- (f) Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

Note: This resolution gives the Owners Corporation the power to take action to recover unpaid levies, interest and recovery costs including commencing proceedings and enforcing judgments obtained in legal proceedings for the recovery of unpaid levies, interest and recovery costs.

- 9. PAYMENT PLAN:** **RESOLVED** that The Owners – Strata Plan 71092, agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the Strata Committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata Committee or Owners Corporation by resolution.

Note: Pursuant to Sections 85(5) – 85(7) of the Strata Schemes Management Act 2015 and Regulation 18 and 19 of the Strata Scheme Management Regulations 2016 an Owners Corporation may agree to enter into payment plans generally or in particular cases for the payment of overdue contributions by a resolution passed at a general meeting. This resolution provides the power for the Owners Corporation to enter into such payment plans.

- 10. REPORT ON COMMISSIONS:** **RESOLVED** that the Strata Managing Agent reported on the commissions and training services received in the past 12 months and an estimate of commissions and training services to be received in the next 12 months. As at the date of the notice of this meeting the strata manager has received the following:

Commissions

\$1570.00 in commissions in the past 12 months, and an amount of \$1648.50 in commissions is expected to be received in the next 12 months.

Training specific to the Strata Scheme

The equivalent of \$0 in training services in the past 12 months, and an amount of \$0 in training is expected to be received in the next 12 months.

Note: The Strata Managing Agent under section 60 of the Strata Schemes Management Act 2015 is required to disclose all commissions or training services provided to the Strata Managing Agent for the strata scheme.

STRATA COMMITTEE 2018 – 2019

- 11. THE STRATA COMMITTEE** **RESOLVED** that the Owners Corporation elect the members of the Strata Committee and to determine the number to be elected.
- | | |
|------------------------|-------------------------------|
| John Dour
(Lot 10) | Anthony Arestides
(Lot 19) |
| Keith Knox
(Lot 17) | Stephane Marti
(Lot 20) |
| Evan Li
(Lot 18) | |
- 12. RESTRICTIONS ON STRATA COMMITTEE** **MOTION LOST** That the Owners Corporation decide if any matter or type of matter is to be determined only by the Owners Corporation in General Meeting, pursuant to Section 36 of the Strata Schemes Management Act 2015.

ADMINISTRATIVE & REGULATORY ISSUES

- 13. INSURANCES:** **RESOLVED** the Owners Corporation confirm the following insurances: –

- a) Office Bearers Liability Insurance – \$5,000,000
- b) Fidelity Guarantee Insurance – \$100,000

14. ELECTRONIC MEETING VOTING:

RESOLVED that the Owners Corporation adopt the following alternate means of voting at meetings of the owners corporation and/or meetings of the strata committee (not being annual general meetings):

- (a) Voting by means of the use of a website that facilitates electronic voting.

Note: The Owners Corporation is able to adopt any of the above means of voting by resolution of the Owners Corporation in accordance with clause 28 of Schedule 1 of the Strata Schemes Management Act 2015 and clause 14 of the Strata Schemes Management Regulations 2016.

15. COMMON PROPERTY MEMORANDUM

SPECIALLY RESOLVED that the Owners Corporation, pursuant to Section 107 of the Strata Schemes Management Act 2015 (NSW) adopt a common property memorandum (attached to the notice of this meeting) subject to any amendments to the memorandum that may be made at this meeting (by the persons entitled to vote, by special resolution) and that notification be lodged for registration at the Registrar-General's Office.

Note: This motion is to consider adoption of a common property memorandum that would clarify the items of common property for which the Owners Corporation is responsible to repair, maintain or replace, as well as the items that the lot owners are responsible to repair, maintain or replace. It is to be noted that a common property rights by-law made under section 108 of the Strata Schemes Management Act 2015 (NSW) will prevail over this common property memorandum to the extent of any inconsistency. It must be noted that items may only be deleted from the memorandum, additional items are not permitted to be added

16. RISK & HAZARD ASSESSMENT REPORTS:

MOTION LOST that whilst Strata Associates Pty Ltd is appointed as the managing agent for the scheme:

- (a) it is requested on an annual basis to engage a suitably qualified consultant to carry out an annual Safety Report in compliance with the Owners Corporation's obligations under the Work Health and Safety Act 2011; and
- (b) To submit that report annually to the strata committee to determine what action or steps it wishes to undertake, if any; and
- (c) To charge for providing this service as set out within the agency agreement between Strata Associates Pty Ltd and the Owners Corporation.

Note: Buildings that are used for commercial purposes or parts of buildings that have residents using their apartment as a home office are considered a workplace and must comply with the WHS Act. To comply with the Act there is a requirement to survey the building and identify any hazard or risks associated with the common property and the level of risk that poses to residents or persons visiting the building. Where risks are found the owners corporation must put in place steps to minimise, manage or eliminate the risk.

17. ANNUAL FIRE SAFETY STATEMENT:

RESOLVED that the Owners Corporation authorise and instruct Strata Associates Pty Ltd to obtain annually on behalf of the Owners Corporation an Annual Fire Safety Statement and to arrange maintenance of all fire safety equipment currently installed in the property in accordance with the provisions of the Environmental Planning and Assessment Regulation ("EPAR").

