

SydneyStrataReport

property strata inspections

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STRATA REPORT

Client	Infinity Property Agents
Address of property	Unit 510/88 Vista Street, Mosman, NSW.
Lot	73
Strata Plan	SP 71822
Name of Strata Management Co.	Wellman Strata
Telephone Number of Strata Agent	8065 6575
Report Date	5 May 2022

General Information

Owner's Name	Phillip G. Goyen
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Levy Contributions

Administration Fund contribution.	\$1,165.95
Capital Works Fund contribution.	\$848.95
Are There any Special Levies?	No on records presented.
Admin. Fund Balance Approx.	\$165,385.37
Sinking Fund Balance.	\$494,136.70

Insurances

Building Insurance	Yes
Insurance Company	SUU
Due Date	10 February 2022
Fire Safety Report ?	Held with the BMC.
Certificate Date.	2021
Pet Friendly?	Owners corporation permission needed.

Meetings

Annual General Meeting 1 May 2018	Administration Fund set at \$595,248.50 p.a. Sinking Fund set at \$225,000.00 p.a. Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, no major works
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	<p>tabled.</p> <p>Strata Committee Meeting:</p> <p>General matters recorded only.</p> <p>Meeting closed.</p>
<p>Annual General Meeting</p> <p>21 May 2019</p>	<p>Administration Fund set at \$519,918.00 p.a.</p> <p>Sinking Fund set at \$327,901.00 p.a.</p> <p>Building insurance continued,</p> <p>All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled.</p> <p>Strata Committee Meeting:</p> <p>Meeting formalities recorded only.</p> <p>Meeting closed.</p>
<p>Annual General Meeting</p> <p>27 May 2020</p> <p>Extraordinary General Meeting</p> <p>17 August 2020</p>	<p>Administration Fund set at \$605,000.00 p.a.</p> <p>Sinking Fund set at \$250,800.00 p.a.</p> <p>Building insurance continued,</p> <p>All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled.</p> <p>Strata Committee Meeting:</p> <p>Meeting formalities recorded only.</p> <p>Meeting closed.</p> <p>EV charging stations to be installed, conditions are as per the attachment of this meeting below.</p>
<p>Annual General Meeting</p> <p>27 May 2021</p> <p>Strata Committee Meeting</p> <p>26 August 2021</p>	<p>Administration Fund set at \$539,000.00 p.a.</p> <p>Sinking Fund set at \$330,000.00 p.a.</p> <p>Building insurance continued,</p> <p>All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled.</p> <p>Strata Committee Meeting:</p> <p>No matters tabled.</p> <p>Meeting closed.</p> <p>A review is to be done of the bylaws,</p> <p>Meeting closed.</p>
<p>Strata Committee Meeting</p> <p>24 February 2022</p>	<p>It is recorded that a clean copy of the bylaws have been</p>

<p>Strata Committee Meeting 28 April 2022</p>	<p>drafted, it is to be circulated to the committee for review. Other general matters are as per the attachment below.</p> <p>Amendments to the new bylaws to be made in relation to use of car spaces and hot water systems 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>

WELLMAN STRATA MANAGEMENT PTY LTD

OWNER TRANSACTION SUMMARY from 01/12/16 to 31/05/22

Contribution Schedule

Liability Limited by a Scheme Approved under Professional Standards Legislation.

S/Plan: 71822
Building Address: 88 Vista Street
 :
Suburb: MOSMAN
Building Name: Nuova
GST?: Yes

Units: 91 **Lots:** 91
State: NSW **Post Code:** 2088
ABN: 56 168 117 024
Manager: Rebecca Marco

Lot#: 73 **Unit#:** 510 **Units of Entitlement:** 91 **Paid To:** 31/05/22
Owner Name: Phillip G Goyen

Contribution Schedule: 91

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
31/12/16	73	Quarterly Levies from 01/12/2016 to 28/02/2017	\$1,483.00	\$1,483.00	\$0.00	\$0.00	\$0.00	\$0.00	\$134.82
		FULLY PAID							
		Admin	\$1,251.25	\$1,251.25	\$0.00	\$0.00	\$0.00	\$0.00	\$113.75
		Capital Works	\$231.75	\$231.75	\$0.00	\$0.00	\$0.00	\$0.00	\$21.07
01/03/17	164	Quarterly Levies from 01/03/2017 to 31/05/2017	\$1,483.00	\$1,483.00	\$0.00	\$0.00	\$0.00	\$0.00	\$134.82
		FULLY PAID							
		Admin	\$1,251.25	\$1,251.25	\$0.00	\$0.00	\$0.00	\$0.00	\$113.75
		Capital Works	\$231.75	\$231.75	\$0.00	\$0.00	\$0.00	\$0.00	\$21.07
01/06/17	255	Quarterly Levies from 01/06/2017 to 31/08/2017	\$1,483.00	\$1,483.00	\$0.00	\$0.00	\$0.00	\$0.00	\$134.82
		FULLY PAID							
		Admin	\$1,251.25	\$1,251.25	\$0.00	\$0.00	\$0.00	\$0.00	\$113.75
		Capital Works	\$231.75	\$231.75	\$0.00	\$0.00	\$0.00	\$0.00	\$21.07
01/09/17	526	Standard Levy Contribution Schedule from 01/09/2017 to 30/11/2017	\$2,681.15	\$2,681.15	\$0.00	\$0.00	\$0.00	\$0.00	\$243.74
		FULLY PAID							
		Admin	\$1,361.35	\$1,361.35	\$0.00	\$0.00	\$0.00	\$0.00	\$123.76
		Capital Works	\$1,319.80	\$1,319.80	\$0.00	\$0.00	\$0.00	\$0.00	\$119.98
10/10/17	598	Charge for arrears notice dated 10/10/2017	\$33.00	\$33.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00
		FULLY PAID							
		Admin	\$33.00	\$33.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00
		Capital Works	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/12/17	527	Standard Levy Contribution Schedule from 01/12/2017 to 28/02/2018	\$2,681.15	\$2,681.15	\$0.00	\$0.00	\$0.00	\$0.00	\$243.74
		FULLY PAID							
		Admin	\$1,361.35	\$1,361.35	\$0.00	\$0.00	\$0.00	\$0.00	\$123.76
		Capital Works	\$1,319.80	\$1,319.80	\$0.00	\$0.00	\$0.00	\$0.00	\$119.98
01/03/18	528	Standard Levy Contribution Schedule from 01/03/2018 to 31/05/2018	\$2,681.15	\$2,681.15	\$0.00	\$0.00	\$0.00	\$0.00	\$243.74
		FULLY PAID							
		Admin	\$1,361.35	\$1,361.35	\$0.00	\$0.00	\$0.00	\$0.00	\$123.76
		Capital Works	\$1,319.80	\$1,319.80	\$0.00	\$0.00	\$0.00	\$0.00	\$119.98

WELLMAN STRATA MANAGEMENT PTY LTD

OWNER TRANSACTION SUMMARY from 01/12/16 to 31/05/22

Contribution Schedule

Liability Limited by a Scheme Approved under Professional Standards Legislation.

S/Plan: 71822

Units of Entitlement: 91

Paid To: 31/05/22

Lot#: 73

Unit#: 510

Owner Name: Phillip G Goyen

Contribution Schedule: 91

Levies(Continued)

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
30/06/18	1062	Standard Levy Contribution Schedule from 01/06/2018 to 31/08/2018 FULLY PAID	\$1,594.37	\$1,594.37	\$0.00	\$0.00	\$0.00	\$0.00	\$144.94
		Admin	\$1,351.80	\$1,351.80	\$0.00	\$0.00	\$0.00	\$0.00	\$122.89
		Capital Works	\$242.57	\$242.57	\$0.00	\$0.00	\$0.00	\$0.00	\$22.05
01/09/18	1153	Standard Levy Contribution Schedule from 01/09/2018 to 30/11/2018 FULLY PAID	\$1,594.37	\$1,594.37	\$0.00	\$0.00	\$0.00	\$0.00	\$144.94
		Admin	\$1,351.80	\$1,351.80	\$0.00	\$0.00	\$0.00	\$0.00	\$122.89
		Capital Works	\$242.57	\$242.57	\$0.00	\$0.00	\$0.00	\$0.00	\$22.05
01/12/18	1244	Standard Levy Contribution Schedule from 01/12/2018 to 28/02/2019 FULLY PAID	\$1,594.37	\$1,594.37	\$0.00	\$0.00	\$0.00	\$0.00	\$144.94
		Admin	\$1,351.80	\$1,351.80	\$0.00	\$0.00	\$0.00	\$0.00	\$122.89
		Capital Works	\$242.57	\$242.57	\$0.00	\$0.00	\$0.00	\$0.00	\$22.05
01/03/19	1335	Standard Levy Contribution Schedule from 01/03/2019 to 31/05/2019 FULLY PAID	\$1,594.37	\$1,594.37	\$0.00	\$0.00	\$0.00	\$0.00	\$144.94
		Admin	\$1,351.80	\$1,351.80	\$0.00	\$0.00	\$0.00	\$0.00	\$122.89
		Capital Works	\$242.57	\$242.57	\$0.00	\$0.00	\$0.00	\$0.00	\$22.05
15/07/19	1689	Standard Levy Contribution Schedule from 01/06/2019 to 31/08/2019 FULLY PAID	\$2,198.25	\$2,198.25	\$0.00	\$0.00	\$0.00	\$0.00	\$199.84
		Admin	\$1,284.47	\$1,284.47	\$0.00	\$0.00	\$0.00	\$0.00	\$116.77
		Capital Works	\$913.78	\$913.78	\$0.00	\$0.00	\$0.00	\$0.00	\$83.07
01/09/19	1690	Standard Levy Contribution Schedule from 01/09/2019 to 30/11/2019 FULLY PAID	\$2,198.25	\$2,198.25	\$0.00	\$0.00	\$0.00	\$0.00	\$199.84
		Admin	\$1,284.47	\$1,284.47	\$0.00	\$0.00	\$0.00	\$0.00	\$116.77
		Capital Works	\$913.78	\$913.78	\$0.00	\$0.00	\$0.00	\$0.00	\$83.07
01/12/19	1691	Standard Levy Contribution Schedule from 01/12/2019 to 29/02/2020 FULLY PAID	\$2,198.25	\$2,198.25	\$0.00	\$0.00	\$0.00	\$0.00	\$199.84
		Admin	\$1,284.47	\$1,284.47	\$0.00	\$0.00	\$0.00	\$0.00	\$116.77
		Capital Works	\$913.78	\$913.78	\$0.00	\$0.00	\$0.00	\$0.00	\$83.07
01/03/20	1692	Standard Levy Contribution Schedule from 01/03/2020 to 31/05/2020 FULLY PAID	\$2,198.25	\$2,198.25	\$0.00	\$0.00	\$0.00	\$0.00	\$199.84
		Admin	\$1,284.47	\$1,284.47	\$0.00	\$0.00	\$0.00	\$0.00	\$116.77
		Capital Works	\$913.78	\$913.78	\$0.00	\$0.00	\$0.00	\$0.00	\$83.07
01/07/20	2076	Standard Levy Contribution Schedule from 01/06/2020 to 31/08/2020 FULLY PAID	\$1,863.20	\$1,863.20	\$0.00	\$0.00	\$0.00	\$0.00	\$169.38
		Admin	\$1,407.03	\$1,407.03	\$0.00	\$0.00	\$0.00	\$0.00	\$127.91
		Capital Works	\$456.17	\$456.17	\$0.00	\$0.00	\$0.00	\$0.00	\$41.47

WELLMAN STRATA MANAGEMENT PTY LTD

OWNER TRANSACTION SUMMARY from 01/12/16 to 31/05/22

Contribution Schedule

Liability Limited by a Scheme Approved under Professional Standards Legislation.

S/Plan: 71822

Units of Entitlement: 91

Paid To: 31/05/22

Lot#: 73

Unit#: 510

Owner Name: Phillip G Goyen

Contribution Schedule: 91

Levies(Continued)

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/09/20	2077	Standard Levy Contribution Schedule from 01/09/2020 to 30/11/2020 FULLY PAID	\$1,863.20	\$1,863.20	\$0.00	\$0.00	\$0.00	\$0.00	\$169.38
		Admin	\$1,407.03	\$1,407.03	\$0.00	\$0.00	\$0.00	\$0.00	\$127.91
		Capital Works	\$456.17	\$456.17	\$0.00	\$0.00	\$0.00	\$0.00	\$41.47
01/12/20	2078	Standard Levy Contribution Schedule from 01/12/2020 to 28/02/2021 FULLY PAID	\$1,863.20	\$1,863.20	\$0.00	\$0.00	\$0.00	\$0.00	\$169.38
		Admin	\$1,407.03	\$1,407.03	\$0.00	\$0.00	\$0.00	\$0.00	\$127.91
		Capital Works	\$456.17	\$456.17	\$0.00	\$0.00	\$0.00	\$0.00	\$41.47
01/03/21	2079	Standard Levy Contribution Schedule from 01/03/2021 to 31/05/2021 FULLY PAID	\$1,863.20	\$1,863.20	\$0.00	\$0.00	\$0.00	\$0.00	\$169.38
		Admin	\$1,407.03	\$1,407.03	\$0.00	\$0.00	\$0.00	\$0.00	\$127.91
		Capital Works	\$456.17	\$456.17	\$0.00	\$0.00	\$0.00	\$0.00	\$41.47
01/07/21	2478	Standard Levy Contribution Schedule from 01/06/2021 to 31/08/2021 FULLY PAID	\$2,014.90	\$2,014.90	\$0.00	\$0.00	\$0.00	\$0.00	\$183.18
		Admin	\$1,165.95	\$1,165.95	\$0.00	\$0.00	\$0.00	\$0.00	\$106.00
		Capital Works	\$848.95	\$848.95	\$0.00	\$0.00	\$0.00	\$0.00	\$77.18
01/09/21	2479	Standard Levy Contribution Schedule from 01/09/2021 to 30/11/2021 FULLY PAID	\$2,014.90	\$2,014.90	\$0.00	\$0.00	\$0.00	\$0.00	\$183.18
		Admin	\$1,165.95	\$1,165.95	\$0.00	\$0.00	\$0.00	\$0.00	\$106.00
		Capital Works	\$848.95	\$848.95	\$0.00	\$0.00	\$0.00	\$0.00	\$77.18
01/12/21	2480	Standard Levy Contribution Schedule from 01/12/2021 to 28/02/2022 FULLY PAID	\$2,014.90	\$2,014.90	\$0.00	\$0.00	\$0.00	\$0.00	\$183.18
		Admin	\$1,165.95	\$1,165.95	\$0.00	\$0.00	\$0.00	\$0.00	\$106.00
		Capital Works	\$848.95	\$848.95	\$0.00	\$0.00	\$0.00	\$0.00	\$77.18
01/03/22	2481	Standard Levy Contribution Schedule from 01/03/2022 to 31/05/2022 FULLY PAID	\$2,014.90	\$2,014.90	\$0.00	\$0.00	\$0.00	\$0.00	\$183.18
		Admin	\$1,165.95	\$1,165.95	\$0.00	\$0.00	\$0.00	\$0.00	\$106.00
		Capital Works	\$848.95	\$848.95	\$0.00	\$0.00	\$0.00	\$0.00	\$77.18
Levy Totals for the Period 01/12/16 to 31/05/22			\$43,208.33	\$43,208.33	\$0.00	\$0.00	\$0.00	\$0.00	\$3,928.04

Receipts

Date	Reference	Details	Admin	Capital Works	Total	Discount	Interest Paid	GST
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WELLMAN STRATA MANAGEMENT PTY LTD

OWNER TRANSACTION SUMMARY from 01/12/16 to 31/05/22

Contribution Schedule

Liability Limited by a Scheme Approved under Professional Standards Legislation.

