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Strata Title Pre-Purchase Records Report

VENDOR Mark Laurence Hamphrey Jenner

STRATA TITLE DETAILS

STRATA PLAN 66849

LOT NUMBER 103

STREET ADDRESS: 1001/23 Shelley Street, Sydney – 'North Tower'.

REFERRED BY: Sydney Links Real Estate

INVOICE NO: 00003862

DATE OF INSPECTION: 11 September, 2017

We have carried out an inspection of the books and records held by the Strata Manager / Owners' Corporation of the above Strata Plan. The information found is recorded in this report.

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1. DICTIONARY

1.1 **"The Act"-**refers to the Strata Schemes Management Act 1996.

1.2 **"FAGM" –** refers to the First Annual General Meeting.

1.3 **"AGM" –** refers to the Annual General Meeting.

1.4 **"EGM**"- refers to an Extraordinary General Meeting.

1.5 **"SCM" -** refers to the Strata Committee (previously known as Executive Committee).

1.6 **"N/A: -** refers to Not Applicable.

1.7 **"UTD" –** refers to Unable to Determine

1.8 **"BMC"-** refers to the Building Management Committee.

1.9 **"U/E"-** refers to the Unit Entitlement.

1.10 **"O/C" –** refers to the Owners Corporation.

1.11 **"The Scheme" –** refers to the Strata Title Scheme.

Throughout the report there are references made to the Administrative (admin) and Capital Works Fund (previously known as the Sinking Fund). Primarily the Administrative Fund is raised to cover costs that are ongoing annually (for example cleaning, insurance, repairs and maintenance, common property water and electricity, management fees). However the Capital Works Fund money is raised to cover major expenditure such as painting, guttering, carpeting and fence replacement, which is done every 5 to ten years on average.

2. TITLE DEED

2.1 A copy of the Certificate of Title for the common property was sighted. Edition number 7

Date issued: 5/7/2016
Folio Identifier: CP/SP66849

2.2	The strata plan was first registered on	21/11/2001
2.3	Number of Lots in the Strata Plan	157
2.4	Number of Units in the building	155
2.5	Have there been any subdivisions	No
2.6	Is the strata part of a Community Association or BMC? If yes, who is the manager of the Scheme?	Yes - BMC Strata Choice

3. STRATA ROLL

3.1 Is there a Strata Roll — Yes

3.2 From the entries on the Strata Roll does the Initial Period appear to have expired? — Yes (according to Strata Roll entries)

Note: The following must be recorded in the strata roll according to the Strata Schemes Management Act 1996

3.3 Lot details for Lot: 103 (N1001)

Vendor: The recorded owner is Mark Laurence Hamphrey Jenner
29A Ada Avenue
Wahroonga NSW 2076

Original Owner is: W9 & 10 Stage 2 P/L
Builder is: Brookfield Multiplex P/L.

3.4 **Mortgagees:** The recorded mortgagee is None recorded

3.5 **Unit Entitlement:** The Unit Entitlement (U/E) is: 797, / 100,000

Note: The Owners' Corporation must prepare and maintain the strata roll in accordance with this section of the SSM Act. The strata roll can be recorded or stored mechanically, electronically or by other means.

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4. INSURANCE'S

Insurance of Buildings- information gained from Certificate of Currency - Copy attached

Building cover:	$Held with the BMC records
Premium:	$4,090.11 (for Voluntary Workers/Liability cover)
Policy number:	93207128
Due date:	1/11/2017

4.1 The excess is $ Unable to determine

4.2 Insurance Broker is: BAC Brokers

4.3 Insurance Company is: CHUBB Insurance

4.4 **Valuation -Building**

Has a valuation been carried out in the last 5 years? Yes

If yes who by? AG Thomas Valuers Dated 29/8/2016 Value $242,040,000 (WHOLE COMPLEX)

Note: It is a requirement of the SSM Act that the owners' corporation undertake a property valuation for insurance purposes at least once every 5 years and have the building insured for its current replacement value.

5. RECORDS OF NOTICES AND ORDERS

5.1 How are the records presented for inspection? Electronically

Records are scanned onto a computer system by some strata management companies. In some instances, we are required to inspect computer systems and loose copies of records, therefore, we cannot guarantee that what we sighted as part of this inspection is all that the manager has in their possession.

6. DOCUMENTATION RETENTION

6.1 Are documents retained for the prescribed period? **(Seven Years)** Yes

7. BOOKS OF ACCOUNT

7.1 What was the approximate balance of the Administrative Fund? $ 211,434.23 as at 11 SEPTEMBER 2017

7.2 What was the approximate balance of the Capital Works Fund? $ 345,162.77 + invested $175,056.22 as at 11 SEPTEMBER 2017

7.3 How were these approximate balances ascertained? PC Printout

7.4 Are there any arrears for the Scheme $28,199.30 owing to 30/9/2017

7.5 Has an Accountant been appointed? Yes

8. CONTRIBUTIONS

8.1 The records indicate that current standard contributions for the subject lot are as follows:

- Administrative Fund $ 1,753.40 per quarter
- Capital Works Fund $ 1,211.05 per quarter
- Other $
- Levies due 1 January 1 April 1 July 1 October

8.2 Are there any arrears for the subject lot? $0.01 owing to 30/9/2017

8.3 Are there any current special levies periodic or lump sum payments? No

8.4 Details of current special levies are:

- Fund -
- Total amount **$** -
- For the subject lot **$** -
- Due date/s -
- Purpose -

8.5 Do the records disclose the possibility of special levies in the near future? Not that the records disclose at present, however, please see Outstanding Matters section herein for comment on Foyer/lobby upgrade works pending.

8.6 if so, what are the likely details?

- Fund -
- Amount **$** -
- Likely Date -
- Purpose -

Note: Special levy amounts listed are for the entire Strata Plan. To work out the proportion for the listed lot divide the amount of the special levy by the Unit Entitlement Aggregate (Agg) and then multiply by the U/E. Then divide by the number of installments/quarters.

9. BY-LAWS

9.1 Are there Special By-Laws registered? Yes: Building works, Removals, Short term lettings, Electronic delivery of Notices, Shutters/screens, Installation of child window safety devices.

9.2 Are there any By-Laws that have not been registered in the last two years? No

9.3 What is the attitude of the Owners' Corporation to the keeping of animals? As per By-Laws

9.4 Were any common property rights by-laws registered for the subject lot? No

10. MANAGING AGENT

10.1 Managing Agent: Strata Choice (formed from the merge of Strata Associates and Linders Strata in 2009)
92 Chandos Street
St Leonards

Phone: 8424 9700

10.2 This Managing Agent / Owners Corporation was appointed in 2004 (as Strata Associates).
A written appointment and delegation was sighted.

11. MINUTES

11.1	Date of FAGM	23 November 2001
11.2	Date of last AGM	27 March 2017
11.3	Last meeting posted in minute book sighted	Strata Committee 8 August 2017
11.4	Copy of Minutes attached	AGM 2017, SCM 2017

Minute book inspected dated from FAGM 2001 (over several inspections)

12. STRATA COMMITTEE MEMBERS

12.1 The duly elected members of the committee

Please see attached appointed members as per AGM

13. INCOME TAX

13.1 Does the Owners Corporation appear to receive taxable income? Yes

13.2 If so:
- What is the source of that income? Interest on Savings
- Are Income Tax Returns lodged? Yes

14. BREACH of BY-LAWS/HARMONY

So far as was possible to ascertain from the Owners' Corporation records:

14.1 State of harmony in building by-law Infringements: No major issues

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15. BUILDING MATTERS

15.1 BUILDING MATTERS

Defects

Defects were first mentioned in 2002 in that Multiplex was returning to the complex.
There were issues with access to some units. No specific list was sighted.
2009 some water leaks were reported in the carpark and joints around the estate.
Davis Plaister Consulting was engaged to prepare a defect list.
There was a Consumer Trading & Tenancy Tribunal Hearing against Brookfield Multiplex.
2010 The case settles and a sum of $3,300,000 is won against Brookfield Multiplex for defects.
2015 Balcony waterproofing and painting took place of the following units: N509, N1305, N1307, S306, S803, S905 & S1005. The work was undertaken with Bellmont Façade as the consulting engineer.
2016 Various other balconies are addressed as Stage 2 of the work is commenced. A copy of the Bellmont Façade Engineering Minutes dated 29/7/2016 is attached.
$4,083,900.38 spent on defect rectification works to date.
We cannot determine if any further work is envisaged.

Cladding

4/8/2017 The cladding on the building is inspected by Bellmont Façade Engineering.
A copy of the findings is attached.
The building cladding is found to contain aluminium composite panels and is therefore combustible.
No decision has yet been made as to the course forward.
Matter ongoing

15.2 LITIGATION / OTHER MATTERS

2017 - No information regarding past / current or possible litigation involving the owners corporation was sighted

16. COMPLIANCE REPORTS

IT IS USUAL PRACTICE FOR THE OWNERS' CORPORATION TO VOTE AT THE ANNUAL GENERAL MEETING WHETHER THE FOLLOWING REPORTS ARE TO BE UNDERTAKEN OR REVIEWED.
AT THE TIME OF OUR INSPECTION THE RECORDS PRESENTED TO US CONTAINED THE FOLLOWING REPORTS:

OCCUPATIONAL HEALTH & SAFETY

O H & S Report YES ☒ NO ☐ Dated 2017

SINKING FUND ANALYSIS

Has the owners' corporation complied with the SSM Act 1996 in respect of carrying out this inspection?
YES ☒ NO ☐ YEAR: 2017 Extract attached ☒

ANNUAL TERMITE REPORT

Has the owners' corporation complied with the recommendations of AS3660.1 & 4349.1 in respect to having this inspection carried out? YES ☐ NO ☒

ANNUAL FIRE SAFETY STATEMENT (FORMALLY 15A CERTIFICATE)

Was a current 15a Certificate sighted in the files presented?

