

SydneyStrataReport

property strata inspections

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STRATA REPORT

Client	Infinity Property Group
Address of property	Unit 55/313 Harris Street, Pyrmont, NSW.
Lot	55
Strata Plan	SP 18021
Name of Strata Management Co.	Result Properties
Telephone Number of Strata Agent	8669 8800
Report Date	26 May 2022

General Information

Owner's Name	S. W. Beckett
Unit Entitlement.	75
Total Unit Entitlement.	11,600

Levy Contributions

Administration Fund contribution.	\$764.55
Capital Works Fund contribution.	\$277.37
Are There any Special Levies?	No on records presented.
Admin. Fund Balance Approx.	\$3,928.73 Debit.
Sinking Fund Balance.	\$28,473.99 Credit.

Insurances

Building Insurance	Yes
Sum Insured	\$53,385,000.00
Insurance Company	CHU
Due Date	1 September 2022
Fire Safety Report ?	Tes
Certificate Date.	2020
Pet Friendly?	Owners corporation permission needed.

Meetings

Annual General Meeting 1 May 2018	Administration Fund set at \$400,000.00 p.a. Capital Works set at \$156,000.00 p.a.
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	<p>Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled.</p> <p>Strata Committee Meeting: Meeting formalities recorded only. Meeting closed.</p>
<p>Annual General Meeting 2019</p> <p>Strata Committee Meeting: 11 September 2019</p>	<p>No meeting held</p> <p>General maintenance recorded only as per the scan below.</p>
<p>Annual General Meeting 26 February 2020</p>	<p>Administration Fund set at \$400,000.00 p.a. Capital Works set at \$156,000.00 p.a. Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled.</p> <p>Strata Committee Meeting: Meeting formalities recorded only. Meeting closed.</p>
<p>General Meeting 22 September 2021</p> <p>Strata Committee Meeting 8 December 2021</p>	<p>Administration Fund set at \$400,000.00 p.a. Capital Works set at \$156,000.00 p.a. Building insurance continued, Motion 16: Special levy of \$70,000.00 raised to address the deficit in the Administration Fund, due November 2021. All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled.</p> <p>Meeting closed.</p> <p>General matters recorded only as per the attachment below.</p>
<p>Other comments.</p>	<p>This report is to be taken in context and in conjunction with the scans below.</p> <p>Fire Order placed on the building requiring fire safety upgrades which were completed in 2021 is as per the scans below.</p>

Owner Ledger

Start Date: 01/05/2020
End Date: 31/05/2024
Owners: One only

Result Property Group
PO Box 1
Caringbah NSW 1420
Ph: 02 9669 8800
Fax: 02 9669 8803
admin@resultprop.com

The Owners - Strata Plan No 18021

313 Harris Street, PYRMONT NSW 2009

Lot 55 Unit 55 Mr S W Beckett

UE / AE: 75.00 / 11,500.00

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	01/05/2020	Quarterly	Quarterly Admin/Capital Works Levy	711.21	711.21	277.37	277.37	0.00	0.00%	Standard	Normal	None
2	01/09/2020	Quarterly	Quarterly Admin/Capital Works Levy	711.21	711.21	277.37	277.37	0.00	0.00%	Standard	Normal	None
3	01/12/2020	Quarterly	Quarterly Admin/Capital Works Levy	711.21	711.21	277.37	277.37	0.00	0.00%	Standard	Normal	None
4	01/03/2021	Quarterly	Quarterly Admin/Capital Works Levy	711.21	711.21	277.37	277.37	0.00	0.00%	Standard	Normal	None
5	01/06/2021	Quarterly	Quarterly Admin/Capital Works Levy	711.20	711.20	277.37	277.37	0.00	0.00%	Standard	Normal	None
6	01/09/2021	Quarterly	Quarterly Admin/Capital Works Levy	711.21	711.21	277.37	277.37	0.00	0.00%	Standard	Normal	None
7	01/11/2021	Once-off	Structural Brick Stitching	497.84	497.84	0.00	0.00	0.00	0.00%	Special	Normal	None
8	01/12/2021	Quarterly	Quarterly Admin/Capital Works Levy	764.55	764.55	277.37	277.37	0.00	0.00%	Standard	Normal	None
9	01/03/2022	Quarterly	Quarterly Admin/Capital Works Levy	764.55	764.55	277.37	277.37	0.00	0.00%	Standard	Normal	None
10	01/06/2022	Quarterly	Quarterly Admin/Capital Works Levy	764.55	764.55	277.37	277.37	0.00	0.00%	Standard	Normal	None
11	01/09/2022	Quarterly	Quarterly Admin/Capital Works Levy	764.55	0.00	277.37	0.00	0.00	0.00%	Standard	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				
19/06/2020	5059	Receipt	Banked		746.55	1.07	291.19	0.42	0.00		1,039.33		1
28/08/2020	5168	Receipt	Banked		711.38	0.00	277.44	0.00	0.00		988.82		1, 2
27/11/2020	5331	Receipt	Banked		711.21	0.00	277.37	0.00	0.00		988.58		3

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Result Property Group
 PO Box 1
 Kingsgrove NSW 1460
 Ph: 02 8669 8800
 Fax: 02 8669 8803
 admin@resultpg.com

Balance Sheet As at 26/05/2022

The Owners - Strata Plan No 18021

313 Harris Street, PYRMONT NSW 2009

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	13,581.56
Owners Equity--Admin	(17,510.29)
	(3,928.73)
Capital Works Fund	
Operating Surplus/Deficit--Capital Works	(6,220.34)
Owners Equity--Capital Works	34,694.33
	28,473.99
Net owners' funds	\$24,545.26
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	156,760.82
Receivable--Levies (Special)--Admin	663.80
Receivable--Levies--Admin	8,708.71
Receivable--Owners--Admin	90.00
	166,223.33
Capital Works Fund	
Cash at Bank--Capital Works	78,699.93
Receivable--Levies--Capital Works	3,301.28
	82,001.21
Unallocated Money	0.00
Total assets	248,224.54
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	41,585.58
Prepaid Levies--Admin	58,356.51
	99,942.09
Capital Works Fund	
Creditor--GST--Capital Works	(44,758.44)
Prepaid Levies--Capital Works	21,171.11
	(23,587.33)
Unallocated Money	0.00
Total liabilities	76,354.76
Net assets	\$171,869.78

* As the previous financial year has not been finalised, the current financial year reporting will not be accurate.

26/05/2022

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Admin

Result Property Group

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Income and Expenditure for the financial year-to-date 01/03/2022 to 26/05/2022

The Owners - Strata Plan No 18021

313 Harris Street, PYRMONT NSW 2009

Administrative Fund

		Current period	Previous year
		01/03/2022-26/05/2022	01/03/2021-28/02/2022
Revenue			
142000	Insurance Claims	0.00	1,642.15
142500	Interest on Arrears--Admin	262.38	1,845.50
142800	Key Deposits	0.00	2,715.00
143100	Levies Due (Special)--Admin	0.00	69,999.90
143000	Levies Due--Admin	107,500.62	407,500.88
<i>Total revenue</i>		<u>107,763.00</u>	<u>483,703.43</u>
Less expenses			
150200	Accounting	0.00	210.00
150250	Accounting--BAS preparation	210.00	840.00
153801	Agent Disburst--Couriers	0.00	51.55
150800	Auditors--Audit Services	1,550.00	1,550.00
151401	Bank Charges--Account Fees	0.00	2.50
184001	Building Manager -- Contract	0.00	15,742.72
163000	Cleaning	23,361.72	88,631.45
163006	Cleaning--Sanitary Services	1,320.74	5,176.64
176200	Consultant	750.00	1,200.00
164600	Doors & Windows	3,818.18	18,936.39
164800	Electrical	709.09	3,427.28
165000	Electrical Lamps & Tubes	0.00	1,422.73
190200	Electricity Rates	4,865.60	20,384.29
165800	Fire Protection	4,705.00	6,511.85
165809	Fire Protection--Monitoring	0.00	1,949.00
165810	Fire Protection--Repairs	900.00	8,534.82
166600	Garage Doors	2,227.27	268.18
167200	General Repairs	5,848.78	15,169.18
167800	Gutters & Downpipes	5,636.36	0.00
159001	Insurance--Claim Item	6,000.00	1,642.15
159100	Insurance--Premiums	0.00	69,525.89
169600	Intercom	0.00	1,882.87
153000	Key Deposit Refunds	(1,040.00)	105.00
170600	Locks, Keys & Card Keys	734.35	2,588.79
154000	Management Fees--Contract Fee	10,947.90	43,096.52
171400	Miscellaneous	0.00	272.73
172000	Pest/Vermin Control	945.45	2,836.35
172200	Plumbing & Drainage	8,995.45	34,484.54
172204	Plumbing--Water Penetration	0.00	11,027.27
172400	Pumps	0.00	6,900.00
173400	Security Surveillance Equipment	512.91	1,262.25

26/05/2022

9:01

Admin

Result Property Group

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The Owners - Strata Plan No 18021

313 Harris Street, PYRMONT NSW 2009

Administrative Fund

	Current period	Previous year
	01/03/2022-26/05/2022	01/03/2021-28/02/2022
174600 Telephone Charges	480.74	1,842.96
175000 TV Antenna & Cables	0.00	1,609.09
191200 Water & Sewerage	10,721.90	44,408.47
<i>Total expenses</i>	<u>94,181.44</u>	<u>413,493.46</u>
Surplus/Deficit	<u>13,581.56</u>	<u>70,209.97</u>
Opening balance	52,699.68	(17,510.29)
Closing balance	<u>\$66,281.24</u>	<u>\$52,699.68</u>

The Owners - Strata Plan No 18021

313 Harris Street, PYRMONT NSW 2009

Capital Works Fund

		Current period	Previous year
		01/03/2022-26/05/2022	01/03/2021-28/02/2022
Revenue			
242500	Interest on Arrears--Capital Works	74.86	685.89
243000	Levies Due--Capital Works	38,999.80	155,999.20
245000	Taxation Refund	825.00	2,214.00
<i>Total revenue</i>		<u>39,899.66</u>	<u>158,899.09</u>
Less expenses			
264200	Maint Bldg--Consultants	0.00	3,800.00
267400	Maint Bldg--General Replacement	0.00	26,386.36
272200	Maint Bldg--Plumbing & Drainage	5,200.00	31,452.72
272700	Maint Bldg--Pumps and Boilers	0.00	5,290.91
274400	Maint Bldg--Structural Rectification	40,720.00	0.00
272201	Maint Bldg--Water Penetration	0.00	14,104.55
281001	PAYG Expense	0.00	550.00
291002	Tax Agents Fee--Capital Works	200.00	200.00
<i>Total expenses</i>		<u>46,120.00</u>	<u>81,784.54</u>
Surplus/Deficit		<u>(6,220.34)</u>	<u>77,114.55</u>
Opening balance		111,808.88	34,694.33
Closing balance		<u>\$105,588.54</u>	<u>\$111,808.88</u>