S/Plan: 71822

Units of Entitlement: 91

Paid To: 31/05/22

Lot#: 73

Unit#: 510

Owner Name: Phillip G Goyen

Contribution Schedule: 91

Receipts(Continued)

Date	Reference	Details	Admin	Capital Works	Total	Discount	Interest Paid	GST
22/12/16	174	TRF from lot 3/103 Ms Lindsay Soot Booi Tang: Levies received from Strata Management Services	\$1,484.00	\$0.00	\$1,484.00	\$0.00	\$0.00	\$134.91
22/12/16	240	Transfer; - TRF from lot 3/103 Ms Lindsay Soot Booi Tang: Levies received from Strata Management Services TRF: Quarterly Levies for 01/12/2016 to 28/02/2017	\$1,251.25	\$231.75	\$1,483.00	\$0.00	\$0.00	\$134.82
22/12/16	241	Transfer; - Transfer from credit TRF: Quarterly Levies for 01/03/2017 to 31/05/2017	\$0.00	\$1.00	\$1.00	\$0.00	\$0.00	\$0.09
22/12/16	242	Transfer; - Transfer from credit Transfer from credit	\$-1,484.00	\$0.00	\$-1,484.00	\$0.00	\$0.00	\$-134.91
30/12/16	344	Transfer; - Transfer from credit Quarterly Levies for 01/03/2017 to 31/05/2017	\$1,251.25	\$230.75	\$1,482.00	\$0.00	\$0.00	\$134.73
30/12/16	345	Receipt; bpay-payment - DEFT Bpay 0000005526 Quarterly Levies for 01/06/2017 to 31/08/2017	\$1.00	\$0.00	\$1.00	\$0.00	\$0.00	\$0.09
31/05/17	528	Receipt; bpay-payment - DEFT Bpay 0000005526 Quarterly Levies for 01/06/2017 to 31/08/2017	\$1,250.25	\$231.75	\$1,482.00	\$0.00	\$0.00	\$134.73
31/10/17	745	Receipt; bpay-payment - DEFT Bpay 0000005526 Standard Levy Contribution Schedule for 01/09/2017 to 30/11/2017	\$1,361.35	\$1,319.80	\$2,681.15	\$0.00	\$43.34	\$243.74
31/10/17	746	Receipt; bpay-payment - DEFT Bpay 0000005526 Charge for arrears notice dated 10/10/2017	\$33.00	\$0.00	\$33.00	\$0.00	\$0.00	\$3.00
30/11/17	800	Receipt; bpay-payment - DEFT Bpay 0000005526 Standard Levy Contribution Schedule for 01/12/2017 to 28/02/2018	\$1,100.00	\$0.00	\$1,100.00	\$0.00	\$0.00	\$100.00
30/11/17	803	Receipt; bpay-payment - DEFT Bpay 0000005526 Standard Levy Contribution Schedule for 01/12/2017 to 28/02/2018	\$261.35	\$1,319.80	\$1,581.15	\$0.00	\$0.00	\$143.74
29/03/18	982	Receipt; bpay-payment - DEFT Bpay 0000005526 Standard Levy Contribution Schedule for 01/03/2018 to 31/05/2018	\$1,361.35	\$1,319.80	\$2,681.15	\$0.00	\$0.00	\$243.74
29/06/18	1167	Receipt; bpay-payment - DEFT Bpay 0000005526 Standard Levy Contribution Schedule for 01/06/2018 to 31/08/2018	\$1,351.80	\$242.57	\$1,594.37	\$0.00	\$0.00	\$144.94
31/08/18	1284	Receipt; bpay-payment - DEFT Bpay 0000005526 Standard Levy Contribution Schedule for 01/09/2018 to 30/11/2018	\$1,351.80	\$242.57	\$1,594.37	\$0.00	\$0.00	\$144.94
28/11/18	1402	Receipt; bpay-payment - DEFT Bpay 0000005526 Standard Levy Contribution Schedule for 01/12/2018 to 28/02/2019	\$1,351.80	\$242.57	\$1,594.37	\$0.00	\$0.00	\$144.94
		Receipt; bpay-payment - DEFT Bpay 0000005526						

WELLMAN STRATA MANAGEMENT PTY LTD

OWNER TRANSACTION SUMMARY from 01/12/16 to 31/05/22

Contribution Schedule

Liability Limited by a Scheme Approved under Professional Standards Legislation.

S/Plan: 71822

Units of Entitlement: 91

Paid To: 31/05/22

Lot#: 73

Unit#: 510

Owner Name: Phillip G Goyen

Contribution Schedule: 91

Receipts(Continued)

Date	Reference	Details	Admin	Capital Works	Total	Discount	Interest Paid	GST
27/02/19	1514	Standard Levy Contribution Schedule for 01/03/2019 to 31/05/2019 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,351.80	\$242.57	\$1,594.37	\$0.00	\$0.00	\$144.94
30/07/19	1708	Standard Levy Contribution Schedule for 01/06/2019 to 31/08/2019 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,284.47	\$913.78	\$2,198.25	\$0.00	\$0.00	\$199.84
20/09/19	1795	Standard Levy Contribution Schedule for 01/09/2019 to 30/11/2019 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,284.47	\$913.78	\$2,198.25	\$0.00	\$0.00	\$199.84
13/12/19	1912	Standard Levy Contribution Schedule for 01/12/2019 to 29/02/2020 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,284.47	\$913.78	\$2,198.25	\$0.00	\$0.00	\$199.84
27/02/20	2005	Standard Levy Contribution Schedule for 01/03/2020 to 31/05/2020 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,284.47	\$913.78	\$2,198.25	\$0.00	\$0.00	\$199.84
26/06/20	2133	Standard Levy Contribution Schedule for 01/06/2020 to 31/08/2020 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,407.03	\$456.17	\$1,863.20	\$0.00	\$0.00	\$169.38
21/08/20	2221	Standard Levy Contribution Schedule for 01/09/2020 to 30/11/2020 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,407.03	\$456.17	\$1,863.20	\$0.00	\$0.00	\$169.38
11/12/20	2373	Standard Levy Contribution Schedule for 01/12/2020 to 28/02/2021 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,407.03	\$456.17	\$1,863.20	\$0.00	\$0.00	\$169.38
05/03/21	2477	Standard Levy Contribution Schedule for 01/03/2021 to 31/05/2021 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,407.03	\$456.17	\$1,863.20	\$0.00	\$0.00	\$169.38
29/06/21	2612	Standard Levy Contribution Schedule for 01/06/2021 to 31/08/2021 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,165.95	\$848.95	\$2,014.90	\$0.00	\$0.00	\$183.18
29/09/21	2768	Standard Levy Contribution Schedule for 01/09/2021 to 30/11/2021 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,165.95	\$848.95	\$2,014.90	\$0.00	\$0.00	\$183.18
23/12/21	2887	Standard Levy Contribution Schedule for 01/12/2021 to 28/02/2022 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,165.95	\$848.95	\$2,014.90	\$0.00	\$0.00	\$183.18
03/03/22	2965	Standard Levy Contribution Schedule for 01/03/2022 to 31/05/2022 Receipt; bpay-payment - DEFT Bpay 0000005526	\$1,165.95	\$848.95	\$2,014.90	\$0.00	\$0.00	\$183.18
Receipt Totals for the Period 01/12/16 to 31/05/22			\$28,707.80	\$14,500.53	\$43,208.33	\$0.00	\$43.34	\$3,928.04

Wellman Strata Management Pty Ltd

Level 45, 680 George Street SYDNEY NSW 2000 ABN: 24 110 754 839

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

Printed: 05/05/2022 11:56 am User: Sarah Creek

Liability Limited by a Scheme Approved under Professional Standards Legislation.

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Balance Sheet - S/Plan 71822 "NUOVA" 88 VISTA STREET, MOSMAN, NSW 2088 For the Financial Period 01/03/2021 to 05/05/2022

	Administrative	Capital Works	TOTAL THIS YEAR
Assets			
Cash At Bank			
Strata Plan 71822	\$148,602.11	\$434,421.59	\$583,023.70
Strata Plan 71822--At Call	\$0.00	\$74.76	\$74.76
Strata Plan 71822--At Call	\$0.00	\$105,038.45	\$105,038.45
Accounts Receivable--Nuova BMC	\$1,765.50	\$0.00	\$1,765.50
Levies Receivable	\$11,105.24	\$7,196.71	\$18,301.95
Prepaid Expenses	\$5,877.03	\$0.00	\$5,877.03
GST Liabilities	\$2,093.95	\$4,620.19	\$6,714.14
Total Assets	\$169,443.83	\$551,351.70	\$720,795.53
Liabilities			
Accounts Payable	\$1,744.00	\$57,215.00	\$58,959.00
BAS Clearing	\$(0.30)	\$0.00	\$(0.30)
Paid in Advance	\$2,314.76	\$0.00	\$2,314.76
Total Liabilities	\$4,058.46	\$57,215.00	\$61,273.46
Net Assets	\$165,385.37	\$494,136.70	\$659,522.07
Owners Funds			
Opening Balance	\$99,270.07	\$293,242.15	\$392,512.22
Net Income For The Period	\$66,115.30	\$200,894.55	\$267,009.85
Total Owners Funds	\$165,385.37	\$494,136.70	\$659,522.07

Wellman Strata Management Pty Ltd

Level 45, 680 George Street SYDNEY NSW 2000 ABN: 24 110 754 839

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

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Liability Limited by a Scheme Approved under Professional Standards Legislation.

Page 2

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

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2021 to 05/05/2022

Administrative Fund

	TOTAL THIS YEAR	Last Year Actual
Income		
Contribution		
Contribution Due	\$606,480.62	\$550,000.46
Interest on Overdues	\$1,784.99	\$1,202.12
Total Contribution	\$608,265.61	\$551,202.58
Other Income		
Miscellaneous Income	\$0.00	\$331.82
Status Certificate Fees	\$218.00	\$0.00
Total Other Income	\$218.00	\$331.82
Recoveries		
Recoveries - Legal Fees	\$1,120.00	\$880.00
Recoveries - Other	\$144.70	\$0.00
Recoveries - Owner	\$0.00	\$0.00
Total Recoveries	\$1,264.70	\$880.00
Total Administrative Fund Income	\$609,748.31	\$552,414.40
Expenses		
Admin		
Accounting & Reporting	\$452.42	\$408.46
Accounting & Taxation Services	\$867.16	\$782.87
Agent Disbursements	\$5,615.05	\$6,289.51
Audit Services	\$1,050.00	\$1,050.00
BAS Process Fee	\$1,885.05	\$1,701.95
Building Manager	\$173,144.79	\$156,999.96
Building Manager--Additional Services	\$1,520.00	\$3,800.00
Consultants--Legal Services	\$0.00	\$0.00
Legal & Debt Collection Fees	\$1,040.00	\$810.00
Levy Cont.--BMC	\$110,000.01	\$109,970.09
Management Fee	\$35,682.96	\$31,101.68
Management Fee--Schedule B	\$5,388.62	\$7,410.03
Registration/License/Compliance Fees	\$452.42	\$408.46
Status Certificate Fees Paid	\$218.00	\$0.00
Sundry	\$641.00	\$798.00
Total Admin	\$337,957.48	\$321,531.01
Insurance		

Wellman Strata Management Pty Ltd

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

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2021 to 05/05/2022

Administrative Fund

	TOTAL THIS YEAR	Last Year Actual
Insurance (Continued)		
Insurance--Premiums	\$5,443.39	\$4,091.90
Total Insurance	\$5,443.39	\$4,091.90
Maint Bldg		
Anchor Points & Height Safety	\$1,200.00	\$0.00
Carpet--Cleaning & Maintenance	\$1,616.37	\$2,454.55
Cleaning--Contracts	\$49,015.70	\$40,965.72
Cleaning--General	\$10,100.48	\$8,782.75
Cleaning--Windows/Glass	\$5,200.00	\$0.00
Doors, Windows & Locks	\$4,190.07	\$7,555.45
Electrical--LED, Lamps & Tubes	\$4,159.41	\$2,854.52
Exhaust/Ventilation Systems	\$300.00	\$1,642.00
Fire Protection--Essential Repairs / Inspections	\$1,000.00	\$0.00
Garbage Chute	\$970.32	\$1,975.44
Garbage Compactor	\$0.00	\$0.00
General Repairs	\$3,263.64	\$4,976.82
Hot Water Service	\$629.42	\$602.09
Intercom	\$0.00	\$2,090.00
Keys Swipes & Remotes	\$0.00	\$0.00
Lift Maintenance Contract	\$40,926.60	\$31,337.28
Lift Registration Fees	\$175.33	\$174.50
Lift Servicing/Repair	\$930.00	\$1,845.00
Lift Telephone	\$882.75	\$763.68
Pest/Vermin Control	\$3,370.00	\$2,310.00
Plumbing & Drainage	\$2,444.55	\$1,200.00
Security Surveillance	\$589.33	\$984.33
Telephone & PABX Equipment	\$2,244.84	\$1,899.48
Total Maint Bldg	\$133,208.81	\$114,413.61
Utility		
Electricity	\$65,118.91	\$45,348.71
Rubbish Removal	\$1,904.42	\$3,830.00
Total Utility	\$67,023.33	\$49,178.71
Total Administrative Fund Expenses	\$543,633.01	\$489,215.23
Administrative Fund Surplus/Deficit	\$66,115.30	\$63,199.17

Wellman Strata Management Pty Ltd

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

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2021 to 05/05/2022

Administrative Fund

	TOTAL THIS YEAR	Last Year Actual
Opening Balance for the period	\$99,270.07	\$99,270.07
Closing Balance for the period	\$165,385.37	\$162,469.24

Wellman Strata Management Pty Ltd

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

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2021 to 05/05/2022

Capital Works Fund

	TOTAL THIS YEAR	Last Year Actual
Income		
Contribution		
Contribution Due	\$384,809.98	\$227,999.87
Interest on Overdues	\$971.82	\$648.50
Total Contribution	\$385,781.80	\$228,648.37
Insurance		
Insurance Claims Received--Capital Work	\$12,368.18	\$0.00
Total Insurance	\$12,368.18	\$0.00
Interest		
Interest on Investments--CWF	\$61.36	\$139.60
Total Interest	\$61.36	\$139.60
Total Capital Works Fund Income	\$398,211.34	\$228,787.97
Expenses		
Insurance		
Insurance Claim Expenses	\$3,989.09	\$0.00
Insurance Excess	\$500.00	\$0.00
Total Insurance	\$4,489.09	\$0.00
Maint Bldg		
Electrical	\$0.00	\$0.00
Electrical--Emergency Lighting	\$0.00	\$0.00
Electrical--LED & Lighting	\$0.00	\$0.00
General Replacement	\$6,802.15	\$1,580.55
Hot Water System	\$0.00	\$0.00
Lift Major Repairs - Upgrades	\$0.00	\$1,389.80
Plant & Equipment	\$40,500.00	\$0.00
Plumbing & Drainage	\$0.00	\$0.00
Total Maint Bldg	\$47,302.15	\$2,970.35
Misc.		
Other Expenses/Contingency--CWF	\$0.00	\$0.00
Total Misc.	\$0.00	\$0.00
Remedial Repair		
Remedial Repair--Consultants/Engineers	\$8,285.00	\$5,120.00
Remedial Repair--Remedial Repair Project	\$137,240.55	\$110,530.64

Wellman Strata Management Pty Ltd

Level 45, 680 George Street SYDNEY NSW 2000 ABN: 24 110 754 839

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Liability Limited by a Scheme Approved under Professional Standards Legislation.

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

88 VISTA STREET, MOSMAN, NSW 2088

For the Financial Period 01/03/2021 to 05/05/2022

Capital Works Fund

	TOTAL THIS YEAR	Last Year Actual
Remedial Repair (Continued)		
Remedial Repair--Shower Recess	\$0.00	\$0.00
Total Remedial Repair	\$145,525.55	\$115,650.64
Total Capital Works Fund Expenses	\$197,316.79	\$118,620.99
Capital Works Fund Surplus/Deficit	\$200,894.55	\$110,166.98
Opening Balance for the period	\$293,242.15	\$293,242.15
Closing Balance for the period	\$494,136.70	\$403,409.13



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: 18.02.22
Policy No.: 06S7914594
Type of Insurance: Residential Strata Insurance
Period Of Insurance: : From 4.00pm 10th February 2022
To 4.00pm 10th February 2023

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

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

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

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

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



Strata Unit Underwriting Agency Pty Ltd
T/A Strata Unit Underwriters | ABN 30 089 201 534 | AFSL 246 719
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CERTIFICATE OF CURRENCY

Strata Plan 71822
(SUU NSW SH274 0165849/005)

Print: 11 May 2018

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

And: To all mortgagees, covenant charges and registered tenants

Minutes of Annual General Meeting

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

Meeting Particulars	
Strata Plan Number & Building Name:	Strata Plan 71822 Nuova
Address of scheme:	88 Vista Street, Mosman
Type of Meeting:	Annual General Meeting
Date of Meeting:	Tuesday 1 st May 2018
Time of Meeting:	4:30PM
Meeting Venue:	The Harnett Room, Council Chambers, Mosman
Chairman:	A Whybrow

Record of Attendance:	
<u>Present in Person:</u>	G Puntillo (Lot 2), M De Groot (Lot 4), C Flinders (Lot 16), D Welsby (Lot 40), M Takegami (Lot 49), J Casey (Lot 57), K Gale (Lot 67), M Kulchycki (Lot 69), A Whybrow (Lot 70), M Cornelius (82), S Anthony (Lot 84 & 89), and P Hing (Lots 87, 88 & 91).
<u>Present by Proxy:</u>	P Gross (Lot 13), A Takahashi (Lot 32), J & H Carr (Lot 62), S Lau (Lot 72).
<u>Apologies:</u>	A & J Puckeridge (Lot 58), D Harris of Cienna Group Pty Ltd.
<u>In Attendance:</u>	S Anthony (Lots 84 & 89), D Wellman of Wellman Strata Management Pty Ltd (' Wellman Strata ').
<u>Quorum:</u>	At 5:00PM the Chairman declared a meeting quorum for the purpose of addressing the motions of the meeting in accordance with the provisions set out in the <i>Strata Schemes Management Act 2015</i> , Schedule 1, Clause 17 (4) (b).