YES ☐ NO ☒ HELD WITH THE BMC RECORDS
We recommend that own enquiries be made with Local Council in respect of the subject complex that, if applicable, Annual Fire Safety Certification (formerly Form 15A) has been lodged and /or that all fire safety requirements at the complex comply with current standards.

ASBESTOS REGISTER & MANAGEMENT PLAN

Was a current Asbestos Report or Management Plan sighted in the files presented?

YES ☐ NO ☒

SWIMMING POOL

Was a current Swimming Pool Registration or Certification sighted in the files presented?

YES ☒ NO ☐ EXPIRES: 24/2/2017 (ONLY CURRENT ONE FILE)

As of April 2013 under the Swimming Pool Act 1992, all owners of swimming pools are required to register their pool on the state wide register.

CHILD SAFETY WINDOW DEVICES

By Law, owners' corporations in NSW must have window safety devices installed on all above ground windows by 13 March 2018. Has this been complied with to date?

YES ☐ NO ☒

LIFT CERTIFICATION

YES ☒ NO ☐ **DUE TO EXPIRE:** 3/9/2017

17. HISTORICAL INFORMATION

The following details are that of work carried out at the property as recorded in the **STATEMENT OF INCOME AND EXPENDITURE REPORTS** held by the Managing Agent / Owners Corporation. Where possible we have accessed and inspected the records for the last five years (some Managing Agents & Owners Corporations do not present 5 years of information for inspection)

Repairs and Maintenance [R&M] (Admin) / Replacements – Capital works / Special levy works / One off Projects

BUILDING ISSUES / WORK CARRIED OUT RELATING TO LOT NO. N1001

No specific expenditure was sighted in relation to this lot in the financial reports presented.

BUILDING ISSUES / WORK CARRIED OUT RELATING TO COMMON PROPERTY

2017	Capital works expenses	$7,821
	Air conditioning	$8,551
	Consultant fees	$12,983
	Defect rectification	$1,221,979
	Doors/windows	$699
	Electrical	$430
	Fire protection	$225
	Emergency lighting/exit	$5,300
	Walls/ceilings	$5,690
2016	Air conditioning	$14,573
	Consultant fees	$17,107
	Defect rectification	$2,094,974
	Doors/windows	$7,921
	Electrical	$3,014
	Fire protection	$4,820
	Floorcoverings/walls/ceilings	$6,274
	Foyer refurbishment	$16,054
	Glass replacement	$1,506
	Hot water system	$820
	Lift refurbishment	$4,842
	Locks/keys	$216
	Plumbing/drainage	$4,720
	Repairs/replacement	$284
	Walls/ceilings	$1,210
	Water penetration	$995
2015	Defect rectification	$763,912
	Defect experts/consultants	$22,486
	Doors/windows	$7,257
	Electrical	$2,640
	Fire protection	$6,260
	Emergency lighting/exit signs	$8,997
	Glass replacement	$565
	Hot water system	$1,060
	Locks/keys	$442
	Plumbing/drainage	$1,080
	Pumps/boilers	$470
	Security/intercom	$535
	TV antenna/cables	$1,200
	Walls/ceilings	$490

2014	Air conditioning	$92,742
	Defect rectification	$3,033
	Defect experts/consultants	$42,387
	Defects-shutters	$1,760
	Doors/windows	$2,614
	Electrical	$2,104
	Fire protection	$4,106
	Emergency lighting/signs	$2,991
	General replacement	$1,185
	Glass replacement	$3,644
	Plumbing/drainage	$5,660
	Pumps/boilers	$1,716
	Signs/noticeboard	$2,929
	TV antenna/cables	$5,997
2013	Access control/intercom	$74,620
	Air conditioning	$19,513
	Defect rectification	$1,800
	Defect experts/consultants	$8,524
	Doors/windows	$4,770
	Electrical	$851
	Fire protection	$5,957
	Emergency lighting/exit signs	$1,304
	Glass replacement	$1,775
	Hot water replacement	$87,248
	Painting	$2,000
	Plumbing	$490
	Pumps	$1,280
	Repairs/replacement	$4,585
	Security/intercom	$645
	Signs	$540

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17. HISTORICAL INFORMATION (cont)

HISTORY OF SPECIAL LEVIES RAISED

$None sighted back to 2004

Note: This section can indicate whether the Owners Corporation / Managing Agent are in control of the budget and expenses.

OUTSTANDING BUILDING WORKS

2017 Foyer/lobby upgrade work as mentioned in the SCM meeting held 8 August.
Estimated cost is 244,000 to $434,000 for the entrance and $57,000 - $87,000 each floor.

There is some $503,186 available in the Capital Works Fund at present.
Should the costs exceed current funds held or if the owners' corporation do not wish to utilize all funds currently held, then a special levy maybe discussed. A decision is yet to be made.

Note: Shows details of works quoted but not yet resolved, Building works not yet complete and unpaid invoices (etc).

BUDGET ANALYSIS

ARE ESTIMATES MADE AT THE AGM? Yes

YEAR	ADMINISTRATIVE FUND	CAPITAL WORKS FUND
2016	BUDGET $800,000 + GST	BUDGET $1,090,000 + GST
2017	BUDGET $880,000 Admin: $200,000 + GST for quarter 1/7 and 1/10/2017	BUDGET $903,393.70 (raised in unequal instalments) Capital Works: $138,136.27 + GST for quarters 1/7 and 1/10/2017

Note: This section shows increases / decreases in the budget over recent years when records are available for inspection. It gives an indication of cost trends for the Scheme.

18. INSPECTOR'S SPECIAL NOTES

A decision is yet to be made on the cladding issues raised by Bellmont Façade Engineering.

This strata plan forms part of a Building Management Committee (BMC) that is also managed by Strata Choice.
Annual contributions are made to the BMC for the repair and maintenance of the Shared Facilities on site. These are incorporated into the quarterly levies paid by each lot owner.
A strata committee is elected onto the BMC to represent the owners' corporation at that level.
Certain documents are held by the BMC, such as the main Insurance policy, Annual Fire Safety Statement. The BC holds its own meetings. Access to these are part of the BMC records and therefore do not form part of this report.
A copy of the Tiered Management Structure for King Street Wharf is attached showing the various committees/plans that from the BMC.

19. IMPORTANT NOTES

a. During the course of the subject inspection, no attempt was made to ascertain whether any Managing Agent has complied with the detailed accounting requirements of the Property, Stock and Business Agents Act 2002 legislation or whether the prescribed accounting and prescribed financial statement requirements are being complied with by the Owners Corporation. This would necessitate a detailed examination of the records by a qualified auditor/consultant.

b. The information contained in this report was extracted from the books and records of the Owners Corporation. This report covers a period of 5 years unless otherwise stated, or unless the plan is less than 5 years old. Due to time constraints and the volume of records often presented for large plans, we deal with the most relevant and current issues.

c. Special procedures were followed to minimise the possibility of records not being made available for inspection. However, your attention is directed to the possibility that all of the Owners Corporation Records may not have been made available for inspection or, alternatively, that the records may have been archived offsite by the manager or Secretary of a scheme.

d. This report is issued to the named client and if that person is a solicitor or conveyancer, the client of that solicitor or conveyancer, Strata Property Inspections P/L will not accept any responsibility to any other person who relies upon this report to their detriment unless it has agreed in writing to accept such responsibility.

e. Under the Home Building Act 1989, new buildings of four (4) floors or more commencing construction on or after 1st January 2004, are no longer covered under the Home Owners Warranty Insurance for building defects. Thus, all costs to rectify problems become the Owners Corporation's responsibility. It should be noted that commercial plans are not covered for HOW Insurance, even if part of a large residential scheme.

f. The Completion date of a strata building occurs on the issue of an Occupation Certificate allowing the whole building to be used and occupied. This will have a bearing in relation to the new Building Warranty Laws effective 1 Dec 2014, that state warranty is for 2 years only now for non-standard defects, 6 years for structural defects.

g. Strata schemes with over 100 lots (not counting parking, storage or other utility lots) now have specific rules applying to them. These lots must from 7/2/2005 carry out the following:
   - have the scheme's financial accounts audited every year (to the requirements of the Australian Auditing Standards) before the AGM
   - specifically identify in the annual budget amounts expected to be spent on individual items
   - obtain at least two (2) quotations for any expenditure of over $25,000
   - give all lot owners at least 72 hours personal notice (which may be by email) of upcoming executive committee meetings.
   - give all lot owners personal notice (which may also be by email) of the decisions of the executive committee within seven (7) days of the meeting taking place
   - Lot owners wanting to utilise a proxy vote at an owners corporation meeting must give the secretary the written proxy arrangements at least 24 hours before the scheduled meeting.
   - Executive Committees of large schemes are limited in what thy can spend. Other than in the case of an emergency, the executive committee may not spend more than 10% above the budgeted amount for any item.

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- This report is made solely for the benefit of the client named on the face of this report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this report whether in whole or in part do so at their own risk.
Yours sincerely

STRATA PROPERTY INSPECTIONS

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IMPORTANT INFORMATION

Things to do once you have purchased the property

1. Make sure that you're Licensed Conveyancer / Solicitor has sent a completed **Section 184 Notice** to the Strata Managing Agent / Owners Corporation (listed on page 8 of the report) notifying them of your purchase.
   (Failure to do so will leave you liable for un-paid levies and restrict your voting rights at any general meeting.)

2. If your property is to be rented ensure that your appointed Property Manager has sent the Strata Managing Agent / Owners Corporation (listed on page 8 of the report) a completed **Section 184 Notice** with all the tenant's details and emergency contact details for yourself.

3. Make contact with the Strata Managing Agent / Owners Corporation to introduce yourself and check that all of the legal documentation mentioned above has been received and entered against your lot in the strata roll.

4. If you are to be an **OWNER OCCUPIER** you will need to ensure that you have adequate contents insurance, (this includes floor coverings which are not considered common property).
   The policy held by the Owners Corporation only covers the building.

