

SydneyStrataReport

property strata inspections

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STRATA REPORT

Client	Infinity Property Group
Address of property	Unit 405/3 George Julius Avenue, Zetland, NSW.
Lot	234
Strata Plan	SP 90402
Name of Strata Management Co.	Result Property Group
Telephone Number of Strata Agent	8969
Report Date	21 February 2024

General Information

Owner's Name	Xinyu Sheng
Unit Entitlement.	325
Total Unit Entitlement.	100,000

Levy Contributions

Administration Fund contribution.	\$924.18
Capital Works Fund contribution.	\$450.90
Are There any Special Levies?	No on records presented.
Admin. Fund Balance Approx.	\$151,468.71
Capital Works Fund Balance.	\$2,786,035.70

Insurances

Building Insurance	Yes
Sum Insured	\$195,925,000.00
Insurance Company	Chubb Insurance
Due Date	1 November 2024
Fire Safety Report Issuing Body	Yes
Certificate Date.	2023
Pet Friendly?	Owners corporation permission needed.

Meetings

Annual General Meeting 2020	Not held due to COVID.
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Annual General Meeting 16 November 2021	Administration Fund set at \$1,003,935.00 p.a. Capital Works Fund set at \$504,500.00 p.a. Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled. Strata Committee Meeting: Meeting formalities recorded only. Meeting closed.
Annual General Meeting 5 December 2022	Administration Fund set at \$1,003,935.00 p.a. Capital Works Fund set at \$504,500.00 p.a. Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled. Strata Committee Meeting: Meeting formalities recorded only. Meeting closed.
Annual General Meeting 30 November 2023	Administration Fund set at \$1,034,053.05 p.a. Capital Works Fund set at \$504,500.00 p.a. Building insurance continued, All other matters were meeting formalities and general maintenance as per the scan below, no major works tabled. Strata Committee Meeting: Meeting formalities recorded only. Meeting closed.
Other comments.	This report is a summary of the documents below and should be read in conjunction with these meetings attached. There was a Fire Order placed on the building requiring certain parts of the cladding to be replaced. This work has just been completed and Result Strata are just waiting for the Certificate of Completion to be sent to them.

Owner Ledger

Start Date: 01/02/2022
End Date: 28/02/2026
Owners: One only

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

The Owners - Strata Plan 90402

Platinum, 1 Hutchinson Walk, ZETLAND NSW 2017

Lot 234 Unit 405 Xinyu Sheng

UE / AE: 325.00 / 100,000.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/04/2022	Quarterly	Quarterly Admin/Capital Works Levy	897.27	897.27	450.90	450.90	0.00	0.00%	Standard	Normal	None
2	01/07/2022	Quarterly	Quarterly Admin/Capital Works Levy	897.27	897.27	450.90	450.90	0.00	0.00%	Standard	Normal	None
3	01/10/2022	Quarterly	Quarterly Admin/Capital Works Levy	897.27	897.27	450.90	450.90	0.00	0.00%	Standard	Normal	None
4	01/01/2023	Quarterly	Quarterly Admin/Capital Works Levy	897.27	897.27	450.90	450.90	0.00	0.00%	Standard	Normal	None
5	01/04/2023	Quarterly	Quarterly Admin/Capital Works Levy	897.27	897.27	450.90	450.90	0.00	0.00%	Standard	Normal	None
6	01/07/2023	Quarterly	Quarterly Admin/Capital Works Levy	897.27	897.27	450.90	450.90	0.00	0.00%	Standard	Normal	None
7	01/10/2023	Quarterly	Quarterly Admin/Capital Works Levy	897.27	897.27	450.90	450.90	0.00	0.00%	Standard	Normal	None
8	01/01/2024	Quarterly	Quarterly Admin/Capital Works Levy	897.27	897.27	450.90	450.90	0.00	0.00%	Standard	Normal	None
9	01/04/2024	Quarterly	Quarterly Admin/Capital Works Levy	924.18	0.00	450.90	0.00	0.00	0.00%	Standard	Normal	None
			01/04/2024 - 30/09/2024									
10	01/07/2024	Quarterly	Quarterly Admin/Capital Works Levy	924.18	0.00	450.90	0.00	0.00	0.00%	Standard	Normal	None
			01/07/2024 - 30/09/2024									
11	01/10/2024	Quarterly	Quarterly Admin/Capital Works Levy	924.18	0.00	450.90	0.00	0.00	0.00%	Standard	Normal	None
			01/10/2024 - 31/12/2024									
12	01/01/2025	Quarterly	Quarterly Admin/Capital Works Levy	924.18	0.00	450.90	0.00	0.00	0.00%	Standard	Normal	None
			01/01/2025 - 31/03/2025									

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				

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Result Property Group

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Result Property Group
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admin@resultpg.com

Balance Sheet As at 20/02/2024

The Owners - Strata Plan 90402 Platinum, 1 Hutchinson Walk, ZETLAND NSW 2017

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(71,492.36)
Owners Equity--Admin	222,961.07
	<u>151,468.71</u>
Capital Works Fund	
Operating Surplus/Deficit--Capital Works	199,882.98
Owners Equity--Capital Works	2,586,152.72
	<u>2,786,035.70</u>
Net owners' funds	<u>\$2,937,504.41</u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	60,901.63
Receivable--Levies--Admin	109,270.01
Receivable--Owners--Admin	3,579.17
	<u>173,750.81</u>
Capital Works Fund	
Cash at Bank--Capital Works	2,125,643.20
Investments--Capital Works	534,707.02
Receivable--Levies--Capital Works	55,030.95
Receivable--Owners--Capital Works	11.67
Investment--Capital Works No.2	77,257.70
	<u>2,792,650.54</u>
Unallocated Money	<u>0.00</u>
Total assets	<u>2,966,401.35</u>
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	17,939.27
Deposits Received--Damage Bond--Admin	1,600.00
Prepaid Levies--Admin	2,961.02
	<u>22,500.29</u>
Capital Works Fund	
Creditor--GST--Capital Works	5,170.20
Prepaid Levies--Capital Works	1,444.64
	<u>6,614.84</u>
Unallocated Money	<u>0.00</u>
Total liabilities	<u>29,115.13</u>
Net assets	<u>\$2,937,286.22</u>

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Income and Expenditure for the financial year-to-date 01/10/2023 to 20/02/2024

The Owners - Strata Plan 90402

Platinum, 1 Hutchinson Walk, ZETLAND NSW 2017

Administrative Fund

		Current period	Annual budget	Previous year
		01/10/2023-20/02/2024	01/10/2023-30/09/2024	01/10/2022-30/09/2023
Revenue				
142500	Interest on Arrears--Admin	5,030.23	7,500.00	6,669.68
142800	Key Deposits	0.00	0.00	6,500.00
143000	Levies Due--Admin	501,967.36	1,034,053.05	1,003,934.70
144000	Miscellaneous Income--Admin	0.00	32,900.00	0.00
145002	Recovery--Legal Fees	2,137.66	500.00	3,103.60
145004	Recovery--Other	272.73	0.00	0.00
Total revenue		509,407.98	1,074,953.05	1,020,207.98
Less expenses				
150251	Accounting--Audit Services	0.00	2,100.00	1,950.00
150250	Accounting--BAS preparation	210.00	1,250.00	1,040.00
160000	Airconditioning	2,366.70	14,200.00	14,200.20
150800	Auditors--Audit Services	1,950.00	0.00	0.00
184001	Building Manager -- Contract	60,767.08	143,000.00	142,926.80
163009	Cleaning--Carpet	0.00	5,000.00	3,525.00
163002	Cleaning--Contracts	68,847.63	165,000.00	159,541.49
163004	Cleaning--Materials	1,087.33	6,000.00	5,868.05
163005	Cleaning--Windows/Glass	15,500.00	32,500.00	30,875.00
164200	Consultants	1,500.00	0.00	0.00
164600	Doors & Windows	4,945.00	15,000.00	14,516.57
164800	Electrical	7,828.85	15,000.00	25,883.05
190200	Electricity Rates	20,277.46	60,000.00	55,071.59
165800	Fire Protection	21,891.00	40,000.00	39,674.76
166600	Garage Doors	7,190.00	10,000.00	5,257.09
167000	Garbage Compactor	299.00	10,000.00	13,198.00
177401	Gardening--Maintenance	10,898.92	20,000.00	18,853.18
167200	General Repairs	8,271.50	25,000.00	33,343.25
168000	Gym Equipment	1,513.57	2,000.00	1,655.00
159000	Insurance--Excesses	0.00	1,500.00	0.00
159100	Insurance--Premiums	191,928.44	180,000.00	159,618.12
159200	Insurance--Valuation	0.00	0.00	1,800.00
169600	Intercom	390.00	0.00	195.00
177800	Irrigation Systems	0.00	0.00	1,345.00
153000	Key Deposit Refunds	(1,200.00)	0.00	300.00
153200	Legal & Debt Collection Fees	1,556.70	0.00	3,425.13
170201	Lift--Maintenance Contract	21,428.25	55,000.00	54,743.83
170600	Locks, Keys & Card Keys	0.00	3,000.00	5,712.50
154000	Management Fees--Contract Fee	24,310.16	70,000.00	70,036.38

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The Owners - Strata Plan 90402

Platinum, 1 Hutchinson Walk, ZETLAND NSW 2017

Administrative Fund

	Current period	Annual budget	Previous year
	01/10/2023-20/02/2024	01/10/2023-30/09/2024	01/10/2022-30/09/2023
171400 Miscellaneous	0.00	1,000.00	851.68
172000 Pest/Vermin Control	565.45	3,000.00	2,261.80
172200 Plumbing & Drainage	10,989.00	15,000.00	28,208.80
179202 Pool Cleaning	4,809.05	12,000.00	12,133.75
179206 Pool Sauna/Equipment	0.00	1,500.00	3,015.50
172400 Pumps	500.00	6,000.00	7,793.00
155400 Registration/License/Permit Fees	514.00	0.00	93.00
190800 Rubbish Removal	0.00	1,000.00	2,200.00
173400 Security Surveillance Equipment	1,710.00	2,000.00	4,067.00
182000 Security—Contractor	0.00	0.00	1,470.96
150211 Strata Hub	0.00	0.00	3,900.00
174600 Telephone Charges	1,221.51	5,250.00	5,098.29
191200 Water & Sewerage	86,833.74	155,000.00	153,013.08
<i>Total expenses</i>	<i>580,900.34</i>	<i>1,077,300.00</i>	<i>1,088,661.85</i>
Surplus/Deficit	(71,492.36)	(2,346.95)	(68,453.87)
Opening balance	222,920.16	222,920.16	291,196.75
Closing balance	\$151,427.80	\$220,573.21	\$222,742.88