Resolution 1: Minutes	Resolution Type:	Ordinary
RESOLVED that the minutes of the previous general meeting be amended to record the attendance of Ms K Gale (Lot 67).		

It was then **RESOLVED** to confirm those minutes as a true record and account of the proceedings at that meeting.

Resolution 2: Financial Statements	Resolution Type:	Ordinary
RESOLVED that the owner's corporation adopt the audited financial statements for the year ended 28 February 2018.		

Resolution 3: Auditor	Resolution Type:	Ordinary
The Owners – Strata Plan 71822 RESOLVED to appoint an auditor for the strata scheme and, that the auditor appointed be Tinworth & Co Chartered Accountants.		

Resolution 4: Capital Works Fund Plan	Resolution Type:	Ordinary
The Owners Corporation RESOLVES to review its 10-year plan for the capital works fund for the 10-year period commencing on 1/03/2018.		
It was agreed that Wellman Strata be instructed to obtain quotations/cost proposals to undertake the review of the capital works fund and forward to the Strata Committee for further consideration and instruction.		

Resolution 5: Annual Budget & Contributions	Resolution Type:	Ordinary			
a) RESOLVED that the statement of estimated receipts and payments (" budget ") as determined in accordance with Sub Section 79 (1) and 79 (2) of the <i>Strata Schemes Management Act 2015</i> for the period 01/03/2018 to 28/02/2019 and, as set out in <u>Annexure D</u> included with the meeting agenda be adopted.					
<i>Note – the scheme is registered for GST</i>					
b) The Owners corporation RESOLVED to levy and collect the total annual contribution in the following amounts:					
ADMINISTRATION FUND		\$ 595,248.50 GST Incl			
CAPITAL WORKS FUND		\$ 225,000.00 GST Incl			
And to be levied in accordance with sections 79 (1) and 79 (2) of the <i>Strata Schemes Management Act 2015</i> to be due and payable as set out in the table below:					
<u>Date</u>		<u>Method of Calculation</u>		<u>Admin Fund</u>	<u>Capital Works Fund</u>
01/03/2018	*	COLLECTED		\$ 149,600.00 GST Incl	\$ 145,033.35 GST Incl
01/06/2018		As per unit entitlement.		\$ 148,549.50 GST Incl	\$ 26,655.55 GST Incl
01/09/2018		As per unit entitlement.		\$ 148,549.50 GST Incl	\$ 26,655.55 GST Incl
01/12/2018		As per unit entitlement.		\$ 148,549.50 GST Incl	\$ 26,655.55 GST Incl
c) The Owners corporation RESOLVED to levy and collect the following additional contribution as at 1/03/2019:					
ADMINISTRATION FUND		\$ 148,459.50 GST Incl			
CAPITAL WORKS FUND		\$ 26,655.55 GST Incl			
<u>Notes:</u> The members discussed the next probable major project being the modernisation of the lift cars. It was noted that the committee should look at commissioning a lift expert/consultant to undertake an assessment of the lifts and provide its recommendations to the strata committee. The matter is to be reviewed at the next meeting of the strata committee – date to be determined.					

Resolution 6: Overdue Contributions	Resolution Type:	Ordinary
The Owners Corporation RESOLVED to amend Part B (iv) by removing the word "will" and replace it with "may".		

It was then **RESOLVED** that the owners corporation deal with overdue contributions payable to the Owners Corporation as follows:

Part A | Payment Plans

In respect of any payment plan under section 85 (5) of the *Strata Schemes Management Act 2015* ("**Payment Plan**"):

- (i) The owners corporation will in fact enter into any Payment Plan that it has agreed to enter into in accordance with that section 85 (5).
- (ii) While the lot owner concerned complies with a Payment Plan, the owners corporation will not take action under section 86 of the *Strata Schemes Management Act 2015* to recover such unpaid contributions and interest as are the subject of that Payment Plan, nor the expenses of the owners corporation incurred in recovering the same.
- (iii) However, if the lot owner concerned ceases to comply with a Payment Plan, the owners corporation will proceed as set out in **Part B** below in respect of the whole of the unpaid contributions and interest the subject of that Payment Plan and the expenses of the owners corporation incurred in recovering the same.

Part B | Recovery Action on Arrears

In respect of any unpaid contributions and interest which have remained unpaid for a period of at least seven (7) days after the date that they became due and payable:

- (i) The owners corporation will first issue a written demand for immediate payment ("**First Demand**").
- (ii) If those unpaid contributions and interest remain wholly or partly unpaid for a further seven (7) days after the issue of the First Demand, the owners corporation will issue a second written demand for immediate payment ("**Second Demand**").
- (iii) If after then, those unpaid contributions and interest remain wholly or partly unpaid for a further 14 days after the issue of the Second Demand, the owners corporation will engage solicitors to issue a final demand for immediate payment of the unpaid amount ("**Legal Demand**").
- (iv) If the unpaid contributions and interest remain unpaid after a further 14 days following the issue of the Legal Demand, the owners corporation may engage solicitors to issue a notice of action in accordance with section 86 (4) of the *Strata Schemes Management Act 2015* ("**Notice of Action**") in respect of the action proposed to be taken under (v) below.
- (v) On the expiry of the required 21 days after the giving of the Notice of Action the owners corporation will commence proceedings against the lot owner concerned for the recovery of the unpaid contributions, interest and the expenses of the owners corporation incurred in recovering the same in the New South Wales Civil and Administrative Tribunal or the Local Court of New South Wales, subject to and in accordance with legal advice.
- (vi) Where a person is jointly and severally liable for unpaid contributions and interest under section 84 of the *Strata Schemes Management Act 2015* the owners corporation will take steps against that person in accordance with the remaining provisions of this motion as if that person was the owner of the lot referred to.

Notes (not forming part of this motion):

Clause 9 (g) Schedule 1, sections 84, 85 7 86 of Strata Schemes Management Act 2015 refers to arrears and entry into payment plan requirements.

Resolution 7: Insurance	Resolution Type:	Ordinary
a) RESOLVED that the insurances currently held by the strata scheme as set out in the attached Annexure E be confirmed.		
b) RESOLVED that cover for liability of officers or members of the strata committee for damage to property, death or bodily injury in accordance with section (165)(2)(a) of the Strata Schemes Management Act 2015 be confirmed.		
c) RESOLVED that the cover for misappropriation of money or other property of the owners corporation in accordance with section 165(2)(b) of the Strata Schemes Management Act 2015 be confirmed.		
d) RESOLVED that the owners corporation commission a valuer to provide a valuation in accordance with Section 161 of the Strata Schemes Management Act 2015 and to clearly specify all matters excluded at the front of the valuation report (last valuation obtained June 2016).		

Resolution 8: Report of the Managing Agent	Resolution Type:	Ordinary
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RESOLVED that the Owners corporation receives the report by the strata managing agent as to whether, and what, commissions or training services have been provided or paid for or are likely to be so provided to or paid for the agent for the following 12 months.

Commission/s paid on insurance within prior 12-month period	Nil
Estimate of commission/s payable within the next 12-month period	Nil

Notes (not forming part of this motion):

Clause 9 (g) Schedule 1 of the Strata Schemes Management Act 2015 refers to commissions that may be received by an agent under the insurance Policy in place, as outlined able to be received by us your agent. Note no other commissions or training are provided to Wellman Stata.

The managing agent was requested to forward the policy wording to the committee particularly as it concerned provisions on loss of rent/temporary accommodation cover/catastrophe. Owners who wish to receive a copy of the policy wording were encouraged to contact Wellman Strata direct. Matter ongoing.

Resolution 9: Strata Committee	Resolution Type:	Ordinary
<p>a) The Chairman declared all written nominations and call for all oral nominations to the Strata Committee.</p> <p>b) RESOLVED that the number of members of the Strata Committee be seven (7).</p> <p>c) RESOLVED that the members of the Strata Committee be elected – as follows:</p> <ul style="list-style-type: none"> - M De Groot (Lot 4) - D Welsby (Lot 40) - K Gale (Lot 67) - A Whybrow (Lot 70) - M Cornelius (Lot 82) - S Anthony (Lot 84) - P Hing (Lots 87, 88 & 91) 		

Resolution 10: BMC Representative	Resolution Type:	Special
<p>That by way of SPECIAL RESOLUTION in accordance with Clause 2.1 of the Strata Management Statement registered with SP71822, the Owners Corporation elect a member to act as Representative and Substitute Representative for the purpose of representing the Owners Corporation at all future meetings of the BMC until such time as this appointment is revoked and a new member is elected. The following persons were elected:</p> <p>i. Representative: A Whybrow</p> <p>ii. Sub-Representative: P Hing</p> <p>0% UE against</p>		

Resolution 11: Restricted Matters	Resolution Type:	Ordinary
<p>RESOLVED that there be no restriction on any matter or, class of matter, is to be determined only by the owners corporation at a general meeting.</p>		

Resolution 12: Annual Fire Safety Statement	Resolution Type:	Ordinary
<p>The Owners Corporation RESOLVED to do the following:</p> <p>(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</p>		

(b)	To submit any corrective action report to the Strata Committee to determine what further action is required, if any; and
(c)	To delegate to the strata manager the following functions pursuant to the Agency Agreement additional duties schedule: <ul style="list-style-type: none"> i. undertake the seeking of quotations and engaging the contractor to prepare the statement; and ii. sign the statement on behalf of the scheme (only where applicable) and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner

Resolution 13: Agency Agreement	Resolution Type:	Ordinary
<p>a) RESOLVED hat The Owners – Strata Plan 71822 (‘owners corporation’) notes the expiry of the initial term as at 2nd December 2018 pursuant to the current strata managing agency agreement dated 2 December 2016 (‘2016 Agreement’) and entered into with Wellman Strata Management Pty Ltd.</p> <p>b) That, pursuant to s 49 of the <i>Strata Schemes Management Act 2015</i> (‘Act’), the owners corporation RESOLVED to renew the appointment of Wellman Strata Management Pty Limited (‘Agent’) as strata managing agent for the scheme and:</p> <ul style="list-style-type: none"> i. Rescind the <i>2016 Agreement</i> as at 01/05/2018; and, ii. Execute a new agreement delegating to the <i>Agent</i> all of the functions of: <ul style="list-style-type: none"> a. the owners corporation (other than those listed in section 52 (2) of the Act; and b. its chairperson, treasurer and secretary <p>that is necessary to enable the <i>Agent</i> to carry out the <i>‘agreed services’</i> and the <i>‘additional services’</i> as defined in Schedules A1 and A2 of the new strata management agency agreement dated 01/05/2018 (‘2018 Agreement’); and,</p> <p>c) That the delegation to the <i>Agent</i> be subject to the conditions and limitations outlined in the <i>2018 Agreement</i>;</p> <p>d) That the owners corporation execute the <i>2018 Agreement</i> to give effect to this appointment and delegation;</p> <p>e) That authority be given for the affixing of the common seal of the owners corporation to the <i>2018 Agreement</i> and witnessed by 2 members of the strata committee;</p> <p>f) That if 2 members are not available, authority passes to 1 member and the Secretary of the owners corporation.</p>		

Resolution 14: Major Project Funding	Resolution Type:	Ordinary
<p>MOTION WITHDRAWN</p> <p><i>That the Owners Corporation delegate and instruct the strata manager to research and obtain quotes/proposals for alternative methods for funding capital or other significant expenditure (e.g. Painting Building) as permitted under the Strata Schemes Management Act 2015.</i></p> <p><i>The Strata Manager to be instructed to present all options with information of any associated costs to the Strata Committee, acting on behalf of the Owners Corporation within 90 days of the AGM. This will allow for informed discussion by the strata committee regarding options for financing proposed building works and, if endorsed, return the matter to a general meeting of the owners corporation to consider and adopt such funding proposals.</i></p> <p><u>Proponent of Motion: Ms K Gale</u></p>		

Resolution 14: Major Projects	Resolution Type:	Ordinary
<p>a. The Owners Corporation RESOLVED to receive the tender assessment and recommendations made by ROH Contracting.</p> <p>b. That the Owners Corporation RESOLVED to enter into a building works contract with Everest Consulting Pty Ltd to undertake the remedial repairs to the roof and associated common areas (as defined in the technical specifications prepared by ROH Consulting – ‘Remedial Works’);</p> <p>c. That the Owners Corporation RESOLVED to engage ROH Consulting to undertake all project management duties in connection with the Remedial Works;</p>		

- d. That the Owners Corporation **RESOLVED** to instruct Wellman Strata to execute a building works contract in respect of the Remedial Works [as contemplated by Motion 14(b)] on its behalf and return to Everest Consulting Pty Ltd.

THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN CLOSED THE MEETING AT 6:05 PM

Print: 11 May 2018

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

And: All Registered Lot Owners and registered tenants

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015*

Meeting Particulars	
Strata Plan Number & Building Name:	Strata Plan 71822 Nuova
Address of scheme:	88 Vista Street, Mosman
Type of Meeting:	Strata Committee Meeting
Date of Meeting:	Tuesday 1 st May 2018
Time of Meeting:	Immediately following the conclusion of the Annual General Meeting
Meeting Venue:	The Harnett Room, Council Chambers, Mosman
Chairman:	A Whybrow

Record of Attendance:	
<u>Present in Person:</u>	M De Groot, D Welsby, K Gale, A Whybrow, M Cornelius, S Anthony, P Hing.
<u>Delegation:</u>	Nil.
<u>Apologies:</u>	Nil.
<u>In Attendance:</u>	D Wellman of Wellman Strata Management Pty Ltd (Wellman Strata).
<u>Quorum:</u>	At 6:09PM the Chairman declared a meeting quorum for the purpose of addressing the motions of the meeting.

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

- | |
|---|
| a. Chairman – Tony Whybrow
b. Secretary – Tony Whybrow
c. Treasurer – Steve Anthony |
|---|

Resolution 3: Correspondence

That the strata committee tabled and considered correspondence from the owner of lot 68 in respect of a claim for compensation during the remedial repairs. It was noted that currently, there was insufficient information to process the potential claim and, that:

- | |
|--|
| <ul style="list-style-type: none">- Wellman Strata enquire with contractor to ascertain the proposed length of time required in the owner's lot;- Exactly what work was required to be performed to the owner's lot;- Seek further and better particulars from the lot owners in order to properly quantify what is being claimed;- Make further enquiries with the scheme's insurer and, the lot owner's insurer in respect of same;- Advise the committee. |
|--|

Resolution 4: Next Meeting

RESOLVED that the Strata Committee convene its next meeting on <u>Tuesday, 17th July 2018 11:00AM.</u>

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



Print: 14 June 2019

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

And: To all mortgagees, covenant charges and registered tenants

Minutes of Annual General Meeting

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

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

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

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

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

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

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

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

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

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

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

Resolution 5: Annual Budget & Contributions	Resolution Type:	Ordinary
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- a) **RESOLVED** that the statement of estimated receipts and payments (“**budget**”) as determined in accordance with Sub Section 79 (1) and 79 (2) of the *Strata Schemes Management Act 2015* for the period 01/03/2019 to 29/02/2020 and, as set out in **Annexure C** annexed to the meeting agenda be **AMENDED** and then adopted.

Note – the scheme is registered for GST

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

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

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

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

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

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

Notes (not forming part of this motion):

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

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

It was also agreed that the committee, in conjunction with the building manager and strata manager undertake to monitor the performance of the fund closely over the course of the next 12-months at which time a new budget would be reconsidered. It was agreed that S Anthony and the Building Manager be involved in ensuring the correct brief is issued to the third-party consultant engaged by the scheme to perform the review.

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

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

Resolution 8: Report of the Managing Agent	Resolution Type:	Ordinary
RESOLVED that the owners corporation receives the report by the strata managing agent as to whether, and what, commissions or training services have been provided or paid for or are likely to be so provided to or paid for the agent for the following 12 months.		
Commission/s paid on insurance within prior 12-month period	Nil	
Estimate of commission/s payable within the next 12-month period	Nil	
<u>Notes (not forming part of this motion):</u> It was noted that the insurance is placed by the respective Members to the Building Management Committee. Insurance commissions is payable via the placement of those policies on behalf of the Members and the deposited plan.		

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

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

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

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

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



Print: 14 June 2019

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

And: To all mortgagees, covenant charges and registered tenants

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015*

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

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

Delegations: Nil.