5. If your are an **INVESTOR** you will need to ensure that you have adequate landlords insurance as personal injury caused by or in your lot will not be covered by the policy held by the Owners Corporation.

6. If you are an **INVESTOR** renting the property it is your responsibility to ensure that your tenant receives a copy of the current By-Laws.

7. Obtain a current copy of the By-Laws pertaining to the building that you have purchased in.

8. For information in relation to by-laws and your responsibilities whilst living in strata visit the **Department of Fair Trading website www.fairtrading.nsw.gov.au and view "buying into a strata scheme?"**

Locked Bag 1919,
St Leonards NSW 1590
T 1300 322 213 | F 02 8424 9701
info@stratachoice.com.au

Strata Associates Pty Ltd
ABN 33 058 211 368

Strata Roll

stratachoice
the people people

Strata Plan 66849

North Tower - KSW Precinct 2, 23 Shelley Street, SYDNEY NSW 2000

INDIVIDUAL LOT

Lot 103 | Associated lots: | Unit no. N1001

Unit entitlements

Levy Entitlement 797.00 / 100,000.00

Owners

Name	Address for service of notices
Anthony Goodman	3/134 Raglan Street, MOSMAN NSW 2088
Email Address anthony.goodman@team.telstra.com	
Date of entry 17/02/2012	**Date of purchase** 01/03/2002
Mark Laurence Hamphery Jenner	29A Ada Avenue, WAHROONGA NSW 2076
Email Address	
Date of entry 16/07/2013	**Date of purchase** 01/07/2013

Mortgages

None

Leases

None

Current agent

The Property Business Australia
33 Shelley St,King St Wharf, SYDNEY NSW 2000

Lessee	Term	Address for service of notices	Date of termination	Date of entry

Locked Bag 1919,
St Leonards NSW 1590
T 1300 322 213 | F 02 8424 9701
info@stratachoice.com.au

Strata Associates Pty Ltd
ABN 33 058 211 368

Current Owner Account

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the people people

Mark Laurence Hamphery Jenner

Lot 103 Unit N1001

Strata Plan 66849

North Tower - KSW Precinct 2, 23 Shelley Street, SYDNEY NSW 2000

Purchased: 01/07/2013 UE / AE: 797.00 / 100,000.00

Date	Details	Administrative Fund due/paid	Capital Works Fund due/paid	Unallocated	Interest paid	Total	Balance (-)prepaid
	Balance brought forward	0.00	0.00	0.00		0.00	0.00
1/10/2015	01/10/2015 to 31/12/2015	1,753.40	2,389.05	0.00	0.00	4,142.45	4,142.45
6/11/2015	Lot 103: Debt recovery Reminder Notice	42.45	0.00	0.00	0.00	42.45	4,184.90
23/11/2015	Lot 103: Debt recovery Letter of Demand	42.45	0.00	0.00	0.00	42.45	4,227.35
7/12/2015	Lot 103: Debt recovery Legal Action	42.45	0.00	0.00	0.00	42.45	4,269.80
22/12/2015	Lot 103: Debt Recovery Action	254.70	0.00	0.00	0.00	254.70	4,524.50
31/12/2015	Levy payment for 103/66849	-3,781.53	-4,631.87	0.00	103.27	-8,516.67	-3,888.90
1/01/2016	01/01/2016 to 31/03/2016	1,753.40	2,389.05	0.00	0.00	4,142.45	253.55
5/01/2016	Lot 103: O/S Levy Inv#73600	154.00	0.00	0.00	0.00	154.00	407.55
8/02/2016	Lot 103: Debt recovery Reminder Notice	42.45	0.00	0.00	0.00	42.45	450.00
22/02/2016	Lot 103: Debt recovery Letter of Demand	42.45	0.00	0.00	0.00	42.45	492.45
7/03/2016	Lot 103: Debt recovery Legal Action	42.45	0.00	0.00	0.00	42.45	534.90
8/03/2016	Levy payment for 103/66849	-370.32	-121.23	0.00	4.65	-496.20	43.35
15/03/2016	Levy payment for 103/66849	-228.37	-311.16	0.00	0.09	-539.62	-496.18
1/04/2016	01/04/2016 to 30/06/2016	1,753.40	2,389.05	0.00	0.00	4,142.45	3,646.27
6/05/2016	Lot 103: Debt recovery Reminder Notice	42.45	0.00	0.00	0.00	42.45	3,688.72
23/05/2016	Lot 103: Debt recovery Letter of Demand	44.15	0.00	0.00	0.00	44.15	3,732.87
6/06/2016	Lot 103: Debt recovery Legal Action	44.15	0.00	0.00	0.00	44.15	3,777.02
20/06/2016	Levy payment for 103/66849	-3,432.18	-4,498.28	0.00	79.92	-8,010.38	-4,153.44
1/07/2016	Levies 01.07.16-30.09.16	1,753.40	2,389.05	0.00	0.00	4,142.45	-10.99
1/10/2016	Levies 01.10.16-31.12.16	1,753.40	2,389.05	0.00	0.00	4,142.45	4,131.46
7/11/2016	Lot 103: Debt recovery Reminder Notice	44.15	0.00	0.00	0.00	44.15	4,175.61
22/11/2016	Lot 103: Debt recovery Demand Notice	44.15	0.00	0.00	0.00	44.15	4,219.76
7/12/2016	Lot 103: Debt recovery Final Demand Notice	44.15	0.00	0.00	0.00	44.15	4,263.91
15/12/2016	Levy payment for 103/66849	-1,877.48	-2,377.63	0.00	84.89	-4,340.00	8.80
1/01/2017	Levies 01.01.17-31.03.17	1,753.40	2,389.05	0.00	0.00	4,142.45	4,151.25
6/02/2017	Lot 103: Debt recovery Reminder Notice	44.15	0.00	0.00	0.00	44.15	4,195.40
22/02/2017	Lot 103: Debt recovery Demand Notice	44.15	0.00	0.00	0.00	44.15	4,239.55
27/02/2017	Levy payment for 103/66849	-3,596.34	-4,779.79	0.00	64.87	-8,441.00	-4,136.58
1/04/2017	Levies 01.04.17-30.06.17	1,753.40	2,389.05	0.00	0.00	4,142.45	5.87
1/07/2017	Levies 01.07.17-30.09.17	1,753.40	1,211.05	0.00	0.00	2,964.45	2,970.32
4/07/2017	Levy payment for 103/66849	-1,755.87	-1,214.44	0.00	0.15	-2,970.46	0.01
1/10/2017	Levies 01.10.17-31.12.17	1,753.40	1,211.05	0.00	0.00	2,964.45	

Date	Details	Administrative Fund due/paid	Capital Works Fund due/paid	Unallocated	Interest paid	Total	Balance (-)prepaid
11/09/2017	Current balances excluding interest						
	Administrative Fund	0.01					
	Capital Works Fund	0.00					
	Unallocated Money Fund	0.00					
		0.01					
	Interest due as at 11/09/2017	0.00					
	Current balance including interest	**$0.01**					

Locked Bag 1919,
St Leonards NSW 1590
T 1300 322 213 F 02 8424 9701
info@stratachoice.com.au
Strata Associates Pty Ltd
ABN 33 056 211 368

Detailed Balance Sheet
As at 11/09/2017

stratachoice
the people people

Strata Plan 66849

North Tower - KSW Precinct 2, 23 Shelley Street, SYDNEY NSW 2000

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	22,197.09
Owners Equity--Admin	127,895.66
	150,092.75
Capital Works Fund	
Operating Surplus/Deficit--Capital Works	(634,720.29)
Owners Equity--Capital Works	1,137,906.93
	503,186.64
Net owners' funds	**$653,279.39**
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	211,434.23
Receivable--Levies--Admin	16,412.29
Receivable--Owners--Admin	1,105.66
Sundry Debtors	616.00
	229,568.18
Capital Works Fund	
Cash at Bank--Capital Works	345,162.77
Investments--Capital Works--At Call Deposit	175,056.22
Receivable--Levies--Capital Works	11,787.01
	532,006.00
Unallocated Money	
Cash at Bank--Unallocated	6,369.42
	6,369.42
Total assets	767,943.60
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	16,465.48
Creditors--Other--Admin	(59.40)
Prepaid Levies--Admin	63,069.35
	79,475.43
Capital Works Fund	
Creditor--GST--Capital Works	(14,742.30)
Prepaid Levies--Capital Works	43,561.66
	28,819.36
Unallocated Money	
Prepaid Levies--Unallocated	6,369.42
	6,369.42
Total liabilities	114,664.21

	Current period
Net assets	**$653,279.39**

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ABN 33 058 211 368

Income and Expenditure Statement for the financial year-to-date 01/01/2017 to 11/09/2017