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Result Property Group

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Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



Please note:

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): ☒ an annual fire safety statement (complete the declaration at Section 8 of this form)
☐ a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: ☒ the whole building ☐ part of the building

Address (Street No., Street Name, Suburb and Postcode)

1 Hutchinson Walk, Zetland 2017

Lot No. (if known)	DP/SP (if known)	Building name (if applicable)
	SP90402	Platinum Apartments A-3 George Julius Avenue B-4 George Julius Avenue C-1 Hutchinson Walk D1-6 Victoria park Parade D2-8 Victoria park Parade E-2 Kirby Walk

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

Building A - 15
 Building B - 6
 Building C - 10
 Building D1 - 8
 Building D2 - 8
 Building E - 8
 2 Storey Below Ground All Buildings - Residential & Carpark

Section 3: Name and address of the owner(s) of the building or part of the building

Full Name (Given Name/s and Family Name) *

THE OWNERS CORPORATION - SP90402

* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

C/- RESULT PROPERTY GROUP PO BOX 1 KINGSGROVE NSW 1480

Section 4: Fire safety measures

Fire safety measure Minimum standard of performance Date(s) assessed APFS *

* HUTCHINSON WALK, ZETLAND 2017

Version 3.0 | Effective from 1 February 2020 | NSW Department of Planning, Industry and Environment | 1

1 Hutchinson Walk, Zetland 2017

Version 4 | Effective from 1 September 2022 | NSW Department of Planning and Environment | 1

Fire Safety Statement

Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



ACCESS PANELS, DOORS & HOPPERS TO FIRE RESISTING SHAFT	BCA2012 C3.13	21/03/2023	F043625A
AUTOMATIC FAIL-SAFE DEVICES	BCA2012 CLAUSE C3.4, D2.21, AS1670.12004	21/03/2023	F043625A
AUTOMATIC FIRE DETECTION & ALARM SYSTEM (ACCESSIBLE SOU'S ONLY) <ul style="list-style-type: none"> THERMAL DETECTORS WITHIN EACH SOU TO CORRIDOR AFFECTED BY EXTENDED TRAVEL DISTANCES MAIN FIP IN BUILDING C FOYER AND MIMIC PANELS IN ALL OTHER BUILDINGS ZONE BLOCK PLANS REQUIRED IN EACH PANEL 	BCA2012 Spec E2.2a, AS1670.1-2004, AS1668-1998 and; Report by Raw Fire S121074 Rev.07 dated 12/06/14	21/06/2023	F049898A
AUTOMATIC FIRE SUPPRESSION (SPRINKLERS) <ul style="list-style-type: none"> FAST RESPONSE SPRINKLER HEADS IN CAR PARK SPRINKLER SYSTEM ACTIVATES SSISEP	BCA Spec E1.5, AS 2118.1-1999 and Report by RawFire S121074 Rev. 07 dated 12/06/14	21/06/2023	F049898A
AUTOMATIC WINDOWS & DOORS	BCA2012 C3.4	21/03/2023	F043625A
AUTOMATIC FIRE ALARM MONITORING	AS1670.3 2004: Complies AS4428 1997: Complies BCA Spec E2.2 Part7: Complies ASE Number: 98570 BCA Spec E2.2a, AS 2118.1-1999 and Report by RawFire S121074 Rev. 07 dated 12/06/14	21/06/2023	F049898A
EMERGENCY LIGHTING	BCA2012 Clause E4.2, E4.4 AS2293.1-2005	21/06/2023	F049898A
EXIT SIGNS	BCA2012 Clause E4.5, E4.8 AS2293.1-2005	16/05/2023	F043625A
SOUND SYSTEM INTERCOM SYSTEM FOR EMERGENCY PURPOSES	BCA2012 Clause E2.2; Spec E2.2a Clause E4.9, AS1670.4-2004, AS2118.1-1999 and; Report by Raw Fire S121074 Rev.07 dated 12/06/14	21/06/2023	F049898A
FIRE CONTROL CENTRE BUILDING C	BCA E1.8, BCA Spec E1.8 and; Report by Raw Fire S121074 Rev.07 dated 12/06/14	21/03/2023	F043625A

1 Hutchinson Walk, Zetland 2017

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Fire Safety Statement

Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



FIRE DAMPERS	AS1668.1-1999		
FIRE DOORS (ACCESSIBLE SCU'S ONLY)	BCA2012 Spec C3.4, AS1905.1-2005	21/06/2023	F049898A
FIRE HYDRANT SYSTEM	BCA2012 Clause E1.3, AS2419.1-2005 and; Report by Raw Fire S121074 Rev.07 dated 12/06/14	21/06/2023	F049898A
FIRE SAFETY ENGINEERING REPORT	Report by Raw Fire S121074 Rev.07 dated 12/06/14	21/03/2023	F043625A
FIRE SEALS PROTECTING OPENINGS IN FIRE RESISTING COMPONENTS OF BUILDING	BCA2012 Clause C3.15	21/03/2023	F043625A
FIRE HOSE REELS - LOCATION OF FHR	BCA2012 clause E1.4 AS2441-2005 and; Report by Raw Fire S121074 Rev.07 dated 12/06/14	21/03/2023	F043625A
LIGHTWEIGHT CONSTRUCTION LEVEL 1-15 BUILDINGS A, B, C, D & E	BCA2012 clause C1.8, Spec E1.8	21/03/2023	F043625A
MECHANICAL AIR HANDLING SYSTEMS LEVEL 1, B1 & B2 CAR PARK LEVELS	BCA2012 Clause E2.2a, AS1668.1-As1668.2- 1999		
PATHS OF TRAVEL, STAIRWAYS	Relevant parts of BCA D1 & D2	21/03/2023	F043625A
PORTABLE FIRE EXTINGUISHERS	BCA2012, Clause E1.6, AS2444-2001	21/03/2023	F043625A
PRESSURISING SYSTEM - FS-A10 & FS-C12 NOT PRESSURISED	BCA2012 Clause E2.2a AS1668.1-1998 and; Report by Raw Fire S121074 Rev.07 dated 12/06/14		
SMOKE DOORS	BCA2012 D1.7 AS1905.1-2005	21/03/2023	F043625A
SOLID CORE DOORS - ALL BUILDINGS A, B, C, D & E ELECTRICAL/ COMMUNICATIONS SERVICE DOORS & NON-COMBUSTIBLE STEEL PAINTING	BCA2012 Clause C3.11 AS1905.1-2005	16/05/2023	F043625A
WARNING & OPERATION SIGNAGE FIRE FIGHTER ACCESS SIGNAGE TO STAIRS	BCA D2.23 E3.3 EP&A Act Form 15B and; Report by Raw Fire S121074 Rev.07 dated 12/06/14	21/03/2023	F043625A

1 Hutchinson Walk, Zetland 2017

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Fire Safety Statement

Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



SMOKE SEALS - MEDIUM TEMPERATURE SMOKE SEALS TO DOORS OPENING TO CORRIDORS WITH EXTENDED TRAVEL DISTANCES & STAIR FS A10, FS-C12	Report by Raw Fire S121074 Rev.07 dated 12/06/14	21/03/2023	F043625A
EMERGENCY LIFTS	BCA2012 Clause E3.4, AS 1735.2-2001	21/03/2023	F043625A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

Part of the building inspected	Date(s) inspected	APFS *
WHOLE	21/03/2023	F043625A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)*

Full name (Given Name/s and Family Name)	Address	Phone	APFS*	Signature
John Billingham	0419 220 037	johnb@profireaustralia.com.au	F043625A	
Tim Johns	9948 4494	tim@profireaustralia.com.au	F049898A	

* Where applicable – see notes on page 4 for further information.

Section 7: Details of the person making the declaration in section 8 or 9

Full name (Given Name/s and Family Name)
ZAC MARSHALL

Organisation (if applicable) Title/Position (if applicable)
RESULT PROPERTY GROUP STRATA MANAGER

Address (Street No, Street Name, Suburb and Postcode)
PO Box 1 KINGSGROVE NSW 1480

Phone Email
8669 8800 risk@resultpg.com

* The person making the declaration in section 8 or 9 must not be an APFS listed in section 6 or their employer/employee or direct associate.

Section 8: Annual fire safety statement declaration

I, Click here **ZAC MARSHALL** (insert full name) being the: ☐ owner ☒ owner's agent
declare that:

- a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing:
- i. for an essential fire safety measure specified in the fire safety schedule, to a standard no less than that specified in the schedule, or

1 Hutchinson Walk, Zetland 2017

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CHUBB


Certificate of Currency

Insured:	The Owners SP 90402 - Platinum Apartments
Policy Number:	93211242
Policy Period:	From: 4PM on 1/11/2023 To: 4PM on 1/11/2024
Location:	1 & 6A Hutchinson Walk & Victoria Park Parade, Zetland NSW 2017
Sum Insured:	
Building & Common property	\$195,925,000
Temporary Accommodation and Loss of Rent	\$29,094,863
Catastrophe Extension and Owners Improvements	\$29,094,863
General Liability	\$50,000,000
Crime Insurance	\$100,000
Machinery Breakdown	Not Insured
Management Committee Liability	\$10,000,000
Voluntary Workers (in the aggregate any one period)	\$500,000
Voluntary Workers (per volunteer)	\$200,000
Professional Expenses (in the aggregate any one period)	\$30,000
Appeal Expenses (in the aggregate any one period)	\$150,000
Chubb Proportion:	100%
Date:	01 November 2023

All the values on this Certificate of Currency are correct as at 01 November 2023 and may only be subject to change within the Policy Period by written agreement between the Insurer and the Insured.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made.

The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.