It was noted that the OC are to receive an email notice of works 4 weeks prior to commencement, followed by a letter with 2 weeks notice to ensure access is granted for any fire works.

18. ANNUAL GENERAL MEETING:

RESOLVED that the next Annual General Meeting be held as required.

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA PLAN NO. 71092

19. CLOSURE:

There being no further business, the Chairperson declared the meeting closed at 6:25pm.

(Chairperson)

(Date)

MINUTES OF THE MEETING OF THE STRATA COMMITTEE OF THE OWNERS - STRATA PLAN NO. 71092 HELD ON 22/02/2018, IMMEDIATELY FOLLOWING THE ANNUAL GENERAL MEETING

- PRESENT:** Keith Knox (Lot 17)
Evan Li (lot 18)
Anthony Andrew Arestides (Lot 19)
Stephane O Marti (Lot 20)
- IN ATTENDANCE:** Savio Pao Sun Au (Lot 14)
Koray Dervis, Strata Choice CBD
- CHAIRPERSON:** Koray Dervis, Strata Choice CBD
- 1. MINUTES:** **RESOLVED** that the Minutes of the previous Meeting of the Strata Committee of the Owners Corporation held on 21/08/2018 be confirmed as a true record and account of the proceedings of that Meeting.
- 2. OFFICE BEARERS:** **RESOLVED** that the following Office Bearers be appointed for the ensuing year:
—
Chairperson: John Dour
Secretary: Evan Li
Treasurer: Stephane O Marti
- 3. POINT OF CONTACT:** Strata Committee Point of Contact for Strata Choice
a. That John Dour of the Strata Committee be nominated to liaise with Strata Choice and be the scheme's contact point
b. That Stephane O Marti of the Strata Committee be nominated to liaise with Strata Choice and be the scheme's substitute contact point
- 4. TENANT REPRESENTATIVE:** **MOTION LOST** is the nominated tenant representative for the Strata Committee
- 5. CORRESPONDENCE:** **RESOLVED** that NO correspondence was received and ratified.
- 6. INSURANCE VALUATION:** **MOTION LOST** that the Strata Committee obtain a valuation for insurance purposes in accordance with Section 160 & 161 of the Strata Schemes Management Act 2015 and Section 39 of the Strata Schemes Management Regulation 2016.
- 7. INVOICE PAYMENT APPROVAL:** **RESOLVED** that the Strata Committee instruct the Strata Managing Agent to seek approval of invoice payments prior to payment from a person nominated by the Strata Committee.
a. That Evan Li of the Strata Committee be nominated as the person to receive and authorise the payment of invoices and delegates the person authority to nominate an alternate person in their absence;
b. To charge for providing this service as set out within the agency agreement between the Strata Managing Agent and the Owners Corporation.
- 8. REPAIRS & MAINTENANCE:** **RESOLVED** consider any other repairs and maintenance items.
- 9. STRATA COMMITTEE MEETING:** The next meeting will be held as required.

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA PLAN NO. 71092

10. CLOSURE:

There being no further business, the Chairperson declared the meeting closed at 6:35pm.

(Chairperson)

(Date)

Minutes of the Annual General Meeting

Meeting Date	26 May 2020		
Meeting Location	Online only		
Time	12:00 AM	Opened:	Closed:
Attendees in person	Lot 1	Nicholas Tse Nien Chew & Jacqueline Ngo	Electronic vote
	Lot 10	John Michael Dour	Electronic vote
	Lot 11	Tzo Keung Sun	Electronic vote
	Lot 12	Nigel & Sally-Ann Fitzhardinge	Electronic vote
	Lot 16	Gerardine Margaret Guilhaus	Electronic vote
	Lot 19	Mr Anthony Andrew Arestides	Electronic vote
	Lot 20	Stephane O Marti & Benjamin L Palumbo	Electronic vote
Attendees by proxy			
Chairperson			
Additional Attendees			
Apologies			

Motion CARRIED.

Motion 1 Confirmation of previous minutes

To RESOLVE by ordinary resolution that the Owners Corporation confirm the minutes as a true and accurate record of the proceedings of the previous general meeting held on 24th of June 2019

VOTES **Yes:6** **No:0** **Abs: 1** **Inv: 2**

Invalid Vote Reasons: 2 non financial votes

Motion CARRIED.

Motion 2 Insurances

To RESOLVE by ordinary resolution that the insurances effected on behalf of the Owners Corporation be confirmed, varied or extended.

VOTES **Yes:7** **No:0** **Abs: 0** **Inv: 2**

Invalid Vote Reasons: 2 non financial votes

Motion CARRIED.

Motion 3 Additional insurances

To RESOLVE by ordinary resolution in accordance with section 165(2) of the Strata Schemes Management Act 2015 that the owners corporation takes out office bearers liability insurance and fidelity guarantee insurance.