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the people people

Strata Plan 66849

North Tower - KSW Precinct 2, 23 Shelley Street, SYDNEY NSW 2000

Administrative Fund

	Current period 01/01/2017-11/09/2017	Previous year 01/01/2016-31/12/2016
Revenue		
Insurance Claims Received	6,675.45	11,366.60
Insurance Claims Recovered	0.00	758.08
Interest on Arrears--Admin	1,020.85	1,107.96
Levies Due--Admin	600,000.00	800,000.00
Status Certificate Fees	0.00	327.00
Strata Roll Inspection Fees	31.00	45.55
Total revenue	607,727.30	813,605.19
Less expenses		
Admin--Auditors--Audit Services	(350.00)	3,000.00
Admin--Bank Charges	0.00	15.00
Admin--Bank Charges--Account Fees	15.00	0.00
Admin--Bank Charges--With GST	9.52	11.56
Admin--Legal & Debt Collection Fees	(233.65)	194.33
Admin--Management Fees--BAS/IAS	240.81	953.98
Admin--Management Fees--Disbursements	14,242.78	15,939.24
Admin--Management Fees--Management Fee	22,501.84	32,666.72
Admin--Management Fees--Professional Fees	16,991.19	17,693.44
Admin--Management Fees--Sundry	0.00	99.55
Admin--Status Certificate Fees Paid	0.00	327.00
Admin--Strata Inspection Fees Paid	31.00	45.55
BMC Levies--Admin. Fund (Routine)	410,275.53	523,045.70
Building/Facilities Manager--Meeting attendance	0.00	1,200.00
Insurance--Excesses	0.00	2,000.00
Insurance--Insurance Claims	17,441.69	11,366.60
Insurance--Premiums	4,090.11	4,919.31
Insurance--Premiums--Stamp Duty	300.31	361.35
Maint Bldg--Air Condit'ng--CP Maint. Contract	1,354.15	3,249.96
Maint Bldg--Air Condit'ng--CP Repairs	722.00	1,992.00
Maint Bldg--Cleaning--Contracts	26,759.83	43,800.84
Maint Bldg--Cleaning--Materials	881.40	1,191.60
Maint Bldg--Cleaning--Windows/Glass	3,600.00	7,200.00
Maint Bldg--Consultants--Legal	661.84	3,949.48
Maint Bldg--Consultants--Other	1,500.00	1,416.36
Maint Bldg--Doors & Windows	612.00	4,127.00
Maint Bldg--Electrical	0.00	520.00
Maint Bldg--Electrical Lamps & Tubes	130.00	5,577.50

Administrative Fund

	Current period 01/01/2017-11/09/2017	Previous year 01/01/2016-31/12/2016
Maint Bldg--Fire Protection--Contract	3,632.36	4,221.32
Maint Bldg--Fire Protection--Lighting	0.00	8,978.00
Maint Bldg--General Repairs	900.00	1,125.00
Maint Bldg--Lift--Maintenance Contract	16,239.96	19,598.13
Maint Bldg--Lift--Registration Fees	72.50	70.73
Maint Bldg--Lift--Servicing/Repair	1,843.60	0.00
Maint Bldg--Locks, Keys & Card Keys	901.77	663.64
Maint Bldg--Pest/Vermin Control	1,000.00	2,400.00
Maint Bldg--Plumbing & Drainage	3,645.00	2,120.00
Maint Bldg--Pumps--Service Calls & Repairs	0.00	590.00
Maint Bldg--Risk & Hazard Assessment Report	1,416.36	500.00
Maint Bldg--Signs & Notice Boards	161.82	0.00
Maint Grounds--Plant Hire	324.00	648.00
Utility--Electricity	32,657.83	56,036.69
Utility--Gas	417.57	2,459.26
Utility--Telephone--Lift	254.16	349.47
Utility--Telephone--Pulse Metering - Gas	285.93	349.47
Total expenses	585,530.21	786,973.78
Surplus/Deficit	22,197.09	26,631.41
Opening balance	127,895.66	101,264.25
Closing balance	**$150,092.75**	**$127,895.66**

Capital Works Fund

	Current period 01/01/2017-11/09/2017	Previous year 01/01/2016-31/12/2016
Revenue		
Interest on Arrears--Capital Works	1,195.78	1,563.88
Interest on Investments--Bldg Defects Fund	(688.90)	37,889.34
Interest on Investments--Capital Works	13,268.40	16,091.21
Levies Due--Capital Works	683,147.34	1,090,011.60
Total revenue	696,922.62	1,145,556.03
Less expenses		
Admin--Income Tax--Capital Works	(11,023.90)	12,843.40
Admin--Other Expenses--Capital Works	7,821.51	9,663.74
Admin--PAYG--Capital Works	14,189.00	6,356.00
Admin--Tax Agent--Capital Works	0.00	250.00
BMC Levies--Capital Works Fund (Routine)	64,797.32	79,377.53
Maint Bldg--Airconditioning/Mechanical	8,551.37	14,573.69
Maint Bldg--Consultants	12,983.50	17,107.00
Maint Bldg--Defects Rectification	1,221,979.33	2,094,974.56
Maint Bldg--Doors & Windows	699.00	7,921.00
Maint Bldg--Electrical	430.00	3,014.01
Maint Bldg--Fire Protection	225.00	4,820.00
Maint Bldg--Fire--EmergLight & Exit Signs	5,300.00	0.00
Maint Bldg--Floorcoverings/Walls/Ceilings	0.00	6,274.55
Maint Bldg--Foyer Refurbishment	0.00	16,054.55
Maint Bldg--Glass Replacement	0.00	1,506.00
Maint Bldg--Hot Water System	0.00	820.00
Maint Bldg--Lift--Refurbishment/Upgrading	0.00	4,842.23
Maint Bldg--Locks, Keys & Cards	0.00	216.00
Maint Bldg--Plumbing & Drainage	0.00	4,720.00
Maint Bldg--Repairs/Replacement	0.00	284.55
Maint Bldg--Walls & Ceilings	5,690.78	1,210.00
Maint Bldg--Water Pentration	0.00	995.00
Total expenses	1,331,642.91	2,287,823.81
Surplus/Deficit	(634,720.29)	(1,142,267.78)
Opening balance	1,137,906.93	2,280,174.71
Closing balance	**$503,186.64**	**$1,137,906.93**

BOX 1W
(AK571496)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE REFERENCE	
CP/SP66849	
EDITION	DATE OF ISSUE
7	5/7/2016
CERTIFICATE AUTHENTICATION CODE	
63QD-YC-YTPN	

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

REGISTRAR GENERAL

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 66849 WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT DARLING HARBOUR.
LOCAL GOVERNMENT AREA: SYDNEY.
PARISH OF ST PHILIP COUNTY OF CUMBERLAND
TITLE DIAGRAM: SP66849

FIRST SCHEDULE

ESTATE: LEASEHOLD ESTATE CREATED BY LEASE 8123350

THE OWNERS - STRATA PLAN NO. 66849
ADDRESS FOR SERVICE OF NOTICES:
C/- STRATA ASSOCIATES PTY LTD LOCKED BAG 1919
ST LEONARDS NSW 1590

SECOND SCHEDULE
---
1. ATTENTION IS DIRECTED TO THE STRATA SCHEME BY-LAWS FILED WITH THE STRATA PLAN
2. THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1034170
3. EASEMENT FOR SUBJACENT AND LATERAL SUPPORT AND EASEMENT FOR SHELTER IMPLIED BY SECTION 8AA STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973. SEE SP66849, SP66850 AND SP66976
4. DP1014625 EASEMENT FOR DRAINAGE OF WATER (B) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
5. ATTENTION IS DIRECTED TO THE STRATA MANAGEMENT STATEMENT FILED WITH SP66850
   AC318966 AMENDMENT TO STRATA MANAGEMENT STATEMENT
6. DP1014625 EASEMENT FOR UTILITY SERVICES (C) APPURTENANT TO THE LAND ABOVE DESCRIBED
7. DP1014625 EASEMENT FOR DRAINAGE (D) APPURTENANT TO THE LAND ABOVE DESCRIBED
8. DP1014625 EASEMENT FOR ACCESS TO PUMP ROOM (L) APPURTENANT TO THE LAND ABOVE DESCRIBED
9. DP1014625 EASEMENT FOR ACCESS AND USE OF LOADING DOCK (M) APPURTENANT TO THE LAND ABOVE DESCRIBED
10. DP1014625 EASEMENT FOR ACCESS AND USE OF SWITCH ROOMS (N) APPURTENANT TO THE LAND ABOVE DESCRIBED
11. DP1014625 EASEMENT FOR ACCESS AND USE OF SECURITY ROOM (P) APPURTENANT TO THE LAND ABOVE DESCRIBED

END OF PAGE 1 CONTINUED OVER

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

BOX 1W
(AK571496)

NEW SOUTH WALES

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REGISTRAR GENERAL

SECOND SCHEDULE (CONTINUED)

12. DP1014625 EASEMENT FOR FIRE STAIRS AND PASSAGES (Q) APPURTENANT TO THE LAND ABOVE DESCRIBED
13. DP1014625 EASEMENT FOR WATER INTAKE PIPES (T) APPURTENANT TO THE LAND ABOVE DESCRIBED
14. DP1014625 EASEMENT FOR USE OF CAR WASH BAY (U) APPURTENANT TO THE LAND ABOVE DESCRIBED
15. DP1014625 EASEMENT FOR USE OF GARBAGE COMPACTUS ROOM (V) APPURTENANT TO THE LAND ABOVE DESCRIBED
16. DP1014625 EASEMENT FOR USE OF GARBAGE COMPACTUS ROOM (W) APPURTENANT TO THE LAND ABOVE DESCRIBED
17. DP1014625 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (AA) APPURTENANT TO THE LAND ABOVE DESCRIBED
18. DP1014625 EASEMENT FOR SUPPORT (AB) APPURTENANT TO THE LAND ABOVE DESCRIBED
19. DP1014625 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 31 IN THE SEC.88B INSTRUMENT
20. DP1014625 EASEMENT FOR SUPPORT AND SHELTER (AH) APPURTENANT TO THE LAND ABOVE DESCRIBED
21. DP1014625 EASEMENT FOR SERVICES (AK) APPURTENANT TO THE LAND ABOVE DESCRIBED
22. DP1014625 EASEMENT FOR WATER MAIN 3 METRE(S) WIDE AND VARIABLE (AM) APPURTENANT TO THE LAND ABOVE DESCRIBED
    AC793533 RELEASED INSOFAR AS IT AFFFECTS LOTS101, 102 & 104 IN DP1106640
23. DP1014625 EASEMENT FOR ACCESS OVER PATHWAYS (AP) APPURTENANT TO THE LAND ABOVE DESCRIBED
24. DP1014625 EASEMENT FOR ACCESS (AN) APPURTENANT TO THE LAND ABOVE DESCRIBED
    AC793533 RELEASED INSOFAR AS IT AFFECTS LOTS 99,100,101,102,103,106 IN DP1106640
25. DP1014625 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 47 IN THE SEC.88B INSTRUMENT
26. DP1014625 EASEMENT TO USE PUMP ROOM (BB) APPURTENANT TO THE LAND ABOVE DESCRIBED
27. DP1014625 EASEMENT FOR UTILITY SERVICES (C) AFFECTING THE LAND ABOVE DESCRIBED
28. DP1014625 EASEMENT FOR FIRE STAIRS AND PASSAGES (Q) AFFECTING THE LAND ABOVE DESCRIBED
29. DP1014625 EASEMENT FOR SUPPORT AND SHELTER (AH) AFFECTING THE LAND ABOVE DESCRIBED
30. DP1014625 EASEMENT FOR SERVICES (AK) AFFECTING THE LAND ABOVE DESCRIBED
31. DP1034170 EASEMENT FOR ACCESS (A) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
32. DP1034170 EASEMENT FOR ACCESS (A) APPURTENANT TO THE LAND ABOVE

END OF PAGE 2 CONTINUED OVER

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.44 REAL PROPERTY ACT).