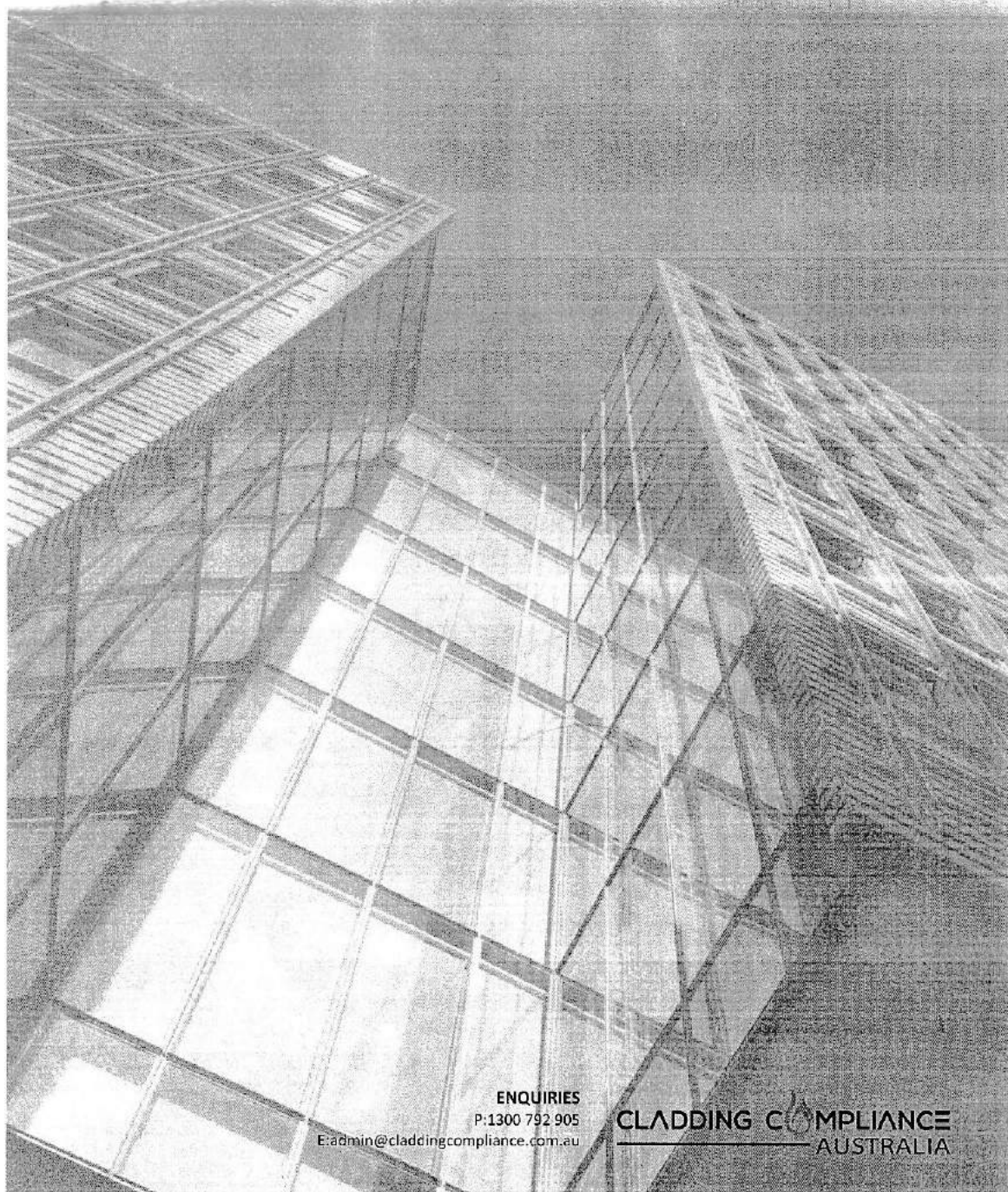


Jack Cheetham | Chubb Insurance Australia Limited

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FACADE COMBUSTIBILITY ASSESSMENT



ENQUIRIES
P:1300 792 905
E:admin@claddingcompliance.com.au

CLADDING COMPLIANCE
AUSTRALIA

6. RECOMMENDATIONS

Sample ID	Compliant to NSW Office of Fair-Trading Product Ban	Recommendation
All Samples	Yes	C10 Fire Engineer - Building Fire Safety Risk Assessment

The ACP samples tested would be considered a Category B Aluminium Composite material according to the Insurance Council of Australia (Table 1).

The NSW Office of Fair-Trading Product Ban is imposed on ACP having a polymer percentage of greater than 30% in accordance with s.9(1) of the Building Products (Safety) Act 2017 (NSW).

As the samples tested do not have a combustible polymer content of greater than 30%, they are not considered a banned product in accordance with s.9(1) of the Building Products (Safety) Act 2017 (NSW).

The ACP did return a polymer content range of 26.9%-28.1%, this amount of polymer would indicate the products tested on the buildings are consistent with 'Fire Resistant' variants of ACP.

Due to the amount of polymer in these materials, we believe that this product could still pose a risk to the building and the building occupants due to its level of combustibility, therefore we recommend the engagement of a C10 Fire Engineer to conduct a Building Fire Safety Risk Assessment and confirm its compliance to the National Construction Code.

We also recommend establishing a building 'Emergency Plan' in accordance with AS3745-2010 (Planning for emergencies in facilities) and having Combustible Cladding Response Guidelines included in this document.

This report has not considered any other panelling used on site or the overall combustibility of the building or made any recommendations about the overall fireproofing and material choice of the structure.

This recommendation applies to SP90402 only and should not be used to make assumptions on other building materials.



23 MAR 2021



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

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council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

19 March 2021

THE OWNERS - STRATA PLAN NO. 90402
C/- RESULT PROPERTY GROUP
PO BOX 1
KINGSGROVE NSW 1480

Our Ref: FIRE/2021/39

Premises: 1 Hutchinson Walk, ZETLAND NSW 2017

Dear Sir/Madam,

NOTICE OF INTENTION TO GIVE A FIRE SAFETY ORDER
Clause 8, Part 6 of Schedule 5, *Environmental Planning and Assessment Act 1979*

I refer to the submission made to the Council of the City of Sydney (Council) on your behalf by Zac Marshall on 13 November 2020. The submission was made in relation to Council's request for external cladding information on the abovementioned premises.

The submission of information and an inspection of the building by Council Investigation Officer Marko Konjevic on 25 February 2020 has revealed that the abovementioned premises are deficient in the provisions for fire safety.

Council intends to give you a fire safety order (order) under Schedule 5, Part 2 of the *Environmental Planning and Assessment Act, 1979* (the Act).

In effect, the order requires you to do such things as are necessary for both of the following purposes:

- (a) To eliminate or minimise a safety risk posed by the use of an external combustible cladding material applied to the external wall of the subject premises;
- (b) To remediate or restore the building following the elimination or minimisation of the safety risk.

A copy of the proposed order, which includes the things which are necessary to be done to the building, the period within which it must be complied with and the reasons for the proposed order is attached.

You may make representations to Council's Fire Safety and Essential Services Specialist Luke Farrell, or alternatively to Senior Building Surveyor Marko Konjevic as to why the order should not be given or as to the terms of or period for compliance with the order.

In this respect written advice of your intention to make representations including specific contact details to assist Council in informing you of the time and date of your representations should be received by **Council within 21 days** from the date of this notice.

Green, Global, Connected.

THE OWNERS - STRATA PLAN NO. 90402
C/- RESULT PROPERTY GROUP
PO BOX 1
KINGSGROVE NSW 1480

Our Ref: FIRE/2021/39

Premises: 1 Hutchinson Walk, ZETLAND NSW 2017

FIRE SAFETY ORDER

Part 2 item 1 of Schedule 5 *Environmental Planning and Assessment Act, 1979*

You being the owner in respect of the property at the abovementioned premises are ordered by the Council of the City of Sydney (Council) to do such things as are specified in order so as to ensure and promote adequate fire safety and fire safety awareness within the subject premises. The specified matters detailed below shall be completed to the satisfaction of Council within the compliance period detailed below.

Circumstances in which an order number 1 can be given:

When provision for fire safety or fire safety awareness is inadequate to:

- prevent fire, or
- suppress fire, or
- prevent the spread of fire.

To ensure or promote the safety of persons in the event of fire.

When lack of maintenance of the premises or the use of the premises constitutes a significant fire hazard.

Premises the subject of the order:

1 Hutchinson Walk, ZETLAND NSW 2017
Lot 305 in deposited plan 1063152, Lots 1-272 in strata plan 90402
Lots 274-322 in strata plan 90402, Lots 323-325 in strata plan 94994
'Platinum Apartments'

Compliance Period:

Pursuant to clause 27 of Schedule 5 of the *Environmental Planning and Assessment Act 1979* (the Act) the period for compliance with this order is as follows:

- I. Stage 1 works shall be completed within **90 days** (Date T.B.A.) from the date of this order;
- II. Stage 2 works shall be completed within **365 days** (Date T.B.A.) from the date of this order;
- III. Stage 3 works shall be completed within **395 days** (Date T.B.A.) from the date of this order.

Relevant Authority:

The relevant legislative provisions are Division 9.3 and Schedule 5 of the Act.

Modification of orders:

The terms of this order can only be modified by Council in writing, and only if the person to whom the order was given agrees to that modification. In no circumstances can the terms of the order be amended orally.

Any application to Council seeking an amendment of this order must be in writing clearly setting out:

- the term(s) to be modified,
- the reasons for the modification of the term(s), and
- any substitute term(s) to be added to the order (if applicable).



THE OWNERS STRATA PLAN 90402 – PLATINUM, 1 Hutchinson Walk, ZETLAND

MINUTES OF ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN 90402, 1 HUTCHINSON WALK, ZETLAND HELD ON TUESDAY 16th NOVEMBER 2021 VIA VIDEO LINK. THE MEETING COMMENCED AT 6:00PM

Present: Lots 13, 61, 102, 105, 114, 117, 128, 136, 142, 155, 164, 240, 268, 308, 310, 313

Present by Proxy: Lots 106, 261 and 253

In Attendance: Zac Marshall from Result Property Group Pty Ltd
Jose Dieguez from Pacific Building Management

Chairman: Zac Marshall

***DUE TO THE MEETING NOT RECEIVING A QUORUM, AFTER 30 MINUTES THE CHAIRMAN DEEMED THE MEETING SUFFICIENT TO PROCEED WITH THE OWNERS PRESENT**

MOTIONS

1. MINUTES

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

2. Key financial Information

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

3. Auditor

RESOLVED THAT Nicole Cannon Auditors be appointed as auditors for the financial year ending 30th September 2021.

