

STATEMENT PURSUANT TO SECTION 41 OF THE STRATA TITLES ACT 1988

This statement is issued on: **26 March 2025** for the following:

Strata Corporation No. 4306 Inc.
Unit 3, 127-129 Anzac Highway, Kurralt Park SA 5037

This statement has been issued for:

Name: Duncan Sande & Associates
at Address: office@duncansande.com.au

The Strata Corporation certifies the following with respect to the Unit being the subject of this Statement:

1. Administrative fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount	Period	
\$2,040.00	01 Apr 2025 to 31 Dec 2026	
Number of instalments payable (if contributions payable by instalments)		4
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$510.00	01 Apr 2025 to 30 Jun 2025	01 Apr 2025
\$510.00	01 Jul 2025 to 30 Sep 2025	01 Jul 2025
\$510.00	01 Oct 2025 to 31 Dec 2025	01 Oct 2025
\$510.00	01 Jan 2026 to 31 Mar 2026	01 Jan 2026

Amount prepaid	\$524.28
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$524.28

2. Sinking fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount	Period	
\$160.00	01 Apr 2025 to 31 Dec 2026	
Number of instalments payable (if contributions payable by instalments)		4
Amount of each instalment, period to which instalment relates and date due		
Amount	Period	Date due
\$40.00	01 Apr 2025 to 30 Jun 2025	01 Apr 2025
\$40.00	01 Jul 2025 to 30 Sep 2025	01 Jul 2025
\$40.00	01 Oct 2025 to 31 Dec 2025	01 Oct 2025
\$40.00	01 Jan 2026 to 31 Mar 2026	01 Jan 2026

Amount prepaid	\$41.12
Interest due on unpaid levies	\$0.00
Amount in credit for prepaid levies	\$41.12

3. Special contributions

None

4. Particulars of Assets and Liabilities of the Corporation

A copy of the Balance Sheet at the date of this Statement is attached.

5. Particulars of any Expenditure

- (a) Incurred by the Corporation – please refer to minutes of meetings
- (b) Resolved to be incurred to which the unit holder must, or is likely to be required to, contribute – please refer to minutes of meetings

6. Insurance policies

Particulars of all insurance policies taken out by the strata corporation.

Policy No. QUSS052008 QUS Pty Ltd

Type: Strata Broker:

Premium:	\$17,426.00	Paid on:	07-11-2024	Policy start date:	31-10-2024	Next due:	31-10-2025
Cover		Sum insured		Excess			
Building		\$12,600,000.00		\$1,000.00			
Public Liability		\$20,000,000.00		\$0.00			
Office Bearers Liability		\$1,000,000.00		\$0.00			
Loss of Rent/Temp Accom		\$1,890,000.00		\$0.00			
Fidelity Guarantee		\$100,000.00		\$0.00			
Legal Defence		\$100,000.00		\$0.00			

7. Documents Supplied

- (i) Minutes of general meetings of the corporation and meetings of the management committee for the last two years
- (ii) Statement of Accounts of the corporation last prepared by the corporation
- (iii) The Articles for the time being in force
- (iv) The current policies of insurance taken out by the corporation
- (v) Balance Sheet for the body corporate at the date of this statement

The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 41 of the Act.

NOTE: An inspection of the accounting records, minute books of the corporation and any other prescribed documentary material may be arranged by application to the Agent at the address listed below:

This Statement was prepared on behalf of Strata Corporation No. 4306 Inc. by

Signed.....
Rosemary Padmanabhan
Strata Management SA

225 Fullarton Road
Eastwood SA 5063

Conveyancers – Please note that water usage invoices on this property are paid for by corporation from funds available in the administration account.

Please also advise of changes in ownership immediately upon settlement via email to contact@stratamanagementsa.com.au



Balance Sheet As at 26-03-2025

Strata Corporation No. 4306 Inc.