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

BOX 1W
(AK571496)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE REFERENCE	
CP/SP66849	
EDITION	DATE OF ISSUE
7	5/7/2016
CERTIFICATE AUTHENTICATION CODE	
63QD-YC-YTPN	

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REGISTRAR GENERAL

SECOND SCHEDULE (CONTINUED)

DESCRIBED

33. DP1034170 EASEMENT FOR SERVICES (B) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
34. DP1034170 EASEMENT FOR SERVICES (B) APPURTENANT TO THE LAND ABOVE DESCRIBED
35. DP1034170 EASEMENT FOR FIRE STAIRS AND PASSAGES (C) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
36. DP1034170 EASEMENT FOR FIRE STAIRS AND PASSAGES (C) APPURTENANT TO THE LAND ABOVE DESCRIBED
37. DP1034170 EASEMENT FOR SUPPORT AND SHELTER (D) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
38. DP1034170 EASEMENT FOR SUPPORT AND SHELTER (D) APPURTENANT TO THE LAND ABOVE DESCRIBED
39. DP1034170 EASEMENT FOR SERVICES (E) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
40. DP1034170 EASEMENT FOR SERVICES (E) APPURTENANT TO THE LAND ABOVE DESCRIBED
41. DP1034170 EASEMENT FOR ACCESS (G) APPURTENANT TO THE LAND ABOVE DESCRIBED
42. DP1034170 EASEMENT FOR ACCESS TO GREASE ARRESTOR ROOM 1 WIDE (H) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
43. THE ESTATE IN FEE SIMPLE IS COMPRISED IN 111/1034170
44. AA585531 CHANGE OF BY-LAWS
45. AF552100 CHANGE OF BY-LAWS
46. AI816355 CHANGE OF BY-LAWS
47. AK571496 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100000)

STRATA PLAN 66849

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	516	2	399	3	410	4	398
5	692	6	469	7	474	8	469
9	444	10	453	11	316	12	319
13	316	14	319	15	323	16	362
17	528	18	407	19	410	20	398
21	734	22	469	23	474	24	469
25	453	26	461	27	319	28	323
29	323	30	323	31	349	32	398
33	587	34	603	35	653	36	491
37	820	38	469	39	474	40	472
41	544	42	461	43	327	44	327
45	327	46	341	47	332	48	431
49	734	50	629	51	679	52	901

END OF PAGE 3 CONTINUED OVER

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.44 REAL PROPERTY ACT).

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

BOX 1W
(AK571496)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE REFERENCE	
CP/SP66849	
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7	5/7/2016
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REGISTRAR GENERAL

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100000) (CONTINUED)

STRATA PLAN 66849 (CONTINUED)

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
53	486	54	491	55	489	56	561
57	477	58	336	59	336	60	336
61	344	62	345	63	549	64	705
65	679	66	730	67	977	68	486
69	561	70	491	71	340	72	349
73	340	74	349	75	349	76	491
77	737	78	729	79	781	80	1489
81	1237	82	770	83	503	84	349
85	362	86	344	87	353	88	353
89	503	90	771	91	755	92	805
93	1573	94	1321	95	786	96	511
97	353	98	366	99	363	100	358
101	349	102	516	103	797	104	779
105	827	106	1657	107	1405	108	804
109	519	110	358	111	371	112	366
113	363	114	352	115	528	116	910
117	839	118	937	119	1807	120	1488
121	820	122	528	123	371	124	374
125	477	126	595	127	876	128	900
129	944	130	1958	131	1572	132	851
133	536	134	374	135	378	136	490
137	561	138	951	139	927	140	977
141	2077	142	1657	143	912	144	645
145	374	146	503	147	578	148	1278
149	1656	150	2244	151	1824	152	1069
153	447	154	561	155	489	156	33
157	33						

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

CHUBB INSURANCE COMPANY OF AUSTRALIA LIMITED
ABN 69 003 710 647
AFS 239778

Citigroup Centre, Level 29, 2 Park Street, Sydney NSW 2000
+61 2 9273 0100 • +61 2 9273 0101• DX: 13031 Sydney Market St

CERTIFICATE OF CURRENCY

INSURED:	The Owners - Strata Plan No. 66849
POLICY NUMBER:	93207128
POLICY PERIOD:	From: 4PM on 1/11/2016 To: 4PM on 1/11/2017
PARTICULARS OF INSURANCE:	Residential Strata Insurance as outlined in Chubb Body Corporation Elite Package V4(ED. 05-15)
LOCATION:	23-35 Shelley St (Lime St), Sydney NSW 2000
SUM INSURED:	
Building & Common property	Not Insured
Temporary Accommodation and Loss of Rent	Not Insured
Catastrophe Extension and Owners Improvements	Not Insured
First Loss Terrorism	Not Insured
General Liability	$50,000,000
Crime Insurance	$40,000
Machinery Breakdown	Not Insured
Management Committee Liability	$20,000,000
Voluntary Workers (in the aggregate any one period)	$500,000
Voluntary Workers (per volunteer)	$100,000
Professional Expenses (in the aggregate any one period)	$30,000
Appeal Expenses (in the aggregate any one period)	$150,000
CHUBB PROPORTION:	100%
DATE:	31 October 2016

All the values on this Certificate of Currency are correct as at 31 October 2016 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.

Cara Doherty | **Chubb Insurance Company of Australia Limited**
Property Underwriter

stratachoice
the people people

SP66849>minute book>scm minutes>
8/8/17
Suite 206, 68 York Street, Sydney, NSW 2000
Locked Bag 1919 St Leonards NSW 1590
Strata Associates Pty Ltd

P 1300 322 213 | F 612 8424 9701 | E info@stratachoice.com.au | W www.stratachoice.com.au ABN 33 058 211 368

MINUTES OF THE MEETING OF THE STRATA COMMITTEE OF THE OWNERS CORPORATION OF STRATA PLAN 66849 'NORTH TOWER' 23 SHELLEY STREET, KING ST WHARF SYDNEY NSW 2000, HELD ON TUESDAY, 8 AUGUST 2017, IN THE MEETING ROOM, LEVEL 2, 29 SHELLEY ST, SYDNEY. THE MEETING COMMENCED AT 6:00PM.

PRESENT:	Mr Peter Davison (Lot 78), Mr David Hunt (Lot 106), Mr Lindsay Partridge (Lot 130), Mr Jason Trump (Lot 142),Mr Andrew Robinson (Lot 148) & Mr Richard Sheppard (Lot 119)
APOLOGIES:	Mr Sam Vaccaro (Lot 133) Mr Peter Ashelford (Lot 151).
IN ATTENDANCE:	Mr Hans Breiter & Ms Sarah Johnson Brookfield Building Management Mr David Moore, Strata Choice CBD
ACTING CHAIRPERSON:	D Moore

Minutes
Motion 1

Resolved that the Minutes of the last Strata Committee Meeting held on 19 June 2017 be confirmed as a true record and account of the proceedings at that Meeting.

David Hunt addressed the meeting and noted the use of paper meetings should not be used for material matters. David also requested that the foyer design and legal engagement motions be rescinded.

The Strata Managing Agent noted that rescinding the motions is not possible at this meeting as they are not motions on the agenda and that the matters have progressed and are to be addressed within the meeting.

The Chairman clarified several matters to Mr David Hunt and the Committee concerning the nature of the motions in paper meeting. Subsequently the minutes were approved by the majority.

FINANCIAL MATTERS
Motion 2

Resolved that the financial statement and cash flow as presented by Strata Choice and the treasurer for the period ending 31 July 2017 be accepted.

It was also noted that regular financial review will be required by the treasurer to ensure the Owners Corporation can continue to meet its creditors as and when they fall due.

It was noted that the Strata Managing Agent will work with the treasure to provide suitable financial reports.

The Treasurer instructed the Strata Manager to take all steps to ensure that all payments from Strata Plan 66849 to the BMC must return to the previously monthly schedule, correcting an error in the last period.

Motion 3

RESOLVED that the aged arrears statement as presented by Strata Choice be noted.

It was noted the aged arrears are in a good position with approximately $5,250 outstanding for greater than 60 days

BUILDING MANAGEMENT COMMITTEE

RESOLVED that the following update on the Building Management Committee be and noted as follows-

Motion 4

It was noted the next meeting of the BMC is Thursday 17 August 2017 and a paper meeting is currently issued to approve and progress the replacement of the pool louvers.

Motion 5

RESOLVED that the representative and substitute representative be instructed to raise the following matters at the next BMC meeting:

- Gymnasium refurbishment

Motion 6

RESOLVED that the representative and substitute representative be instructed to vote on the preceding matters as follows at the next BMC meeting:

- Pool Louver Replacement – in favour of replacement
- Gymnasium refurbishment – in favour of the progressing the design review and refurbishment with the floor replacement as a matter of priority

UMBRELLA COMMITTEE

RESOLVED that the following update on the Umbrella Committee be presented and noted as follows:-

Motion 7

- It was noted that the King Street Wharf manned security tender has been issued and that the evaluation is expected to be received in approximately 8 weeks, which the committee will need to review.