4. Commissions and training services

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

5. Consideration and Acceptance of Budget

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

6. Levy Contributions

RESOLVED THAT

- (a) in accordance with Section 79(2) and 81 of the *Strata Schemes Management Act 2015* the owners corporation estimates that in respect of the period from 01/10/2021 to 30/09/2022 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- (b) in accordance with Section 81 of the Act, the owners' corporation determines that the following amounts are to be levied to raise the estimated contributions:

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Strata Management Specialists
281 Kingsgrove Rd
Kingsgrove NSW 2208

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administrative fund, the sum of \$1,003,935.00 Plus GST
capital works fund, the sum of \$504,500.00 Plus GST

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

7. Levy Collection

That the Owners – Strata Plan No 90402 **RESOLVED** pursuant to the Strata Schemes Management Act 2015 (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- a) to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses and arrange and monitor payment plans;

8. Payment Plans

The Owners – Strata Plan 90402 **RESOLVED** to NOT agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the Strata committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata committee or owners corporation by resolution.

9. Restriction matters

RESOLVED THAT the Owners Corporation and its Strata Committee have no limitations set under this clause of the act.

10. Annual Fire Safety Statement

RESOLVED THAT 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 actions report to the Strata Committee to determine what 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 and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner

11. Insurance

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

12. Lift Registration

RESOLVED THAT the owners' corporation resolved that whilst Result Property Group Pty Ltd is appointed as the managing agent for the scheme:

- (a) it is required on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
- (b) subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to sign on behalf of the scheme and lodge with WorkCover any item registration renewal or application form.

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13. Strata Committee

In accordance with the Strata Schemes Management Regulations 2016 the number of nominations received were eight (8) and these were:

L Rubi	Lot 105 – Self Nominated
I Liu	Lot 310 – Self Nominated
L Li	Lot 117 – Self Nominated
M Dai	Lot 114 – Self Nominated
T Hu	Lot 308 – Self Nominated
D Minic	Lot 102 – Self Nominated
A Lopes	Lot 240 – Self Nominated
J Yan	Lot 155 – Self Nominated

Upon the Chairperson declaring that nominations had closed the meeting RESOLVED the number of Executive Committee Members be determined at eight (8) and those candidates nominated were duly elected.

14. STRATA MANAGEMENT RENEWAL

RESOLVED THAT the Owners – Strata Plan 90402 RESOLVED pursuant to Part 4, Division 1 of the Strata Schemes Management Act 2015 (“Act”) the following: –

- (a) Appoint Result Property Group Pty Ltd, (“Agent”) under the instrument of appointment (Agreement), a copy is attached to the agenda at which this resolution is made for 36 months.
 - (b) Delegate to the Agent all of the functions of:
 - (i) The Owners Corporation (other than those listed in Section 52(2) of the Act);
 - and
 - (ii) Its chairperson, treasurer, secretary, and Strata Committee, necessary to enable the Agent to carry out the ‘agreed services’ and ‘additional services’ as defined in the Agreement;
 - (c) That the delegation to the Agent is to be subject to the conditions and limitations in the Agreement; and
 - (d) That it will execute the Agreement to give effect to this appointment and delegation;
 - (e) That two persons, being owners of lots or members of the Strata Committee, execute the agreement in accordance with Section 273 of the Act. In the absence of a determination, the secretary and any other member of the Strata Committee shall execute the Agreement.
- That upon execution of the Agreement, the Owners Corporation and the Agent mutually agree that this Agreement supersedes and cancels all previous delegations and instruments of appointment or agreement between the Owners Corporation and the Agent.

Closure: There being no further business, the chairperson declared the meeting closed at 6:15PM

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Strata Schemes Management Act 2015
(Schedule 2)

NOTICE OF STRATA COMMITTEE MEETING

THE OWNERS, STRATA PLAN NO. 90402

ADDRESS OF STRATA SCHEME: 1 HUTCHINSON WALK, ZETLAND

Present: L Rubi
I Liu
L Li
M Dai
T Hu
D Minic
A Lopes
J Yan

In Attendance: Zac Marshall from Result Property Group Pty Ltd
Jose Dieguez from Pacific Building Management

Chairman: Zac Marshall

MOTIONS

1. MINUTES

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

2. Election of Office Bearers

RESOLVED that the following office bearers be elected:

Treasurer –	Djordje Minic	Lot 102
Chairman –	Layla Rubi	Lot 105
Secretary –	Ashley Lopes	Lot 240

3. APPOINTING CONTACT POINT

RESOLVED that the Layla Rubi of the strata committee will be the point of contact and all matters and to liaise with the Strata Manager directly.

4. DATE OF NEXT EC MEETING

RESOLVED that the date of the next Strata Committee meeting will be confirmed at a later date.

Closure: There being no further business, the chairperson declared the meeting closed at 6:30PM.

Chairperson

Date

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7.15pm

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THE OWNERS STRATA PLAN 90402 – PLATINUM – 1 HUTCHINSON WALK, ZETLAND

NOTICE OF ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN 90402

THE ANNUAL GENERAL MEETING OF THE OWNERS OF SP 81128 WILL BE HELD ON **MONDAY 5th DECEMBER 2022**, at **1 Hutchinson Walk, Zetland Podium BBQ area onsite**.
THE MEETING WILL COMMENCE AT **6:00pm**

AGENDA/MOTIONS

1. MINUTES

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

Explanation: The minutes of the last general meeting, either an extraordinary or general meeting have been distributed to all owners or attached to this notice of meeting. This motion confirms the accuracy of the minutes and in the event that the minutes are in error owners can move the minutes be amended.

2. Key financial Information

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

Explanation: The Financial Statements are a formal record of the financial activities and position of the strata scheme. A copy of the key financial information of the owners corporation is attached. The accounting records of the owners corporation are kept by the strata managing agent. Please direct any inquiries regarding the accounts to the strata managing agent at least 48 hours prior to the meeting.

3. Auditor

THAT an auditor should be appointed.

Explanation: The owners corporation must decide whether to appoint an auditor. It should be noted that it is compulsory to appoint an auditor for large schemes (schemes of more than 100 lots excluding utility lots) or schemes for which the annual budget exceeds \$250,000.

4. Commissions and training services

THAT a report be received from the Strata Managing Agent on commissions and training services received in the past 12 months and estimate of commissions and training services to be received in the next 12 months.

Explanation: The strata managing agent under Section 60 of the Strata Schemes Management Act 2015 is required to disclose all commissions or training services provided to the strata managing agent for the strata scheme. As at the date of the notice of this meeting the strata manager has received the following:

Commissions

\$0.00 in commissions in the past 12 months, and an amount of \$0.00 in commissions is expected to be received in the next 12 months.

Training

The equivalent of \$0.00 in training services in the past 12 months, and an amount of \$0.00 in training services is expected to be received in the next 12 months.

5. Consideration and Acceptance of Budget

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

Explanation: Under Section 79 of the Strata Schemes Management Act 2015, an Owners Corporation must, in relation to the administrative fund, estimate how much money it will need to credit to the fund for actual and expected expenditure to maintain in good condition on a day-to-day basis the common property and any personal property vested in the Owners Corporation, to provide for insurance premiums, and to meet other recurrent expenses such as water charges, electricity charges, carpet cleaning, lawn mowing services and the like. In relation to the capital works fund, the Owners Corporation must estimate how much money it will need to credit to the fund for painting or repainting any part of the common property which is a building or other structure, to acquire personal property, to renew or replace personal property and fixtures and fittings that are part of the common property, to replace or repair the common property, and to meet other expenses of a capital nature such as major repairs or improvements to the common property or personal property of the Owners Corporation, such as replacement of roofing, guttering or fences and the like. When estimating, the amounts needed to be credited the Owners Corporation must consider the statement of the existing financial situation of the strata scheme and an estimate of receipts and

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payments, copies of which are attached to this notice.

6. Levy Contributions

THAT

- (a) in accordance with Section 79(2) and 81 of the *Strata Schemes Management Act 2015* the owners corporation estimates that in respect of the period from 01/10/2022 to 3/09/2023 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- (b) in accordance with Section 81 of the Act, the owners corporation determines that the following amounts are to be levied to raise the estimated contributions:

administrative fund, the sum of \$1,003,935.00 Plus GST

capital works fund, the sum of \$504,500.00 Plus GST

Levies proposed to remain same rate

- (c) those amounts are to be paid by regular equal periodic instalments on the first days of April 2023; and the subsequent instalments being due and payable on the first days of July 2023, October 2023 and January 2024. **Until amended by resolution at a subsequent general meeting.**
- (d) the Treasurer is authorised to levy those contributions by written notice on each person liable to pay them.

Explanation: Levy contributions provide funds to operate your scheme. All contributions must be calculated in proportion to the unit entitlements. The funds raised towards the administrative fund are to pay for the annual day to day recurrent expenses. The funds raised in the capital works fund are to pay for future capital expenditure. The owners corporation may also have a special fund for specific purposes.

7. Levy Collection

That The Owners – Strata Plan No 90402 RESOLVE pursuant to the Strata Schemes Management Act 2015 (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- a) to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses and arrange and monitor payment plans;

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

8. Payment Plans

The Owners – Strata Plan 90402 RESOLVE to agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the Strata committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata committee or owners corporation by resolution.

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

9. Restriction matters

THAT the owners corporation determine what matters shall be a restricted matter that can only be decided at a general meeting.

Explanation: An owners corporation may decide in a general meeting that a particular matter or type of matter can only be decided by the owners corporation in a general meeting. Such a decision effectively removes that matter or class of matters from the decision making powers of the strata committee.

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10. Annual Fire Safety Statement

THAT the Owners Corporation resolves 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 actions report to the Strata Committee to determine what 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 and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner

Explanation: If the owners corporation is subject to a fire safety statement in respect of fire services the statement must be considered and arrangements made for the next annual fire safety statement. An Annual Fire Safety Statement confirms that each essential fire safety measure installed in the building has been assessed and found to be performing to the standard required. This Statement is to be submitted to the Local Council and the Fire Commissioner.

11. Insurance

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

Explanation: The owners corporation is required to consider its insurances from time to time and where current insurances are in place the owners corporation may review those insurances.

12. Lift Registration

THAT the owners corporation resolves that whilst Result Property Group Pty Ltd is appointed as the managing agent for the scheme:

- (a) it is required on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
- (b) subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to sign on behalf of the scheme and lodge with WorkCover any item registration renewal or application form.

Explanation: It is a responsibility under the Work Health & Safety Act for ensuring that this statement is prepared and lodged with WorkCover.