VOTES **Yes:6** **No:0** **Abs: 1** **Inv: 2**

Invalid Vote Reasons: 2 non financial votes

Motion DEFEATED.

Motion 4 Insurance valuation

To RESOLVE by ordinary resolution that upon next renewal of the insurance policy that a valuer be engaged to value the building damage insurance amount for replacement and reinstatement as required under section 161 of the Strata Schemes Management Act 2015.

VOTES **Yes:3** **No:4** **Abs: 0** **Inv: 2**

Invalid Vote Reasons: 2 non financial votes

Motion CARRIED.				
Motion 5	Accounting records and financial statements			
To RESOLVE by ordinary resolution to accept the accounting records and last financial statements prepared and to adopt the financial statements				
VOTES	Yes:6	No:0	Abs: 1	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Motion CARRIED.				
Motion 6	Audit			
To RESOLVE by ordinary resolution to appoint an auditor to audit the accounts and financial statements of the owners corporation for 30th of November 2019.				
VOTES	Yes:7	No:0	Abs: 0	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Motion CARRIED.

Motion 7 Contributions to the administrative and capital works fund

To RESOLVE by ordinary resolution:

- That the amount of money the owners corporation will need to credit to its administrative fund for actual and expected expenditure are estimated in accordance with section 79(1) of the Strata Schemes Management Act 2015 and contributions to the administrative fund determined in accordance with section 81(1) of the Strata Schemes Management Act 2015. Refer to levy table below. All amounts include GST.
- That the amount of money the owners corporation will need to credit to its capital works fund for actual and expected expenditure are estimated in accordance with section 79(2) of the Strata Schemes Management Act 2015 and contributions to the capital works fund determined in accordance with section 81(1) of the Strata Schemes Management Act 2015. Refer to levy table below. All amounts include GST.
- That the contributions to the administrative & capital works fund be paid in 4 equal instalments. Refer to levy table below. All amounts include GST.

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Capital Works Fund
To be Issued	Current	01 Aug 2020	31 Oct 2020	01 Aug 2020	\$11,931.82	\$3,409.09
To be Issued	Current	01 Nov 2020	31 Jan 2021	01 Nov 2020	\$11,931.82	\$3,409.09
To be Issued	Current	01 Feb 2021	30 Apr 2021	01 Feb 2021	\$11,931.82	\$3,409.09
To be Issued	Current	01 May 2021	31 Jul 2021	01 May 2021	\$11,931.81	\$3,409.09
Total		01 Aug 2020	31 Jul 2021		\$47,727.27	\$13,636.36

VOTES Yes:7 No:0 Abs: 0 Inv: 2

Invalid Vote Reasons: 2 non financial votes

Motion CARRIED.

Motion 8 Election of Strata Committee

That the election of the Strata Committee NOT be considered at this meeting, (**VOTE ABSTAIN**)

(This matter can only be considered at the next available General Meeting where Lot owners can be present in person to vote or nominate.)

VOTES Yes:1 No:0 Abs: 6 Inv: 2

Invalid Vote Reasons: 2 non financial votes

Motion CARRIED.				
Motion 9	General Meeting Matters			
That the Owners Corporation NOT decide if any matter or type of matter is to be determined only by the Owners Corporation in general meeting. (VOTE ABSTAIN)				
(This matter can only be considered at the next available General Meeting where Lot owners can be present in person to vote or nominate.)				
VOTES	Yes:1	No:0	Abs: 6	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Motion CARRIED.				
Motion 10	Overdue levy contributions			
To RESOLVE by ordinary resolution that the owners corporation agrees pursuant to the Strata Schemes Management Act 2015 (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:				
<ul style="list-style-type: none">• To issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;• To engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of the owners corporation;• To issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;• Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;• Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and• Liaise, instruct and prepare all matters with the owners corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.				
VOTES	Yes:7	No:0	Abs: 0	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Motion CARRIED.				
Motion 11	Payment plans for overdue levy contributions			
To RESOLVE by ordinary resolution that the owners corporation agrees to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata managing agent and/or the Strata Committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata Committee or owners corporation by resolution.				
VOTES	Yes:7	No:0	Abs: 0	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Motion CARRIED.				
Motion 12	Report on commissions			
To RESOLVE by ordinary resolution to confirm that the following commissions and/or training services were provided to, or paid to the strata managing agent during the preceding 12 months and particulars of any such commission or training services and estimates of any such commissions or training services that the agent believes are likely to be provided to or paid for the agent in the following 12 months:				
Commissions:				
<ul style="list-style-type: none">\$1,335.73 in commissions in the past 12 months, and an amount of \$1,402.52 in commissions is expected to be received in the next 12 month				
Training specific to the Strata Scheme:				
<ul style="list-style-type: none">The equivalent of \$0 in training services in the past 12 months, and an amount of \$0 in training is expected to be received in the next 12 months.				
VOTES	Yes:7	No:0	Abs: 0	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Motion DEFEATED.				
Motion 13	10-year capital works fund plan			
To RESOLVE by ordinary resolution: <ul style="list-style-type: none">• To review the capital works fund plan by Solutions IE dated 7/5/09 and to decide whether to adopt the plan or revise the plan and;• That every 10 years, the owners corporation engages a suitably qualified consultant to prepare a 10-year capital works fund plan. Further resolved that the plan is reviewed every 5 years by a suitably qualified consultant.				
VOTES	Yes:3	No:4	Abs: 0	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Motion DEFEATED.				
Motion 14		Risk and hazard assessment report		
To RESOLVE by ordinary resolution that whilst the Strata Managing Agent is appointed to the scheme:				
<ul style="list-style-type: none">It is requested on an annual basis to engage a suitably qualified consultant to carry out an annual Safety Report in compliance with the owners corporation's obligations under the Work Health and Safety Act 2011; andTo submit that report annually to the Strata Committee to determine what action or steps it wishes to undertake, if any; andTo charge for providing this service as set out within the agency agreement between the Strata Managing Agent and the owners corporation.				
VOTES		Yes:2	No:4	Abs: 1
Invalid Vote Reasons: 2 non financial votes				