Noted security tender is being issued this week for further consideration in following 2 months

Motion 8

RESOLVED that the representative and substitute representative be instructed to raise the following matters at the next Umbrella meeting:-

- It was noted there were no additional items to be raised

Motion 9

RESOLVED that the representative and substitute representative be instructed to vote on the preceding matters as follows at the next Umbrella meeting:-

- It was noted there were no matters requiring voting instructions at this time.

CORRESPONDENCE AND PROJECTS

The meeting noted correspondence as follows:-

Lot 149 – Lobby Works

Motion 10

The owner noted being in support of the lobby works and requested that the design moving forward include sliding door with exit button close to the doors.

The owner also requested that the Committee consider a change to the basement entry with an alternative where swipe cards are not required. The

Committee recommends that the BMC (through security tender process) consider a solution that captures vehicle registration information for automated access and recording of vehicle movements.

Lot 150 - Balcony Shutters
David Hunt addressed the meeting and noted that the owner of Lot 150 has accepted shutters required on the balcony and it was noted the builders will now need to co-ordinate installation.

Building Cladding

Motion 11

Bill Moisidis from Bellmont Engineering, who prepared the cladding inspection report, addressed the meeting and noted that the visual inspection of the façade cladding confirmed a section on the eastern elevation of the façade at 23 Shelley Street is cladded with aluminium composite panels (ACP) bonded to a black polyethylene core which may present a spread of flame risk.

It was noted that the cladding can be installed on a building if installed within the accordance with specific parameters and a fire engineered solution.

RESOLVED that the committee determined that the following actions be taken to confirm the specific cladding installed and the actions that need to be taken to manage or rectify the façade cladding:

- Strata Managing Agent and Bill Moisidis identify fire engineers who can assist with a fire engineered solution and obtain fee proposals, so that a fire consultant can be engaged as soon as possible.
- Bill Moisidis Will review a panel to progress investigation to confirm specific product installed and conduct fire testing of a panel, if needed.
- Strata Managing Agent notify the insurance and advise of process moving forward
- The fire brigade be notified as soon as possible with the fire consultants assistance
- Correspondence we issued to all owners in the building:
    1. To all owner/agent/occupier reminding them of fire protocols and to be vigilant
    2. To the owner/agent/occupier with balconies on the eastern façade advising that no barbeques, smoking or flammable items are to be kept on their balcony.

Lobby Corridor Works

RESOLVED that an update be provided on the **lobby/foyer works,** and instructions issued accordingly on the next actions to be taken:

Motion 12

The meeting noted the lobby / foyer redesign costs have been received from RBG and it was noted that that the price ranges are:
Main Entrance $244k – 434k
Each Floor $57k – 87.5k
Plus supervision costs

The meeting noted that while the designs are positives there are elements that may not add great value but have significant costs, such as the cornice and skirtings that have a cost of approximately $250,000.

The meeting also noted that the ground floor foyer should not be compromised as it is a major focus point of the building.

David Hunt noted his objection to the foyer and corridor works and he does not believe they will add value to the apartments within the building, and Others on the committee shared differing views to Mr Hunt in this regard.

It was noted the proposed timeline to move forward is a follows:

- **October 2017** – Committee determine final design (or two) to progress with
- **November 2017** – Committee confirm final proposal to be put to all owners with quotations and funding options
- **2018 AGM (Feb/Mar)** – proposal for foyer and corridor works to be put to all owners for acceptance and approval

It was determined that the committee will review the design proposals from RED Design within the next 14 days to identify the elements of each design committee members are in favour of and against.

Remedial Works

RESOLVED that the update on the remedial works be presented as follows.

Motion 13

It was noted remedial works are progressing with work expected to be completed in the next 3 months.

Facade Works
The façade works were noted to be progressing strongly with final stages of works commencing in coming weeks, with the scaffolding approved by council.

Pool Works
It was also noted that the pool works are progressing strongly, with the louver replacement currently being considered. It was also noted that discussions are currently being held regarding some detail finishing works that need to be conducted.

The insurance issues related to the change of control of MDP to ARA where discussed with it recommended the contract be assigned to ARA and the HOW insurance be then extended. This will clear the path for payment and a continuation of works.

It was noted there were no communications required at this time

Motion 14
BUILDING MANAGERS REPORT

Resolved that the Building Managers report be accepted and the following items noted.

Motion 15

Illegal Parking
The meeting noted that illegal basement parking is continuing and that building management will make attempts to prevent offending cars where possible.

Motion 16

Lobby Marble Polishing
The meeting noted that the common property marble requires further polishing and treatment to bring the standard up.

It was noted there were no instructions to be issued to the Building Manager.

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MATTERS ARISING AT THE MEETING

RESOLVED that the following matters arising at the meeting be noted and instructions be issued as follows:-

Motion 17

Smart Green Apartments
The Strata Managing Agent advised the meeting that applications for the smart green apartments have opened for 2017 and the matter of applying was discussed.

The committee determined that an application be deferred until 2018 when the current projects are progressed.

TPG – Fiber Installation
The Strata Managing Agent advised the TPG has again contacted elements of the building seeking approval to install equipment and have access to electricity, in return payment of $1 per day or free common property wifi.

Discussion was held regarding the free internet wifi and the possible installation within the areas of the gym, pool and meeting room.

The Strata Managing Agent was instructed to continue discussions with TPG to progress the supply to free wifi to parts of the common property and shared facilities.

Development Application - Education Proposal
The meeting noted that a commercial lot in the neighbouring building has submitted a development application to create their lot into an education centre.

The meeting noted that they objected to the use of the space due to the smoking and parking impact from students, and encouraged owners who agree to object to the application.

NEXT MEETING

RESOLVED that the time, date and place of the next Strata Committee Meetings be determined as follows:-

Motion 18

- Tuesday 10 October 2017 at 6.00pm in the level 2 meeting room
- Tuesday 28 November 2017 at 6.00pm in the level 2 meeting room

Motion 19

It was noted there were no new motion to be included in the agenda at this time

Meeting closed

With no further business the meeting was closed at 8.00pm

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the people people

SP66849>Minute Book>AGM Minutes>
27/3/17
Suite 296, 68 York Street, Sydney NSW 2000
Locked Bag 1919 St Leonards NSW 1590
Strata Associates Pty Ltd

P 612 9249 9800 | F 612 9249 9801 | E cbd@stratachoice.com.au | W www.stratachoice.com.au/cbd ABN 33 058 211 368

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA PLAN NO. 66849 HELD ON MONDAY 27TH MARCH 2017 IN THE MEETING ROOM, LEVEL 2, 29 SHELLEY STREET, SYDNEY. THE MEETING COMMENCED AT 6:02pm.

PRESENT: D & C Storey (Lot 8), S Cowan (Lot 17), M Curtis (Lot 25), V Board (Lot 38,40 & 68), P Davison (Lot 78), J & S Welsh (Lot 79), L Macdessi (Lot 80), B Bearman (Lot 94), D Hunt (Lot 106), M Hoekstra (Lot 110), R Sheppard (Lot 119), M Trimble (Lot 126), L Partridge (Lot 72 130), J Trump (Lot 142 by Phone), H McMaster (Lot 149) and P Ashelford (Lot 151)

PRESENT BY PROXY: Lot 6 in favour of P Davison
Lots 33,103,114,117,131,141 & 144 in favour of B Raynor
Lots 80 & 105 in favour of D Hunt
Lots 53,55,93,133,134 & 135 in favour of L Partridge.
Lot 138 in favour of The Chairman of the Meeting.
Lot 154 in favour of A Robinson

APOLOGIES E Pisciuneri (Lot 37)

IN ATTENDANCE: H Breiter & S Johnson, Brookfield
L Derwent, Strata Choice CBD

CHAIRPERSON: Lindsay Partridge

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

2. **CHAIRMAN'S REPORT:** RESOLVED that the Chairman's report as included in the Notice of Meeting be received.
L Partridge addressed the meeting.

FINANCES:

3. **FINANCIAL STATEMENTS:** RESOLVED that the audited Financial Statements for the period ended 31 December 2016 be adopted.

4. **AUDITOR:** RESOLVED that **Kelly & Partners** be appointed as auditors for the Owners Corporation for the financial year ending 31 December 2017.

5. **CAPITAL WORKS FUND PLAN:** RESOLVED that the Owners Corporation considered the Capital Works Fund Plan from QS Solutions dated March 2017 and determined to implement the plan in relation to the setting of the Capital Works Fund budget.

6. **CHANGES TO COMMON PROPERTY:** That the Owners – Strata Plan No 66849 SPECIALLY RESOLVES pursuant to section 108 of the *Strata Schemes Management Act 2015* for the purpose of improving or enhancing the common property to authorise the upgrading of the Ground Floor Lobby as per the details set out in Annexure A.

MOTION DEFEATED
23114 Units of Entitlement Voted in Favour
10563 Units of Entitlement Voted against

7. GROUND FLOOR LOBBY UPGRADE:

That:

a) The Owners Corporation authorise the Executive Committee to engage a contractor to undertake the Lobby Upgrade Works in accordance with their quotation.

b) The Strata Managing Agent be instructed to engage the services of the approved contractor and subject to the final approval of the Executive Committee execute a contract incorporating the terms set out in the approved quotation.