All lifts, escalators, car stackers (to name a few) are considered plant items and are required to be maintained and serviced accordingly to ensure that they are safe to operate. WorkCover is the administrator of plant item registrations and do so under the WHS Act. Annually services providers of the plant are required to submit statements that they have been serviced which allow the annual registration to be made with WorkCover.

13. Strata Committee

THAT nominations be received for the election of the strata committee members and the owners corporation determine the number of persons to be elected to the strata committee and elect same.

Explanation: The meeting must determine the number of members to be elected to the strata committee. The maximum number of strata committee members permitted by the Strata Schemes Management Act 2015 is nine (9) or in a two lot scheme the number to be elected is two (2).

When the number has been determined, if the number of candidates exceed that number, there will be a strata committee ballot to fill the positions. The procedure for election of the strata committee is prescribed in Part 2 of the Strata Schemes Management Regulation 2016. A person who is prepared to be nominated as a candidate for election to the strata committee must be financial and personally consent to the nomination. This can be done verbally at the meeting or in writing.

14. General Matters

Result Property Group Pty Limited
Strata Management Specialists
281 Kingsgrove Rd
Kingsgrove NSW 2208

Nicholas Jones (Lot. 48)

- BM Change
- Fire alarms
- Cladding replacement
- Garage door.

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THE OWNERS STRATA PLAN 90402 – PLATINUM, 1 Hutchinson Walk, ZETLAND

MINUTES OF ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN 90402, 1 HUTCHINSON WALK, ZETLAND HELD ON THURSDAY 30th NOVEMBER 2023 AT HEALTH CLUB ONSITE. THE MEETING COMMENCED AT 4:30PM

Present: Lots 1, 2, 7, 13, 21, 22, 35, 48, 65, 69, 74, 82, 102, 106, 116, 195, 203, 206, 213, 253, 301, 308, 313

Present by Proxy: Lots 98, 119, 136, 158, 246, 268

In Attendance: Zac Marshall from Result Property Group Pty Ltd
Nicholas Zayat and Jose from Pacific Building Management

Chairman: Zac Marshall

***DUE TO THE MEETING NOT RECEIVING A QUORUM, AFTER 30 MINUTES THE CHAIRMAN DEEMED THE MEETING SUFFICIENT TO PROCEED WITH THE OWNERS PRESENT**

MOTIONS

1. MINUTES

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

2. Key financial Information

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

3. Auditor

RESOLVED THAT Nicole Cannon Auditors be appointed as auditors for the financial year ending 30th September 2024.

4. Commissions and training services

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

5. Consideration and Acceptance of Budget

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

6. Levy Contributions

RESOLVED THAT

- (a) in accordance with Section 79(2) and 81 of the *Strata Schemes Management Act 2015* the owners corporation estimates that in respect of the period from 01/10/2023 to 30/09/2024 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
- (b) in accordance with Section 81 of the Act, the owners' corporation determines that the following amounts are to be levied to raise the estimated contributions:

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administrative fund, the sum of \$1,034,053.05 Plus GST
capital works fund, the sum of \$504,500.00 Plus GST

- (c) those amounts are to be paid by regular equal periodic instalments on the first days of January 2024; and the subsequent instalments being due and payable on the first days of April, July 2024, October 2024. ***Until amended by resolution at a subsequent general meeting.***
- (d) the Treasurer is authorised to levy those contributions by written notice on each person liable to pay them.

7. Levy Collection

That the Owners – Strata Plan No 90402 **RESOLVED** pursuant to the Strata Schemes Management Act 2015 (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

a) to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses and arrange and monitor payment plans;

8. Payment Plans

The Owners – Strata Plan 90402 **RESOLVED** to NOT agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the Strata committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata committee or owners corporation by resolution.

9. Restriction matters

RESOLVED THAT the Owners Corporation and its Strata Committee have a limitation of \$1,000,000 set under this clause of the act.

10. Annual Fire Safety Statement

RESOLVED THAT 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 actions report to the Strata Committee to determine what 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 and lodge the statement with local Council and cause a copy of the statement to be given to the Fire Commissioner

11. Insurance

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

12. Lift Registration

RESOLVED THAT the owners' corporation resolved that whilst Result Property Group Pty Ltd is appointed as the managing agent for the scheme:

- (a) it is required on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
- (b) subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to sign on behalf of the scheme and lodge with WorkCover any item registration renewal or

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application form.

13. Strata Committee

In accordance with the Strata Schemes Management Regulations 2016 the number of nominations received were 12 nominations with a ballot being held for nine positions to be filled and the nine (9) and these were:

✓ Min Hong Li	Lot 213 – Self Nominated
✓ Rick Miller	Lot 82 – Nominated by lot 82 owner
✓ Alex Heinz	Lot 158 – Self Nominated
✓ Nicholas Jones	Lot 48 – Self Nominated
✓ Sandy Shen	Lot 116 – Lot 106 Nominated
✓ Donatella Ricci	Lot 253 – Self Nominated
✓ Jonathon Tong	Lot 98 – Self Nominated
✓ Linda Kirk	Lot 1 – Self Nominated
✓ Mable Fong	Lot 313 – Self Nominated

Upon the Chairperson declaring that nominations had closed the meeting RESOLVED the number of Strata Committee Members be determined at nine (9) and those candidates nominated were duly elected.

14. CLADDING UPDATE

NOTED THAT the cladding works should be all completed by second week of December 2023 and all compliance meet with Sydney council.

15. PACIFIC BUILDING MANAGEMENT AGREEMENT RENEWAL

15.1 - RESOLVED that the re appointment of Pacific Building Management for the building managements services as per the agreement be accepted.

15.2 – RESOLVED that the existing contract be terminated with Pacific Building management due to motion 15.1 being accepted.

16. SURVEY TO ALL OWNERS

RESOLVED THAT a survey be sent to all owners for feedback on how to improve and make Platinum Building better.

17. REPLACEMENT OF COLOURED FILM ON WINDOWS

NOTED that this will be a topic to be placed on the survey to all owners once pricing has been obtained on the options.

Closure: There being no further business, the chairperson declared the meeting closed at 5:15PM

Result Property Group Pty Limited
Strata Management Specialists
281 Kingsgrove Rd
Kingsgrove NSW 2208

Liability limited by a scheme approved under Professional Standards Legislation

Ph: 02 8669 8800
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Strata Schemes Management Act 2015
(Schedule 2)

NOTICE OF STRATA COMMITTEE MEETING

THE OWNERS, STRATA PLAN NO. 90402

ADDRESS OF STRATA SCHEME: 1 HUTCHINSON WALK, ZETLAND

Present: Min Hong Li
Rick Miller
Nicholas Jones
Mable Fong
Donatella Ricci
Sandy Shen
Linda Kirk

In Attendance: Zac Marshall from Result Property Group Pty Ltd
Nicholas Zayat and Daniel Kim from Pacific Building Management

Chairman: Zac Marshall

MOTIONS

1. DISCLOSURE OF PECUNIARY INTERESTS

RESOLVED THAT NIL to Report.

2. MINUTES

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

3. Election of Office Bearers

RESOLVED that the following office bearers be elected:

Treasurer –	Jonathon Tong	Lot 98
Chairman –	Maria Hantes	Lot 46
Secretary –	Nicholas Jones	Lot 48

4. APPOINTING CONTACT POINT

RESOLVED that the Nicholas Jones of the strata committee will be the point of contact.

5. PODIUM FURNITURE

RESOLVED that the podium furniture has been installed.

6. DATE OF NEXT EC MEETING

RESOLVED that the date of the next Strata Committee meeting will be confirmed at a later date

Closure: There being no further business, the chairperson declared the meeting closed at 5:20PM.

Chairperson

Date

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Income and Expenditure for the financial year to 30/09/2023

The Owners - Strata Plan 90402

Platinum, 1 Hutchinson Walk, ZETLAND NSW 2017

Administrative Fund			
	Current period	Annual budget	Previous year
	01/10/2022-30/09/2023	01/10/2022-30/09/2023	01/10/2021-30/09/2022
Revenue			
Interest on Arrears--Admin	6,889.88	2,000.00	3,334.42
Key Deposits	6,500.00	0.00	5,710.00
Levies Due--Admin	1,003,934.70	1,003,935.00	1,003,934.70
Miscellaneous Income--Admin	0.00	32,900.00	32,900.00
Recovery--Legal Fees	3,103.80	500.00	1,080.00
<i>Total revenue</i>	<u>1,020,207.98</u>	<u>1,039,335.00</u>	<u>1,046,959.12</u>
Less expenses			
Accounting--Audit Services	1,950.00	2,100.00	1,760.00
Accounting--BAS preparation	1,040.00	1,250.00	1,040.00
Airconditioning	14,200.20	10,000.00	7,100.10
Bank Charges--Account Fees	0.00	0.00	2.50
Building Manager -- Contract	142,926.80	139,000.00	138,774.44
Cleaning--Carpet	3,525.00	7,500.00	6,637.50
Cleaning--Contracts	159,541.49	165,000.00	173,616.90
Cleaning--Materials	5,868.05	6,000.00	5,826.50
Cleaning--Windows/Glass	30,875.00	20,000.00	14,975.00
Doors & Windows	14,516.57	10,000.00	13,573.00
Electrical	25,883.05	15,000.00	12,997.73
Electricity Rates	55,071.59	60,000.00	55,864.44
Fire Protection	39,674.76	40,000.00	42,513.15
Garage Doors	5,257.09	4,000.00	3,552.00
Garbage Compactor	13,198.00	10,000.00	8,699.00
Gardening--Maintenance	18,853.18	20,000.00	17,158.38
General Repairs	33,343.25	25,000.00	16,127.16
Gym Equipment	1,655.00	2,000.00	2,385.00
Insurance--Excesses	0.00	1,500.00	0.00
Insurance--Premiums	159,618.12	148,500.00	120,108.14
Insurance--Valuation	1,800.00	0.00	0.00
Intercom	195.00	0.00	0.00
Irrigation Systems	1,345.00	0.00	0.00
Key Deposit Refunds	300.00	0.00	0.00
Legal & Debt Collection Fees	3,384.22	0.00	1,875.49
Lift--Maintenance Contract	54,743.83	52,000.00	52,527.27
Locks, Keys & Card Keys	5,712.50	3,000.00	1,734.55
Management Fees--Contract Fee	70,036.38	67,000.00	66,701.26
Miscellaneous	851.68	2,000.00	212.00
Pest/Vermin Control	2,261.80	3,000.00	2,261.80