Level 29, Chifley Tower, 2 Chifley Square, Sydney NSW 2000
PO Box 6542 Norwest NSW 2153
Tel: 1300 880 494
E-mail: crmstrata@crmbrokers.com.au

SCHEDULE OF COVER
Strata Plan Residential
Our Reference 13040041

INSURED

Strata Plan 18021

DESCRIPTION OF OPERATIONS

Residential Strata Insurance

PERIOD OF INSURANCE

01/07/19 to 01/07/20 At 4pm Local Time

PROPERTY INSURED

313 Harris Street, Pyrmont NSW 2009

PERILS INSURED

CONFIRMATION OF INSURANCE

Section 1:	Building including Common Contents	\$	53,385,000
	Loss of Rent/Temporary Accommodation (15%)	\$	8,007,750
	Catastrophe or Emergency (15%)	\$	8,007,750
	Additional Loss of Rent		Not Insured
	Additional Catastrophe or Emergency		Not Insured
	Floating Floors		Included
Section 2:	Glass		Included
Section 3:	Theft		Included
Section 4:	Liability	\$	20,000,000
Section 5:	Fidelity Guarantee	\$	100,000
Section 6:	Office Bearers Liability	\$	5,000,000
Section 7:	Voluntary Workers (Weekly/Capital Benefit)	\$	2,000/200,000
Section 8:	Government Audit Costs	\$	25,000
Section 9:	Legal Expenses	\$	50,000
Section 10:	Workplace, Health & Safety Breaches	\$	100,000
Section 11:	Machinery Breakdown		Not Insured
Section 12:	Lot Owners Fixtures & Improvements (per Lot)	\$	250,000
Section 13:	Workers Compensation		Not Insured

INTERNAL PAINT AND WALLPAPER: SELECTED

FLOOD COVER: NOT SELECTED

Please Note: If wages paid by the strata plan are greater than \$7,500 can you please confirm to our office ASAP and we will arrange cover for workers compensation policy.

SUM INSURED

Refer to Perils Insured

EXCESS

Section 1 - \$1,000 all claims + as per policy wording
Section 2 - \$1,000 all claims
Section 3 - \$1,000 all claims

GEOGRAPHIC LIMITS

313 Harris Street, Pyrmont NSW 2009

This certificate is issued as a matter of information only and confers no

133 Alexander St
Crows Nest NSW 2065

G05, 25 Solent Circuit
Norwest NSW 2153

Level 8 / 350 Collins St
Melbourne Vic 3000

CRM Brokers Pty Ltd ACN 088 887 138
ABN 68 088 887 138
AFS Licence 246522



Level 29, Chifley Tower, 2 Chifley Square, Sydney NSW 2000
PO Box 6542 Norwest NSW 2153
Tel: 1300 880 494
E-mail: crmstrata@crmbrokers.com.au

rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy. Please note that the policy defined above is subject to the receipt of the Proposal Declaration and acceptance by the Insurer (if not already completed and accepted), and subject to the full receipt and clearance of the total premium payable by the Insured. It is hereby understood and agreed that Confirmation of Insurance issued by CRM Brokers may be issued without notification to Insurers.

POLICY WORDING

SUU Residential Wording

NOTES

Effective 06/03/2020

Building sum insured increased from \$49,924,300 to \$53,385,000.

INSURER

Insurance Aust Ltd (t/as CGU)

PER CENT

100.0000%

POLICY NO.

0652443830

SPECIAL NOTE

This memorandum is prepared as a summary of the insurance policy. It is not a complete description of all the policy's terms, conditions and exclusions.

In determining a claim, or questions with regard thereto, the provisions of the policy will prevail.

-00000-

133 Alexander St
Crowns Nest NSW 2065

G05, 25 Solent Circuit
Norwest NSW 2153

Level 8 / 350 Collins St
Melbourne Vic 3000

CRM Brokers Pty Ltd ACN 088 887 138
ABN 65 088 887 138
AFS Licence 246622



City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

16 September 2021

THE OWNERS - STRATA PLAN NO 18021
C/- Result Property Group
PO BOX 1
KINGSGROVE NSW 1480

Our Ref: FIRE/2008/49/MH/2021/407883

RE: FIRE SAFETY ORDER/COMPLETION NOTIFICATION
PREMISES: 313-369 HARRIS STREET, PYRMONT NSW 2009

Dear Sir/Madam

I advise that recent investigation into the abovementioned premises by an officer of the Council has revealed that all work required under the Fire Safety Order dated 24 June 2008 as modified on 17 April 2009, 20 December 2012 and on 9 April 2014 has been completed to the satisfaction of Council.

I have further to advise that the following are considered essential fire safety measures as specified in Part 9, Clause 165 of the Environmental Planning and Assessment Regulation 2000 and are required to be maintained permanently to the standards nominated in the respective certification provided, a copy of which is in Council's records:-

FIRE SAFETY MEASURES		Minimum Standard or Standard of Installation
1.	Automatic fire suppression system (to carpark and residential apartment roof void)	Term M3.02 of Councils Modified Fire Safety Order dated the 9 April 2014. Specification E1.5 of the BCA / AS 2118.1-1999.
2.	Automatic fire detection and alarm system (to public corridors within residential levels)	Clause 4 of Specification E2.2a of the BCA / AS 1670.1-2004
3.	Building occupant warning system	Clause 6 of Specification E2.2a of the BCA
4.	Electromagnetic door holders (to smoke doors)	Specification C3.4 of the BCA / AS 4178
5.	Emergency lighting	55.12 of Ordinance 70 / AS 2293.1-1979
6.	Exit signs	24.29 of Ordinance 70 / AS 2293.1-1979
7.	Fire alarm communication link (to sprinkler system)	AS 1670.3-2004
8.	Fire blankets	AS 2444-2001

9.	Fire doors	22.7, 22.9 of Ordinance 70 / C2.12, C2.13, Specification C3.4 of BCA / AS 1905-1976 / AS 1905.1-2005. Term M3.03 of Councils Modified Fire Safety Order dated the 9 April 2014.
10.	Fire hydrant system (including water supply)	Clause 27.3, Ministerial Specification No.10 of Ordinance 70 / AS 2419.1-2005 / Clause 4.4.1 (a), (c), (e) and (f) of AS 2118.1-1999
11.	Fire seals protecting openings in fire-resisting components of building	Clause 22.13 of Ordinance 70 / C3.15 of the BCA
12.	Hose reel system	Clause 27.2, Ministerial Specification No.10 of Ordinance 70
13.	Hold-open devices (to final exit doors)	Term M1.01 of Councils modified order dated 17 April 2009
14.	Maintenance access corridor	Term M3.03 of Councils Modified Fire Safety Order dated the 9 April 2014. The maintenance access corridor shall not be used, blocked, or obstructed by combustible materials or any retail related items or merchandise. The access corridor shall remain a clear zone, free of any combustible materials or any retail related items or merchandise. This measure is a Critical Fire Safety Measure and is to be certified on a 3-monthly basis.
15.	Mechanical air handling system (to carpark)	Table E2.2a of the BCA / Clause 5.5 of AS/NZS 1668.1-1998
16.	Portable fire extinguishers	AS 2444-2001
17.	Security screen doors to apartment entry doorways	Term M3.01 of Councils Modified Fire Safety Order dated the 9 April 2014. NSW Fire Brigades Guide Sheet No. 7 Security in Apartment Complexes Version 01 dated the 27 July 2010.
18.	Smoke alarms (to residential sole-occupancy units)	Clause 3 of Specification E2.2a of the BCA / AS 3786-1993
19.	Smoke doors	Specification C3.4 of the BCA
20.	Warning and operational signs	D2.23 of the BCA

Subsequent annual fire safety statements are to be given within (12) months after the last such certificate was given on 30 August 2021 in accordance with Clause 177, Part 9, Division 5 of the Environmental Planning and Assessment Regulation 2000.

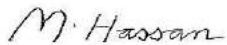
The annual fire safety statement shall be prominently displayed in the building in the location adjacent to the main entry exit point to the building.

You are advised that failure to comply with the above requirements can result in Council issuing substantial monetary penalties without further notice.

You are also advised that a copy of the final fire safety certificate and subsequent annual statements are to be forwarded to the Fire and Rescue – afss@fire.nsw.gov.au

For further information regarding this notice please contact me on the details below.

Yours sincerely



Muhammad Hassan
Senior Building Surveyor I West Area
Health and Building Unit

Town Hall House
456 Kent Street, Sydney 2000
p: +61 2 9246 7789
e: mhassan@cityofsydney.nsw.gov.au
w: cityofsydney.nsw.gov.au

CC: Fire and Rescue NSW FireSafety@fire.nsw.gov.au



Version 2.0

Effective from 1 December

How to complete this form

1. Please print in CAPITAL LETTERS.
2. Please complete all relevant sections in full.

Section 1: Type of certificate

This is (mark applicable box) ☒ a final fire safety certificate (complete the declaration at [Section 6](#) of this form)
☐ an interim fire safety certificate (complete the declaration at [Section 7](#) of this form)

Section 2: Building the subject of this certificate

Street No.	Street Name	Suburb	Postcode
313-369	Harris Street	Pymont	2009

Lot No (if known)	DP/SP (if known)	Building Name (if applicable)
	SP 18021	

This certificate applies to (mark applicable box) ☐ the whole building
☐ part of the building

Section 3: Description of building or part the subject of this certificate

Storeys above ground in the building (No.)	Storeys below ground in the building (No.)
5	1

If this certificate relates to a part of the building – describe that part and its location in the building

Uses of building or part the subject to this certificate (e.g. retail, offices, residential, assembly, carparking)
Class 2, 5, 6 and 7a building

Section 4: Name and address of the owner of the building or part

Title	Given Name/s	Family Name
	THE OWNERS – STRATA PLAN No. 18201	

Street No.	Street Name	Suburb	Postcode
	PO BOX 1	KINGSGROVE NSW	1480



Department of Planning and Environment Page 1

Section 5: Fire Safety Measures

1. All essential fire safety measures for the building must be listed for a final fire safety certificate
2. All essential fire safety measures for the relevant part of the building must be listed for an interim fire safety certificate