MOTION WITHDRAWN

8. BUDGET:

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

9. ESTIMATES FOR ADMINISTRATIVE & CAPITAL WORKS FUNDS:

RESOLVED that the following consideration of the statement of existing financial situation and of estimated receipts and payments presented at the meeting that:

(a) Contributions to the administrative fund are estimated and determined at $880,000.00 inclusive of GST

(b) Contributions to the capital works fund are estimated and determined at $903,393.70 inclusive of GST

(c) The proportion of said contributions payable by the owners of each lot shall be in accordance with the proposed levy schedule approved at the meeting;

(d) That the first two quarterly contributions for the 2017 financial year of $200,000.00 (plus GST) to the administrative fund and $272,502.50 (plus GST) to the capital works fund, each quarter, due and payable on 1 January and 1 April 2017 be confirmed.; and

(e) That the next two equal quarterly contributions for the 2017 financial year be raised of $200,000.00 (plus GST) to the administrative fund and $138,136.27 (plus GST) to the capital works fund, each quarter, being due and payable 1 July and 1 October 2017, until amended by resolution at a subsequent general meeting.

(f) These minutes shall serve as a notice to each lot owner of the amount and due date of each instalment of such contributions.

10. DEBT COLLECTION:

RESOLVED that The Owners – Strata Plan No 66849, pursuant to the Strata Schemes Management Act 2015 (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

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

(b) to engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 66849;

(c) to issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;

(d) Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;

(e) Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and

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

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

11. PAYMENT PLAN: RESOLVED that The Owners – Strata Plan 66849, agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the Strata Committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the Strata Committee or Owners Corporation by resolution.

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

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

13. ADOPTION OF MEMORANDUM RESOLVED that the Owners — Strata Plan No. 66849 SPECIALLY RESOLVE that pursuant to Section 141of the *Strata Schemes Management Act 2015* (NSW):

(a) the owners corporation add to the by-laws for the strata scheme by adding a By-law 37 —Common Property Memorandum King Street Wharf Precinct 2 – North Tower SP66849 in or to the effect of the Memorandum attached and marked Annexure B;
(b) the owners corporation sign and affix its common seal to the Change of By-laws form to effect the amendment;
(c) the owners corporation lodge at the Land and Property Information (NSW) the certificate of title for the common property to enable registration of the form.

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

Commissions

$0 in commissions in the past 12 months, and an amount of $0 in commissions is expected to be received in the next 12 months.

Training specific to the Strata Scheme

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

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

STRATA COMMITTEE 2016 – 2017

15. THE STRATA COMMITTEE:

In accordance with Part 2 of the Strata Schemes Management Regulations 2016 the number of nominations received were eight (8) and these were:–

Mr Peter Davison (Lot 78)
Mr David Hunt (Lot 106)
Mr Wallace (Richard) Sheppard (Lot 119)
Mr Lindsay Partridge (Lot 130)
Mr Sam Vaccaro (Lot 133
Mr Jason Trump (Lot 142)
Mr Andrew Robinson (Lot 148)
Mr Peter Ashelford (Lot 151)

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

16. FINANCIAL RESTRICTIONS ON STRATA COMMITTEE

RESOLVED that the Owners Corporation, pursuant to Section 102 of the Strata Schemes Management Act 2015, that the Strata Committee not be subject to the limitation otherwise imposed by the Act in relation to any matter.

17. RESTRICTIONS ON STRATA COMMITTEE:

RESOLVED that there be no matters or type of matters to be determined only by the Owners Corporation in General Meeting, pursuant to Section 36 of the Strata Schemes Management Act 2015.

18. BMC REPRESENTATIVE:

SPECIALLY RESOLVED that the Owners Corporation appoint Lindsay Partridge as the BMC representative and any other Strata Committee Member as the substitute representative for Strata Plan 66849 to the Building Management Committee pursuant to By-laws 4.6 and 4.7 of the By-laws for SP66849.

19. UMBRELLA COMMITTEE REPRESENTATIVE

SPECIALLY RESOLVED that the Owners Corporation appoint the Lindsay Partridge as the Umbrella Committee representative and any other Strata Committee Member as the substitute representative for Strata Plan 66849 to the Umbrella Committee pursuant to By-law 2.10 of the By-laws for SP66849.

ADMINISTRATIVE & REGULATORY ISSUES

20. INSURANCES:

RESOLVED the Owners Corporation confirm the following insurances: –

a) Office Bearers Liability Insurance – $20,000,000.00
b) Fidelity Guarantee Insurance – $40,000.00

21. RISK & HAZARD ASSESSMENT REPORTS:

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

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

It was Noted that this report is to be completed in conjunction with the BMC.

Note: Buildings that are used for commercial purposes or parts of buildings that have residents using their apartment as a home office are considered a workplace and must

comply with the WHS Act. To comply with the Act there is a requirement to survey the building and identify any hazard or risks associated with the common property and the level of risk that poses to residents or persons visiting the building. Where risks are found the owners corporation must put in place steps to minimise, manage or eliminate the risk.

22. ANNUAL FIRE SAFETY STATEMENT: RESOLVED that the Owners Corporation authorise and instruct the BMC to obtain annually on behalf of the Owners Corporation an Annual Fire Safety Statement and to arrange maintenance of all fire safety equipment currently installed in the property in accordance with the provisions of the Environmental Planning and Assessment Regulation ("EPAR").

23. PLANT REGISTRATION: RESOLVED that the Owners Corporation authorise and instruct Strata Associates Pty Ltd to arrange maintenance of and register each year on behalf of the Owners Corporation all identified items of plant (as defined by Workcover NSW) installed in the property in accordance with the provisions of the Work Health & Safety Regulation.

Note: 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.

24. ANNUAL GENERAL MEETING: RESOLVED that the next Annual General Meeting be held on a date to be determined by the Strata Committee.

25. CLOSURE: There being no further business, the Chairperson declared the meeting closed at 7:26pm.

_____ _____

(Chairperson) (Date)

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ABN 33 058 211 368

MINUTES OF THE MEETING OF THE STRATA COMMITTEE OF THE OWNERS - STRATA PLAN NO. 66849 HELD ON MONDAY 27TH MARCH 2017, IMMEDIATELY FOLLOWING THE ANNUAL GENERAL MEETING

PRESENT: P Davison (Lot 78), D Hunt (Lot 106), R Sheppard (Lot 119), L Partridge (Lot 130), J Trump (Lot 142), A Robinson (Lot 148) and P Ashelford (Lot 151)

IN ATTENDANCE: D & C Storey (Lot 8), S Cowan (Lot 17), M Curtis (Lot 25), V Board (Lot 38,40 & 68), J & S Welsh (Lot 79), L Macdessi (Lot 80), B Bearman (Lot 94), M Hoekstra (Lot 110), M Trimble (Lot 126) and H McMaster (151)
B Raynor
H Breiter & S Johnson, Brookfield
L Derwent , Strata Choice, CBD

CHAIRPERSON: Luke Derwent

1. MINUTES: RESOLVED that the Minutes of the previous Strata Committee Meetingo held on 20 February 2017be confirmed as a true record and account of the proceedings of that Meeting.

2. OFFICE BEARERS: RESOLVED that the following Office Bearers be appointed for the ensuing year: –
Chairperson: Lindsay Partridge
Secretary: Andrew Robinson
Treasurer: Jason Trump

3. POINT OF CONTACT: RESOLVED that the Owners Corporation by its Strata Committee appoint the Chairperson as its representative and the Secretary as its substitute representative to instruct and communicate with the Agent.

4. CORRESPONDENCE: RESOLVED that the correspondence as received from R Verth be considered and D Hunt and the Strata Manager are to meet with R Verth and M Verth regarding the remedial works and replacement of the Balcony Louvers.

5. INSURANCE VALUATION: RESOLVED that the Strata Committee authorise the BMC Representative to approve that a valuation for insurance purposes in accordance with Section 160 & 161 of the Strata Schemes Management Act 2015 and Section 39 of the Strata Schemes Management Regulation 2016.

6. REPAIRS & MAINTENANCE: RESOLVED that repairs and maintenance items be considered and it was determined that:

- The Building Manager is to seek quotes for window locks
- The sewer smell investigation was discussed and noted that the Umbrella Committee awaits receipt of the report from AJ Whipps
- The Building Manager is to arrange for the repair of the TV/Foxtel cabling
- A letter be written to the local member regarding a right hand turn arrow for Sussex Street.

7. STRATA COMMITTEE MEETING: RESOLVED that the next Strata Committee Meeting be scheduled to be held on a Tuesday, L Partridge and the Strata Manager are to circulate proposed dates.

8. CLOSURE: There being no further business, the Chairperson declared the meeting closed at 8.00pm.

_____ _____

(Chairperson) (Date)

Bellmont Façade Engineering Pty Ltd
ACN 099 050 932

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4 August 2017

BELLMONT

The Owners of SP 66849
C/O Strata Choice CBD
29a Shelley Street
SYDNEY NSW 2000

ATTENTION: DAVID MOORE

RE: KING STREET WHARF FAÇADE CLADDING INVESTIGATION
23 SHELLEY STREET (NORTH TOWER) - SP 66849

Bellmont Façade Engineering was engaged by Strata Choice to undertake a visual inspection of the Aluminium cladding utilized on the building façade at 23 Shelley Street, Sydney. This inspection was undertaken on 27 July 2017 in sunny conditions.

This report has not been prepared as a remedial works specification or as a pre-purchase property report. It is not a formal technical specification suitable to be tendered on nor should it be relied upon by any third party as a form of building report.

OBSERVATIONS

A section on the eastern elevation of the façade at 23 Shelley Street is cladded with aluminium composite panels (ACP) bonded to a black polyethylene core.

The cladding is located in two main areas; the east elevation and immediately above the commercial lots on the west elevation.

It is primarily located on the eastern elevation of the building, on the exterior of the apartments. There is also cladding on the western elevation as part of the shop front awnings.

DISCUSSION

Aluminium composite panels (ACP) have been used in exterior building façades for at least a decade. Some ACP, like those of 23 Shelley Street are made of a polyethylene core, sandwiched by aluminium.

In the event of a fire, the heat will delaminate the aluminium and expose the polyethylene core causing it to burn. As polyethylene ignites it fuels the fire and aids in the proliferation of flames and smoke development.