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

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

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

Resolution 1: Minutes

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

Resolution 2: Office Bearers

RESOLVED that the Strata Committee elect the following office bearers:

P 02 8065 6575

F 02 8065 6574

E info@wellmanstrata.com.au

W www.wellmanstrata.com.au

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

Resolution 3: Next Meeting

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

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



Print: 04 June 2020

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

And: To all mortgagees, covenant charges and registered tenants

Minutes of Annual General Meeting

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

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

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

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

Apologies: Nil.

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

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

Resolution 1: Minutes	Resolution Type:	Ordinary																														
RESOLVED that the minutes of the previous general meeting on Tuesday, 21 st May 2019 are confirmed as a true record and account of the proceedings at that meeting.																																
Resolution 2: Financial Statements	Resolution Type:	Ordinary																														
RESOLVED that the Owners corporation adopted the audited financial statements for the scheme for the year ending February 2020.																																
Resolution 3: Auditor	Resolution Type:	Ordinary																														
The Owners – Strata Plan no 71822 RESOLVED to appoint Tinworth & Co as auditor for the strata scheme.																																
<i>Notes (not forming part of this motion):</i> The appointment of an auditor is not compulsory for schemes under 100 lots in size, however is required where a budget is to exceed \$250,000.00 in income through a financial year, Wellman Strata strongly recommends that one be appointed.																																
Resolution 4: Capital Works Fund Plan	Resolution Type:	Ordinary																														
The Owners Corporation acknowledged the capital works fund for the 10-year period commencing on 01/03/2020 and, it was agreed to review the plan as required and, when determining the funding requirements of the capital works fund.																																
Resolution 5: Annual Budget & Contributions	Resolution Type:	Ordinary																														
a) RESOLVED that the statement of estimated receipts and payments (“budget”) as determined in accordance with Sub Section 79 (1) and 79 (2) of the <i>Strata Schemes Management Act 2015</i> for the period 01/03/2020 to 28/02/2021 and, as set out in Annexure D annexed to the meeting agenda be adopted.																																
<p style="text-align: center;">Note – the scheme is registered for GST</p>																																
b) The owners corporation RESOLVED to levy and collect the total annual contribution in the following amounts:																																
<table><tr><td>ADMINISTRATION FUND</td><td>\$ 605,000.00 GST Inclusive</td></tr><tr><td>CAPITAL WORKS FUND</td><td>\$ 250,800.00 GST Inclusive</td></tr></table>			ADMINISTRATION FUND	\$ 605,000.00 GST Inclusive	CAPITAL WORKS FUND	\$ 250,800.00 GST Inclusive																										
ADMINISTRATION FUND	\$ 605,000.00 GST Inclusive																															
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And, to be levied in accordance with sections 79 (1) and 79 (2) of the <i>Strata Schemes Management Act 2015</i> to be due and payable as set out in the table below:																																
<table><tr><th>Date</th><th></th><th>Method of Calculation</th><th></th><th>Admin Fund</th><th>Capital Works Fund</th></tr><tr><td>01/03/2020</td><td>*</td><td>As per unit entitlement.</td><td></td><td>\$ 141,150.83</td><td>\$100,415.37</td></tr><tr><td>01/06/2020</td><td></td><td>As per unit entitlement.</td><td></td><td>\$ 154,616.70</td><td>\$ 50,128.20</td></tr><tr><td>01/09/2020</td><td></td><td>As per unit entitlement.</td><td></td><td>\$ 154,616.70</td><td>\$ 50,128.20</td></tr><tr><td>01/12/2020</td><td></td><td>As per unit entitlement.</td><td></td><td>\$ 154,616.70</td><td>\$ 50,128.20</td></tr></table>			Date		Method of Calculation		Admin Fund	Capital Works Fund	01/03/2020	*	As per unit entitlement.		\$ 141,150.83	\$100,415.37	01/06/2020		As per unit entitlement.		\$ 154,616.70	\$ 50,128.20	01/09/2020		As per unit entitlement.		\$ 154,616.70	\$ 50,128.20	01/12/2020		As per unit entitlement.		\$ 154,616.70	\$ 50,128.20
Date		Method of Calculation		Admin Fund	Capital Works Fund																											
01/03/2020	*	As per unit entitlement.		\$ 141,150.83	\$100,415.37																											
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c) The Owners corporation RESOLVED to levy and collect the following additional contribution as at 01/03/2021:																																
<table><tr><td>ADMINISTRATION FUND</td><td>\$ 154,616.70 GST Inclusive</td></tr><tr><td>CAPITAL WORKS FUND</td><td>\$ 50,128.20 GST Inclusive</td></tr></table>			ADMINISTRATION FUND	\$ 154,616.70 GST Inclusive	CAPITAL WORKS FUND	\$ 50,128.20 GST Inclusive																										
ADMINISTRATION FUND	\$ 154,616.70 GST Inclusive																															
CAPITAL WORKS FUND	\$ 50,128.20 GST Inclusive																															
<i>Notes (not forming part of this motion):</i> The proposed annual budget has been determined based on current market values of services and the forecasted cost of ongoing maintenance associated with SP 71822.																																
*The 01 March 2020 quarterly instalment has already been levied and collected.																																
It was noted that the strata committee, in conjunction with the Cienna Management and Wellman Strata, will work towards reviewing (carefully) the schemes’ financial affairs to ensure the interest of all owners are protected. Given the impact of COVID19, this task is extremely important however it was recognised that there is already a strong level of governance applied to the operation of the strata scheme.																																

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

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

Resolution 8: Report of the Managing Agent	Resolution Type:	Ordinary
RESOLVED that the owners corporation receives the report by the strata managing agent as to whether, and what, commissions or training services have been provided or paid for or are likely to be so provided to or paid for the agent for the following 12 months.		
Commission/s paid on insurance within prior 12-month period	Nil	
Estimate of commission/s payable within the next 12-month period	Nil	
<p><u>Notes (not forming part of this motion):</u> Clause 9 (g) Schedule 1 of the Strata Schemes Management Act 2015 refers to commissions that may be received by an agent under the insurance Policy in place, as outlined able to to be received by us your agent. Note no other commissions or training are provided to Wellman Stata.</p> <p>Any insurance commissions received are done so via the placement of insurance at Building Management Committee level. That amount was \$3,782.45. Estimated FY2021 \$4000.00 pa.</p>		
Resolution 9: Strata Committee	Resolution Type:	Ordinary
<p>a) The Chairman declared all written nominations and called for all oral nominations to the Strata Committee.</p> <p>b) RESOLVED that the number of members of the Strata Committee be determined at nine (9).</p> <p>c) RESOLVED that the following members of the Strata Committee be elected:</p> <ul style="list-style-type: none">- A Whybrow- K Gale- D Welsby- M Cornelius- S Anthony- M Puntillo- P Hing- D Harris- T McGeary		
Resolution 10: Restricted Matters	Resolution Type:	Ordinary
RESOLVED that there be no restriction on any matter or, class of matter, is to be determined only by the owners corporation at a general meeting.		
<p><u>Notes (not forming part of this motion):</u> Restricted matters are matters that go beyond the statutory restrictions already prescribed and, include matters that relate to the decision making power of your Strata Committee. That is, the owners corporation may place additional restrictions on the decision making power of the Strata Committee. Such a decision requires careful debate for an imposition of further restrictions may affect the building's administration and thus increase related costs.</p>		

Resolution 11: Annual Fire Safety Statement	Resolution Type:	Ordinary
<p>The Owners Corporation RESOLVED to do the following:</p> <p>(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</p> <p>(b) To submit any corrective action report to the Strata Committee to determine what further action is required, if any; and</p> <p>(c) To delegate to the strata manager the following functions pursuant to the Agency Agreement additional duties schedule:</p> <p style="padding-left: 40px;">i. undertake the seeking of quotations and engaging the contractor to prepare the statement; and</p> <p style="padding-left: 40px;">ii. sign the statement on behalf of the scheme (only where applicable) and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner</p>		
Resolution 12: Appointment of Building Manager	Resolution Type:	Ordinary
<p>a. The owners corporation RESOLVED to engage Mosman Cienna (Building Management) Pty Ltd as building manger and concierge for the strata scheme (SP71822); and,</p> <p>b. The owners corporation RESOLVED to enter into an agreement as set out under Annexure F of the meeting notice. The agreement was amended under Clause 5.3(b) to reflect the correct application of the CPI increase; and,</p> <p>c. The owners corporation RESOLVED to instruct Wellman Strata as agent for the scheme to execute thereby giving legal effect to the appointment.</p>		
<p><u>Explanatory Notation to Motion:</u></p> <p><i>This motion has been submitted for consideration to the owners corporation by the strata committee. The motion follows numerous committee meeting deliberations and contract negotiations with the incumbent service provider. Your committee is recommending that the contract be supported and executed following this motion being adopted.</i></p>		
Resolution 13: Building Manager Contract	Resolution Type:	Ordinary
<p>MOTION DEFEATED</p> <p>a. <i>That, the owners corporation RESOLVE <u>not</u> to execute an (5 x year + 5 x year option) agreement with the existing Building Manager.</i></p> <p>MOTION DEFEATED</p> <p>b. <i>That the owners corporation RESOLVE to extend the current Building Management/Concierge arrangement approximately 12 months (until the next AGM in 2021).</i></p> <p><u>Proponent of Motion – M Puntillo (Lot 77)</u></p> <p><i>This motion is submitted by M Puntillo of Lot 77. It is submitted for consideration and to request the members make a comprehensive assessment & determination of lot owners hardship & economic effects engendered from the Covid-19 pandemic.</i></p>		
Resolution 14: BMC Representative	Resolution Type:	Special
<p>by way of SPECIAL RESOLUTION, the owners corporation appoint Mr A Whybrow to represent the owners corporation at all meetings of the Building Management Committee.</p>		

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



Print: 04 June 2020

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

And: To all mortgagees, covenant charges and registered tenants

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015*

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

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

Delegations: Nil

Apologies: Nil.

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

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

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

Resolution 2: Office Bearers
RESOLVED that the Strata Committee elect the following office bearers. - Chairperson/Secretary – A Whybrow - Treasurer – S Anthony

Resolution 3: Next Meeting
RESOLVED that the Strata Committee convene its next meeting on <u>Thursday, 27th August 2020 at 11:00am.</u>

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



Print: 28 May 2021

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

And: To all mortgagees, covenant charges and registered tenants

Minutes of Annual General Meeting

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

Meeting Particulars	
Strata Plan Number & Building Name:	SP 71822 Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	Annual General Meeting
Date of Meeting:	Thursday, 27 th May 2021
Time of Meeting:	5:30PM
Meeting Venue:	Offices of Wellman Strata pursuant to Regulation 14, <i>Strata Schemes Management Regulation 2016</i>
Chairman:	A Whybrow

Present: T McGearey (Lot 4), D Ayers (Lot 8), J Slaveski (25), D Welsby (Lot 40), J Quattrovile (Lot 47), K Gale (Lot 67), M Cornelius (Lot 82), S Anthony (Lot 84, 89) and P Hing (LKT Holdings Pty Ltd nominee – Lots 87, 88, 91).

Present by Proxy: M Whybrow (Lot 70) to A Whybrow
B Yaakoup (Lot 71) to D Harris
A & V Martinez (Lot 83) to S Anthony

Apologies: Nil.

In Attendance: S Anthony (Lot 84, 89), D Wellman and H Thirumeni of Wellman Strata Management Pty Ltd ('Wellman Strata').

Quorum: At 5:30PM there was no quorum. In accordance with the Strata Schemes Management Act 2015, Schedule 1, Clause 17 (4) (b), at 6:00 PM the Chairman declared a quorum present for the purpose of addressing the motions of the meeting and opened proceedings.

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

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Resolution 2: Financial Statements	Resolution Type:	Ordinary
RESOLVED that the Owners corporation consider and adopt the audited financial statements for the scheme for the year ending 28 February 2021.		

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

Resolution 4: Capital Works Fund Plan	Resolution Type:	Ordinary
The Owners Corporation RESOLVED to receive the capital works fund for the 10-year period commencing on 01/03/2021 and, undertake to review the plan as required when determining the funding requirements of the capital works fund.		

Resolution 5: Annual Budget & Contributions	Resolution Type:	Ordinary			
a) RESOLVED that the statement of estimated receipts and payments (“ budget ”) as determined in accordance with Sub Section 79 (1) and 79 (2) of the <i>Strata Schemes Management Act 2015</i> for the period 01/03/2021 to 28/02/2022 and, as set out in Annexure D annexed to the meeting agenda be adopted.					
<p style="text-align: center;"><i>Note – the scheme is registered for GST</i></p>					
b) The owners corporation RESOLVED to levy and collect the total annual contribution in the following amounts:					
ADMINISTRATION FUND		\$ 539,000.00 GST Inclusive			
CAPITAL WORKS FUND		\$ 330,000.00 GST Inclusive			
To be levied in accordance with sections 79 (1) and 79 (2) of the <i>Strata Schemes Management Act 2015</i> to be due and payable as set out in the table below:					
Date		Method of Calculation		Admin Fund	Capital Works Fund
01/03/2021	*	As per unit entitlement.		\$ 154,616.90 GST Incl	\$50,127.85 GST Incl
01/06/2021		As per unit entitlement.		\$ 128,127.96 GST Incl	\$ 93,290.69 GST Incl
01/09/2021		As per unit entitlement.		\$ 128,127.96 GST Incl	\$ 93,290.69 GST Incl
01/12/2021		As per unit entitlement.		\$ 128,127.96 GST Incl	\$ 93,290.69 GST Incl
c) The Owners corporation RESOLVED to levy and collect the following additional contribution as at 01/03/2021 :					
ADMINISTRATION FUND		\$ 128,127.96 GST Inclusive			
CAPITAL WORKS FUND		\$ 93,290.69 GST Inclusive			

Resolution 6: Overdue Contributions	Resolution Type:	Ordinary
<p>The owners corporation RESOLVED to deal with overdue contributions payable to the owners corporation as follows:</p> <p>Part A Payment Plans</p> <p>In respect of any payment plan under section 85 (5) of the <i>Strata Schemes Management Act 2015</i> ("Payment Plan"):</p> <p>(i) The owners corporation will in fact enter into any Payment Plan that it has agreed to enter into in accordance with that section 85 (5).</p> <p>(ii) While the lot owner concerned complies with a Payment Plan, the owners corporation will not take action under section 86 of the <i>Strata Schemes Management Act 2015</i> to recover such unpaid contributions and interest as are the subject of that Payment Plan, nor the expenses of the owners corporation incurred in recovering the same.</p> <p>(iii) However, if the lot owner concerned ceases to comply with a Payment Plan, the owners corporation will proceed as set out in Part B below in respect of the whole of the unpaid contributions and interest the subject of that Payment Plan and the expenses of the owners corporation incurred in recovering the same.</p> <p>Part B Recovery Action on Arrears</p>		

In respect of any unpaid contributions and interest which have remained unpaid for a period of at least seven (7) days after the date that they became due and payable:

- (i) The owners corporation will first issue a written demand for immediate payment ("**First Demand**").
- (ii) If those unpaid contributions and interest remain wholly or partly unpaid for a further seven (7) days after the issue of the First Demand, the owners corporation will issue a second written demand for immediate payment ("**Second Demand**").
- (iii) If after then, those unpaid contributions and interest remain wholly or partly unpaid for a further 14 days after the issue of the Second Demand, the owners corporation will engage solicitors to issue a final demand for immediate payment of the unpaid amount ("**Legal Demand**").
- (iv) If the unpaid contributions and interest remain unpaid after a further 14 days following the issue of the Legal Demand, the owners corporation will engage solicitors to issue a notice of action in accordance with section 86 (4) of the *Strata Schemes Management Act 2015* ("**Notice of Action**") in respect of the action proposed to be taken under (iv) below.
- (v) On the expiry of the required 21 days after the giving of the Notice of Action the owners corporation will commence proceedings against the lot owner concerned for the recovery of the unpaid contributions, interest and the expenses of the owners corporation incurred in recovering the same in the New South Wales Civil and Administrative Tribunal or the Local Court of New South Wales, subject to and in accordance with legal advice.
- (vi) Where a person is jointly and severally liable for unpaid contributions and interest under section 84 of the *Strata Schemes Management Act 2015* the owners corporation will take steps against that person in accordance with the remaining provisions of this motion as if that person was the owner of the lot referred to.