Motion CARRIED.				
Motion 15	Annual fire safety statement			
To RESOLVE by ordinary resolution that the owners corporation, instruct the strata managing agent to undertake the following when an Annual Fire Safety Statement is required in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000:				
<ul style="list-style-type: none">• It is required on an annual basis to engage a competent person to provide an annual fire safety statement;• Subject to receipt of the statement from the competent person, it is instructed to forward to the Strata Committee the Annual Fire Safety Statement and supporting documentation for instruction by the Strata Committee. In the event that the Strata Managing Agent receives no response from the Strata Committee, the Strata Managing Agent is instructed to sign on behalf of the scheme and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner.• Subject to receipt of the statement, is authorised to affix the common seal to the statement on behalf of the owners corporation.• To charge for providing this service as set out within the agency agreement between the Strata Managing Agent and the owners corporation.				
VOTES	Yes:7	No:0	Abs: 0	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Motion CARRIED.				
Motion 16	Asbestos inspection			
To RESOLVE by ordinary resolution that whilst the Strata Managing Agent is appointed to the scheme:				
<ul style="list-style-type: none">• It is requested that an initial report and every 5 years, the owners corporation engages a suitably qualified consultant to carry out an asbestos inspection in accordance with the Work Health and Safety Act 2011; and• To submit that report to the Strata Committee to determine what action or steps it wishes to undertake, if any; and• To charge for providing this service as set out within the agency agreement between the Strata Managing Agent and the owners corporation				
VOTES	Yes:3	No:0	Abs: 4	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Motion CARRIED.				
Motion 17	Child window safety devices recertification			
<ul style="list-style-type: none">• To RESOLVE by ordinary resolution that all lot owners and occupiers are hereby alerted as to the following:<ul style="list-style-type: none">○ The statutory requirements mandated by section 118 of the Strata Schemes Management Act 2015 (NSW); and○ Importance to have compliant window safety devices for all applicable windows; and○ There is an absence of any written complaint or concern (being current) from any lot owner and/or occupier in the matters.• To RESOLVE by ordinary resolution that the owners corporation determine one of the following options:				
VOTES	Yes:7	No:0	Abs: 0	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

A has been selected with the highest votes.

Alternatives for Motion 17

(Option A)

SELF CHECK BY OWNERS / RESIDENTS:

That:

- In order to enable the owners corporation to ensure that there are complying window safety devices for all windows within or adjoins all lots as required by law, the strata manager is instructed to carry out the following:
 1. That a fact sheet relating to complying window safety devices shall be circulated to all owners;
 2. That a request is made to each owner and/or resident to inspect and complete an online survey to note any device which is not functioning or missing;
- The strata manager forwards the survey results to the strata committee for direction in reference to any owners and/or residents that have not responded and report any devices which are not functioning or missing.
- Unless and until the owners corporation receives the completed survey questions from a lot owner indicating there is a problem or issue relating to the window safety devices within or adjoin its lot, the owners corporation deems that there are complying window safety devices for all windows applicable to the lot.
- The strata managing agent is instructed to repeat the above process annually

(Option B)

RE-CERTIFICATION BY SUITABLY QUALIFIED PERSON:

That the strata managing agent is to engage a suitably qualified and competent person to undergo a physical inspection and certification of all windows within the strata scheme inclusive of all windows within, adjoin or otherwise services all and any lot to ensure that they are compliant as required by law

(Option C)

NO ACTION TO BE TAKEN IN REGARD TO ENSURING COMPLIANCE:

That the compliance aspects of the window safety devices are to be deferred and reviewed in the next annual general meeting.

VOTES for Alternatives

A: 5

B: 2

C: 0

Inv: 2

Invalid Vote Reasons: 2 non financial votes

Motion CARRIED.

Motion 18 Utility agreements

To RESOLVE that whilst the Managing Agent is appointed to the scheme:

- Authorise and delegate its Strata Committee to review and consider any agreements in place for the supply of the utilities to the scheme and if appropriate determine and or ratify any changes at the next General Meeting;
- Authorise and delegate to the Managing Agent authority to enter into utility agreements and sign on behalf of the owners corporation.