	FIRE SAFETY MEASURE	Status *	Date **	Minimum Standard or Performance
1.	Automatic fire suppression system (to carpark and residential apartment roof void)	N	20/06/2021	Term M3.02 of Councils Modified Fire Safety Order dated the 9 April 2014. Specification E1.5 of the BCA / AS 2118.1-1999.
2.	Automatic fire detection and alarm system (to public corridors within residential levels)	M	20/06/2021	Clause 4 of Specification E2.2a of the BCA / AS 1670.1-2004
3.	Building occupant warning system	N	20/06/2021	Clause 6 of Specification E2.2a of the BCA
4.	Electromagnetic door holders (to smoke doors)	N	20/06/2021	Specification C3.4 of the BCA / AS 4178
5.	Emergency lighting	E	20/06/2021	55.12 of Ordinance 70 / AS 2293.1-1979
6.	Exit signs	E	20/06/2021	24.29 of Ordinance 70 / AS 2293.1-1979
7.	Fire alarm communication link (to sprinkler system)	N	20/06/2021	AS 1670.3-2004
8.	Fire blankets	M	20/06/2021	AS 2444-2001
9.	Fire doors	M	20/06/2021	22.7, 22.9 of Ordinance 70 / C2.12, C2.13, Specification C3.4 of BCA / AS 1905-1976 / AS 1905.1-2005. Term M3.03 of Councils Modified Fire Safety Order dated the 9 April 2014.
10.	Fire hydrant system (including water supply)	M	20/06/2021	Clause 27.3, Ministerial Specification No.10 of Ordinance 70 / AS 2419.1-2005 / Clause 4.4.1 (a), (c), (e) and (f) of AS 2118.1-1999
11.	Fire seals protecting openings in fire-resisting components of building	M	20/06/2021	Clause 22.13 of Ordinance 70 / C3.15 of the BCA
12.	Hose reel system	M	20/06/2021	Clause 27.2, Ministerial Specification No.10 of Ordinance 70
13.	Hold-open devices (to final exit doors)	N	20/06/2021	Term M1.01 of Councils modified order dated 17 April 2009
14.	Maintenance access corridor requirements	M	20/06/2021	Term M3.03 of Councils Modified Fire Safety Order dated the 9 April 2014. The maintenance access corridor shall not be used, blocked, or obstructed by combustible materials or any retail related items or merchandise. The access corridor shall remain a clear zone, free of any combustible materials or any retail related items or merchandise. This measure is a Critical Fire Safety Measure and is to be certified on a 3-monthly basis.



	Mechanical air handling system (to carpark)	M	20/06/2021	Table E2.2a of the BCA / Clause 5.5 of AS/NZS 1668.1-1998
16.	Portable fire extinguishers	M	20/06/2021	AS 2444-2001
17.	Security screen doors to apartment entry doorways	M	20/06/2021	Term M3.01 of Councils Modified Fire Safety Order dated the 9 April 2014. NSW Fire Brigades Guide Sheet No. 7 Security in Apartment Complexes Version 01 dated the 27 July 2010.
18.	Smoke alarms (to residential sole-occupancy units)	M	20/06/2021	Clause 3 of Specification E2.2a of the BCA / AS 3786-1993
19.	Smoke doors (in public corridors)	M	20/06/2021	Specification C3.4 of the BCA
20.	Warning and operational signs	M	20/06/2021	D2.23 of the BCA

Notes

* Indicate whether the measure is new (N), existing (E) or modified (M)

** Date (DD-MM-YYYY) measure was assessed by a properly qualified person

A fire safety certificate must generally deal with all essential fire safety measures in the current fire safety schedule for the building. However, the certificate need not deal with any measure the subject of other fire safety certificates or fire safety statements issued within the previous 6 months. The assessment of a measure must have been carried out within 3 months prior to the date on which this fire safety certificate is issued.




Section 6: Final fire safety certificate declaration

I, James Patsis (insert full name)

being the (mark applicable box) ☐ owner☒ owner's agent

certify that each essential fire safety measure specified in this certificate:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this certificate is issued.

Owner/Agent Name	Owner/Agent Signature	Date
James Patsis		30/08/2021

Section 7: Interim fire safety certificate declaration

I, Click here (insert full name)

being the (mark applicable box) ☐ owner☐ owner's agent

certify that each essential fire safety measure specified in this certificate:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the part of the building to which this certificate relates.



Owner/Agent Name	Owner/Agent Signature	Date

Section 8: Owner's authorisation

(To be completed where an agent makes the declaration in Section 6 or Section 7 of this form)

I, being the owner, authorise the agent named in Section 6 or Section 7 to act on my behalf to make the declaration.

Owner's Name	Owner's Signature	Date

Section 9: Contact details of person issuing this certificate

Title	Given Name/s	Family Name
	James	Patsis
Phone	Email	
8669 8800	risk@resultpg.com	

Section 10: Fire safety schedule

A current fire safety schedule for the building must be attached to this certificate.



Darling Harbour Apartments

THE OWNERS STRATA PLAN 18021 – 313 HARRIS ST, PYRMONT NSW 2009

MINUTES OF THE MEETING OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN 18021, 313 HARRIS ST, PYRMONT NSW 2009, HELD ON TUESDAY 1 MAY 2018 IN THE Dunkirk Hotel, Level 2, 205 Harris Street, Pyrmont NSW 2009. The meeting commenced at 6.30pm.

PRESENT: Lots 5, 7, 8, 11, 15, 16, 17, 24, 32, 35, 40, 41, 45, 47, 50, 56, 59, 66, 69, 75, 78, 81, 83, 84, 87, 92, 95, 99, 102, 106, 113, 117, 131, 134, 140, 143,

PRESENT BY PROXY: Lots 1, 3, 22, 30, 31, 52, 67, 68, 77, 79, 80, 107, 121, 128, 132, 138, 139, 148, 154, 155

IN ATTENDANCE: Anthony Kloussis & Diane Gosnell of Result Property Group Pty Limited
Peter Davis and Jacqueline Karim

CHAIRMAN: Anastasia Kotycheva

1. MINUTES

RESOLVED that the minutes of the last general meeting be adopted as a true and accurate account of the proceedings of that meeting.

2. KEY FINANCIAL INFORMATION

RESOLVED that the presented audited statements of key financial information for the administrative fund, the capital works fund and any other fund prepared by the owners corporation together with the relevant auditor's report if required be adopted.

3. AUDITOR

RESOLVED that the Owners Corporation meets its obligations in accordance with the Act to appoint an Auditor to Audit the accounts for the financial year ending 28 February 2019.

4. COMMISSIONS AND TRAINING SERVICES

RESOLVED that the report from the Strata Managing Agent on commissions and training services in the past 12 months and estimate of commissions and training services in the next 12 months be accepted.

5. CONSIDERATION AND ACCEPTANCE OF BUDGET

RESOLVED that the Owners Corporation accept the estimate of how much money it will need to credit to its administrative fund and capital works fund for actual and expected expenditure.

(Lot 40 voted against the motion)

6. LEVY CONTRIBUTIONS

RESOLVED that;

- (a) in accordance with Section 79(2) and 81 of the *Strata Schemes Management Act 2015* the owners corporation estimates that in respect of the period from 01/06/2018 to 31/05/2019 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- (b) in accordance with Section 81 of the Act, the owners corporation determines that the following amounts are to be levied to raise the estimated contributions:

administrative fund, the sum of \$400,000.00 Plus GST

capital works fund, the sum of \$156,000.00 Plus GST

- (c) those amounts are to be paid by regular equal periodic instalments on the first days of 1 June 2018; and the subsequent instalments being due and payable on the first days of September 2018, December 2018 and March 2019. ***Until amended by resolution at a subsequent general meeting.***

- (d) the Treasurer is authorised to levy those contributions by written notice on each person liable to pay them.

7. CAPITAL WORKS FUND

RESOLVED that the owners corporation obtain an updated Capital Works Fund Analysis Report and submit the report to the Strata Committee.

8. LEVY COLLECTION

RESOLVED the Owners – Strata Plan No 18021 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 and arrange and monitor payment plans;

9. PAYMENT PLANS

RESOLVED that the Owners – Strata Plan 18021 **NOT** 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.

10. RESTRICTION MATTERS

RESOLVED that there be no matters or type of matters to be determined only by the Owners Corporation at a General Meeting.

11. ANNUAL FIRE SAFETY STATEMENT

AMENDED AND RESOLVED that the Owners Corporation do the following:

- (a) Engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and
- (b) To undertake any corrective actions as required.
- (c) To delegate to the strata manager the following functions pursuant to the Agency Agreement additional duties schedule:
 - i. undertake the seeking of quotations and engaging the contractor to prepare the statement; and
 - ii. sign the statement 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

12. INSURANCE

RESOLVED that the owners corporation insurances as listed in the Annexures to the Agenda of the meeting be confirmed and further **THAT** the Strata Committee be delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances.

It was further **RESOLVED** that the Strata Manager obtain an updated Insurance Valuation annually.

13. STRATA COMMITTEE

The Owners Corporation called for nominations and the following were received.

Barbara Hewitt
Nelson Le
Peter Davis
Anastasia Kotycheva
Jennifer Eather

00

Jacqueline Karim
Ryan Rosenbaum

Upon the Chairperson declaring that nominations had closed the Meeting **RESOLVED** the number of the Strata Committee Members be determined at seven (7) and those candidates nominated were duly elected.

14. Security Camera Installation

That the owners corporation **SPECIALLY RESOLVED** to alter common property by installing a security CCTV System in accordance with the attached quote from Bells Access, and that the Owners cooperation authorises its expenditure.

It was further **RESOLVED** that the works would include swipe card access and intercom installation.

Votes cast = 4058 Units of Entitlement
In favour = 4058 Units of entitlement
Against = 0 Units of entitlement

Motion Carried

15. Awning Lots 5, 39 and 73

That the owners corporation **SPECIALLY RESOLVED** to amend their previous resolution to erect awning over Lots 5, 39 and 73 creating additional bedrooms and Resolve to rectify the water issues without adding to the living area of the lot.

It was further **RESOLVED** that alternative measures would be carried out to prevent water penetration.

Votes cast = 4058 Units of Entitlement
In favour = 3988 Units of entitlement
Against = 70 Units of entitlement (Lot 40 voted against the motion)

Motion Carried

The Following Motions have been submitted by Edward Harkness numbered 1 to 32.

Motions 1 to 32 commencing after motion 15 on the agenda were withdrawn by the proposer.

CLOSURE: There being no further business, the Chairperson declared the meeting closed at 7.15pm.