15/11/2023

12:06

Zac Marshall

Result Property Group

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The Owners - Strata Plan 90402

Platinum, 1 Hutchinson Walk, ZETLAND NSW 2017

Administrative Fund

	Current period 01/10/2022-30/09/2023	Annual budget 01/10/2022-30/09/2023	Previous year 01/10/2021-30/09/2022
Plumbing & Drainage	28,208.80	15,000.00	15,949.50
Pool Cleaning	12,133.75	10,000.00	12,284.97
Pool Sauna/Equipment	3,015.50	1,500.00	0.00
Pumps	7,793.00	6,000.00	5,685.00
Registration/License/Permit Fees	93.00	0.00	845.00
Rubbish Removal	2,200.00	500.00	0.00
Security Surveillance Equipment	4,067.00	2,000.00	3,346.00
Security--Contractor	1,470.96	0.00	7,249.75
Stationery & Printing	0.00	0.00	49.80
Strata Hub	3,900.00	0.00	0.00
Telephone Charges	5,098.29	10,200.00	10,200.94
Water & Sewerage	153,013.08	170,000.00	168,987.52
Total expenses	1,088,620.94	1,029,050.00	992,421.79
Surplus/Deficit	(68,412.96)	10,285.00	54,537.33
Opening balance	291,196.75	291,196.75	236,659.42
Closing balance	\$222,783.79	\$301,481.75	\$291,196.75

15/11/2023

12:06

Zac Marshall

Result Property Group

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28 September 2015

File No: 1098.37

The Owners SP90402

C/o Anthony Maroon

Stratawide Management Pty Ltd

PO Box 306

Pymont NSW 2009

Dear Anthony,

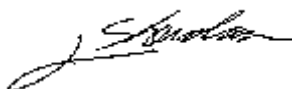
RE: PROPERTY SINKING FUND

1 HUTCHINSON WALK, ZETLAND NSW

Further to our proposal and your subsequent commission, QS Solutions are pleased to enclose our Sinking Fund report for the above property.

Should you have any queries please do not hesitate to contact Justin Sheridan of this office.

Yours sincerely



Justin Sheridan

QS Solutions

Enc

Property Sinking Fund



1 Hutchinson Walk, Zetland NSW

The Owners, Strata Plan 90402

September 2015

File No: 1098.37

QS Solutions

Property & Construction Consultants

23 Kirkwood Avenue

Epping NSW 2121

Telephone: 02 9876 4757

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1. Introduction

Under instructions from Anthony Maroon of Stratawide Management Pty Ltd, QS Solutions have prepared an independent sinking fund analysis for strata plan 90402 at 1 Hutchinson Walk, Zetland NSW. The purpose of the assessment is to assist the owners corporations plan for the future by identifying when sinking fund expenses may be required for specific building assets. The assessment will help the owners corporation plan for the timely reinstatement of the building's assets as they near the end of their effective life. As such the assessment is used as a basis to calculate reasonable sinking fund contributions so the building retains its desired quality while reducing the need for special capital works levies.

2. Building Description

The property is 125m by 50m and occupies an entire block. The property adjoins George Julius Avenue, Kirby Walk, Hutchinson Walk and Gadigal Avenue at Zetland.

The property contains 322 residential lots within a 6, 10, 15 & two 8 storey buildings above two levels of basement car parking.

The property contains basement plant rooms and storage areas. A central car park with recreation area, large spa, sauna, gym and water feature is located on level 1 and a roof garden is located between the buildings on level 2.

The buildings have painted and metal clad facades, areas of stone cladding, terraces, courtyards and balconies. The building is serviced by 8 passenger lifts, 6 platform lifts, garbage chutes, security entry, security recording and access control system, centralised hot water systems, fire services and ventilation plant.

There are no shared facilities or exclusive use areas with the strata.

3. Valuation Methodology

Section 75(2) of the Strata Schemes Management Act requires an owners corporation to estimate the funds it should set aside each year for anticipated sinking fund expenditure. This good property management recognises that all lot owners contribute to a buildings wear and tear and that they should contribute to the costs of reinstating the wear and tear.

This independent and unbiased sinking fund assessment is prepared to assist owners in estimating the funds they should set aside each year for the building's anticipated capital expenditure.

The timely reinstatement of these assets, as they near the end of their effective life, is used as a basis to calculate reasonable annual contributions so the property retains its desired quality while reducing the need for significant one off contributions.

3.1 Benefits of future planning

This sinking fund includes assets anticipated to require capital expenditure within the next 10 years. This future planning:

- Spreads the cost of capital reinstatement over a number of years;
- Reduces the financial pressure of large special levies;
- Improves a strata's cash flow provision;
- Improves a strata's ability to react to sudden or emergency events;
- Improves the capital value of each lot;
- Maintains the buildings desired appearance and performance;
- Can assist in reducing owner contributions if invested sinking fund interest contributes towards sinking fund levies, and

3.2 Included assets

The included sinking fund assets are understood to be the responsibility of the owners corporation which can not be economically repaired or maintained without reinstatement. The sinking fund excludes regular administration, repairs and maintenance costs.

QS Solutions has reviewed the strata plan and is not aware of any by-laws or other agreements which alter the extent of assets for which the owners corporation is responsible.

3.3 Reinstatement years

While an asset's life can be extended indefinitely with unlimited expenditure on repairs and maintenance it is assumed that the asset's effective lives end when it is no longer economic to maintain them.

The reinstatement year is the number of years until the asset is anticipated to reach the end of its effective life for its intended purpose and will be wholly or substantially reinstated. These life expectancies are based on our site inspection and the following factors:

- Its age, current condition and insured duration;
- Historical performance of the asset and similar assets in comparable buildings;
- Local conditions and its ability to carry out its intended function;
- The owners corporations required standards.

3.4 Reinstatement costs

Reinstatement costs are the estimated costs to restore assets back to their original standard.

The costs:

- Assume the work will be carried out by qualified and independent tradespeople;
- Are at the date noted in the report;
- Consider the availability of replacement parts;
- May allow for partial restoration or total replacement;
- Exclude GST. Owners should consider their requirements for collecting and paying GST when reviewing the sinking fund.

3.5 Inflation rate

The estimated building inflation rate is anticipated over the life of the sinking fund. Variances in inflation can significantly impact a sinking funds cash position and it is recommended the sinking fund be periodically updated to address inflation discrepancies.

4. Reviewing & Refining

Variations to this sinking fund are likely due to future unforeseen events and the owners corporation should periodically review and refine the sinking fund to ensure reasonable funds are available for future expenditure.

4.1 Why review

The sinking fund assessment is an estimate based upon all available information and the predicted impact of reasonably foreseeable events at the date of the report. It uses a number of assumptions in an attempt to provide an indication of the required annual sinking fund contributions. Reinstatement assets, durations, costs and inflation rates are intended as a guide for the purpose of contributing a reasonable annual allowance to the sinking fund. As an integral property management tool, sinking funds should be regularly refined as the building ages to ensure quality expectations can be met and anticipated expenses included.

4.2 Refining

Owners can improve the accuracy of anticipated sinking fund contribution and expenditure obligations by:

- Regularly reviewing the building's condition and excluding any redundant future expenses and budgeting for previously unforeseen expenses;
- Ensuring that all included assets are the responsibility of the owners corporation;
- Considering the consequences of allowing assets to deteriorate past their effective life when estimating reinstatement dates;
- Ensuring reasonable reinstatement costs for the anticipated scope of work;
- Including a reasonable contingency allowance and inflation rate;
- Allowing for possible expenses due to changes in legislation or other items identified in the general exclusions section of this report;
- Obtaining expert independent advice from maintenance contractors or specialist consultants if unsure about a particular item;
- Focusing on assets with high annual maintenance and sinking fund contribution costs.

Any adjustment to the sinking fund will require the report to be recalculated by QS Solutions.

5. Information for Substantiation

This report is based on our understanding of the sinking fund principles as outlined in the Strata Schemes Management Act 1996.

5.1 Site inspection

The property was visited on 22 September 2015 and an inspection of the common property completed. Common property assets were identified and inspected where possible. The life expectancy and reinstatement cost of these assets was assessed and the annual contributions and expenditure calculated based on an appropriate inflation rate.

When unable to examine an asset we have assumed it's condition and method of construction bearing in mind the age and character of the property.

5.2 General inclusions and exclusions

Unless specifically noted the sinking fund makes no allowance for expenditure resulting directly or indirectly from:

- Unforeseeable events;
- Changes to the use of the building;
- Building defects, water damage, termites or pests;
- Insurance work;
- Work to comply with government legislation, building codes, Occupational Health and Safety or Australian Standards.

Commercial and technological obsolescence is considered when determining the effective life of an asset. Obsolescence can be difficult to predict as asset parts may no longer available or more cost effective alternative may becomes available.

5.3 Specific exclusions

Assets anticipated to not require sinking fund expenditure within the next 10 years include:

- Defects and associated costs.
- Repainting ore replacing metal wall cladding or fixings.
- Installing window safety devices as understood to be installed.
- Television antennas and associated boosters and filters.
- Lot intercom handsets, air-conditioning, ventilation fans, car space enclosures and hot water metres.
- Wet area waterproofing within lots.
- Sealing the car park floor.
- Letter box's or cark park storage enclosures.
- Wheel stops and bollards.
- Water storage tanks.

5.4 Specific inclusions

Assets anticipated to require sinking fund expenditure within the next 10 years include:

- Upgrading the security recording system which includes increasing from 16 to 60 cameras and upgrading recording equipment which we have been advised is proposed to be completed in the 2015 to 2016 financial year.
- Installing children play equipment for \$50,000 to the garden area as advised.
- Overhauling the raised garden area.
- Overhauling balcony floors and railings.
- Maintaining a watertight façade.
- Annual fire safety work including detectors, extinguishers, fire doors, extinguishers. Speakers.
- Painting the façade.
- Overhauling passenger lift motors and finishes.
- Car park water pipe insulation.

6. Sinking Fund Analysis

The following contribution and expenditure table analysis provide a list of sinking fund assets and their reinstatement dates and costs within 10 years. The list is an estimate based on information available at the time of the report and should be regularly reviewed and updated.

The contribution table assesses the funds to be collected while the expenditure table shows the cost to carry out the work. The tables refer to financial years and the asterisk (*) indicates the year in which each asset will be reinstated.