VOTES

Yes:7

No:0

Abs: 0

Inv: 2

Invalid Vote Reasons: 2 non financial votes

Motion DEFEATED.					
Motion 19		Strata Loans Fee Proposal Motions			
<p>1. That the Owners Corporation RESOLVE to enter into an execute a loan agreement with Strata Cash Management Pty Limited (CAN 124 400 924) for a maximum amount of credit of \$380,000.00 for the purposes of refinancing of Strata Loan 800002237 and building remedial works.</p> <p>2. That on behalf of the Owners Corporation that the loan agreement be executed by:</p> <ul style="list-style-type: none">- at least 2 Strata Committee members, 1 of whom must be the chairperson or secretary.- at least 1 Strata Committee member and the Strata Manager.- and that the Common Seal be affixed in their presence. <p>3. That the Owners Corporation acknowledges that a sample loan agreement, loan general conditions, credit guide and the information statement where tabled at the meeting.</p> <p>4. That any drawdown instructions, certification or any other documents required to be executed on behalf of the Owners Corporation in connection with the loan may be signed b:</p> <ul style="list-style-type: none">- at least 1 Strata Committee member and the Strata Manager					
VOTES		Yes:2	No:5	Abs: 0	Inv: 2
Invalid Vote Reasons: 2 non financial votes					

Motion CARRIED.				
Motion 20	Strata Loan 3 Year Term - Macquarie Bank			
That the Owners - Strata Plan 71092 RESOLVE:				
1. Resolve that the Owners Corporation enter into an execute a loan contract with Macquarie Bank Ltd (Macquarie) to fund the Owners Corporation obligations to finance the budgeted cost of the Project as resolved.				
2. Resolve that the Owners Corporation seal be affixed to the loan contract in the presence of at least 2 execute committee members, 1 of whom must be the Chairperson or Secretary.				
3. Resolve that the Owners Corporation acknowledged the following things:				
(a) Loan Term of 3 years;				
(b) the maximum amount of credit available under the loan contract is \$380,000.00; and				
(c) members of the Owners Corporation approve the raising of additional levies to ensure the Owners Corporation can perform its obligations under the terms of the Loan Agreement.				
VOTES	Yes:7	No:0	Abs: 0	Inv: 2
Invalid Vote Reasons: 2 non financial votes				

Minutes of the Annual General Meeting

Owners Corporation for Strata Plan No 71092
22 Kennedy Street, KINGSFORD, NSW, 2032

Meeting Date	05 May 2021		
Meeting Location	At the front of the building, 22 Kennedy Street, KINGSFORD, NSW, 2032		
Time	06:00 PM	Opened: 06:04 PM	Closed: 07:34 PM
Attendees in person	Lot 10	Anthony Aristides	Proxy present
	Lot 12	Adrian Stuart White & Suzanna Machado Azevedo	Owner present
	Lot 14	Savio Pao Sun Au	Owner present
	Lot 16	Gerardine Margaret Guilhaus	Owner present
	Lot 18	Evan Li	Owner present
	Lot 19	Anthony Andrew Arestides	Owner present
	Lot 20	Stephane O Marti & Benjamin Palumbo	Owner present
	Attendees by proxy	Lot 10	John Michael Dour - Held by: Anthony Aristides
Chairperson	Aleksandar Vurmeski		

Motion CARRIED.

Motion 1 Confirmation of previous minutes

To RESOLVE by ordinary resolution that the Owners Corporation confirm the minutes as a true and accurate record of the proceedings of the previous general meeting held on 26th of May 2020.

Note: Child Window Safety Lock survey did not take place.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 2 Insurances

To RESOLVE by ordinary resolution that the insurances effected on behalf of the Owners Corporation be confirmed, varied or extended.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 3 Accounting records and financial statements

To RESOLVE by ordinary resolution to accept the accounting records and last financial statements prepared and to adopt the financial statements.

Note: - Professional fees to be raised by committee as they believe they were unfairly charged.
- Water drying invoice too expensive.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 4 Audit

To RESOLVE by ordinary resolution to appoint CBC Partners to audit the accounts and financial statements of the owners corporation for 30th of November 2021.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 5 Contributions to the administrative and capital works fund

To RESOLVE by ordinary resolution:

- That the amount of money the owners corporation will need to credit to its administrative fund for actual and expected expenditure are estimated in accordance with section 79(1) of the Strata Schemes Management Act 2015 and contributions to the administrative fund determined in accordance with section 81(1) of the Strata Schemes Management Act 2015. Refer to levy table below. All amounts are inclusive of GST.
 - That the amount of money the owners corporation will need to credit to its capital works fund for actual and expected expenditure are estimated in accordance with section 79(2) of the Strata Schemes Management Act 2015 and contributions to the capital works fund determined in accordance with section 81(1) of the Strata Schemes Management Act 2015. Refer to levy table below. All amounts are inclusive of GST.
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- That the contributions to the administrative & capital works fund be paid in 4 instalments. Refer to levy table below. All amounts are inclusive of GST.