(Chairperson)

(Date)

MINUTES OF THE MEETING OF THE STRATA COMMITTEE OF THE OWNERS OF STRATA PLAN 18021, HELD ON TUESDAY 1 MAY 2018, IMMEDIATELY FOLLOWING THE ANNUAL GENERAL MEETING

- PRESENT:** Anastasia Kotycheva, Peter Davis, Nelson Le, Barbara Hewitt, Ryan Rosenbaum, Jennifer Eather and Jacqueline Karim
- IN ATTENDANCE:** Anthony Kioussis and Diane Gosnell of Result Property Group Pty Ltd
- CHAIRMAN:** Anthony Kioussis of Result Property Group Pty Limited
- MINUTES:** **RESOLVED** that the minutes of the last Strata Committee Meeting be adopted as a true and accurate account of the proceedings at that meeting.
- ELECTION OF POSITIONS:** **RESOLVED** that the following Office Bearers be appointed for the ensuing year: –
- Secretary – Jacqueline Karim
 Treasurer – Peter Davis
 Chairman – Anastasia Kotycheva
- APPOINTING CONTACT POINT AND SUBSTITUTE CONTACT POINT:** **RESOLVED** that the Strata Committee appoint Anastasia Kotycheva to liaise with the Strata Manager and be the strata scheme's contact point. It was further **RESOLVED** that Jacqueline Karim be nominated to liaise with the strata manager and be the scheme's substitute contact point.
- MATTERS ARISING:** It was **RESOLVED** that Jennifer Eather, Nelson Le and Peter Davis be elected as the Fire Compliance Sub-Committee.
- RESOLVED** that the Strata Manager issue a notice to all residents with regards to storage of items on common property. It was further agreed that consideration will be made to a suitable location for a bike rack to be installed.
- RESOLVED** that the Strata Manager is to write to all past and present contractors including City of Sydney Council working for the Strata Scheme to advise that no instruction is to be taken or accepted from the previous Secretary, the previous Secretary is no longer authorised to act on behalf of the Owners Corporation.
- NEXT COMMITTEE MEETING:** **RESOLVED** that a date for the next Strata Committee Meeting will be 12th June 2018, it was further **RESOLVED** that the committee would review all of Edward Harkness proposed motions.
- CLOSURE:** There being no further business, the Chairperson declared the meeting closed at 7.50pm.

 (Chairperson)

 (Date)

RESULT
PROPERTY GROUP
Strata Management Specialists

MINUTES OF THE MEETING OF THE STRATA COMMITTEE OF THE OWNERS CORPORATION OF STRATA PLAN 18021, "DARLING HARBOUR APARTMENTS", 313 HARRIS STREET, ULTIMO, HELD ON WEDNESDAY 11 SEPTEMBER 2019 AT THE DUNKIRK HOTEL, PARADISE ROOM, LEVEL 2, 205 HARRIS STREET, PYRMONT. THE MEETING COMMENCED AT 6.00 PM.

PRESENT:	Barbara Hewitt, Nelson Le, Anastasia Kotycheva, Peter Davis, Jacqueline Karim
APOLOGIES	Ryan Rosenbaum
IN ATTENDANCE:	Anthony Kioussis and Diane Gosnell of Result Property Group Owner Lot 148
CHAIRMAN:	Anastasia Kotycheva
PECUNIARY INTERESTS:	No Pecuniary interests recorded.
MINUTES:	RESOLVED that the Minutes of the last Meeting of the Strata Committee of the Owners Corporation be noted
FINANCIALS:	RESOLVED that the Interim Financial Statement to 31 August 2019 be noted. <ul style="list-style-type: none"> - RESOLVED that the Strata Committee be provided with a breakdown of pending insurance claims. - RESOLVED that the term deposits be listed separately on the financial statements.
FIRE ORDER:	RESOLVED that the Strata Committee received an update on the Fire Order. <ul style="list-style-type: none"> - RESOLVED that the Strata Committee be provided with an updated list of completed and signed off fire safety measures by City of Sydney Council.
BWA:	No building works application.
MAINTENANCE CONTRACTS:	No maintenance contract due for review or renewal.
INSTRUCTIONS:	RESOLVED that the Strata Committee provides further standing instructions to the Building Manager or Strata Managing Agent concerning the management and maintenance of the common property.
CORRESPONDENCE:	No correspondence.
AGM DATE	RESOLVED that the Annual General Meeting be held in mid-November 2019, date to be at the discretion of the Secretary. <ul style="list-style-type: none"> - RESOLVED that due to continuing dumping of rubbish on common property and vandalism the Owners Corporation be presented at the AGM with a quote from Bells Access and Security for the installation of additional CCTV cameras.
GARDEN MAINTENANCE:	That the Strata Committee discuss the current process of garden maintenance and consider options for future maintenance <ul style="list-style-type: none"> - RESOLVED that the Strata Manager is currently seeking quotes for regular and ongoing garden maintenance for the Strata Committees review and consideration. It was FURTHER RESOLVED that the location of pot plants located outside the shops be reviewed and a more even distribution to be arranged across the Harris Street forecourt.

Result Property Group Pty Limited
Strata Management Specialists
PO Box 1, Kingsgrove NSW 1480

Ph: 02 8669 8800
Fax: 02 8669 8803
admin@resultpg.com

- ROOF REPAIRS:** **RESOLVED** that the Strata Committee received an update on the plan for the scheduled roof repairs.
- **NOTED** that the Harris Street roof repairs are commencing in the coming week and include rectification to waterproofing, drainage issues in the three (3) balconies.
- AWNING REFURBISHMENT:** **RESOLVED** that the Strata Committee discussed the quote regarding the 3 x garden awning refurbishment as provided by Metro vs the plans to completely replace and extend the awnings.
- **RESOLVED** that Metro's estimate be approved, and that the awnings not be extended, works to commence upon completion of the Harris St roof works.
- CARPET:** **RESOLVED** that the Strata Committee discussed the delay to the carpet installation and consider scheduling it in after the awning and roof repair works
- **RESOLVED** that the carpet upgrades be placed on hold until funds are available.
- CRACKINGS:** **RESOLVED** that the Strata Committee note that some work regarding building cracks has been completed under the advice of a structural engineer and are being monitored for the next 12 months. **FURTHER RESOLVED** that Metro Commercial Maintenance will continue to fill in the cosmetic cracks and monitor them.
- GARBAGE:** **RESOLVED** the Strata Committee compare the costs associated with the current Council collection with private companies, to be reviewed at the next Strata Committee meeting.
- WATER LEAKS:** **RESOLVED** that the Strata Committee received an update regarding water leaks coming from specific units in the building and plans to rectify these.
- **RESOLVED** that an inspection of affected apartments be undertaken and further information to be provided to the Strata Committee for consideration.
- MATTERS ARISING:** **RESOLVED** that a bylaw be drafted and presented at the AGM relating to the inspection the hot water systems and the requirement of a copper tray under all systems.
- CLOSURE:** There being no further business, the Chairperson declared the meeting closed at 7.20pm.

Signed _____

Date _____

Result Property Group Pty Limited
Strata Management Specialists
P O Box 1, Kingsgrove NSW 1480

Ph: 02 8669 8800
Fax: 02 8669 8803
admin@resultpg.com

Darling Harbour Apartments

THE OWNERS STRATA PLAN 18021 – 313 HARRIS ST, PYRMONT NSW 2009

MINUTES OF THE MEETING OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN 18021, 313 HARRIS ST, PYRMONT NSW 2009, HELD ON WEDNESDAY 26 FEBRUARY 2020 AT THE ULTIMO COMMUNITY CENTRE, 40 WILLIAM HENRY STREET, CORNER BULWARA RD ULTIMO NSW 2007

Half-hour after 6.00PM following a vote of the lot owners in attendance the Chairman declared that the persons present either personally or by duly appointed proxy and who were entitled to vote constituted a quorum. The meeting commenced at 6.30PM.

PRESENT: Lots 7, 11, 16, 32, 47, 51, 69, 83, 84, 99, 106, 128, 131,

PRESENT BY PROXY: Lots 1, 5, 15, 22, 67, 78, 79, 92, 107, 132, 138, 139,

IN ATTENDANCE: Anthony Kloussis of Result Property Group Pty Limited
Peter Davis and Ryan Rosenberg

CHAIRMAN: Anthony Kloussis

1. MINUTES

RESOLVED that the minutes of the last general meeting be adopted as a true and accurate account of the proceedings of that meeting.

2. KEY FINANCIAL INFORMATION

RESOLVED that the presented audited statements of key financial information for the administrative fund, the capital works fund and any other fund prepared by the owners corporation together with the relevant auditor's report if required be adopted.

2.1 KEY FINANCIAL INFORMATION

RESOLVED that the attached statements of key financial information for the administrative fund, the capital works fund and any other fund prepared by the owners corporation to 31 January 2020 be noted.

3. AUDITOR

RESOLVED that the Owners Corporation meets its obligations in accordance with the Act to appoint an Auditor to Audit the accounts for the financial year ending 28 February 2021.

4. COMMISSIONS AND TRAINING SERVICES

RESOLVED that the report from the Strata Managing Agent on commissions and training services in the past 12 months and estimate of commissions and training services in the next 12 months be accepted.

5. CONSIDERATION AND ACCEPTANCE OF BUDGET

RESOLVED that the Owners Corporation accept the estimate of how much money it will need to credit to its administrative fund and capital works fund for actual and expected expenditure.

6. LEVY CONTRIBUTIONS

RESOLVED that;

- (a) in accordance with Section 79(2) and 81 of the *Strata Schemes Management Act 2015* the owners corporation estimates that in respect of the period from 01/06/2020 to 31/05/2021 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- (b) in accordance with Section 81 of the Act, the owners corporation determines that the following amounts are

to be levied to raise the estimated contributions:

administrative fund, the sum of \$400,000.00 Plus GST

capital works fund, the sum of \$156,000.00 Plus GST

- (c) those amounts are to be paid by regular equal periodic instalments on the first days of 1 June 2020 and the subsequent instalments being due and payable on the first days of September 2020, December 2020 and March 2021. ***Until amended by resolution at a subsequent general meeting.***

- (d) the Treasurer is authorised to levy those contributions by written notice on each person liable to pay them.

7.1 EXPENDITURE LIMITS & OTHER RESTRICTED MATTERS.

RESOLVED that the restriction in Section 102 of the Act, the Strata Committee be limited from spending more than 10% over any single budget item be removed.

7.2 EXPENDITURE LIMITS & OTHER RESTRICTED MATTERS.

RESOLVED that there be no additional restrictions placed on the Strata Committee other than those currently impose by Section 36 (3) of the Act.