6.1 Asset Contributions

The contributions table analysis overleaf calculates the annual funds to be set aside for each asset. This highlights the impact each asset has on sinking fund and ensures sufficient fund area available to reinstate each asset when required.

The sum of the sinking fund accumulation row is recalculated in the Sinking fund levies row to provide annual sinking fund levies after deducting the existing sinking fund balance.

SP90402, 1 Hutchinson Walk, Zetland NSW		Reinstatement years		Reinstatement Cost (2015)	Sinking fund contribution						* Year of reinstatement				4% Building Inflation Rate			
First	Subsequent	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025							
1	Floor Finishes & Paving Paint																	
2	Carpet to corridors	10	11	110,000	13,562	14,104	14,669	15,255	15,866	16,500	17,160	17,847	18,561	19,303	*			
3	Carpet to gym	7	8	4,000	666	693	721	750	780	811	843	872	903	934				
4	Entry lobby mats	6	7	3,000	572	595	619	644	669	696	723	750	777	804				
5	Garbage room & loading dock paving paint	4	5	6,000	1,653	1,719	1,788	1,859	1,930	1,999	2,070	2,141	2,212	2,283	*			
6	Overhaul tiled lobbies & corridors	9	10	19,000	2,555	2,658	2,764	2,874	2,989	3,109	3,233	3,363	3,497	3,634	*			
7	Internal Painting																	
8	Typical floor corridors & lobbies	8	9	145,000	21,537	22,398	23,294	24,226	25,195	26,202	27,251	28,341	29,472	30,643	*			
9	Health club	6	7	10,000	1,908	1,984	2,063	2,146	2,232	2,321	2,410	2,500	2,590	2,680				
10	Garbage room walls	4	5	5,000	1,377	1,433	1,490	1,549	1,614	1,666	1,723	1,780	1,837	1,894	*			
11	Car park line marking & bollards	10	11	22,000	2,712	2,821	2,934	3,051	3,173	3,300	3,432	3,569	3,712	3,861	*			
12	External Painting																	
13	Building façade	10	11	835,000	102,948	107,066	111,348	115,802	120,435	125,252	130,262	135,472	140,891	146,527	*			
14	Touch up painting	4	5	30,000	8,265	8,595	8,939	9,297	9,668	10,043	10,423	10,808	11,198	11,593				
15	Windows And Doors Overhaul																	
16	Health club auto entry door	6	7	2,000	382	397	413	429	446	464	482	500	518	536				
17	Roller door motors & springs	5	6	10,000	2,246	2,336	2,430	2,527	2,628	2,731	2,837	2,944	3,052	3,161				
18	Overhaul roller doors	9	10	12,000	1,614	1,678	1,746	1,815	1,888	1,964	2,042	2,124	2,209	2,296	*			
19	Loading dock turntable (motors, controls)	7	8	5,000	833	866	901	937	975	1,014	1,054	1,094	1,134	1,174				
20	Overhaul glass lobby doors	3	4	3,000	1,081	1,124	1,169	1,215	1,262	1,310	1,358	1,406	1,454	1,502				
21	Windows and balcony doors	6	7	55,000	10,492	10,912	11,348	11,802	12,274	12,765	13,266	13,777	14,298	14,829				
22	External Structure Overhaul																	
23	Roof membrane overhaul	8	9	90,000	13,368	13,902	14,458	15,037	15,638	16,264	16,914	17,591	18,296	19,029				
24	Overhaul sky lights (2 of 17)	4	5	5,000	1,377	1,433	1,490	1,549	1,614	1,666	1,723	1,780	1,837	1,894	*			
25	Facade screens	5	6	6,000	1,348	1,402	1,458	1,516	1,577	1,633	1,689	1,746	1,803	1,860				
26	Entry lobby awnings (no 3)	4	5	12,000	3,306	3,438	3,576	3,719	3,866	4,016	4,169	4,324	4,481	4,640	*			
27	Balcony floors and railings	6	7	55,000	10,492	10,912	11,348	11,802	12,274	12,765	13,266	13,777	14,298	14,829				
28	Gates and fencing	8	9	6,000	891	927	964	1,002	1,043	1,084	1,128	1,173	1,219	1,266				
29	Ventilation & Air-conditioning																	
30	Stair pressurisation fans	11	12	32,000	3,653	3,799	3,951	4,109	4,273	4,444	4,622	4,807	4,999	5,199				
31	Lobby relief & supply fans (4 of 24)	2	3	5,000	2,651	2,757	2,866	2,977	3,090	3,206	3,324	3,444	3,566	3,690	*			
32	Garbage room & chute fans (2 of 10)	3	3	4,500	1,622	1,686	1,754	1,824	1,897	1,973	2,052	2,134	2,219	2,308				
33	Jet fans to car park (1 of 4)	4	5	4,000	1,102	1,146	1,192	1,240	1,290	1,339	1,389	1,439	1,490	1,541	*			
34	Car park ventilation (2 of 5)	6	7	4,000	763	794	825	858	893	928	963	998	1,033	1,069				
35	Variable speed drives overhaul (4 of 19)	9	10	12,000	1,614	1,678	1,746	1,815	1,888	1,964	2,042	2,124	2,209	2,296	*			
36	Health club air-conditioning	7	8	8,000	1,333	1,386	1,442	1,499	1,559	1,622	1,687	1,754	1,821	1,890				
37	Electrical																	
38	Minor electrical works incl light fittings	2	3	6,000	3,181	3,308	3,439	3,574	3,713	3,856	3,999	4,146	4,296	4,449	*			
39	Overhaul entry intercom system	7	8	9,000	1,499	1,559	1,622	1,687	1,754	1,824	1,897	1,973	2,052	2,134				
40	Upgrade security recording system (as advised)	1	0	90,000	93,600	0	0	0	0	0	0	0	0	0				
41	Overhaul upgraded security recording system	5	6	7,000	1,572	1,635	1,701	1,769	1,839	1,912	1,987	2,064	2,144	2,226				
Brought Forward					317,775	233,142	240,447	249,779	256,081	265,376	272,049	282,312	288,976	299,849				

SP90402, 1 Hutchinson Walk, Zetland NSW			Reinstatement years		Reinstatement Cost (2015)	Sinking fund contribution					* Year of reinstatement				4% Building Inflation Rate			
Assets as at September 2015			First	Subsequent		2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025			
Carried Forward						317,775	233,142	240,447	249,779	256,081	265,376	272,049	282,312	288,976	299,849			
42 Passenger Lifts Overhaul																		
43	Passenger lift motors & controls (no 8)		10	11	350,000	43,152	44,878	46,673	48,540	50,482	52,501	54,601	56,785	59,056	61,419			
44	Passenger lift finishes (no 8, incl doors & buttons)		10	11	350,000	43,152	44,878	46,673	48,540	50,482	52,501	54,601	56,785	59,056	61,419			
45	Platform lifts to entry lobbies (no 6)		7	8	10,000	1,666	1,733	1,802	1,874	1,949	2,027	2,108	2,195	2,283	2,374			
46 Hydraulics Services																		
47	Domestic water booster pumps (1 of 3)		5	5	6,000	1,348	1,402	1,458	1,516	1,577	1,640	1,705	1,774	1,845	1,918			
48	Minor water supply & drainage work		3	4	7,000	2,522	2,623	2,728	2,837	2,948	3,061	3,176	3,293	3,412	3,533			
49	Instant gas hot water system (7 of 28)		6	7	20,000	3,815	3,968	4,127	4,292	4,463	4,642	4,826	5,015	5,209	5,408			
50	Hot water storage tank (no 6, stainless steel)		10	11	36,000	4,438	4,616	4,801	4,993	5,192	5,400	5,616	5,841	6,074	6,317			
51	Hot water circulating pumps		4	5	9,000	2,479	2,579	2,682	2,789	2,902	3,018	3,138	3,262	3,390	3,521			
52	Electric hot water storage tanks (no 3)		7	8	3,000	500	520	541	562	585	608	632	658	686	714			
53	Garden irrigation controls		4	5	6,000	1,653	1,719	1,788	1,859	1,934	2,010	2,088	2,168	2,250	2,334			
54	Irrigation pumps		3	4	4,000	1,441	1,499	1,559	1,620	1,683	1,748	1,815	1,885	1,956	2,029			
55	Basement sump pump		4	5	12,000	3,306	3,438	3,576	3,719	3,867	4,019	4,176	4,338	4,504	4,674			
56	Car wash pump & filter		5	6	3,000	674	701	729	758	788	818	849	881	914	948			
57	Basement water supply pipe insulation		8	9	20,000	2,971	3,089	3,213	3,341	3,475	3,614	3,759	3,909	4,064	4,224			
58 Fire Services																		
59	Annual fire safety work		1	1	9,000	9,360	9,734	10,124	10,529	10,950	11,388	11,843	12,317	12,810	13,322			
60	Fire indicator & alarm panels (overhaul)		9	10	8,000	1,076	1,119	1,164	1,210	1,259	1,309	1,361	1,416	1,473	1,531			
61	Diesel fire services pump		11	12	18,000	2,055	2,137	2,222	2,311	2,404	2,500	2,600	2,704	2,812	2,924			
62	Electric pump large		9	10	12,000	1,614	1,678	1,746	1,815	1,888	1,964	2,042	2,124	2,209	2,296			
63	Jacking pumps and valves overhaul		6	7	9,000	1,717	1,786	1,857	1,931	2,008	2,089	2,173	2,259	2,347	2,437			
64 Health Club & Garden Area																		
65	Gym equipment overhaul		2	3	6,000	3,181	3,308	3,439	3,574	3,714	3,859	4,009	4,164	4,324	4,488			
66	Spa & pond overhaul		7	8	20,000	3,332	3,465	3,604	3,748	3,898	4,054	4,216	4,383	4,554	4,729			
67	Spa wall & ceiling finishes		7	8	20,000	3,332	3,465	3,604	3,748	3,898	4,054	4,216	4,383	4,554	4,729			
68	Spa & pond filters, chlorinators & cleaner		5	6	6,000	1,348	1,402	1,458	1,516	1,577	1,639	1,704	1,771	1,840	1,911			
69	Pumps		4	5	5,000	1,377	1,433	1,490	1,549	1,611	1,676	1,742	1,810	1,879	1,950			
70	Spa heater		5	6	5,000	1,123	1,168	1,215	1,263	1,314	1,366	1,421	1,478	1,537	1,599			
71	Overhaul sauna incl. steamer		5	6	7,000	1,572	1,635	1,701	1,769	1,839	1,912	1,987	2,064	2,144	2,226			
72	Overhaul common amenities		8	9	8,000	1,188	1,236	1,285	1,337	1,390	1,446	1,503	1,564	1,624	1,687			
73	Install children's play equipment (as advised)		1	0	50,000	52,000	0	0	0	0	0	0	0	0	0			
74	Overhaul children's play equipment		10	10	5,000	616	641	667	693	721	750	780	811	844	877			
75	Barbecue		7	8	4,000	666	693	721	750	780	811	843	878	913	949			
76	External furniture timber furniture		6	7	7,000	1,335	1,389	1,444	1,502	1,562	1,625	1,691	1,759	1,829	1,901			
77	Overhaul raised planter membranes		7	10	13,000	2,166	2,253	2,343	2,436	2,534	2,635	2,741	2,851	2,964	3,080			
78	Overhaul landscaping		3	4	12,000	4,324	4,497	4,677	4,862	5,052	5,247	5,447	5,652	5,862	6,076			
79	Contingency / Minor Items 5%					26,214	19,691	20,323	21,012	21,752	22,545	23,396	24,309	25,286	26,329			
80	Sinking fund accumulation (excluding GST)					550,491	413,515	426,777	441,242	453,019	469,236	482,711	499,167	513,709	533,203			
SP90402, 1 Hutchinson Walk, Zetland NSW					Opening Bal.	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025			
Sinking fund levies at 4% increase PA ** (excluding GST)					90,000	390,890	406,526	422,787	439,698	457,286	475,578	494,601	514,385	534,960	556,359			