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Capital Works Fund
To be Issued	Current	01 Aug 2021	31 Oct 2021	01 Aug 2021	\$11,931.82	\$3,409.09
To be Issued	Current	01 Nov 2021	31 Jan 2022	01 Nov 2021	\$11,931.82	\$3,409.09
To be Issued	Current	01 Feb 2022	30 Apr 2022	01 Feb 2022	\$11,931.82	\$3,409.09
To be Issued	Current	01 May 2022	31 Jul 2022	01 May 2022	\$11,931.82	\$3,409.09
Total		01 Aug 2021	31 Jul 2022		\$47,727.27	\$13,636.36

VOTES **Yes:7** **No:0** **Abs: 0** **Inv: 0**

Motion CARRIED.

Motion 6 Election of strata committee

The following written nominations have been received for members of the strata committee prior to the issue of this notice, or prior to the meeting:

- o Nil

To RESOLVE by ordinary resolution:

- To call for nominations for members of the strata committee;
- That the candidates for election to the strata committee disclose any connections with the original owner or building manager for the scheme;
- That the candidates for election to the strata committee disclose any conflict of interest that may exist.
- To determine the number of members of the strata committee; and
- To elect the strata committee, or alternatively call a ballot of the committee if the number of committee members exceed the maximum permitted number.

Nominations:

- John Dour (Lot 10)
- Gerardine Guilhaus (Lot 16)
- Evan Li (Lot 18)
- Anthony Arestides (Lot 19)
- Stephane Marti (Lot 20)

VOTES **Yes:7** **No:0** **Abs: 0** **Inv: 0**

Motion CARRIED.

Motion 7 General meeting matters

To RESOLVE by ordinary resolution in accordance with clause 6(a) and 9(i) of Schedule 1 of the Strata Schemes Management Act 2015 that there is no restriction to decide if any matter or type of matter is to be determined by the owners corporation in general meeting.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 8 Overdue levy contributions

To RESOLVE by ordinary resolution that the owners corporation agrees pursuant to the Strata Schemes Management Act 2015 (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- To issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
- To engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of the owners corporation;
- To issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
- Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
- Liaise, instruct and prepare all matters with the owners corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 9 Payment plans for overdue levy contributions

To RESOLVE by ordinary resolution that the owners corporation agrees to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata managing agent and/or the Strata Committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata Committee or owners corporation by resolution.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 10 Report on commissions

To RESOLVE by ordinary resolution to confirm that the following commissions and/or training services were provided to, or paid to the strata managing agent during the preceding 12 months and particulars of any such commission or training services and estimates of any such commissions or training services that the agent believes are likely to be provided to or paid for the agent in the following 12 months:

- \$1,465.29 in commissions in the past 12 months, and an amount of \$1,538.55 in commissions is expected to be received in the next 12 month
- The equivalent of \$0 in training services specific to the Strata Scheme in the past 12 months, and an amount of \$0 in training is expected to be received in the next 12 months.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion DEFEATED.

Motion 11 Appointment of strata manager

To RESOLVE by ordinary resolution that the owners corporation, pursuant to Part 4 of Division 1 of the Strata Schemes Management Act 2015 ("Act"):

- Appoint Strata Choice Pty Ltd, ("Agent") under the instrument of appointment (Agreement), a copy is attached to the agenda at which this resolution is made.
- Delegate to the Agent all of the functions of:
 - f. The owners corporation (other than those listed in section 52(2) of the Act); and
 - g. Its chairperson, treasurer, secretary and Strata Committee, necessary to enable the Agent to carry out the 'agreed services' and 'additional services' as defined in the Agreement;
- That the delegation to the Agent is to be subject to the conditions and limitations in the Agreement;
- That it will execute the Agreement to give effect to this appointment and delegation;
- That two persons, being owners of lots or members of the Strata Committee, execute the agreement (either digitally or in writing) in accordance with Section 273 of the Act. In the absence of a determination, the secretary and any other member of the Strata Committee shall execute the Agreement.
- That upon execution of the Agreement, the owners corporation and the Agent mutually agree that this Agreement supersedes and cancels all previous delegations and instruments of appointment or agreement between the owners corporation and the Agent.