Resolution 7: Insurance	Resolution Type:	Ordinary
<p>a) RESOLVED that the insurances currently held by the strata scheme be confirmed.</p> <p>b) RESOLVED that the cover for liability of officers or members of the strata committee for damage to property, death or bodily injury in accordance with section (165)(2)(a) of the Strata Schemes Management Act 2015 be confirmed.</p> <p>c) RESOLVED that the cover for misappropriation of money or other property of the owners corporation in accordance with section 165(2)(b) of the Strata Schemes Management Act 2015 be confirmed.</p> <p>d) Motion Withdrawn. It was noted that the matter was being addressed by the Building Management Committee.</p> <p><i>That the owners corporation commission a valuer to provide a valuation in accordance with Section 161 of the Strata Schemes Management Act 2015 and to clearly specify all matters excluded at the front of the valuation report.</i></p>		

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

Resolution 9: Strata Committee	Resolution Type:	Ordinary
<p>a) The Chairman declared all written nominations and called for all oral nominations to the Strata Committee. The following members were nominated:</p> <ul style="list-style-type: none"> i. A Whybrow ii. S Anthony iii. P Hing iv. T McGearey v. D Harris vi. M Cornelius vii. D Welsby viii. K Gale 		
<p>b) RESOLVED that the number of members of the Strata Committee be determined at eight (8).</p>		

c) **RESOLVED** that the members of the Strata Committee be elected as follows:

- i. A Whybrow
- ii. S Anthony
- iii. P Hing
- iv. T McGearey
- v. D Harris
- vi. M Cornelius
- vii. D Welsby
- viii. K Gale

Resolution 10: Restricted Matters

Resolution Type:

Ordinary

RESOLVED that there be no matter or, class of matter, is to be determined only by the owners corporation at a general meeting.

Resolution 11: Annual Fire Safety Statement

Resolution Type:

Ordinary

The Owners Corporation **RESOLVED** to 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 submit any corrective action report to the Strata Committee to determine what further action is required, if any; and
- (c) To delegate to the strata manager the following functions pursuant to the Agency Agreement additional duties schedule:
 - i. undertake the seeking of quotations and engaging the contractor to prepare the statement; and
 - ii. sign the statement on behalf of the scheme (only where applicable) and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner

Resolution 12: BMC Representative

Resolution Type:

Special

By way of **SPECIAL RESOLUTION**, the owners corporation appoints A Whybrow to represent the owners corporation at all meetings of the Building Management Committee.

Resolution 13: Strata Management Agency Agreement

Resolution Type:

Ordinary

Pursuant to s 49 of the *Strata Schemes Management Act 2015* ('**Act**'), the owners corporation **RESOLVED** to renew the appointment of Wellman Strata Management Pty Limited ('**Agent**') as strata managing agent for the scheme and:

- i. Delegates to the *Agent* all of the functions of:
 - a. the owners corporation (other than those listed in section 52 (2) of the Act; and
 - b. its chairperson, treasurer, and secretarythat is necessary to enable the *Agent* to carry out the '*agreed services*' and the '*additional services*' as defined in Schedules A1 and A2 of the new strata management agency agreement dated 1st May 2021 ('**2021 Agreement**'); and,
- ii. That the delegation to the *Agent* be subject to the conditions and limitations outlined in the *2021 Agreement*;
- iii. That the owners corporation execute the *2021 Agreement* to give effect to this appointment and delegation;
- iv. That authority be given for the affixing of the common seal of the owners corporation to the *2021 Agreement* and witnessed by 2 members of the strata committee;
- v. That if 2 members are not available, authority passes to 1 member and the Secretary of the owners corporation.

A special mention of thanks was made to the Committee members for their contributions throughout the year.

THERE BEING NO FURTHER BUSINESS,
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 6:25 PM



Print: 28 May 2021

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

And: To all mortgagees, covenant charges and registered tenants

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015*

Meeting Particulars	
Strata Plan Number & Building Name:	SP 71822 Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	Strata Committee Meeting
Date of Meeting:	Thursday, 27 th May 2021
Time of Meeting:	Immediately following the conclusion of the AGM
Meeting Venue:	Offices of Wellman Strata pursuant to Regulation 14, <i>Strata Schemes Management Regulation 2016</i> .
Chairman:	A Whybrow

Present: A Whybrow, T McGearey, D Welsby, K Gale, M Cornelius, S Anthony, P Hing and D Harris.

Delegation: Nil.

Apologies: Nil.

In Attendance: D Ayers (8), J Slaveski (25), S Anthony (84, 89), D Wellman and H Thirumeni of Wellman Strata Management Pty Ltd ('**Wellman Strata**').

Quorum: At 6:26 PM the Chairman declared a quorum present for the purpose of addressing the motions of the meeting and opened proceedings.

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

A Whybrow:	Chairman and Secretary
S Anthony:	Treasurer

Resolution 3: Next Meeting

RESOLVED that the Strata Committee convene its next meeting on **Thursday, 26th August 2021 at 11:00am** (to be convened via Zoom).

THERE BEING NO FURTHER BUSINESS,
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 6:36 PM



Print: 27 August 2021

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

And: All registered lot owners and registered tenants.

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015*

Strata Plan Number & Building Name:	SP 71822 Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	Strata Committee Meeting
Date of Meeting:	Thursday, 26 th August 2021
Time of Meeting:	11:00AM
Meeting Venue:	The Office of Wellman Strata by Zoom Video Conference pursuant to Regulation 14, <i>Strata Schemes Management Regulation 2016</i>
Chairperson:	A Whybrow

Present: A Whybrow, T McGeary, S Anthony, K Gale, D Welsby, P Hing and D Harris.

Delegations: Nil.

Apologies: M Cornelius.

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

Quorum: At 11:04AM, the Chairperson declared a quorum for the purpose of opening the meeting and addressing the motions listed in the agenda

Resolution 1: Minutes

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

Resolution 2: Matters Arising

RESOLVED that the Strata Committee consider the following matters arising from the last meeting:

- a. Overgrown Trees

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**PROFESSIONAL
STRATA
MANAGER**
Strata Community Association (NSW)

SYDNEY Suite 5, Level 9, 189 Kent Street, Sydney, NSW 2000
NEWCASTLE 28, 8 Murray Dwyer Circuit, Mayfield NSW 2304
PO BOX PO Box Q1916, Queen Victoria Building, Sydney, NSW 1230

Liability limited by a scheme approved under Professional Standards Legislation.

The Strata Committee received an update regarding the matter of overgrown trees within lot owners' planter boxes and it was noted that the Strata Managing Agent has undertaken to issue further correspondence to the resident and property manager of Lot 3 requesting that the issue be addressed. The matter is ongoing and will continue to be monitored by the Building Manager in conjunction with Wellman Strata.

b. By-Law Review

The Strata Committee received an update regarding the review and proposed redrafting of the registered by-laws. It was noted that Chambers Russell Lawyers is finalising the review and it is expected to have the first draft and advice by the close of next week (3rd September).

It was noted that Wellman Strata will circulate the draft review and advice to the committee for consideration once the material came to hand. Matter is ongoing.

Note (not forming part of the motion):

The committee received a re-cap of discussions concerning smoke drift following the further complaints raised at the last meeting. It was noted that correspondence had been served on the offending party and, that the committee considered the potential impact of commencing proceedings in connection with the matter vis a vis the rights of an individual owner and/or occupant who are equally powered to take an action where they may be impacted by the issue of smoke drift.

Resolution 3: Building Management Report

RESOLVED that the Strata Committee reviewed and considered the latest building manager report as published.

Resolution 4: Financial Statements

a. **RESOLVED** that the Strata Committee tabled and received the latest financial statements for the strata scheme.

b. **RESOLVED** that the Strata Committee considered the latest arrears report for the strata scheme.

The committee noted that the current arrears was currently in hand and represented an acceptable level of risk when measured against total scheme revenue for the year.

Wellman Strata was requested to comment on processes connected with lot owner payment plans noting that any such plans received would first be vetted by the agent's accounts team before being presented to the committee for consideration, particularly if any lot owner has been adversely impacted in terms of earning capacity due to the pandemic.

Resolution 5: BMC Matters

It was noted that there were no extant issues to report on as it concerned the Building Management Committee.

Resolution 6: General Business and Correspondence

The Strata Committee considered the following items of general business:

a. COVID Safety Plan

The Strata Committee discussed and considered additional COVID Safety Plans for the building, particularly in readiness for any situation that might require a swift response to any incident of a close contact or positive covid case in the building. The Strata Managing Agent provided general procedures and advice given previous experiences dealing with such issues and, noting that NSW Health will assist to deploy relevant procedures including any recommended cleaning regime and notifications to residents.

In those circumstances, the committee would be requested to consider the need to amplify its cleaning process and, the frequency of cleaning services with focal points being high traffic areas such as the common areas, lifts, foyers etc. It was requested that the Strata Managing Agent locate and provide the NSW Guidelines for cleaning to the Building Manager for reference.

Resolution 7: Next Meeting

RESOLVED that the Strata Committee convene the next meeting on **Thursday, 25th November 2021 to commence at 11:00AM.**

THERE BEING NO FURTHER BUSINESS,
THE CHAIRMAN CLOSED THE MEETING AT 11:39AM



Print: 01 March 2022

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

And: All registered lot owners and registered tenants.

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015*

Strata Plan Number & Building Name:	SP 71822 Nuova
Address of scheme:	88 Vista Street, Mosman NSW 2088
Type of Meeting:	Strata Committee Meeting
Date of Meeting:	Thursday, 24 th February 2022
Time of Meeting:	11:00AM
Meeting Venue:	The Office of Wellman Strata by Zoom Video Conference pursuant to Regulation 14, <i>Strata Schemes Management Regulation 2016</i>
Chairman:	A Whybrow

Present: A Whybrow, S Anthony, T McGeary, K Gale and P Hing.

Delegations: Nil.

Apologies: D Welsby, M Cornelius and D Harris.

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

Quorum: At 11:15AM, the Chairperson declared a quorum for the purpose of opening the meeting and addressing the motions listed in the agenda.

Resolution 1: Minutes

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

Resolution 2: Matters Arising

RESOLVED that the Strata Committee consider the following matters arising from the last meeting:

- a. Overgrown Trees

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**PROFESSIONAL
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The Strata Committee received an update regarding the matter of overgrown trees within lot owners' planter boxes and it was noted that no action has been taken by the lot owner to maintain the trees, nor has any response been received.

It was discussed that further action should be taken and, that Wellman Strata undertake a review of the currently registered by-laws to determine an appropriate action to recommend to the strata committee. Subject to those recommendations, a formal resolution will be included at the next strata committee meeting.

It was also suggested that whilst the current by-laws are being reviewed, Wellman Strata seek advice from Chambers Russell Lawyers on the appropriateness of the existing by-laws relative to the maintenance of planter boxes within a lot. The matter is ongoing and will continue to be monitored by the Building Manager in conjunction with Wellman Strata.

b. By-Law Review

The Strata Committee received an update regarding the review and redrafting of the currently registered by-laws. It was noted that Chambers Russell Lawyers have issued a clean copy of the consolidated by-laws (as revised). It was noted that the file will be circulated to the strata committee members for review and comment.

It was noted that the strata committee members are to provide any proposed amendments and/or feedback by the 31st of March 2022 for final discussions and resolution at the next strata committee meeting.

c. COVID Safety Plan

The Strata Committee received an update and discussed additional COVID safety plans for the building. It was noted that Building Management confirmed the implantation of a COVID-19 Safety Action at the building, which aligns with the six covid safety principles recommended by the Strata Community Australia ('SCA').

It was noted that the buildings current restrictions are in accordance with NSW Government Public Health Orders and was agreed to remove from future agendas.

Resolution 3: Building Management Report

RESOLVED that the Strata Committee reviewed and considered the latest building manager report as published.

Resolution 4: Financial Statements

a. **RESOLVED** that the Strata Committee table and receive the latest financial statements for the strata scheme.

b. **RESOLVED** that the Strata Committee considers the latest arrears report for the strata scheme.

Note:

The members were informed that the financial year end will conclude at the end of February 2022 at which time Wellman Strata will prepare the year-end accounts ready for audit and, prepare draft budgets. It was agreed that a meeting between the Treasurer, Building Manager and Wellman Strata be scheduled to discuss the proposed budget in anticipation of the next scheduled strata committee meeting.

Resolution 5: BMC Matters

It was noted that there were no issues to report on as it concerned the Building Management Committee.

Resolution 6: General Business and Correspondence

The Strata Committee considered the following items of general business:

a. Apt 611 – Insurance Claim

The strata committee **RESOLVED** to ratify its approval to proceed with the insurance claim for the storm damage to the external blinds in Apartment 611.

Resolution 7: Next Meeting

RESOLVED that the Strata Committee convene the next meeting on **Thursday, 14th April 2022 to commence at 11:00AM.**

**THERE BEING NO FURTHER BUSINESS,
THE CHAIRMAN CLOSED THE MEETING AT 11:52AM**



Print: 28/04/2022

To: The Strata Committee - Strata Plan 71822
Nuova
88 Vista Street
MOSMAN NSW 2088

And: To all mortgagees, covenant charges and registered tenants

Minutes of Strata Committee Meeting

Schedule 2, *Strata Schemes Management Act 2015 (NSW)*

Meeting Particulars	
Strata Plan # Building Name:	Strata Plan 71822 Nuova
Address of scheme:	88 Vista Street, MOSMAN NSW 2088
Type of Meeting:	STRATA COMMITTEE MEETING
Date of Meeting:	Thursday, 28th April 2022
Time of Meeting:	11:00 am
Meeting Venue:	The Office of Wellman Strata by Zoom Video Conference pursuant to Regulation 14, <i>Strata Schemes Management Regulation 2016</i>
Chairperson:	D Wellman of Wellman Strata Management Pty Ltd (by invitation)

Present in Person: A Whybrow, D Welsby, S Anthony, K Gale, M Cornelius, P Hing and D Harris.

Apologies: T McGeary.

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

Quorum: At 11:05AM the Chairman declared a meeting quorum for the purpose of addressing the motions of the meeting.

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Strata Community Services Pty Ltd

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Minutes for the Strata Committee Meeting

S/Plan 71822 Nuova 88 Vista Street
28/04/2022 11:00 am

1. Minutes

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

2. Matters Arising

RESOLVED that the Strata Committee considered the following matters arising from the previous minutes of meeting:

1. Overgrown Trees

That the Strata Committee received an update regarding the matter of overgrown trees within lot owners' planter boxes and it was noted that the property manager for Lot 3 has arranged a tree lopper to attend and remove the dead branches as a matter of urgency, as it was reported they had fallen onto common property and the neighbouring courtyard, following recent heavy winds.

Building Management and Concierge have confirmed the dead trees have since been removed, and will continue to monitor the ongoing maintenance of the trees and planter boxes. It was agreed to remove the item from future agendas.

2. By-Law Review

That the Strata Committee received an update regarding the review and/or redrafting of the currently registered by-laws. It was noted that in addition to the commentary provided under relevant by-laws, the following changes be advised to Chambers Russell Lawyers:

- By-Law 19 – Use of Carparking Spaces: It was agreed to amend the by-law to include the storing of bikes and trailers, in addition to motor vehicles.
- By-Law 27 – Hot water systems: It was agreed to remove the specific reference to AGL Gas Company Limited (AGL) amend 27.2, to reflect that "each owner or occupier must (a) pay the Owners Corporation according to regular accounts issued by the Owners Corporation that are based on metered readings or pay these accounts direct to the retailer".

Once the final clean consolidated set of by-laws have been received from Chambers Russell Lawyers, it is **RESOLVED** to put forward the by-laws and relevant motion to the Annual General Meeting for consideration from all owners.

3. Building Manager Report

RESOLVED that the Strata Committee reviewed and considered the latest report from the Building Manager as published.

4. Financial Statements

-
- a. **RESOLVED** that the Strata Committee table and receive the latest financial statements for the strata scheme.
- b. **RESOLVED** that the Strata Committee considers the latest arrears report for the strata scheme.
- c. **RESOLVED** that the Strata Committee considers the Draft Budget for the strata scheme.
-

5. BMC Matters

It was noted that there were no issues to report on as it concerned the Building Management Committee.

6. General Business and Correspondence

It was noted that there was no additional items of general business or correspondence for the strata committee to consider.

7. Next Meeting

RESOLVED that the Strata Committee determined to convene the Annual General Meeting on **Thursday, 9th June 2022 to commence at 5:00PM and held via ZOOM video conferencing.**

THERE BEING NO FURTHER BUSINESS,
THE CHAIRMAN CLOSED THE MEETING AT 12:01PM.

Capital Works Fund Plan

Strata Plan 71822
88 Vista st, Mosman
NSW 2088



Compiled by Edward Malek

21st October 2019

Proud Members of:



SAGEVIEW [NSW] PTY LTD

Phone: 1300 094 648

Email: enquiries@sageview.com.au

Web: www.sageview.com.au

PO Box 155 Parramatta CBD NSW 2124

21st October 2019

The Owner's Corporation for SP 71822
Rebecca Marco
Wellman Strata Management
PO BOX Q1916
Queen Victoria Building NSW 1230

Dear Owners,

Capital Works Fund Plan – SP 71822

Thank you for obtaining your capital works fund plan from Sageview.