8. LEVY COLLECTION

RESOLVED That the Owners – Strata Plan No 18021 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 18021;
- (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) File 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.

9. PAYMENT PLANS

RESOLVED that the Owners – Strata Plan 18021 **NOT** 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.

10. ANNUAL FIRE SAFETY STATEMENT

RESOLVED that the Owners Corporation do the following:

- (a) Engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and
- (b) To undertake any corrective actions as required.
- (c) To delegate to the strata manager the following functions pursuant to the Agency Agreement additional duties schedule:

- i. undertake the seeking of quotations and engaging the contractor to prepare the statement; and
- ii. sign the statement 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

11. INSURANCE

RESOLVED that the owners corporation insurances as listed in the Annexures to the Agenda of the meeting be confirmed and further **THAT** the Strata Committee be delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances.

It was further **RESOLVED** that the Strata Manager obtain an updated Insurance Valuation and increase the coverage as required.

12. RENEWAL OF STRATA MANAGEMENT AGREEMENT

RESOLVED that the Owners Corporation, pursuant to Section 49 of the Strata Schemes Management Act 2015 to appoint Result Property Group Pty Ltd (ABN 23 141 658 344) in accordance with the management agreement annexed to the notice of this meeting including the delegation of all the powers, duties, authorities and functions of the Owners Corporation (other than those listed in section 52(2) of the Act); and its chairperson, treasurer, secretary and strata committee (except those functions retained by the strata committee), necessary to enable Result Property Group to carry out the "agreed services" and the "additional services" as defined in the management agreement, and that the Owners Corporation authorises two members of the strata committee to execute the management agreement and affix seal of the Owners Corporation on the management agreement.

13. STRATA COMMITTEE

The Owners Corporation called for nominations and the following were received.

Anastasia Kotycheva	Lot 131
Mark Sherringham	Lot 128
Peter Davis	Lot 107
Nelson Le	Lot 69
Barbara Hewitt	Lot 47
Ryan Rosenbaum	Lot 7

Upon the Chairperson declaring that nominations had closed the Meeting **RESOLVED** the number of the Strata Committee Members be determined at six (6) and those candidates nominated were duly elected.

14. By-Law Review

RESOLVED that owners corporation instruct the Strata Manager to undertake a review of the Strata Schemes by-laws and present a recommendation at a future meeting. It was Further **RESOLVED** that Jenny Eather and Barbara Hewitt be elected assist in the project for consideration at a future meeting.

15. By-Law Enforcement

RESOLVED that the owners corporation authorise the Strata Managers – Result Property Group whilst appointed as Strata Managing Agents to do all necessary to enforce the Strata Schemes by-laws, including but not limited to the following; issuing of warning letters, Notices to Comply, Applications for Penalty Orders with NCAT and engagement of legal representation with the authority of the Committee and Owners Corporation.

16. Fire Order Legal Action

RESOLVED that the owners corporation authorise the Strata Committee and Strata Manager to investigate contractors payments with relation to works carried out as a result of the Fire Order and seek recovery where works were allegedly completed and paid for however failed compliance and where works were allegedly completed and paid for where the works were not done. Furthermore, the Committee be authorised to commence recovery action as they see fit and that \$10,000.00 as budget be allocated to any legal fees necessary.

17. Open Forum General Questions and Answer time.

The Owners **RESOLVED** in accordance with the resolution made in motion 15 that the Strata Manager commence action for the removal of the illegal structure installed by lot 5.

The Owners RESOLVED that when dealing with the by-law review as resolved in motion 14, by-laws controlling Air BNB and overcrowding be considered.

Prior to the closing of the Meeting the Strata Manager advised the Owners that Diane Gosnell would be the strata manager for the scheme and that Anthony Kioussis will provide assistance with regards to the Fire Order and recovery and the by-law review.

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 OF STRATA PLAN 18021, HELD ON WEDNESDAY 26 FEBRUARY 2020, IMMEDIATELY FOLLOWING THE ANNUAL GENERAL MEETING

PRESENT: Anastasia Kotycheva, Peter Davis, Nelson Le, Barbara Hewitt, Ryan Rosenbaum, and Mark Sherringham

IN ATTENDANCE: Anthony Kioussis of Result Property Group Pty Ltd
Lots 11, 16, 32, 51 & 106.

CHAIRMAN: Anthony Kioussis of Result Property Group Pty Limited

MINUTES: **RESOLVED** that the minutes of the last Strata Committee Meeting be adopted as a true and accurate account of the proceedings at that meeting.

ELECTION OF POSITIONS: **RESOLVED** that the following Office Bearers be appointed for the ensuing year: –

Secretary – Barbara Hewitt
Treasurer – Peter Davis
Chairman – Anastasia Kotycheva

APPOINTING CONTACT POINT AND SUBSTITUTE CONTACT POINT: **RESOLVED** that the Strata Committee appoint Anastasia Kotycheva to liaise with the Strata Manager and be the strata scheme's contact point. It was further **RESOLVED** that Barbara Hewitt be nominated to liaise with the strata manager and be the scheme's substitute contact point.

VISITOR PARKING: The Strata Committee **RESOLVED** to consider the current arrangements relating to visitor parking and develop a new protocol for consideration.

CLOSURE: There being no further business, the Chairperson declared the meeting closed at 7.25pm.

(Chairperson)

(Date)



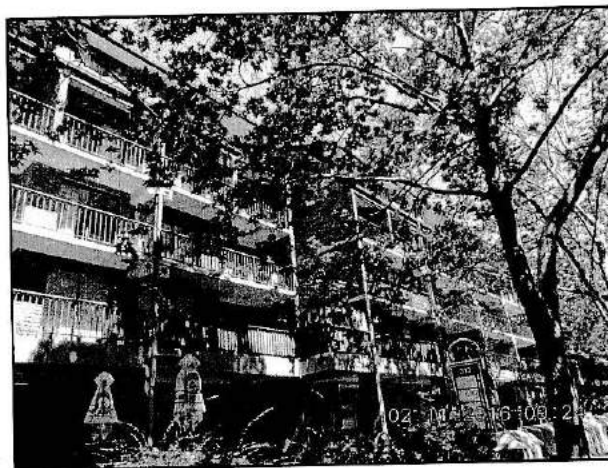
P > 1300 136 036 F > 1300 136 037
W > www.solutionsinengineering.com E > enquiry@solutionsinengineering.com
ABN 77 079 173 194

SINKING FUND PLAN

313 Harris Street

Pymont NSW 2009

Strata Plan 18021



Report details	
Inspection date:	2/11/2016
Inspector:	Joseph Bechara

NEW SOUTH WALES
Level 5, 115 Pitt St Sydney 2000
PO Box A72 Sydney South NSW 1235

QUEENSLAND
18 Park Rd Milton 4064
PO Box 1584 Milton 4064

VICTORIA
Level 1, 1 Queens Rd Melbourne 3004
GPO Box 3025 Melbourne 3001



03 November 2016

The Executive Committee
Strata Plan 18021
313 Harris Street
Pyrmont NSW 2009

Dear Committee Members,

Thank you for appointing our company to conduct your Sinking Fund Plan.

Based on our survey of your property, we have determined that the Owners Corporation will need only to allow contributions to increase with inflation in order to cover its forecast sinking fund expenses. We strongly recommend that the levies be set at the level recommended in this report.

This plan should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual sinking fund balances. Regular updates also create peace of mind and assist the Owners Corporation to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements)	\$20.69
Total Unit Entitlements	11600
Total Sinking Fund Levy	\$240,004.00

The data used to arrive at the above figures (which includes GST) is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	Page No.
Owners Report Summary	Section 1
Building Details and Report Inputs Page	2
15 Year Cash Flow Tracking & Graph	3
Report Detail	Section 2
15 Year Anticipated Expenditure Table	4
Building Data List from Property Inspection	7
Inspector's Building Report & Building Specific Report Notes	9
Report Notes	11

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If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,

The Team at Solutions in Engineering

NEW SOUTH WALES
Level 5, 115 Pitt St Sydney 2000
PO Box A72 Sydney South NSW 1235

QUEENSLAND
18 Park Rd Milton 4064
PO Box 1584 Milton 4064

VICTORIA
Level 1, 1 Queens Rd Melbourne 3004
GPO Box 3025 Melbourne 3001

3 November 2016

313 Harris Street / Strata Plan 18021

Reference No.: 1790623

Building Details & Report Inputs

Supplied information

Building Address	313 Harris Street Pyrmont NSW 2009
Strata Plan (SP) No	18021
Plan Type	Strata Plan
Registered Plan Date/Year of Construction	1981
Number of Unit Entitlements	11600
Number of Units	156
Estimated Starting Sinking Fund Balance	\$500,000
Starting date of Financial Year for Report	1/03/2016
GST Status	Registered for GST
Current Sinking Fund Levy per Lot Entitlement (Inc. GST)	\$20.69

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000)	3.35%
Company Taxation Rate	30.00%
Interest on Invested Funds - Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on sinking fund balances over \$10,000.	2.35%
Contingency Allowance - For minor and/or unforeseen expenses	8%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase between 2002 and 2012	3.10%
Forecast Period - Number of years the forecast looks out.	15 years

15 Year Levy Table

Year	Year To	Total Contribution		Contribution per Unit Entitlement		Quarterly Contribution	
		Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	28/02/2017	240,004.00	21,818.55	20.69	1.88	5.17	0.47
2	28/02/2018	247,444.12	22,494.92	21.33	1.94	5.33	0.48
3	28/02/2019	255,114.89	23,192.26	21.99	2.00	5.50	0.50
4	28/02/2020	263,023.45	23,911.22	22.67	2.06	5.67	0.52
5	28/02/2021	271,177.18	24,652.47	23.38	2.13	5.85	0.53
6	28/02/2022	279,583.68	25,416.70	24.10	2.19	6.03	0.55
7	28/02/2023	288,250.78	26,204.62	24.85	2.26	6.21	0.56
8	28/02/2024	297,186.55	27,016.96	25.62	2.33	6.41	0.58
9	28/02/2025	306,399.34	27,854.49	26.41	2.40	6.60	0.60
10	28/02/2026	315,897.71	28,717.97	27.23	2.48	6.81	0.62
11	28/02/2027	325,690.54	29,608.23	28.06	2.55	7.02	0.64
12	28/02/2028	335,786.95	30,526.09	28.95	2.63	7.24	0.66
13	28/02/2029	346,196.35	31,472.40	29.84	2.71	7.46	0.68
14	28/02/2030	356,928.43	32,448.04	30.77	2.80	7.69	0.70
15	28/02/2031	367,993.21	33,453.93	31.72	2.88	7.93	0.72

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313 Harris Street / Strata Plan 18021

Reference No. 1790823

Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-

'Expenditure Items' - lists the different areas and items of expenditure.