VOTES	Yes:0	No:7	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 12 Terminate former managing agent

- The Owners – Strata Plan No.71092 RESOLVES by ordinary resolution that, the Owners Corporation having an existing strata management agency agreement with **Strata Associates Pty Ltd/Strata Choice Pty Ltd (Strata Choice) (Former Agent)**:
 - h. the Owners Corporation terminate the appointment of the Former Agent as strata managing agent of the Owners Corporation effective 010621
- the Owners Corporation revoke the delegation of functions of the Owners Corporation, its Strata committee, chairperson, secretary and treasurer to the Former Agent effective 010621;
- 1. the Former Agent make available all property (including records) of the Owners Corporation in the possession or control of the Former Agent to a new Managing Agent as appointed in Motion 3 below on the 010621

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 13 Appointment of Managing Agent

The Owners – Strata Plan No.71092 RESOLVES by ordinary resolution to appoint **First Strata Pty Ltd (Agent)** as strata managing agent on the terms and conditions set out in the proposed strata management agency agreement (**Agreement**), a copy attached to the notice for this meeting and that the following be delegated to the Agent:

1. All of the functions of the Owners Corporation (other than its power to make a make a delegation, to make a decision on a matter that is required to be decided by the Owners Corporation or to make a determination relating to the levying or payment of contributions); and

- i. The functions of chairperson, secretary and treasurer necessary to enable the Agent to carry out the 'Primary Services/Agreed Services' and the 'Further Services/Additional Services' as defined in the Agreement;

with effect from the date determined for that purpose by the Strata Committee, provided that:

- the delegation to the Agent is subject to the conditions and limitations listed in the Agreement;
2. the Owners Corporation is to execute the Agreement to give effect to this appointment and delegation; and
 1. authority is given to two members of the Strata Committee to affix the common seal of the Owners Corporation to the Agreement.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 14 10-year capital works fund plan

To RESOLVE by ordinary resolution to review and adopt the capital works fund plan by Solutions IE dated 7th of May 2009 and the Strata Committee to advise on any action to be taken to revise the plan.

Note: Discuss with managing agent

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion DEFEATED.

Motion 15 Risk and hazard assessment report

To RESOLVE by ordinary resolution that whilst the Strata Managing Agent is appointed to the scheme:

- It is requested on an annual basis to engage a suitably qualified consultant to carry out an annual Safety Report in compliance with the owners corporation's obligations under the Work Health and Safety Act 2011; and
- To submit that report annually to the Strata Committee to determine what action or steps it wishes to undertake, if any; and
- To charge for providing this service as set out within the agency agreement between the Strata Managing Agent and the owners corporation.

VOTES	Yes:0	No:7	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 16 Annual fire safety statement

To RESOLVE by ordinary resolution that the owners corporation, instruct the strata managing agent to undertake the following when an Annual Fire Safety Statement is required in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulation 2000:

- It is required on an annual basis to engage an accredited practitioner to provide an annual fire safety statement;
- The Strata Managing Agent is instructed to sign on behalf of the scheme and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner;
- Subject to receipt of the statement, is authorised to affix the common seal to the statement on behalf of the owners corporation;
- To charge for providing this service as set out within the agency agreement between the Strata Managing Agent and the owners corporation.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 17 Child window safety devices recertification

- To RESOLVE by ordinary resolution that all lot owners and occupiers are hereby alerted as to the following:
 - The statutory requirements mandated by section 118 of the Strata Schemes Management Act 2015 (NSW); and
 - Importance to have compliant window safety devices for all applicable windows; and
 - There is an absence of any written complaint or concern (being current) from any lot owner and/or occupier in the matters.
- To RESOLVE by ordinary resolution that the owners corporation determine one of the following options:

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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'Option A' has been selected with the highest votes.

Alternatives for Motion 17

(Option A)

SELF CHECK BY OWNERS / RESIDENTS:

That:

- In order to enable the owners corporation to ensure that there are complying window safety devices for all windows within or adjoins all lots as required by law, the strata manager is instructed to carry out the following:
 1. That a fact sheet relating to complying window safety devices shall be circulated to all owners;
 2. That a request is made to each owner and/or resident to inspect and complete an online survey to note any device which is not functioning or missing;
- The strata manger forwards the survey results to the strata committee for direction in reference to any owners and/or residents that have not responded and report any devices which are not functioning or missing.
- Unless and until the owners corporation receives the completed survey questions from a lot owner indicating there is a problem or issue relating to the window safety devices within or adjoin its lot, the owners corporation deems that there are complying window safety devices for all windows applicable to the lot.
- The strata managing agent is instructed to repeat the above process annually.

(Option B)

RE-CERTIFICATION BY SUITABLY QUALIFIED PERSON:

That the strata managing agent is to engage a suitably qualified and competent person to undergo a physical inspection and certification of all windows within the strata scheme inclusive of all windows within, adjoin or otherwise services all and any lot to ensure that they are compliant as required by law.

(Option C)

NO ACTION TO BE TAKEN IN REGARD TO ENSURING COMPLIANCE:

That the compliance aspects of the window safety devices are to be deferred and reviewed in the next annual general meeting.

VOTES for Alternatives	A: 7	B: 0	C: 0	Inv: 0
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Motion DEFEATED.

Motion 18 Plant registration

To RESOLVE by ordinary resolution that whilst the Strata Managing Agent is appointed to the scheme:

- It is required on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
- Subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to sign on behalf of the scheme and lodge with SafeWork NSW any item registration renewal or application form; and
- To charge for providing this service as set out within the agency agreement between the Strata Managing Agent and the owners corporation.