As requested by the Owners Corporation Sageview has compiled a Capital Works Fund Budget for the common areas of the subject property. The 15 year plan will provide for long-term maintenance and repair of the building as well as replacement of common property items. The aim of a capital works fund is to regulate levies over time so there won't be excessively heavy assessments during any one year. This information is also useful and must be made available to lot owners and potential buyers to ensure transparency of incumbent property costs.

The capital works fund report consisted of a site inspection identifying and assessing the condition of the common property and materials used and estimating their life expectancy. Our experienced building inspectors use rates commonly used in the industry today. Life expectancies and life cycles used in the report are intended as a guide for the purpose of determining a reasonable budget allowance for every year covered by this report. It is not a maintenance report and should only be used as a guide for maintenance.

The Owners Corporation was requested to make available to Sageview all relevant information regarding the property including financial details and any expected maintenance issues and costs which would likely impact the Capital Works Fund Plan.

The Capital Works Fund plan has been set out for the next 15 years but it should be noted that it should be reviewed every few years, (relative to size of complex) to update any changes caused by abnormal expenditure, government legislations, differences between tender prices and monies allocated in the report, building material availability and condition of the building.

Report Imputations

Strata Plan	71822
Date Plan Registered	2019
Number of Units	91
Number of Entitlements	10000
Estimated Capital Works Fund Balance at start of financial year	\$60,177
Start date of Financial Year	1 March 2019
Total previous Sinking Fund Levy (ex GST)	\$298,092
Assumed Interest Rate on invested funds	1.5%
Taxation Rate on income from Invested Funds	30%
Contingency Allowance - For minor and/or unforeseen expenses.	10%
Assumed Rate of Inflation for Building Maintenance / Construction Costs	4%

The estimated second year total contribution for the Capital Works Fund is:

\$228,000 ex GST

The estimated levies have been recommended for the following reasons:

- Long term expenditure, or a portion of, which may be beyond the 15 years of the plan have been included due to the high costs of such items. Eg. window replacements.
- Items which were not included in previous plans due to being outside the 10 or 15 time frame, or previously determined as being 'life of building' which our extensive experience has proved not to be the case. Eg. Balcony tile replacements
- The increase in construction related costs beyond that of inflation and consumer price index over the years since the last plan was completed.
- The age of the complex requires substantial expenditure for replacement and refurbishment of numerous items within the time frame of this plan. Eg. Mechanical upgrades for lifts

These reasons also reinforce the need to ensure the capital works fund plan be regularly reviewed and updated every 2 - 5 years (relative to size of complex) to minimise such substantial rises in the future.

Please contact Sageview should further information or clarification be required on 1300 094 648

Yours sincerely

Edward Malek

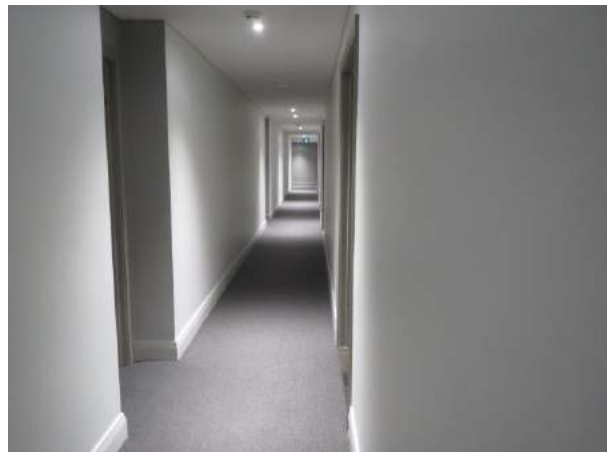


Table 1 - Estimated Cash Flow

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

Capital Works Fund Plan for SP71822: NUOVA
Prepared : 17/10/2019

Table 2 - Estimated Expenditure

							Estimated Expenditure														
No.	Location and Item	Work Description	Qty	Est Item Life	Year Next Due	Est Cost	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Building Exteriors																					
1	Painting	Paint all exterior surfaces previously painted	1815 sqm	10	5	58080					67945										100575
2	Painting	Boomlift/bosuns chair allowance	1 item	10	5	38000					44454										65803
3	Painting	Paint balcony soffits	621 sqm	10	5	15525					18162										26884
4	Painting	Paint timber balustrade rails	92 lm	5	1	5060	5060					6156					7490				
5	Painting	Paint building exterior metal facade structures	1 item	10	5	13200					15442										22858
6	Painting	Pressure clean sandstone facade areas	185 sqm	6	1	2775	2775						3511						4442		
7	Windows	Alluminium window and door replacement allowance 10%	1 item	3	3	86450			93504			105179			118312			133085			149703
8	Floor Coverings	Replace / maintain floor surfaces to balconies/terraces (25% Total 884	221 sqm	3	3	128180			138639			155950			175423			197327			221966
9	Balustrades, Handrails	Replace/maintain balcony balustrades (Total 92m 20%)	18 lm	4	4	9900				11136				13027				15240			
10	Parts and Fittings	Maintain balcony screens allowance	1 item	2	2	4500		4680		5061		5474		5921		6404		6927		7492	
11	Parts and Fittings	Electric roof louvre allowance	1 item	10	5	10000					11698										17316
12	Membrane	Maintain waterproofing membrane to planter boxes	1 item	4	4	25000				28121				32898				38486			
Roof Area																					
13	Membrane	Replace / maintain membrane to roof areas 50%	1 sqm	5	10	175000										249079					303043
14	Roofing	Replace/maintain bedding, tiles and pointing to tile roof areas	1 item	5	2	3850		4003					4871					5926			
Building Interiors																					
15	Painting	Lobbies - paint ceilings	400 sqm	8	8	8000								10527							
16	Painting	Lobbies - paint walls	960 sqm	8	8	18240								24002							

No.	Location and Item	Work Description	Qty	Est Item Life	Year Next Due	Est Cost	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
17	Painting	Lobbies - paint door faces including architraves	120 ea	8	3	15600			16872								23091				
18	Painting	Entry Foyer - Refurbish wall finishes	1 item	20	10	15000										21349					
19	Floor Coverings	Lobbies - replace carpet	354 sqm	10	10	40710										57943					
20	Floor Coverings	Entry Foyer - Replace rug	17 sqm	10	5	2550					2983										4415
21	Floor Coverings	Lobbies - maintain floor tiles (total 48m2 20%)	10 sqm	8	8	1500								1973							
22	Painting	Garbage rooms - paint door face	6 ea	8	8	660								868							
23	Painting	Garbage rooms - paint walls	120 m2	8	8	2040								2684							
24	Painting	Garbage rooms - paint ceiling	24 m2	8	8	432								568							
25	Floor Coverings	Garbage Rooms - Replace vinyl floor	24 sqm	15	7	3600							4555								
26	Painting	Fire stairways - paint door face	14 ea	14	8	1400								1842							
27	Doors	Maintain auto foyer entry door	1 item	2	2	750		780		843		912		986		1067		1154		1248	
28	Doors	Door hardware allowance	3 No	3	3	2760			2985			3357			3777			4248			4779
29	Membrane	Replace waterproof membrane for bathrm areas allowance	3 sqm	2	2	2700		2808		3037		3284		3553		3842		4156		4495	
Basement / Carpark																					
30	Painting	Paint door face	8 No	12	5	880					1029										
31	Painting	Paint linemarking	1 item	12	6	2750						3345									
Building Services																					
32	Fire Services	Replace / maintain fire extinguishers 20%	4 No	2	2	600		624		674		729		789		853		923		999	
33	Fire Services	Replace/maintain smoke detectors 25%	25 No.	3	3	4625			5002			5627			6329			7119			8009
34	Fire Services	Replace emergency & exit lighting 10%	4 No	4	4	1200				1349				1579				1847			

No.	Location and Item	Work Description	Qty	Est Item Life	Year Next Due	Est Cost	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
35	Lift	Mechanical upgrade of lift allowance	2 Item	25	10	500000										711655					
36	Lift	Refurbish interior of lift	2 Item	13	8	24000								31582							
37	Plant	Rubbish compactor allowance	1 item	2	2	2500		2600		2812		3041		3289		3558		3848		4162	
38	Plant	Residential garbage hoist allowance	1 item	4	1	4000	4000				4679				5474				6404		
39	Ventilation	Replace / refurbish garbage room ventilation fans	1 No	2	2	580		603		652		705		763		825		892		965	
40	Hot Water System	Replace gas hot water heaters	6 No	15	4	26400				29696											
41	Hot Water System	Replace storage hot water tanks 315L	2 ea	12	5	7600					8890										
42	Pumps	Replace recirculatory hot water pumps	2 No	6	2	1570		1632						2066						2614	
43	Plumbing	Plumbing allowance	1 Item	3	3	1200			1297			1459			1642			1847			2078
44	Electrical	Electrical Allowance	1 Item	2	2	850		883		956		1034		1118		1209		1308		1415	
45	Lighting	Replace internal / external light fittings 10%	17 unit	2	2	5100		5304		5736		6204		6711		7258		7851		8491	
46	Air Conditioning	Entry foyer AC system allowance	1 No	4	4	2500				2812				3289				3848			
47	Security	Upgrade CCTV surveillance system allowance	1 Item	3	3	3500			3785			4258			4789			5388			6060
48	Access Control	Swipe system allowance	1 Item	10	1	25000	25000										37006				
49	Communication	Replace / maintain intercom systems allowance 10%	1 Item	2	2	4095		4258		4606		4982		5388		5828		6304		6818	
							36835	28175	262084	97491	175282	311696	12937	155423	315746	1070870	67587	447724	10846	38699	933489
Yearly Estimated Expenditure including 10.00% Contingency							40518	30992	288292	107240	192810	342865	14230	170965	347320	1177957	74345	492496	11930	42568	1026837

Table 3 - Estimated Expenditure Summary

Item	2019 2020	2020 2021	2021 2022	2022 2023	2023 2024	2024 2025	2025 2026	2026 2027	2027 2028	2028 2029	2029 2030	2030 2031	2031 2032	2032 2033	2033 2034
Air Conditioning				2812				3289				3848			
Communications		4258		4606		4982		5388		5828		6304		6818	
Doors, Windows	25000	780	96489	843		109448		986	122089	1067	37006	138487		1248	154482
Drainage		4003					4871					5926			
Fencing				11136				13027				15240			
Fire Systems		624	5002	2023		6356		2368	6329	853		9889		999	8009
Floor coverings			138639		2983	155950	4555	1973	175423	57943		197327			226381
Electrical, Lighting		6187		6692		7238		7829		8467		9159		9906	
Painting	7835		16872		147032	6156	3511	40491		21349	30581		4442		216120
Roadways, Pathways						3345									
Waterproofing		2808		31158		3284		36451		252921		42642		4495	303043
Lifts								31582		711655					
Ventilation		603		652		705		763		825		892		965	
Plumbing			1297	29696	8890	1459			1642			1847			2078
Pumps		1632						2066						2614	
Miscellaneous			3785			4258			4789			5388			6060
Plant	4000	2600		2812	4679	3041		3289	5474	3558		3848	6404	4162	
Parts and Fittings		4680		5061	11698	5474		5921		6404		6927		7492	17316
Contingency	3683	2817	26208	9749	17528	31169	1293	15542	31574	107087	6758	44772	1084	3869	93348
Total	40518	30992	288292	107240	192810	342865	14230	170965	347320	1177957	74345	492496	11930	42568	1026837

Table 4 - Years 1 - 5 unit Contributions

unit No.	unit Entitlements	Annual & Quarterly Contributions									
		Year 1 - 2019		Year 2 - 2020		Year 3 - 2021		Year 4 - 2022		Year 5 - 2023	
		Per Year	Per Quarter	Per Year	Per Quarter	Per Year	Per Quarter	Per Year	Per Quarter	Per Year	Per Quarter
1	81	2414.55	603.64	1846.80	461.70	1920.66	480.17	1997.48	499.37	2077.38	519.35
2	100	2980.92	745.23	2280.00	570.00	2371.19	592.80	2466.03	616.51	2564.67	641.17
3	141	4203.10	1050.77	3214.80	803.70	3343.38	835.84	3477.10	869.28	3616.18	904.05
4	105	3129.97	782.49	2394.00	598.50	2489.75	622.44	2589.33	647.33	2692.90	673.23
5	141	4203.10	1050.77	3214.80	803.70	3343.38	835.84	3477.10	869.28	3616.18	904.05
6	90	2682.83	670.71	2052.00	513.00	2134.07	533.52	2219.43	554.86	2308.20	577.05
7	106	3159.78	789.94	2416.80	604.20	2513.46	628.37	2613.99	653.50	2718.55	679.64
8	92	2742.45	685.61	2097.60	524.40	2181.49	545.37	2268.75	567.19	2359.50	589.87
9	86	2563.59	640.90	1960.80	490.20	2039.22	509.81	2120.79	530.20	2205.62	551.40
10	81	2414.55	603.64	1846.80	461.70	1920.66	480.17	1997.48	499.37	2077.38	519.35
11	81	2414.55	603.64	1846.80	461.70	1920.66	480.17	1997.48	499.37	2077.38	519.35
12	75	2235.69	558.92	1710.00	427.50	1778.39	444.60	1849.52	462.38	1923.50	480.88
13	69	2056.83	514.21	1573.20	393.30	1636.12	409.03	1701.56	425.39	1769.62	442.41
14	112	3338.63	834.66	2553.60	638.40	2655.73	663.93	2761.95	690.49	2872.43	718.11
15	95	2831.87	707.97	2166.00	541.50	2252.63	563.16	2342.73	585.68	2436.44	609.11
16	115	3428.06	857.01	2622.00	655.50	2726.87	681.72	2835.93	708.98	2949.37	737.34
17	97	2891.49	722.87	2211.60	552.90	2300.05	575.01	2392.05	598.01	2487.73	621.93
18	122	3636.72	909.18	2781.60	695.40	2892.85	723.21	3008.56	752.14	3128.90	782.22
19	118	3517.49	879.37	2690.40	672.60	2798.00	699.50	2909.92	727.48	3026.31	756.58
20	129	3845.39	961.35	2941.20	735.30	3058.84	764.71	3181.18	795.29	3308.42	827.11
21	90	2682.83	670.71	2052.00	513.00	2134.07	533.52	2219.43	554.86	2308.20	577.05
22	98	2921.30	730.33	2234.40	558.60	2323.77	580.94	2416.71	604.18	2513.38	628.34
23	105	3129.97	782.49	2394.00	598.50	2489.75	622.44	2589.33	647.33	2692.90	673.23
24	92	2742.45	685.61	2097.60	524.40	2181.49	545.37	2268.75	567.19	2359.50	589.87
25	89	2653.02	663.25	2029.20	507.30	2110.36	527.59	2194.77	548.69	2282.56	570.64
26	81	2414.55	603.64	1846.80	461.70	1920.66	480.17	1997.48	499.37	2077.38	519.35
27	80	2384.74	596.18	1824.00	456.00	1896.95	474.24	1972.82	493.21	2051.74	512.93
28	89	2653.02	663.25	2029.20	507.30	2110.36	527.59	2194.77	548.69	2282.56	570.64
29	82	2444.35	611.09	1869.60	467.40	1944.38	486.09	2022.14	505.54	2103.03	525.76
30	84	2503.97	625.99	1915.20	478.80	1991.80	497.95	2071.47	517.87	2154.32	538.58
31	95	2831.87	707.97	2166.00	541.50	2252.63	563.16	2342.73	585.68	2436.44	609.11
32	116	3457.87	864.47	2644.80	661.20	2750.58	687.65	2860.59	715.15	2975.02	743.75
33	105	3129.97	782.49	2394.00	598.50	2489.75	622.44	2589.33	647.33	2692.90	673.23
34	125	3726.15	931.54	2850.00	712.50	2963.99	741.00	3082.54	770.63	3205.84	801.46
35	118	3517.49	879.37	2690.40	672.60	2798.00	699.50	2909.92	727.48	3026.31	756.58
36	130	3875.20	968.80	2964.00	741.00	3082.55	770.64	3205.84	801.46	3334.07	833.52
37	92	2742.45	685.61	2097.60	524.40	2181.49	545.37	2268.75	567.19	2359.50	589.87
38	98	2921.30	730.33	2234.40	558.60	2323.77	580.94	2416.71	604.18	2513.38	628.34
39	100	2980.92	745.23	2280.00	570.00	2371.19	592.80	2466.03	616.51	2564.67	641.17
40	86	2563.59	640.90	1960.80	490.20	2039.22	509.81	2120.79	530.20	2205.62	551.40
41	84	2503.97	625.99	1915.20	478.80	1991.80	497.95	2071.47	517.87	2154.32	538.58
42	85	2533.78	633.45	1938.00	484.50	2015.51	503.88	2096.13	524.03	2179.97	544.99