'Current Cost' - shows the current maintenance expenditure costs in today's dollars.

'Year 1' to 'Year 15' - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a 'Grand Total (Inc. GST)' followed by a line calculating the 'Contingency Allowance (Inc. GST)' for unforeseen and minor expenses and finally 'Total Expenses (Inc. GST)' for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 (2021)	Year 6 (2022)	Year 7 (2023)	Year 8 (2024)	Year 9 (2025)	Year 10 (2026)	Year 11 (2027)	Year 12 (2028)	Year 13 (2029)	Year 14 (2030)	Year 15 (2031)
1. Building exterior																
Repaint building exterior	8,712	8,712	-	-	-	-	-	-	-	11,122	-	-	-	-	-	-
Repaint building balcony ceilings	27,200	27,200	-	-	-	-	-	-	-	34,725	-	-	-	-	-	-
Repaint timber fascia	9,048	9,048	-	-	-	-	-	-	-	12,317	-	-	-	-	-	-
Repaint timber fascia and gutter	10,720	-	-	-	-	-	-	-	-	13,889	-	-	-	-	-	-
Repaint concrete soffits to commercial shops	8,040	8,040	-	-	-	-	-	-	-	10,264	-	-	-	-	-	-
Repaint downpipes	9,903	-	-	-	-	-	-	-	-	12,843	-	-	-	-	-	-
Repaint eaves	12,821	12,821	-	-	-	-	-	-	-	16,368	-	-	-	-	-	-
Repaint lintels	4,800	4,800	-	-	-	-	-	-	-	6,128	-	-	-	-	-	-
Repaint rear boundary walls	5,896	5,896	-	-	-	-	-	-	-	7,527	-	-	-	-	-	-
Maintain windows	19,509	-	-	-	-	-	-	-	-	24,895	-	-	-	-	-	-
Maintain fascia and gutter (total: 536 Lm) - 10%	2,492	-	-	-	2,731	-	-	-	3,086	-	-	3,487	-	-	-	-
Maintain downpipes (total: 414 Lm) - 10%	1,889	-	-	-	2,067	-	-	-	2,335	-	-	2,639	-	-	-	-
Plumbing and drainage maintenance	13,252	-	13,663	-	14,523	-	15,437	-	16,409	-	17,443	-	18,541	-	19,708	-
General building maintenance and major remedial works	24,141	-	24,859	-	26,456	-	28,122	-	29,893	-	31,775	-	33,775	-	35,902	-
Sub Total (Incl. GST)		77,117	38,552	0	45,777	0	43,559	0	51,723	149,675	49,218	0	58,442	0	55,610	0
2. Roof																
Maintain roof tiles (total: 1525 m2) - 10%	6,458	-	-	-	7,077	-	-	-	7,997	-	-	9,036	-	-	-	-
Re-bed and re-point ridge caps (total: 135 Lm) - 10%	1,190	-	-	-	1,304	-	-	-	1,474	-	-	1,665	-	-	-	-
Roof tile lead flashing to brick penetrations	7,265	-	-	-	7,962	-	-	-	8,966	-	-	10,164	-	-	-	-
Sub Total (Incl. GST)		0	0	0	16,343	0	0	0	18,467	0	0	0	20,864	0	0	0
3. Access for work at heights																
Hire scaffolding	15,252	15,252	-	-	-	-	-	-	-	19,471	-	-	-	-	-	-
Sub Total (Incl. GST)		15,252	0	0	0	0	0	0	0	19,471	0	0	0	0	0	0

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313 Harris Street / Strata Plan 18021

Reference No. 1790823

Expenditure Item	Current Cost	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 (2021)	Year 6 (2022)	Year 7 (2023)	Year 8 (2024)	Year 9 (2025)	Year 10 (2026)	Year 11 (2027)	Year 12 (2028)	Year 13 (2029)	Year 14 (2030)	Year 15 (2031)
4. Main foyer																
Repaint ceilings	713	713	-	-	-	-	-	-	-	910	-	-	-	-	-	-
Repaint walls	2,295	2,295	-	-	-	-	-	-	-	2,930	-	-	-	-	-	-
Repaint door face - one side including architraves	1,517	1,517	-	-	-	-	-	-	-	1,937	-	-	-	-	-	-
Maintain glass / aluminium door to stairwell	1,032	-	-	1,097	-	-	1,202	-	-	1,317	-	-	1,444	-	-	1,592
Maintain floor tiles (total: 30 m2) - 10%	503	-	-	-	551	-	-	-	623	-	-	-	704	-	-	-
Sub Total (Incl. GST)		4,525	0	1,097	551	0	1,202	0	623	7,094	0	0	2,148	0	0	1,582
5. Lobbies and hallways																
Repaint ceilings	15,060	15,060	-	-	-	-	-	-	-	19,226	-	-	-	-	-	-
Repaint walls	45,800	45,800	-	-	-	-	-	-	-	58,470	-	-	-	-	-	-
Repaint doors and metal door jambs (service doors included)	14,863	14,863	-	-	-	-	-	-	-	18,975	-	-	-	-	-	-
Repaint balustrades	2,700	2,700	-	-	-	-	-	-	-	3,447	-	-	-	-	-	-
Replace carpet and non slip edges	70,727	70,727	-	-	-	-	-	-	-	-	-	-	102,021	-	-	-
Sub Total (Incl. GST)		149,150	0	0	0	0	0	0	0	100,118	0	0	0	102,021	0	0
6. Basement stairwells																
Repaint ceilings	1,680	1,680	-	-	-	-	-	-	-	2,145	-	-	-	-	-	-
Repaint walls	6,240	6,240	-	-	-	-	-	-	-	7,966	-	-	-	-	-	-
Repaint door face - one side including architraves	910	910	-	-	-	-	-	-	-	1,162	-	-	-	-	-	-
Repaint balustrades	1,765	1,765	-	-	-	-	-	-	-	2,253	-	-	-	-	-	-
Sub Total (Incl. GST)		10,595	0	0	0	0	0	0	0	13,526	0	0	0	0	0	0
7. Vehicle accessways / basement																
Driveway maintenance program	2,212	2,212	-	2,351	-	2,499	-	2,657	-	2,824	-	3,002	-	3,191	-	3,392
Repaint bollards	525	-	-	-	-	593	-	-	-	-	691	-	-	-	-	805
Repaint doors	1,990	1,990	-	-	-	-	-	-	-	2,525	-	-	-	-	-	-
Replace electric gate motor	2,477	-	-	2,633	-	-	-	-	-	-	-	3,361	-	-	-	-
Replace extraction fan motor	3,739	-	-	-	4,098	-	-	-	4,630	-	-	-	5,231	-	-	-
Maintain sump pumps	653	-	673	-	716	-	761	-	809	-	859	-	914	-	971	-
Replace sump pumps (total: 2)	1,900	-	-	2,020	-	-	-	-	-	-	-	-	-	2,141	-	-
Sub Total (Incl. GST)		4,192	673	7,004	4,814	3,092	761	2,657	5,439	5,352	1,550	6,363	6,145	5,932	971	4,197

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3 November 2016 313 Harris Street / Strata Plan 18021 Reference No. 1790623

Expenditure Item	Current Cost	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 (2021)	Year 6 (2022)	Year 7 (2023)	Year 8 (2024)	Year 9 (2025)	Year 10 (2026)	Year 11 (2027)	Year 12 (2028)	Year 13 (2029)	Year 14 (2030)	Year 15 (2031)
8. Fixtures and fittings																
Maintain letterboxes	13,260	-	-	-	-	-	-	-	-	16,928	-	-	-	-	-	-
Maintain common lighting and sensor lights to basement	11,320	-	11,671	-	12,406	-	13,187	-	14,017	-	14,900	-	15,838	-	16,835	-
Maintain sprinkler valve, hydrant and sprinkler pumps	4,251	-	4,383	-	4,659	-	4,952	-	5,264	-	5,595	-	5,948	-	6,322	-
Maintain security access intercom system	19,500	-	20,105	-	21,370	-	22,718	-	24,146	-	25,666	-	27,282	-	29,000	-
Install CCTV surveillance camera system	32,622	-	-	-	-	-	-	-	40,271	-	-	-	-	-	-	-
Replacement of fire diesel back up batteries	1,200	1,200	-	1,278	-	1,356	-	1,441	-	1,532	-	1,628	-	1,731	-	1,840
Maintain fire sprinkler auto jacking system	2,428	-	2,503	-	-	-	2,828	-	-	-	3,196	-	-	-	3,611	-
Sub Total (Incl. GST)		33,722	38,662	1,276	38,435	1,356	43,683	1,441	83,698	18,460	49,357	1,628	49,068	1,731	55,768	51,705
Grand Total (Incl. GST)		294,553	77,887	9,377	105,920	4,448	89,205	4,058	159,950	313,696	100,125	7,991	136,667	109,684	112,349	57,484
Contingency Allowance (Incl. GST)		23,564	6,231	750	8,474	356	7,136	328	12,796	25,096	8,010	639	10,933	8,775	8,988	4,599
Grand Total Expenses (Incl. Contingency Allowance and GST)		318,117	84,118	10,127	114,394	4,804	96,341	4,426	172,746	338,792	108,135	8,630	147,600	118,459	121,337	62,083

Building Data List from the Property Inspection for Strata Plan 18021

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

'Items' - identifies and describes the maintenance item

'Qty' - lets you know the total quantity of that item

'Unit' - is the unit rate used to measure the quantity

'Rate' - is the cost of each unit in dollars

'Value' - is the quantity (Qty) multiplied by the Rate (\$)

'Next Due' - is the remaining life in years until an item needs money spent on it.

'Total Life' - is the total life the item after it is replaced, repaired or repainted.