VOTES	Yes:0	No:7	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 19 Utility agreements

To RESOLVE by ordinary resolution that whilst the Managing Agent is appointed to the scheme:

- Authorise and delegate its Strata Committee to review and consider any agreements in place for the supply of the utilities to the scheme and if appropriate determine and or ratify any changes at the next General Meeting;
- Authorise and delegate to the Managing Agent authority to enter into utility agreements and sign on behalf of the owners corporation.

VOTES	Yes:7	No:0	Abs: 0	Inv: 0
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Minutes of the Strata Committee Meeting

Owners Corporation for Strata Plan No 71092
22 Kennedy Street, KINGSFORD, NSW, 2032

Meeting Date	05 May 2021		
Meeting Location	At the front of the building, 22 Kennedy Street, KINGSFORD, NSW, 2032		
Time	Opened: 07:34 PM		Closed: 07:39 PM
Committee Members	Lot 10	John Dour	Committee member present
	Lot 16	Gerardine Guilhaus	Committee member present
	Lot 18	Evan Li	Committee member present
	Lot 19	Anthony Arestides	Committee member present
	Lot 20	Stephane Marti	Committee member present
Chairperson	Aleksandar Vurmeski		

Motion CARRIED.

Motion 1 Confirmation of previous minutes

The strata committee RESOLVES to confirm the minutes as a true and accurate record of the proceedings of the previous committee meeting held on 5th of March 2021

VOTES	Yes:5	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 2 Pecuniary interests

To RESOLVE that the Strata Committee:

- receive any disclosures under clause 18 of Schedule 2 of the Strata Schemes Management Act 2015 (NSW) regarding pecuniary interests;
- record any such disclosures in a book kept for that purpose;
- determine a fee for payment for inspection of the disclosure book; and
- if there are any disclosures made, make a determination as to whether or not that member can be present during any deliberation of the strata committee with respect to the matter or to take part in any decision of the strata committee with respect to the matter.

Note: There is no pecuniary interest disclosure from the Strata Committee

VOTES	Yes:5	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 3 Liaison officer

To RESOLVE that the Strata Committee authorise its:

- Secretary as its primary representative to liaise with and communicate decisions of the Strata Committee to the Strata Managing Agent and Building Manager; and
- Chairperson as its substitute representative to liaise with and communicate decisions of the Strata Committee to the Strata Managing Agent and Building Manager.

VOTES	Yes:5	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 4 Site contact

To RESOLVE that:

- Stephane Marti of the Strata Committee be appointed as the main site contact for access to the premises.
- Anthony Arestides of the Strata Committee be appointed as the secondary site contact for access to the premises.

VOTES	Yes:5	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 5 Matters arising

To RESOLVE that the Strata Committee review the minutes of the previous Strata Committee Meeting to discuss and note any unresolved or incomplete matters that are not listed on the agenda of this meeting.

VOTES	Yes:5	No:0	Abs: 0	Inv: 0
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Motion DEFEATED.

Motion 6 Insurance valuation

The Strata Committee RESOLVES that a valuer be engaged to value the building damage insurance amount for replacement and reinstatement as required under section 161 of the Strata Schemes Management Act 2015.

VOTES	Yes:0	No:5	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 7 Invoice payment approval

The Strata Committee instruct the Strata Managing Agent to seek approval of invoice payments prior to payment and that the strata committee nominates Stephane Marti to receive and authorise the payment of invoices and delegates the person authority to nominate an alternate person in their absence.

VOTES	Yes:5	No:0	Abs: 0	Inv: 0
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Motion CARRIED.

Motion 8 Repairs and maintenance

To RESOLVE that no items of repairs and maintenance be noted and actioned

VOTES	Yes:5	No:0	Abs: 0	Inv: 0
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Motion 9 Election of office bearers

John Dour was selected as Chairperson
Evan Li was selected as Secretary
Stephane Marti was selected as Treasurer

MINUTES OF AN EXTRAORDINARY GENERAL MEETING OF THE OWNERS, STRATA PLAN NO 71092 – 22 KENNEDY STREET, KINGSFORD, HELD IN THE OFFICE OF FIRST STRATA PTY LTD, 488 ANZAC PARADE, KINGSFORD ON MONDAY 14 FEBRUARY 2022, OPENED AT 10.00 A.M.

MEETING VOTING FORMS: C Azzi (Lot 3) & S Marti (Lot 20).

CHAIRPERSON: S Martel was requested to Chair the meeting.

IN ATTENDANCE: S Martel of First Strata Pty Ltd.

QUORUM: A Quorum was declared at 10.30 AM.

MOTINO 1 – Confirmation of minutes

RESOLVED that the Minutes of the previous General Meeting be adopted as a true and accurate record of the proceedings at that Meeting.

MOTION 2 – Lot 6 – Minor Works – Flooring

The Owners Corporation **RESOLVED** pursuant to section 110 of the Strata Schemes Management Act 2015 that the owner of Lot 6 be authorised to undertake the following works to their lot as per the attached correspondence submitted:

1. Installation of hard surface timber flooring to the lot as per the attached documentation.

This motion was passed by unanimous voting.

MEETING CLOSED: There being no further business the meeting closed at 10.45 a.m.