unit No.	unit Entitlements	Annual & Quarterly Contributions									
		Year 1 - 2019		Year 2 - 2020		Year 3 - 2021		Year 4 - 2022		Year 5 - 2023	
		Per Year	Per Quarter	Per Year	Per Quarter	Per Year	Per Quarter	Per Year	Per Quarter	Per Year	Per Quarter
43	81	2414.55	603.64	1846.80	461.70	1920.66	480.17	1997.48	499.37	2077.38	519.35
44	92	2742.45	685.61	2097.60	524.40	2181.49	545.37	2268.75	567.19	2359.50	589.87
45	86	2563.59	640.90	1960.80	490.20	2039.22	509.81	2120.79	530.20	2205.62	551.40
46	85	2533.78	633.45	1938.00	484.50	2015.51	503.88	2096.13	524.03	2179.97	544.99
47	85	2533.78	633.45	1938.00	484.50	2015.51	503.88	2096.13	524.03	2179.97	544.99
48	111	3308.82	827.21	2530.80	632.70	2632.02	658.01	2737.29	684.32	2846.78	711.70
49	100	2980.92	745.23	2280.00	570.00	2371.19	592.80	2466.03	616.51	2564.67	641.17
50	126	3755.96	938.99	2872.80	718.20	2987.70	746.92	3107.20	776.80	3231.48	807.87
51	104	3100.16	775.04	2371.20	592.80	2466.04	616.51	2564.67	641.17	2667.26	666.81
52	96	2861.68	715.42	2188.80	547.20	2276.34	569.09	2367.39	591.85	2462.08	615.52
53	109	3249.20	812.30	2485.20	621.30	2584.60	646.15	2687.97	671.99	2795.49	698.87
54	96	2861.68	715.42	2188.80	547.20	2276.34	569.09	2367.39	591.85	2462.08	615.52
55	101	3010.73	752.68	2302.80	575.70	2394.90	598.73	2490.69	622.67	2590.32	647.58
56	97	2891.49	722.87	2211.60	552.90	2300.05	575.01	2392.05	598.01	2487.73	621.93
57	95	2831.87	707.97	2166.00	541.50	2252.63	563.16	2342.73	585.68	2436.44	609.11
58	87	2593.40	648.35	1983.60	495.90	2062.94	515.73	2145.45	536.36	2231.26	557.82
59	85	2533.78	633.45	1938.00	484.50	2015.51	503.88	2096.13	524.03	2179.97	544.99
60	101	3010.73	752.68	2302.80	575.70	2394.90	598.73	2490.69	622.67	2590.32	647.58
61	88	2623.21	655.80	2006.40	501.60	2086.65	521.66	2170.11	542.53	2256.91	564.23
62	82	2444.35	611.09	1869.60	467.40	1944.38	486.09	2022.14	505.54	2103.03	525.76
63	103	3070.35	767.59	2348.40	587.10	2442.33	610.58	2540.01	635.00	2641.61	660.40
64	213	6349.36	1587.34	4856.40	1214.10	5050.63	1262.66	5252.64	1313.16	5462.75	1365.69
65	95	2831.87	707.97	2166.00	541.50	2252.63	563.16	2342.73	585.68	2436.44	609.11
66	135	4024.24	1006.06	3078.00	769.50	3201.11	800.28	3329.14	832.29	3462.30	865.58
67	111	3308.82	827.21	2530.80	632.70	2632.02	658.01	2737.29	684.32	2846.78	711.70
68	122	3636.72	909.18	2781.60	695.40	2892.85	723.21	3008.56	752.14	3128.90	782.22
69	145	4322.33	1080.58	3306.00	826.50	3438.23	859.56	3575.74	893.94	3718.77	929.69
70	110	3279.01	819.75	2508.00	627.00	2608.31	652.08	2712.63	678.16	2821.14	705.28
71	112	3338.63	834.66	2553.60	638.40	2655.73	663.93	2761.95	690.49	2872.43	718.11
72	92	2742.45	685.61	2097.60	524.40	2181.49	545.37	2268.75	567.19	2359.50	589.87
73	91	2712.64	678.16	2074.80	518.70	2157.78	539.45	2244.09	561.02	2333.85	583.46
74	85	2533.78	633.45	1938.00	484.50	2015.51	503.88	2096.13	524.03	2179.97	544.99
75	208	6200.31	1550.08	4742.40	1185.60	4932.08	1233.02	5129.34	1282.34	5334.51	1333.63
76	95	2831.87	707.97	2166.00	541.50	2252.63	563.16	2342.73	585.68	2436.44	609.11
77	130	3875.20	968.80	2964.00	741.00	3082.55	770.64	3205.84	801.46	3334.07	833.52
78	101	3010.73	752.68	2302.80	575.70	2394.90	598.73	2490.69	622.67	2590.32	647.58
79	125	3726.15	931.54	2850.00	712.50	2963.99	741.00	3082.54	770.63	3205.84	801.46
80	130	3875.20	968.80	2964.00	741.00	3082.55	770.64	3205.84	801.46	3334.07	833.52
81	115	3428.06	857.01	2622.00	655.50	2726.87	681.72	2835.93	708.98	2949.37	737.34
82	345	10284.17	2571.04	7866.00	1966.50	8180.61	2045.15	8507.80	2126.95	8848.11	2212.03
83	370	11029.40	2757.35	8436.00	2109.00	8773.40	2193.35	9124.31	2281.08	9489.28	2372.32
84	345	10284.17	2571.04	7866.00	1966.50	8180.61	2045.15	8507.80	2126.95	8848.11	2212.03
85	86	2563.59	640.90	1960.80	490.20	2039.22	509.81	2120.79	530.20	2205.62	551.40
86	428	12758.34	3189.58	9758.40	2439.60	10148.69	2537.17	10554.61	2638.65	10976.79	2744.20
87	29	864.47	216.12	661.20	165.30	687.65	171.91	715.15	178.79	743.75	185.94
88	3	89.43	22.36	68.40	17.10	71.14	17.78	73.98	18.50	76.94	19.24
89	3	89.43	22.36	68.40	17.10	71.14	17.78	73.98	18.50	76.94	19.24
90	3	89.43	22.36	68.40	17.10	71.14	17.78	73.98	18.50	76.94	19.24
91	3	89.43	22.36	68.40	17.10	71.14	17.78	73.98	18.50	76.94	19.24

Total	10000	298092.00		228000.00		237119.00		246603.00		256467.00	
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Table 5 - Quarterly Contributions

Period	Total Net Contribution excluding GST	Total unit Entitlements	Annual Contribution Per unit Entitlement excluding GST	Quarterly Contribution Per unit Entitlement excluding GST
01 Mar 2019 - 28 Feb 2020	298092	10000	29.81	7.45
01 Mar 2020 - 28 Feb 2021	228000	10000	22.80	5.70
01 Mar 2021 - 28 Feb 2022	237119	10000	23.71	5.93
01 Mar 2022 - 28 Feb 2023	246603	10000	24.66	6.17
01 Mar 2023 - 28 Feb 2024	256467	10000	25.65	6.41
01 Mar 2024 - 28 Feb 2025	266725	10000	26.67	6.67
01 Mar 2025 - 28 Feb 2026	277394	10000	27.74	6.93
01 Mar 2026 - 28 Feb 2027	288489	10000	28.85	7.21
01 Mar 2027 - 28 Feb 2028	300028	10000	30.00	7.50
01 Mar 2028 - 28 Feb 2029	312029	10000	31.20	7.80
01 Mar 2029 - 28 Feb 2030	324510	10000	32.45	8.11
01 Mar 2030 - 28 Feb 2031	337490	10000	33.75	8.44
01 Mar 2031 - 28 Feb 2032	350989	10000	35.10	8.77
01 Mar 2032 - 28 Feb 2033	365028	10000	36.50	9.13
01 Mar 2033 - 28 Feb 2034	379629	10000	37.96	9.49

Chart 1 - Expenditure, Contributions & Closing Balance

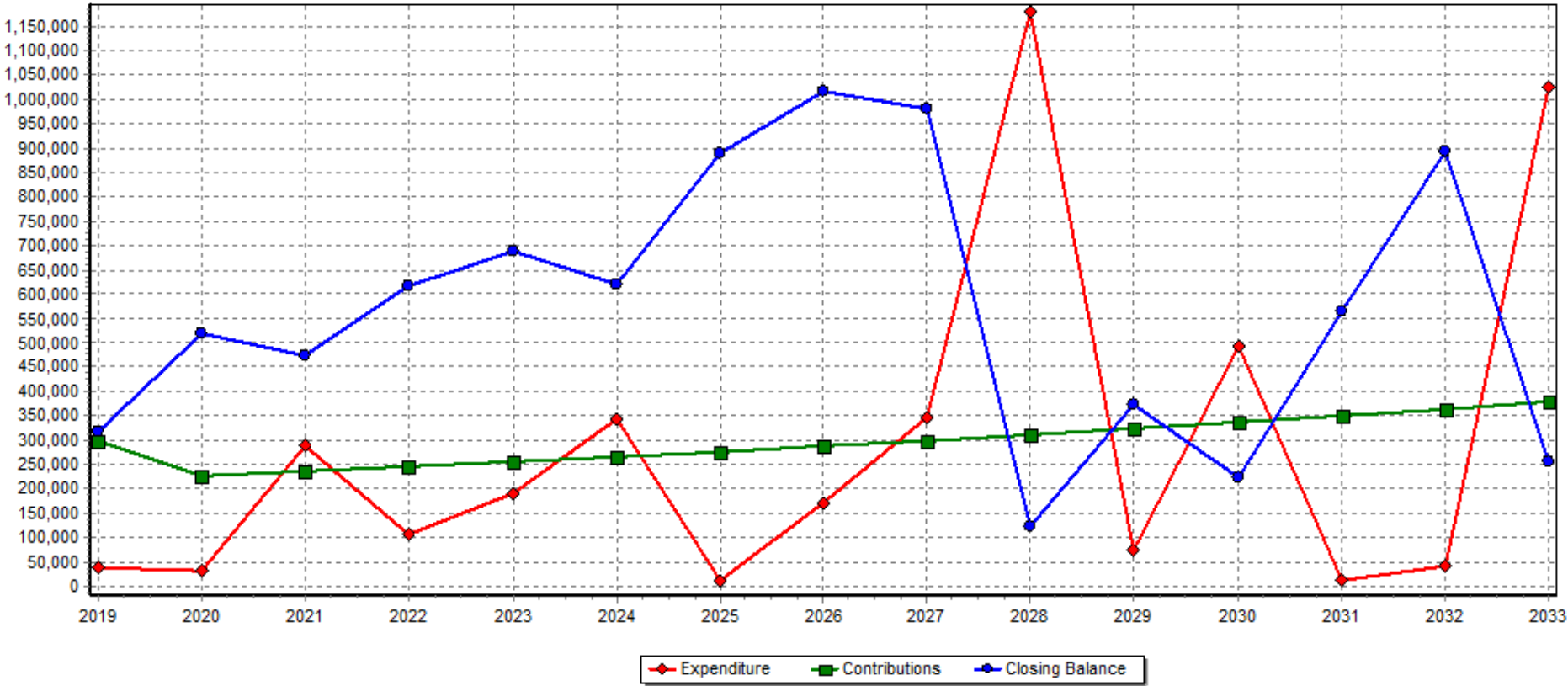
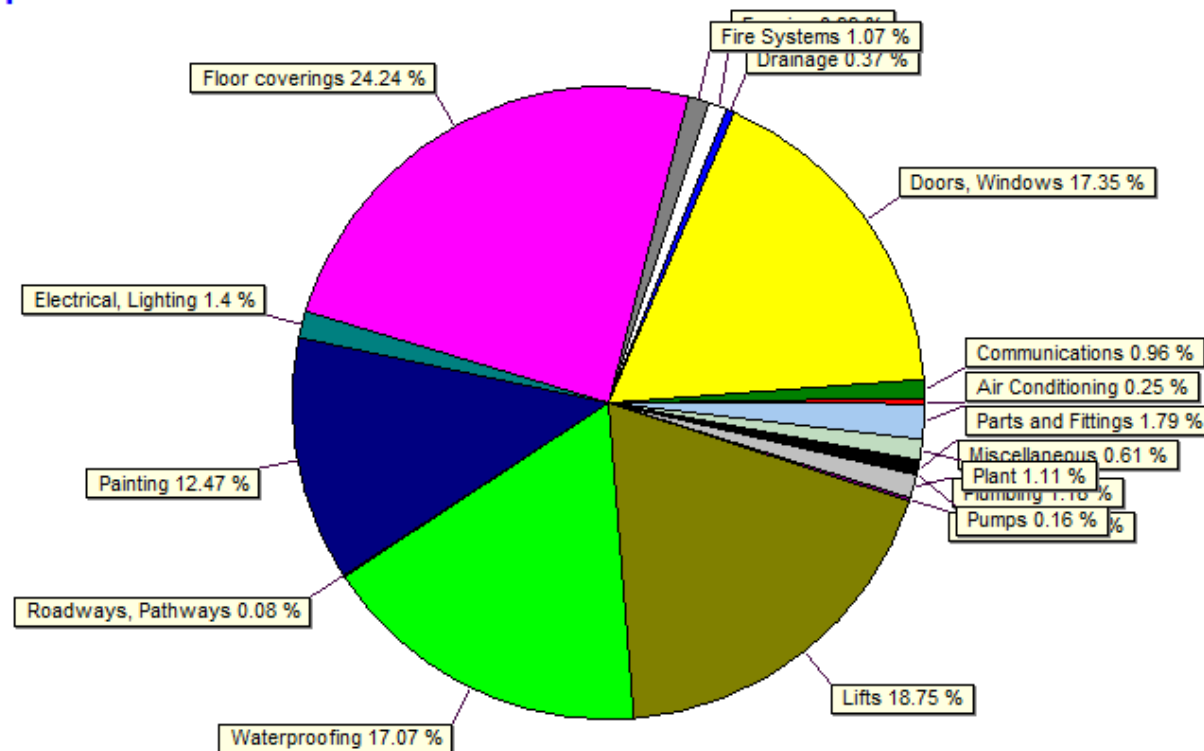


Chart 2 - Areas of Expenditure



9,949 Air Conditioning	38,184 Communications	687,925 Doors, Windows	14,800 Drainage	39,403 Fencing	42,452 Fire Systems
961,174 Floor coverings	55,478 Electrical, Lighting	494,389 Painting	3,345 Roadways, Pathways	676,802 Waterproofing	743,237 Lifts
5,405 Ventilation	46,909 Plumbing	6,312 Pumps	24,280 Miscellaneous	43,867 Plant	70,973 Parts and Fittings

Explanatory Notes

It is recommended that the powder coat / colourbond finished items throughout the property be maintained with accordance to the manufacturers' recommendations to maximize the lifespan of these items. The re-painting of these items can be included in the second paint cycle if needed.

Cost cycles for different items are used to accumulate funds for the replacement and/or maintenance of the specific item when necessary. Eg lighting replacements, door hardware maintenance and the cost accumulation towards the future window, balcony tile, waterproofing and balustrade replacements.

An allowance has been included to accumulate funds for the replacement of the balcony balustrades in the future.

It is recommended that the Owners Corporation obtain quotes for painting and other large planned expenditures well in advance of the job time to allow for any shortfall or excess in funds.

An allowance has been included to replace/maintain aluminium windows. It is recommended that the Owners Corporation obtain quotes well in advance of the job time to allow for any shortfall or excess in funds.

An allowance has been included to accumulate funds for the replacement of the balcony floor tiles in the future.

An allowance for an engineer to compile a report on the structural defects on the property has been included in this capital works fund plan.

Thanks to the building representatives for their assistance in the inspection of the common property of the building.

It is recommended that if there are major expenditures that are not included in this report then it should be updated well before any other large expenditures are planned as to ensure sufficient funds are available.

DISCLAIMER

Contaminants such as asbestos, chemicals, toxic wastes or other potentially hazardous materials could if present, adversely affect the Capital Works Fund Plan. Unless otherwise stated in this report, the extent of hazardous substances, which may or may not be represented on or in the property, was not considered. No responsibility is assumed for any such conditions and the recipient of this report is advised that we are not qualified to detect such substances, quantify the impact on values, or estimate the remedial cost.

We emphasise that we have not carried out a structural survey of the improvements nor have we examined them for signs of timber infestation, concrete cancer and the like, and accordingly cannot be responsible for the consequence of such defects. No soil analysis or geological studies were ordered or made in conjunction with this report.

This Capital Works Fund Plan has been prepared on the basis that full disclosure of all information and facts which may affect the Capital Works Fund has been made to us. We do not accept any liability or responsibility whatsoever for the Capital Works Fund Plan if full disclosure has not been made. Furthermore, we do not accept responsibility for any consequential error or defect in the Capital Works Fund which has resulted from any error, omission or inaccuracy in data or information supplied by the client or its officers and agents. No assessment has been carried out on any internal ceiling space or floor space as well as a roof area where access requiring the use of ladders or safety harnesses is needed. Underground or internal plumbing, drainage or electrical services cannot be properly assessed and is also not included in the report.