'Comments' - details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. Building exterior							
Repaint building exterior	396	m2	22.00	8,712.00	1	8	Ongoing painting program
Repaint building balcony ceilings	1,360	m2	20.00	27,200.00	1	8	Ongoing painting program
Repaint timber fascia	536	lm	18.00	9,648.00	1	8	Ongoing painting program
Repaint timber fascia and gutter	536	lm	20.00	10,720.00	9	8	Ongoing painting program
Repaint concrete soffits to commercial shops	402	m2	20.00	8,040.00	1	8	Ongoing painting program
Repaint downpipes	414	Lm	23.92	9,903.00	9	8	Ongoing painting program
Repaint eaves	536	Lm	23.92	12,821.00	1	8	Ongoing painting program
Repaint lintels	400	lm	12.00	4,800.00	1	8	Ongoing painting program
Repaint rear boundary walls	268	m2	22.00	5,896.00	1	8	Ongoing painting program
Maintain windows	156	units	125.00	19,500.00	9	8	Replace seals, mechanism repairs
Maintain fascia and gutter (total: 536 Lm) - 10%	54	Lm	46.14	2,492.00	4	4	Inspect and repair as required
Maintain downpipes (total: 414 Lm) - 10%	41	Lm	46.00	1,886.00	4	4	Inspect and repair as required
Plumbing and drainage maintenance	1	Item	13,252.00	13,252.00	2	2	For water, sewer and stormwater repairs & maintenance
General building maintenance and major remedial works	1	Item	24,141.00	24,141.00	2	2	Fund for future building maintenance works
2. Roof							
Maintain roof tiles (total: 1525 m2) - 10%	152	m2	42.49	6,458.00	4	4	Repair as required
Re-bed and re-point ridge caps (total: 135 Lm) - 10%	14	Lm	85.00	1,190.00	4	4	Repair as required
Roof tile lead flashing to brick penetrations	88	lm	82.56	7,265.00	4	4	Repair as required
3. Access for work at heights							
Hire scaffolding	1	Item	15,252.00	15,252.00	1	8	Including erecting and dismantling
4. Main foyer							
Repaint ceilings	59	m2	23.76	713.00	1	8	Ongoing painting program
Repaint walls	102	m2	22.60	2,295.00	1	8	Ongoing painting program
Repaint door face - one side including architraves	15	Ea	101.11	1,517.00	1	8	Ongoing painting program
Maintain glass / aluminium door to stairwell	1	Item	1,031.97	1,032.00	3	3	Repair as required
Maintain floor tiles (total: 30 m2) - 10%	3	m2	167.54	503.00	4	4	Replace as required

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Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
5. Lobbies and hallways							
Repaint ceilings	753	m2	20.00	15,060.00	1	8	Ongoing painting program
Repaint walls	2,290	m2	20.00	45,800.00	1	8	Ongoing painting program
Repaint doors and metal door jambs (service doors included)	147	Ea	101.11	14,865.00	1	8	Ongoing painting program
Repaint balustrades	60	lm	45.00	2,700.00	1	8	
Replace carpet and non slip edges	798	m2	88.63	70,727.00	1	12	Replace as required
6. Basement stairwells							
Repaint ceilings	84	m2	20.00	1,680.00	1	8	Ongoing painting program
Repaint walls	312	m2	20.00	6,240.00	1	8	Ongoing painting program
Repaint door face – one side including architraves	9	Ea	101.11	910.00	1	8	Ongoing painting program
Repaint balustrades	36	lm	49.03	1,765.00	1	8	Ongoing painting program
7. Vehicle accessways / basement							
Driveway maintenance program	2,212	m2	1.00	2,212.00	1	2	Repair as required
Repaint bollards	21	lm	25.00	525.00		5	Replace as required
Repaint doors	18	Ea	110.00	1,980.00	1	8	Ongoing painting program
Replace electric gate motor	1	Ea	2,476.74	2,477.00	3	8	Replace as required
Replace extraction fan motor	2	Ea	1,869.70	3,739.00	4	4	Replace as required
Maintain sump pumps	2	Ea	326.59	653.00	2	2	Repair as required
Replace sump pumps (total: 2)	1	Ea	1,899.90	1,900.00	3	10	Replace as required
8. Fixtures and fittings							
Maintain letterboxes	156	Ea	85.00	13,260.00	9	20	Replace as required
Maintain common lighting and sensor lights to basement	8	Item	1,415.00	11,320.00	2	2	Ongoing maintenance allowance
Maintain sprinkler valve, hydrant and sprinkler pumps	1	Item	4,251.00	4,251.00	2	2	Ongoing maintenance allowance
Maintain security access intercom system	156	units	125.00	19,500.00	2	2	Replace as required
Install CCTV surveillance camera system	1	Item	32,522.00	32,522.00	1	7	
Replacement of fire diesel back up batteries	4	Ea	300.00	1,200.00	1	2	Replace as required
Maintain fire sprinkler auto jacking system	1	Item	2,428.18	2,428.00	2	4	

Inspector's Report for Strata Plan 18021

1. We have recommended that the balance of the Sinking Fund be allowed to increase over the length of this report, leading to a significant balance in the later years. It is necessary to allow a larger balance over time to offset the effects of inflation on building material and labour costs and to ensure that adequate funds are available to provide for major works, which frequently become necessary as the building ages but which cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that building construction and maintenance costs will increase by fifty percent every fifteen years. This recommendation will be reviewed each time this report is updated, in light of price levels and the state of the building at the time of each update.

2. **IMPORTANT NOTES ABOUT PAINTING:** Painting a building serves two main purposes: improving the appearance of the building; and protecting the painted surface. From a maintenance point of view, this second purpose is more important. By sealing the surface, paint protects the building from damage caused by water, salt or air pollutants. Although most paints will hold their appearance for at least ten years, before cracking or peeling occurs, they become porous and lose their protective abilities well before this point. As such, we recommend that surfaces are repainted more frequently.

High-quality elastomeric paints, when properly applied, can achieve longer-lasting results, however the higher cost of this paint, lower spread rates and higher labour costs associated with this work tends to increase painting cost by approximately 50%, and so has not been included in this forecast.

Washing or pressure cleaning a painted surface can significantly diminish its function as a protective coating. If the surface is not repainted after the timeframe recommended above it will become more vulnerable to water, salt and/or pollutants. The resulting damage can considerably increase the cost of surface preparation before future repainting and, in extreme cases lead to concrete cancer, requiring major repairs.

3. The painting cost estimates are as accurate as possible. However, due to privacy considerations, access restrictions to some areas and the varied nature of the property, it is recommended that the Owners Corporation obtain quotes for painting work well in advance of when the work is to be carried out to allow for any shortfall or excess in funds.
4. Actual Painting quotations can vary to our Painting Cost Estimates due to colour selection changes (i.e.: changing from light to dark or dark to light that may require multiple coats). Often over product specification that includes either an impact membrane or 3 coat system can add up to 15-20% to the painting per square metre rate.
5. An allowance has been made for the cleaning and maintenance of the driveway. Cleaning may be carried out using high pressure water or a chemical wash, however the Owners Corporation should take care to abide by water-use restrictions when doing so.
6. As the property is in a harsh environment it is most important that the state of repair of the building is closely monitored on a regular basis. The harsh environment causes the effective lives of many items to be reduced. Any problems should be assessed for repair as early as possible, monies budgeted and repairs done as soon as possible.
7. An allowance for general building maintenance and repairs was added for future works.
8. Monies were budgeted for the maintenance and replacement of window parts on the complex.

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Reference No.: 1790623

9. Money allocated for scaffold can be used for other access equipment e.g. boomlift, cherrypicker.
10. The tiled roof needs regular maintenance and the ridge caps need re-pointing.
11. Money was allocated to the maintenance of driveway / carpark entry gates and the replacement of electric gate motors over time.
12. A walkway maintenance program was included for repairs and maintenance to the external common area walkways and stairways.
13. An allowance for plumbing and drainage maintenance was included for the complex.
14. Maintenance of fire equipment was included in this report for smoke detectors, fire reels and fire extinguishers, and the fire control panel.
15. Thank you to Wahibeh for her time at the time of inspection.

Darling Harbour Apartments

THE OWNERS STRATA PLAN 18021 – 313 HARRIS ST, PYRMONT NSW 2009

MINUTES OF THE MEETING OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN 18021, 313 HARRIS ST, PYRMONT NSW 2009, HELD AT 5:30PM ON WEDNESDAY 22 SEPTEMBER 2021 IN THE OFFICES OF RESULT PROPERTY GROUP PTY LTD & VIA ZOOM TELECONFERENCING.

PRESENT: Lots 8, 11, 16, 17, 21, 24, 32, 33, 35, 36, 40, 41, 45, 47, 69, 78, 81, 95, 96, 106, 109, 113, 127, 134 & 143

PRESENT BY PROXY: Lots 1, 5, 22, 31, 67, 77, 79, 80, 132, 138, 139

IN ATTENDANCE: Anthony Kioussis & James Patsis of Result Property Group Pty Limited

CHAIRMAN: Anthony Kioussis

1. MINUTES

RESOLVED that the minutes of the last general meeting be adopted as a true and accurate account of the proceedings of that meeting.

2. KEY FINANCIAL INFORMATION

RESOLVED that the presented audited statements of key financial information for the administrative fund, the capital works fund and any other fund prepared by the owners corporation together with the relevant auditor's report if required be adopted.

2.1 KEY FINANCIAL INFORMATION

RESOLVED that the attached statements of key financial information for the administrative fund, the capital works fund and any other fund prepared by the owners corporation to 31 August 2021 be noted.

3. AUDITOR

RESOLVED that the Owners Corporation meets its obligations in accordance with the Act to appoint an Auditor to Audit the accounts for the financial year ending 28 February 2022.

4. COMMISSIONS AND TRAINING SERVICES

RESOLVED that the report from the Strata Managing Agent on commissions and training services in the past 12 months and estimate of commissions and training services in the next 12 months be accepted.

5. CONSIDERATION AND ACCEPTANCE OF BUDGET

RESOLVED that the Owners Corporation accept Amended Budget as distributed on 15 September 2021 be adopted.

6. LEVY CONTRIBUTIONS

RESOLVED that Contributions be adopted in accordance with the Amended Budget as distributed on 15 September 2021;

- (a) in accordance with Section 79(2) and 81 of the *Strata Schemes Management Act 2015* the owner's corporation estimates that in respect of the period from 01/03/2021 to 28/02/2022 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- (b) in accordance with Section 81 of the Act, the owners corporation determines that the following amounts are to be levied to raise the estimated contributions:

administrative fund, the sum of \$430,000.00 Plus GST

capital works fund, the sum of \$156,000.00 Plus GST

- (c) those amounts are to be paid by regular equal periodic instalments on the first days of 1 December 2021 and the subsequent instalments being due and payable on the first days of March 2022, June 2022 and September 2022. ***Until amended by resolution at a subsequent general meeting.***
- (d) the Treasurer is authorised to levy those contributions by written notice on each person liable to pay them.

7. EXPENDITURE LIMITS & OTHER RESTRICTED MATTERS.

RESOLVED that the restriction in Section 102 of the *Act*, the Strata Committee be limited from spending more than 10% over any single budget item be removed.