ACP with this polyethylene core can very quickly transfer a fire, from one floor to the next, with damaging consequences.

CONCLUSION

The ACP used on 23 Shelley Street is of the type that is combustible and therefore presents the spread of flame risk for the building and its occupants.

Yours faithfully,

BELLMONT FAÇADE ENGINEERING PTY. LTD.



Bill Moisidis
Director - Building Diagnostic and Engineering Services

BELLMONT FAÇADE ENGINEERING PTY LTD

MINUTES OF MEETING

PROJECT:	**23, 29 & 35 Shelley Street, Sydney**	**MEETING NO.:**	**039**
PRINCIPAL:	**The Proprietors of SP 66849 & 66850 C/O Strata Choice CBD**	**DATE / TIME OF MEETING :**	**29/07/16 1:15pm**
Meeting type	**Site Meeting**	**JOB NO. :**	**1193**

Present at Meeting:

Bellmont Façade Engineering (BFE) - Kosmas Magdas (KM), Bill Moisidis (BM)
MDP Group - Dusko Dragicevic (DD)

STAGE 2 & 3 & 4

Item No:	Item	Action:
38.1	The entire North Tower (23 Shelley Street) scaffold has been dismantled down to level 6. Only one staircase scaffold bay has remained up to level 8. However, this scaffold bay will also be dismantled to level 6 on Monday the 25th of July 2016. **29/07/2016 – The entire North Tower (23 Shelley Street) scaffold has been dismantled down to level 6.** **Meeting with BellMont, MDP and the Hydraulic Engineer occurred on Tuesday the 26th July 2016 regarding hydraulic issues on balconies N6.15 & N6.01 which lies above C5.01 and C5.02 of the Link building (29 Shelley Street).**	Awaiting complete dismantling of all North Tower scaffold down to level 6 by Tuesday the 26th of July 2016. **Comment (29/07/2016)** **Awaiting a report from Hydraulic Engineer regarding the state of balconies N6.15 & N6.01 (23 Shelley Street). Before further work can proceed.**
38.2	The scaffolding on the South Tower facing Shelley Street has being dismantled. The rest of Stage 2 scaffold is being dismantled. It must be noted that scaffold removal is a slow process and in some areas due to patch work and paint coating works needed straight after anchors are pulled off the walls and soffits. **29/07/2016 – Stage 2 scaffold is slowly being dismantled on the Northern elevation which faces the north tower. Delays to this scaffold have occurred to allow for this scaffold to be transported to commence Stage 5 scaffolding.**	Expecting all of Stage 2 scaffold to be dismantled by the end of next week. **Comment (29/07/2016) – Stage two scaffold (northern elevation) is expected to be dismantled by the end of next week.**
38.4	Demolishing and jack hammering have commenced on Stage 4 curved balcony S10.03. **29/07/2016 – Demolishing and jack hammering has occurred on all the Stage 4 curved balconies from level 4 – level 10. These curved balconies include S4.05, S5.05, S6.04, S7.04, S8.04, S9.04 and S10.03. Unit balcony S3.05 will be completed after the stage 4 scaffold is dismantled.**	Awaiting full balcony strip including tiles, screed and membrane. **Comment (29/07/2016) – Awaiting full balcony strips including tiles, screeds and membranes, for all the stage 4 curved balconies from Level 4-10.**
39.1	**Hydraulic/drainage issues have been discovered following the removal of the balcony tiles of N6.15 & N6.01 (23 Shelley Street) which lies above C5.01 and C5.02 of the Link building (29 Shelley Street). A meeting between Bellmont, MDP and the hydraulic engineer occurred on Tuesday the 26th July 2016.** **The eastern elevation scaffolding in front of 29 Shelley Street units C5.01, C5.02, C4.01, C4.02, C3.01 and C3.02 which were scheduled to be dismantled by the end of July is likely to be pushed back by another 2-4 weeks**	**Awaiting a report from Hydraulic Engineer regarding the state of balconies N6.15 & N6.01 (23 Shelley Street). Before further work can proceed.**
39.2	**MDP have prepared a louvre sample to recommend to the Owners. The architect has inspected it and will advise.**	**Awaiting architects advise on the louvres.**

Meeting Concluded –2:00 pm

6.3 Summary

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

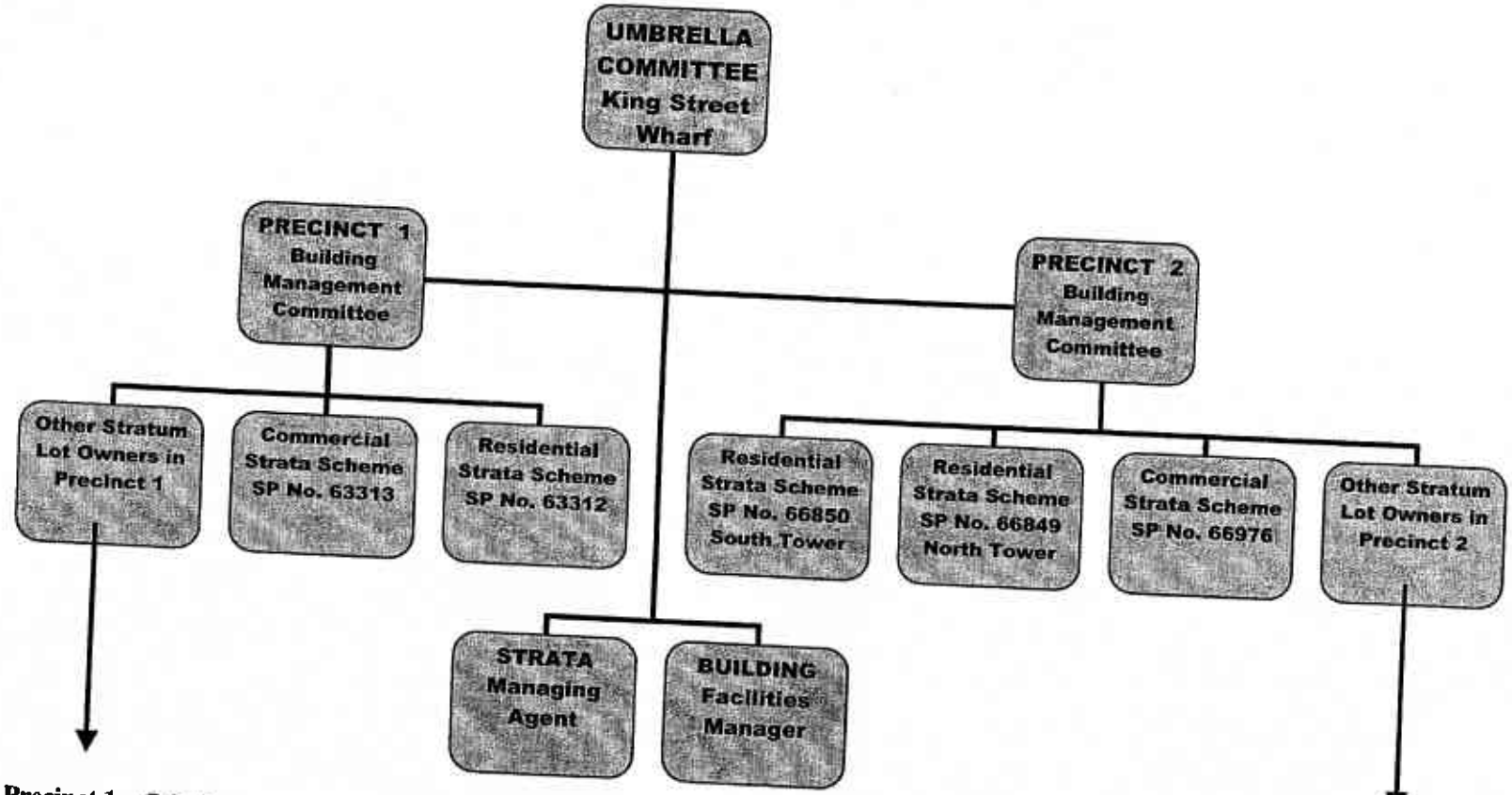
The summary does not consider assets individually which could result in insufficient levies being raised if unexpected capital works fund expenditure occurs.

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

SP66849, 23 Shelly Street, Sydney NSW Annual capital works fund cashflow excluding GST				
Financial Year	Opening balance	Levies at 4% increase PA	Anticipated Expenditure	Closing balance
2017-2018	1,137,907	821,267	1,756,858	202,316
2018-2019	202,316	544,578	462,611	284,283
2019-2020	284,283	560,916	64,980	780,219
2020-2021	780,219	577,743	1,078,562	279,400
2021-2022	279,400	595,075	54,490	819,984
2022-2023	819,984	612,928	482,402	950,510
2023-2024	950,510	631,315	581,846	999,979
2024-2025	999,979	650,255	671,615	978,619
2025-2026	978,619	669,763	55,562	1,592,820
2026-2027	1,592,820	689,855	967,731	1,314,945

* Levies recalculated after first year of expenditure.

King Street Wharf - Tiered Management Structure



Precinct 1 – Other Stratum Lots

Serviced Apartment Owner -	Toga Development
Single Retail Owner -	Jin Hsing Trading
Combined Retail Owner -	W9&10 Stage 1 (Multiplex)
Charters 1-6 -	NSW Maritime (Waterways)
Xerts Stratum Lot - (subdivided into two lots)	Villacostaplenty Pty Ltd and Database Corporate Pty Ltd

Precinct 2 – Other Stratum Lots

Stratum Lot of 4 Car Spaces -	NSW Maritime (Waterways)
Xerts Access Stratum Lot -	Database Corporate Pty Ltd
Xerts Stratum Lot -	(subdivided into two lots)
Subdivided into - Lot 10	Database Corporate Pty Ltd
Lot 12	Villacostaplenty Pty Ltd