** The sum of row 80 smoothed after deducting the opening balance

6.2 Asset Expenditure

The expenditure analysis shows when funds will be withdrawn from the sinking fund. The expenditure costs are at the date of reinstatement and include for inflation.

NSW		Reinstatement years		Reinstatement Cost (2015)	Sinking fund expenditure					* Year of reinstatement					4% Building Inflation Rate			
		First	Subsequent		2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025				
SP90402, 1 Hutchinson Walk, Zetland NSW																		
Assets as at September 2015																		
1 Floor Finishes & Paving Paint																		
2	Carpet to corridors	10	11			110,000										162,827 *		
3	Carpet to gym	7	8			4,000						5,264 *						
4	Entry lobby mats	6	7			3,000					3,796 *							
5	Garbage room & loading dock paving paint	4	5			6,000			7,019 *						8,540 *			
6	Overhaul tiled lobbies & corridors	9	10			19,000									27,043 *			
7 Internal Painting																		
8	Typical floor corridors & lobbies	8	9			145,000							198,443 *					
9	Health club	6	7			10,000					12,653 *							
10	Garbage room walls	4	5			5,000			5,849 *						7,117 *			
11	Car park line marking & bollards	10	11			22,000										32,565 *		
12 External Painting																		
13	Building facade	10	11			835,000										1,236,004 *		
14	Touch up painting	4	5			30,000			35,096 *						42,699 *			
15 Windows And Doors Overhaul																		
16	Health club auto entry door	6	7			2,000					2,531 *							
17	Roller door motors & springs	5	6			10,000				12,167 *								
18	Overhaul roller doors	9	10			12,000									17,080 *			
19	Loading dock turntable (motors, controls)	7	8			5,000							6,580 *					
20	Overhaul glass lobby doors	3	4			3,000		3,375 *					3,948 *					
21	Windows and balcony doors	6	7			55,000					69,593 *							
22 External Structure Overhaul																		
23	Roof membrane overhaul	8	9			90,000							123,171 *					
24	Overhaul sky lights (2 of 17)	4	5			5,000			5,849 *						7,117 *			
25	Facade screens	5	6			6,000				7,300 *								
26	Entry lobby awnings (no 3)	4	5			12,000			14,038 *						17,080 *			
27	Balcony floors and railings	6	7			55,000					69,593 *							
28	Gates and fencing	8	9			6,000							8,211 *					
29 Ventilation & Air-conditioning																		
30	Stair pressurisation fans	11	12			32,000												
31	Lobby relief & supply fans (4 of 24)	2	3			5,000	5,408 *			6,083 *				6,843 *				
32	Garbage room & chute fans (2 of 10)	3	3			4,500		5,062 *			5,694 *				6,405 *			
33	Jet fans to car park (1 of 4)	4	5			4,000			4,679 *						5,693 *			
34	Car park ventilation (2 of 5)	6	7			4,000					5,061 *							
35	Variable speed drives overhaul (4 of 19)	9	10			12,000									17,080 *			
36	Health club air-conditioning	7	8			8,000						10,527 *						
37 Electrical																		
38	Minor electrical works and light fittings	2	3			6,000	6,490 *				7,300 *			8,211 *				
39	Overhaul entry intercom system	7	8			9,000							11,843 *					
40	Upgrade security recording system (as advised)	1	0			90,000	93,600 *											
41	Overhaul upgraded security recording system	5	6			7,000					8,517 *							
Brought Forward						93,600	11,898	8,436	72,531	41,366	168,920	38,162	344,879	155,853	1,431,396			

SP90402, 1 Hutchinson Walk, Zetland NSW		Assets as at September 2015		Reinstatement years		Reinstatement Cost (2015)	Sinking fund expenditure					* Year of reinstatement					4% Building Inflation Rate	
		Carried Forward		First	Subsequent		2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025		
42	Passenger Lifts Overhaul						93,600	11,898	8,436	72,531	41,366	168,920	38,162	344,879	155,853	1,431,396		
43	Passenger lift motors & controls (no 8)	10	11			350,000										518,085		
44	Passenger lift finishes (no 8, incl doors & buttons)	10	11			350,000										518,085		
45	Platform lifts to entry lobbies (no 6)	7	8			10,000							13,159	*				
46	Hydraulics Services																	
47	Domestic water booster pumps (1 of 3)	5	5			6,000					7,300	*				8,881		
48	Minor water supply & drainage work	3	4			7,000			7,874	*			9,212	*				
49	Instant gas hot water system (7 of 28)	6	7			20,000						25,306	*					
50	Hot water storage tank (no 6, stainless steel)	10	11			36,000												
51	Hot water circulating pumps	4	5			9,000				10,529	*					12,810	*	
52	Electric hot water storage tanks (no 3)	7	8			3,000												
53	Garden irrigation controls	4	5			6,000				7,019	*					8,540	*	
54	Irrigation pumps	3	4			4,000			4,499	*			5,264	*				
55	Basement sump pump	4	5			12,000				14,038	*					17,080	*	
56	Car wash pump & filter	5	6			3,000					3,650	*						
57	Basement water supply pipe insulation	8	9			20,000								27,371	*			
58	Fire Services																	
59	Annual fire safety work	1	1			9,000	9,360	*	10,124	*	10,529	*	11,388	*	12,317	*	13,322	*
60	Fire indicator & evis panels (overhaul)	9	10			8,000										11,386	*	
61	Diesel fire services pump	11	12			18,000												
62	Electric pump large	9	10			12,000										17,080	*	
63	Jacking pumps and valves overhaul	6	7			9,000						11,388	*					
64	Health Club & Garden Area																	
65	Gym equipment overhaul	2	3			6,000		6,490	*		7,300	*		8,211	*			
66	Spa & pond overhaul	7	8			20,000							26,319	*				
67	Spa wall & ceiling finishes	7	8			20,000							26,319	*				
68	Spa & pond filters, chlorinators & cleaner	5	6			6,000					7,300	*						
69	Pumps	4	5			5,000				5,849	*					7,117	*	
70	Spa heater	5	6			5,000					6,083	*						
71	Overhaul sauna incl steamer	5	6			7,000					8,517	*						
72	Overhaul common amenities	8	9			8,000								10,949	*			
73	Install children's play equipment (as advised)	1	0			50,000	52,000	*										
74	Overhaul children's play equipment	10	10			5,000												
75	Barbeque	7	8			4,000							5,264	*				
76	External furniture timber furniture	6	7			7,000						8,857	*					
77	Overhaul raised planter membranes	7	10			13,000							17,107	*				
78	Overhaul landscaping	3	4			12,000			13,498	*			15,791	*				
79	Contingency / Minor Items 5%						26,214	19,691	20,323	21,012	21,572	22,345	22,986	23,770	24,462	25,391		
80	Sinking fund expenditure (excluding GST)						181,174	47,813	64,755	141,507	114,038	248,204	195,373	427,498	267,137	2,575,852		

6.3 Summary

The following recommended levies and expenditure columns are from the asset contribution and expenditure tables.

The summary does not consider assets individually which could result in insufficient levies being raised if unexpected sinking fund expenditure occurs.

The summary should only be relied upon once the contribution and expenditure analysis have been reviewed and fully understood.

SP90402, 1 Hutchinson Walk, Zetland NSW Annual sinking fund cashflow excluding GST				
Financial Year	Opening balance	Levies at 4% increase PA	Anticipated Expenditure	Closing balance
2015-2016	90,000	390,890	181,174	299,716
2016-2017	299,716	406,526	47,813	658,429
2017-2018	658,429	422,787	64,755	1,016,461
2018-2019	1,016,461	439,698	141,507	1,314,653
2019-2020	1,314,653	457,286	114,038	1,657,901
2020-2021	1,657,901	475,578	248,204	1,885,275
2021-2022	1,885,275	494,601	195,373	2,184,502
2022-2023	2,184,502	514,385	427,498	2,271,389
2023-2024	2,271,389	534,960	267,137	2,539,212
2024-2025	2,539,212	556,359	2,575,852	519,720

7. Disclaimer

This sinking fund assessment has been prepared for the sole purpose of calculating the estimated annual sinking fund contributions to allow for anticipated sinking fund expenditure. It should not be used for any other purpose.

The contents of this assessment are confidential to the instructing party and essential parties dealing with the strata's sinking fund and are not to be distributed to anyone else without the agreement of QS Solutions, which agreement will not be unreasonably withheld. QS Solutions does not accept any contractual, tortious or other form of liability for any consequences, loss or damage that may arise as a result of any other person acting upon or using this assessment.

It is intended that this assessment will be read in full and no responsibility is accepted for later extractions, amendments, interpretations or distribution of parts of the contents of this assessment to any party.