This Capital Works fund plan does not include:

- items that are usually paid for by the Administration fund
- an allowance for GST if plan is registered for GST
- repair or replacement of items resulting from malicious or wilful acts, abnormal usage, accidents or unforeseeable failure
- local government or legislative charges
- data or telecommunications cabling replacement
- non-essential improvements or refurbishments allowances
- defective construction repairs costs
- maintenance contract costs

The Capital Works Fund Plan is solely for the use of the party by whom we were instructed and for no other purpose. We owe no duty of care to any third party who becomes aware of this Capital Works Fund Plan and, without our knowledge, chooses to act or rely on the whole or any part of it.

Neither the whole nor any part of this Capital Works Fund Plan nor any reference thereto may be included in any document, circular or statement without our approval of the form and context in which it will appear.

Certificate of Conformity

Certification Body:



Global-Mark Pty Ltd,
Suite 4.07,
32 Delhi Road,
North Ryde NSW
2113, Australia
Ph: +61 2 9886 0222
www.global-mark.com.au

Certificate Holder:

FVA Group Pty Ltd
18-20 Donald St
Lithgow NSW 2790
Ph: +61 2 6352 2355
www.fv.com.au

Certificate number: CM30125 Rev 0

THIS TO CERTIFY THAT

VITRACORE G2

Type and/or use of product:

VITRACORE G2 panels are used in external cladding applications, in all building types (BCA Volumes 1 & 2)

Description of product:

VITRACORE G2 panels are 4mm thick laminated Aluminium panels installed with metal fixing system. Standard panel sizes include width of 1,250mm & 1,500mm and length of 2,500mm, 3,200mm & 4,000mm. Custom panel sizes up to 1,500mm x 4,000mm. Refer to Product Technical Manual & Installation Guide (refer appendix A3).

COMPLIES WITH THE FOLLOWING BCA PROVISIONS AND STATE OR TERRITORY VARIATION(S)

BCA 2019 + A1

	Volume One including Amendment 1		Volume Two including Amendment 1	
Performance Requirement(s)	BP1.1	Structural Provisions	P2.1.1	Structural stability and resistance to actions
	BP1.2	Structural Provisions		
	FP1.4	Damp and Weatherproofing	P2.2.2	Weatherproofing
Deemed-to-Satisfy Provision(s):	A5.7	Labelling of Aluminium Composite Panels	A5.7	Labelling of Aluminium Composite Panels
	B1.4 (e)	Structural Resistance	3.0.4 (j)	Structural Resistance
	C1.9 (e)(vii)	Non-Combustible Material		
	G5.2	Construction in Bushfire Prone Areas	3.10.5.0 (c)	Construction in Bushfire Prone Areas

Scope of certification: The CodeMark Scheme is a building product certification scheme. The rules of the Scheme are available at the ABCB website www.abcb.gov.au. This Certificate of Conformity is to confirm that the relevant requirements of the Building Code of Australia (BCA) as claimed against have been met. The responsibility for the product performance and its fitness for the intended use remain with the certificate holder. The certification is not transferrable to a manufacturer not listed on Appendix A of this certificate.

Disclaimer: The Scheme Owner, Scheme Administrator and Scheme Accreditation Body do not make any representations, warranties or guarantees, and accept no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of any material contained within this certificate; and the Scheme Owner, Scheme Administrator and Scheme Accreditation Body disclaim to the extent permitted by law, all liability (including negligence) for claims of losses, expenses, damages and costs arising as a result of the use of the product(s) referred to in this certificate.

The purpose of Global-Mark **construction site audits** is to confirm the practicability of installing the product; and to confirm the appropriateness and accuracy of installation instructions. In placing the **CodeMark mark** on the product/system, the certificate holder makes a declaration of compliance with the certification standard(s) and confirms that the product is identical to the product certified herein. In issuing this Certificate of Approval Global-Mark has relied on the **expertise of external bodies** (laboratories, and technical experts).



Herve Michoux
Global-Mark Managing Director



Peter Gardner
Unrestricted Building Certifier

Date of issue: 12/10/2020

Date of expiry: 12/10/2023



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State or territory variation(s):	NSW G5.2	Construction in Bushfire Prone Areas	NSW 3.10.5.0 (c)	Construction in Bushfire Prone Areas
			QLD 3.10.5.0	Construction in Bushfire Prone Areas

SUBJECT TO THE FOLLOWING LIMITATIONS AND CONDITIONS AND THE PRODUCT TECHNICAL DATA IN APPENDIX A AND EVALUATION STATEMENTS IN APPENDIX B	
Limitations and conditions:	Building classification/s:
Vol 1 – BP1.1 & Vol 2 – P2.1.1 Vitracore G2 panel system as described has maximum design wind load limits documented within the Vitracore G2 Technical Manual, version 2.2. Wind load limits, construction detail and fixing must follow the relevant details contained within the Vitracore G2 Technical Manual, version 2.2 and the Vitracore G2 Cassette Fix Installation Guide version 2.1.	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10
Vol 1 – BP1.1 (b) (v) (vi) and (ix) & Vol 2 – P2.1.1 (b) (v) (vi) and (ix) Snow, liquid pressure and earth pressure actions are excluded.	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10
Vol 1 – BP1.4 & Vol 2 – P2.1.2 Compliance for flood hazard areas is excluded.	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10
Vol 1 – FP1.4 & Vol 2 – P2.2.2 A wall membrane / barrier must be installed to provide Weather proof construction, where required. When a Flexible wall membrane (Water Barrier) is used, the system remains weatherproof up to Serviceability wind loads of +2.0 kPa & - 3.0 kPa, and when a Rigid Air Barrier is used, the system remains weatherproof up to Serviceability wind loads of + 3.0 kPa & - 3.5 kPa, when: <ol style="list-style-type: none"> Design & installation complies fully with Vitracore G2 Technical Manual version 2.2 & Vitracore G2 Cassette Fix Installation Guide version 2.1, and. Design accommodates deflection movements due to all design loads & temperature variations, and Installation Contractor complies with manufacturer's instructions for sealants, shop drawings & project specifications, and Fixings are installed in accordance with manufacturer's instructions & procedures, fixings to be weathertight and not restrict thermal or wind movements of the façade, and Perforated "Breather" wall wrap membranes must not be used.	1, 2, 3, 4, 5, 6 & 9
Vol 1 – C1.9 This Certification is based upon the system being installed using components & accessories specified in the "System Components" section of the Vitracore G2 Technical Manual version 2.2 & the Vitrafix Accessories Brochure dated March 2020 (refer Appendix B2). Substitution of such components & / or accessories may be permitted; however the general performance specifications of components & / or accessories must be maintained for this certificate to remain valid.	2, 3, 4, 5, 6, 7, 8 & 9

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Volume 1 – C1.9 (d) Isolation tapes, sealing tapes, backing rods as detailed in the Vitracore G2 Technical Manual version 2.2 (refer Appendix B2) may be considered gaskets, caulking and sealants as defined in Clause C1.9 (d) of NCC Volume 1.	2, 3, 4, 5, 6, 7, 8 & 9
Volume 1 – C1.9 (e) Flexible membrane “Sarking-type materials” must not exceed 1mm in thickness and must have a Flammability index not greater than 5.	2, 3, 4, 5, 6, 7, 8 & 9
Vol 1 – G5.2 & Vol 2 – 3.10.5.0 (c) Construction in Bushfire Prone Areas, when the building is constructed in accordance with AS3959, and subject to: <ul style="list-style-type: none"> Vitracore G2 permitted for use as external wall cladding in buildings subject to Bushfire Attack Level BAL-12.5, BAL-19, BAL-29 & BAL-40. Vitracore G2 permitted for use as external wall cladding in buildings subject to Bushfire Attack Level BAL-FZ, only if the wall achieves FRL 30/30/30 behind the external cladding. 	1, 2, 3 & 10
Vol 1 – NSW G5.2 & Vol 2 – NSW 3.10.5.0 (c) Construction in Bushfire Prone Areas, when the building is constructed in accordance with AS3959, and subject to: <ul style="list-style-type: none"> Vitracore G2 permitted for use as external wall cladding in buildings subject to Bushfire Attack Level BAL-12.5, BAL-19, BAL-29 & BAL-40. Vitracore G2 permitted for use as external wall cladding in buildings subject to Bushfire Attack Level BAL-FZ, only if the wall achieves FRL 30/30/30 behind the external cladding. 	1, 2, 3 & 10
Vol 1 – QLD G5.1 & Vol 2 – QLD 3.10.5.0 Construction in Bushfire Prone Areas, when the building is constructed in accordance with AS3959, and subject to: <ul style="list-style-type: none"> Vitracore G2 permitted for use as external wall cladding in buildings subject to Bushfire Attack Level BAL-12.5, BAL-19, BAL-29 & BAL-40. Vitracore G2 permitted for use as external wall cladding in buildings subject to Bushfire Attack Level BAL-FZ, only if the wall achieves FRL 30/30/30 between the external cladding and the wall structure. This applies to buildings located in a designated Bushfire Prone area but does not apply when the classified vegetation is Group F rainforest (excluding wet sclerophyll forest types), mangrove communities and grasslands under 300mm high.	1, 2, 3 & 10
General The supporting structures including stud frame & cavity sub framing, plus internal linings shall be designed & specified by a suitably qualified design professional in accordance with manufacturer guidelines and installed by suitably qualified and trained building professionals, in accordance with the VitraCore G2 Technical Manual version 2.2 & Vitracore G2 Cassette Fix Installation Guide version 2.1. (refer Appendix B2).	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10

APPENDIX A – PRODUCT TECHNICAL DATA

A1 Type and intended use of product

Refer to page 1 of this certificate.

A2 Description of product

Refer to page 1 of this certificate.

A3 Product specification

Refer to items 1 & 2 listed in Appendix B2:

- VITRACORE G2 Technical Manual, version 2.2.
- VITRACORE G2 Cassette Fix Installation Guide, version 2.1.

A4 Manufacturer and manufacturing plant(s)

FVA Group Pty Ltd

18-20 Donald Street

Lithgow NSW 2790

Ph: + 61 2 6352 2355

www.fv.com.au

A5 Installation requirements

Refer to items 1 & 2 listed in Appendix B2:

- VITRACORE G2 Technical Manual, version 2.2.
- VITRACORE G2 Cassette Fix Installation Guide, version 2.1.

A6 Other relevant technical data

Refer to items 1 & 2 listed in Appendix B2:

- VITRACORE G2 Technical Manual, version 2.2.
- VITRACORE G2 Cassette Fix Installation Guide, version 2.1.

And any referenced documents within the technical literature identified in Appendices A3 & A5.

APPENDIX B – EVALUATION STATEMENTS

B1 Evaluation methods

The following assessment methods have been used to determine compliance with BCA 2019 inc Amdt 1:

Code Clause	Assessment Method(s)	Evidence of suitability	Evidence reference in B2
BCA Volume One BP1.1	Combination of A2.2 (2) (a), (b) & (c)	Combination of A5.2 (1) (d), (e) & (f) – Test Report, Expert judgement & Other documentary evidence	Items 1, 2, 3, 5, 6 & 7
BCA Volume Two P2.1.1	Combination of A2.2 (2) (a), (b) & (c)	Combination of A5.2 (1) (d), (e) & (f) – Test Report, Expert judgement & Other documentary evidence	Items 1, 2, 3, 5, 6 & 7
BCA Volume One BP1.2	Combination of A2.2 (2) (a), (b) & (c)	Combination of A5.2 (1) (d), (e) & (f) – Test Report, Expert judgement & Other documentary evidence	Items 1, 2, 3, 5, 6 & 7
BCA Volume One FP1.4	Combination of A2.2 (2) (a), (b) & (c)	Combination of A5.2 (1) (d) & (e) – Test Report & Expert judgement	Items 27, 28, 29 & 30
BCA Volume Two P2.2.2	Combination of A2.2 (2) (a), (b) & (c)	Combination of A5.2 (1) (d) & (e) – Test Report & Expert judgement	Items 27, 28, 29 & 30
BCA Volume One A5.7	A2.3 (2) (a)	A5.2 (1) (f) - Other documentary evidence	Item 31
BCA Volume Two A5.7	A2.3 (2) (a)	A5.2 (1) (f) - Other documentary evidence	Item 31
BCA Volume One B1.4 (e)	Combination of A2.3 (2) (a) & (b)	Combination of A5.2 (1) (e) & (f) – Expert judgement & Other documentary evidence	Items 1, 2, 3, 5, 6 & 7
BCA Volume Two 3.0.4 (j)	Combination of A2.3 (2) (a) & (b)	Combination of A5.2 (1) (e) & (f) – Expert judgement & Other documentary evidence	Items 1, 2, 3, 5, 6 & 7
BCA Volume One C1.9	Combination of A2.3 (2) (a) & (b)	Combination of A5.2 (1) (d) & (e) – Test Report & Expert judgement	Items 4, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26
BCA Volume One G5.2	Combination of A2.3 (2) (a) & (b)	Combination of A5.2 (1) (d) & (e) – Test report & Expert judgement	Items 9, 10 & 16
BCA Volume Two 3.10.5.0 (c)	Combination of A2.3 (2) (a) & (b)	Combination of A5.2 (1) (d) & (e) – Test report & Expert judgement	Items 9, 10 & 16

B2 Reports

The following reports have been used as evidence to determine compliance with NCC 2019 inc Amdt 1:

Ref	Author	Reference	Date / Rev	Description	NATA Registration
1	Fairview Architectural	Vitracore G2 Cassette Fix Install Guide	Version 2.1	Client published installation manual	-
2	Fairview Architectural	Vitracore G2 Technical Manual	Version 2.2	Client published technical manual	-
3	Fairview Architectural	Vitracore G2 Specification	Nov 2018	Client published technical specification	-
4	Fairview Architectural	Vitracore approval Timeline	Oct 2019	Client published approval record	-
5	Building Products Certification	0320B-R1B	24 Jan 2018	Structural Design Report	-
6	Intertek Testing Services	181015007SHF-001-R1	8 Nov 2018	Component Testing Report	CNAS – L11949
7	Health & Safety Laboratories	ES/2018/35	28 Sep 2018	Component Analysis Report	UKAS – 1751
8	UL International NZ Ltd	4788967555 AU	26 Sep 2019	Fire assessment report	-
9	CSIRO	FNC11476B	4 Nov 2015	Fire test report	165
10	CSIRO	FNC12446	18 Sep 2019	Fire test report	165
11	CSIRO	FNE11459C	19 Oct 2015	Fire test report	165
12	CSIRO	FNE12445	19 Sep 2019	Fire test report	165
13	CSIRO	FCO3166 Rev D	7 May 2019	Fire assessment report	165

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14	IGNIS Solutions	IGNS-6081	5 May 2019	Fire compliance report	-
15	RED Fire Consultants	JV19-00103-1.0	3 Jun 2019	Fire compliance report	-
16	IGNIS Solutions	IGNS-5200.02_Rev0	5 May 2019	Fire compliance report	-
17	WarringtonFire UK	418244	4 Sep 2019	Fire classification report	UKAS – 0249
18	WarringtonFire UK	418243	4 Sep 2019	Fire classification report	UKAS – 0249
19	WarringtonFire UK	417795	4 Sep 2019	Fire test report	UKAS – 0249
20	WarringtonFire UK	417796	4 Sep 2019	Fire test report	UKAS – 0249
21	WarringtonFire UK	417798	4 Sep 2019	Fire test report	UKAS – 0249
22	WarringtonFire UK	417747	4 Sep 2019	Fire test report	UKAS – 0249
23	WarringtonFire UK	417750	4 Sep 2019	Fire test report	UKAS – 0249
24	WarringtonFire UK	417748	4 Sep 2019	Fire test report	UKAS – 0249
25	WarringtonFire UK	417749	4 Sep 2019	Fire test report	UKAS – 0249
26	WarringtonFire UK	418236	4 Sep 2019	Fire test report	UKAS – 0249
27	BG&E Facades	Fairview Cladding Products – Vitracore G2 (Install Manual Version 2)	27 Aug 2018	Weathertightness assessment report	-
28	FacadeLab	18-02	20 Apr 2018	Weathertightness test report	IANZ – 1091
29	VIPAC	30B-19-0059-TRP-6774694-0	2 Apr 2020	Weathertightness test report	676
30	VIPAC	30B-19-0059-TRP-6774696-0	2 Apr 2020	Weathertightness test report	676
31	Global-Mark	Vitracore G2 Review Findings - Closed	25 Jul 2020	SA TS 5344 Labelling compliance	-

The Certificate Holder has chosen not to make the above identified evidence of compliance publicly available, due to the documents being considered commercial in confidence.

End of Certificate.