7.2 EXPENDITURE LIMITS & OTHER RESTRICTED MATTERS.

RESOLVED that there be no additional restrictions placed on the Strata Committee other than those currently imposed by Section 36 (3) of the Act.

8. LEVY COLLECTION

RESOLVED That the Owners – Strata Plan No 18021 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 18021;
- (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) File 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.

9. PAYMENT PLANS

RESOLVED that the Owners – Strata Plan 18021 **NOT** 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.

10. ANNUAL FIRE SAFETY STATEMENT

RESOLVED that the Owners Corporation do the following:

- (a) Engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and
- (b) To undertake any corrective actions as required.
- (c) To delegate to the strata manager the following functions pursuant to the Agency Agreement additional duties schedule:
 - i. undertake the seeking of quotations and engaging the contractor to prepare the statement; and
 - ii. sign the statement 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

11. INSURANCE

RESOLVED that the owner's corporation insurances as listed in the Annexures to the Agenda of the meeting be confirmed and further **THAT** the Strata Committee be delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances.

It was further **RESOLVED** that the Strata Manager obtain an updated Insurance Valuation and increase the coverage as required.

12. STRATA COMMITTEE

The Owners Corporation called for nominations and the following were received.

Jennifer Eather	Lot 32
Barbara Hewitt	Lot 47
Nelson Le	Lot 69
Elias Karim	Lot 78
Lisa Rothwell	Lot 106

Upon the Chairperson declaring that nominations had closed the Meeting **RESOLVED** the number of the Strata Committee Members be determined at five (5) and those candidates nominated were duly elected.

13. LED UPGRADE

DEFERRED the Owners Corporation Deferrer this Motion to replace common property lights with energy efficient LED Lighting.

14. CARPET REPLACEMENT

DEFERRED the Owners Corporation Deferrer this Motion to replace common carpet.

15. STRUCTURAL BRICK STITCHING

RESOLVED that the Owners Corporation Resolves to meet its obligation to repair and maintain common property. Further resolved that a second engineer be engaged to ensure the proposed work is suitable and will rectify the issue.

16. Special Levy

RESOLVED that the Owners SP 18021 RESOLVES to make a special contribution to the administrative fund in accordance with section 81(4) of the Strata Schemes Management Act 2015. for the sum of \$70,000.00 plus GST Further **RESOLVED** that the special contribution be paid in 1 instalment, due and payable on 1 November 2021. the special contribution be levied by notice from the treasurer of the Owners Corporation in accordance with section 83 of the Strata Schemes Management Act 2015.

17. Security Camera Upgrade

DEFERRED the Owners Corporation Deferrer this Motion to add additional cameras to common property.

18. Historic photographs

RESOLVED that the Owners Corporation **DO NOT** rehang the historic photographs originally displayed in residential common property corridors.

20. CITY OF SYDNEY CCOUNCIL WASTE SERVICES CHARGES:

RESOLVED that the Strata Manager and Committee approach Council and demand that the service rate be charged at the previous rate as the strata scheme has not increased in size nor are the new charges justifiable.

19. Correspondence

Correspondence was tabled from Richardson & Wrench Pyrmont/Glebe with regards to a off to purchase the Strata Plan. It was resolved the following owners be elected to form a sub-committee to deal with the prospective purchases with the assistance of Anthony Kioussis.

Sub-Committee Elected is as follows;

1. Stuart Niddrie, 2. Marcus Robinson, 3. Ms Lisa Rothwell, 4. Nelson Le, 5. Jennifer Eather, 6. Barbara Hewitt, 7. Jacqueline Karim, 8. John McFadden & 10. Elias Karim.

CLOSURE: There being no further business, the Chairperson declared the meeting closed at 7.00pm.

(Chairperson)

(Date)

MINUTES OF THE MEETING OF THE STRATA COMMITTEE OF THE OWNERS OF STRATA PLAN 18021, HELD ON WEDNESDAY 22 SEPTEMBER 2021, IMMEDIATELY FOLLOWING THE ANNUAL GENERAL MEETING

- PRESENT: Nelson Le, Barbara Hewitt, Jennifer Eather, Elias Karim and Lisa Rothwell
- IN ATTENDANCE: James Patsis of Result Property Group Pty Ltd
- CHAIRMAN: James Patsis of Result Property Group Pty Limited
- MINUTES: **RESOLVED** that the minutes of the last Strata Committee Meeting be adopted as a true and accurate account of the proceedings at that meeting.
- ELECTION OF POSITIONS: **RESOLVED** that the following Office Bearers be appointed for the ensuing year: –
- Secretary – Barbara Hewitt
 - Treasurer – Lisa Rothwell
 - Chairman – Jennifer Eather
- APPOINTING CONTACT POINT AND SUBSTITUTE CONTACT POINT: **RESOLVED** that the Strata Committee appoint Barbara Hewitt to liaise with the Strata Manager and be the strata scheme's contact point. It was further **RESOLVED** that Jennifer Eather be nominated to liaise with the strata manager and be the scheme's substitute contact point.
- BY-LAWS: The Strata Committee RESOLVED to consider reviewing past By-Laws and present updated By-Laws where necessary.
- CLOSURE: There being no further business, the Chairperson declared the meeting closed at 7.25pm.

(Chairperson)

(Date)

MINUTES OF THE MEETING OF THE STRATA COMMITTEE OF THE OWNERS CORPORATION OF STRATA PLAN 18021, "DARLING HARBOUR APARTMENTS", 313 HARRIS STREET, ULTIMO, HELD ON WEDNESDAY 8 DECEMBER 2021 VIA ZOOM THE MEETING COMMENCED AT 5.30 PM.

PRESENT:	Barbara Hewitt, Nelson Le, Lisa Rothwell, Elias Karim, Jenny Eather
APOLOGIES	NIL
IN ATTENDANCE:	Anthony Kioussis and James Patsis of Result Property Group Pty Ltd Owner Lot 11, 8, 17, 33, 35, 72, 113, 143
CHAIRMAN:	Jenny Eather
PECUNIARY INTERESTS:	Pecuniary interests were advised from Elias Karim in relation to motion 15 Only.
MINUTES:	RESOLVED that the Minutes of the last Meeting of the Strata Committee of the Owners Corporation be noted. Further Noted that Jennifer Eather be referred to as Jenny Eather.
FINANCIALS:	RESOLVED that the Interim Financial Statement to 30 November 2021 be noted.
EXPRESSON OF INTEREST:	NOTED that RPG have sent MSquared Capital a decline letter in relation to the offer for the strata plan. This does not preclude future offers. No further action required at this point.
BRICK STICHING:	RESOLVED that the committee accept the engineers report. Further resolved that the Strata Managers arrange 2 additional quotes for the Brick Stitching.
FIRE MAINTENANCE CONTRACT:	RESOLVED that the committee appoint Colossus Fire Protection to maintain the buildings fire services.
HALLWAY PHOTOS:	RESOLVED that the Strata Managers place notice on building entry to advise of free photos for residents of the building on the 11 th of December 2021.
SECURITY DOOR ACCESS:	RESOLVED that the 2 options for key swipes collection will be pick up from Result Property Group Pty Ltd office or can express post for next day delivery.
NOTICE BOARD:	RESOLVED that the Strata Manager arrange for a new commercial grade notice board to be installed. Further resolved that the Strata Managers arrange a replacement key for the Secretaries letter box.

**LOT 5
ALTERATIONS TO
COMMON
PROPERTY:**

RESOLVED that the Strata Managers correct the letter previously sent to the owner of lot 5 accurately describing the breaches due to adding to common property changing the appearance of the building.

**GARDEN
MAINTENANCE:**

RESOLVED that all residents are allowed to help maintain the garden on the basis they provide a plan to the committee for approval in the first instance and that works be carried out between 9am and 3pm Monday to Friday.

**LAWN CLIPPINGS
WASTE:**

RESOLVED that the cleaners will dispose lawn clippings on the Allen ST Garden bed for a trial period of 6 Months.

**HENSON
PROPERTIES:**

NOTED by the committee and will monitor the situation.

SUB-LEASING:

RESOLVED that the Strata Managers be authorised to take all necessary action against Tenants Sub-Leasing apartments within the scheme.

**COMMERCIAL
CHAIR & TABLES:**

The commercial tenancies were discussed, and it was **RESOLVED** that the Strata Managers write to 'I Love Pizza' and request that they remove tables and chairs from common property until the by-laws are reviewed in the new year.

NEXT MEETING:

RESOLVED that the next Strata Committee Meeting be held on Wednesday 30 March 2022.

CLOSURE:

There being no further business, the Chairperson declared the meeting closed at 7.07pm.

Signed

Date



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

CERTIFICATE OF CURRENCY

To Whom It May Concern

Date: 18.06.21
Policy No.: 06S2443830
Type of Insurance: Residential Strata Insurance
Period Of Insurance: : From 4.00pm 1st July 2021
To 4.00pm 1st July 2022

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

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

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

Insured :	Strata Plan 18021	
Situation :	313 Harris Street Pymont	NSW 2009
Section 1 :	Building including common contents	\$ 53,385,000
	Loss of Rent/Temporary Accommodation (15%)	\$ 8,007,750
	Catastrophe or Emergency (15%)	\$ 8,007,750
	Additional Loss of Rent	\$ Not Insured
	Additional Catastrophe	\$ Not Insured
	Floating Floors	\$ Included
Section 2 :	Glass	\$ Included
Section 3 :	Theft	\$ Included
Section 4 :	Liability	\$ 20,000,000
Section 5 :	Fidelity Guarantee	\$ 100,000
Section 6 :	Office Bearers Liability	\$ 5,000,000
Section 7 :	Voluntary Workers (Weekly/ Capital Benefit)	\$2000/200,000
Section 8 :	Government Audit Costs	\$ 25,000
Section 9 :	Legal Expenses	\$ 50,000
Section 10:	Workplace, Health & Safety Breaches	\$ 100,000
Section 11:	Machinery Breakdown	\$ Not Insured
Section 12:	Lot Owners Improvements (Per Lot)	\$ 250,000
Section 13:	Workers Compensation	Not Insured
Excesses :		
Section 1	\$ 5,000	bursting, leaking, discharging or overflowing of pipes and/or apparatus and any resultant damage
Section 1	\$ 5,000	all water damage claims
Section 1	\$ 1,000	all other claims + as per policy wording
Section 2	\$ 1,000	all claims
Section 3	\$ 1,000	all claims



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CERTIFICATE OF CURRENCY

Strata Plan 18021
(SUU NSW SP928 0167330/003)

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