127-129 Anzac Highway, Kurralt Park SA 5037

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	(5,755.83)
Owners Equity--Admin	58,274.15
	<u>52,518.32</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	(1,000.00)
Owners Equity--Sinking	105,071.03
	<u>104,071.03</u>

Net owners' funds

\$156,589.35

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	1,855.50
Investments--Admin	50,000.00
Receivable--Levies--Admin	11,192.26
	<u>63,047.76</u>

Sinking Fund

Cash at Bank--Sinking	(311.94)
Investments--Sinking	105,071.03
	<u>104,759.09</u>

Unallocated Money

0.00

Total assets

167,806.85

Less liabilities

Administrative Fund

Creditors--Other--Admin	1,757.10
Prepaid Levies--Admin	8,772.34
	<u>10,529.44</u>

Sinking Fund

Prepaid Levies--Sinking	688.06
	<u>688.06</u>

Unallocated Money

0.00

Total liabilities

11,217.50

Net assets

\$156,589.35



Strata Management SA
AUM 49 600 360 620
225 Robinson Road
Forthwell SA 5083

Notice of Levies Due in July 2025

Issued 26-03-2025 on behalf of:

Strata Corporation No. 4306 Inc.
ABN 42956242198
127-129 Anzac Highway
Kurralta Park SA 5037

P Dhawan
U2 / 833 Marion Road
Mitchell Park SA 5043

for Lot 3 Unit 3
Parveen Dhawan

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01-07-2025	Quarterly Admin/Sinking Levy 01/07/2025 - 30/09/2025	510.00	40.00	550.00
	Total levies due in month	510.00	40.00	550.00

Total of this levy notice	550.00
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	550.00
Prepaid	15.40
Total amount due	\$534.60

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'Strata Corporation No. 4306 Inc.'

Levy Payment due 01-07-2025



*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.

P Dhawan

Strata Corporation 4306
Lot 3

Unit 3



Pay over the Internet from your Bank account. Register at www.deft.com.au



Credit card payments can be made over the internet. Log onto www.deft.com.au and follow the instructions. A surcharge will be applicable if you use this option



Pay in-store at Australia Post by cheque or EFTPOS.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Strata Management SA

DEFT Reference Number

25360485471074

Amount Due

\$534.60

Due Date

01-07-2025

Amount Paid

\$



*496 253604854 71074

MINUTES OF THE ANNUAL GENERAL MEETING
STRATA CORPORATION NO. 4306 INC.
127-129 Anzac Highway, Kurralta Park SA 5037

The Annual General Meeting of the corporation was held as follows:

DATE: 20/01/2025
TIME: 10:00 AM
LOCATION: 127 Anzac Highway, Kurralta Park SA 5037

PRESENT:

Lot #	Unit #	Attendance	Owner Name/Representative
2	2	Yes	Y W L & Fernandez by proxy with Strata Management SA
7	7	Yes	D & G Stewart by proxy with D Djakovic Unit 38
11	11	Yes	K Horscroft
12	12	Yes	S Yandell
14	14	Yes	J Raslan
17	17	Yes	B & S Rolton by proxy with Strata Management SA
19	19	Yes	P Ghanem
21	21	Yes	K Yu by proxy with Strata Management SA
22	22	Yes	D Justice by proxy with Rob DeJong
23	23	Yes	E Lewandowski
24	24	Yes	A Demos
30	30	Yes	B Yates
31	31	Yes	G Niemann
32	32	Yes	A Whisson
35	35	Yes	M Dashti by proxy with Strata Management SA
36	36	Yes	C Bastiani by proxy with Strata Management SA
37	37	Yes	E Yap by proxy with E Lewandowski Unit 23
38	38	Yes	D Djakovic
40	40	Yes	C Tinker
42	42	Yes	J Diangzon
			R Padmanabhan - Body Corporate Manager with Strata Management SA

CHAIRPERSON: The meeting requested that Rosemary Padmanabhan of Strata Management SA assist the Presiding Officer in chairing the meeting and the Secretary in recording the minutes.

Minutes of the meeting:

1 QUORUM

The body corporate manager advised that a quorum was present and the meeting commenced at 10.04am.

2 MINUTES

Resolved that the minutes of the last general meeting of the corporation held on Saturday 26/08/2023 at the Marion Hotel be confirmed as a true record of the proceedings of that meeting.

Management Committee Meetings were held on 8th September 2024 and 16th November 2024. Copies of these minutes are available to owners upon request to Strata Management SA.

3 FINANCIAL STATEMENTS

The statement of income and expenditure for the period ended 09/11/2024 (attached) as provided by Dukes Strata Management be accepted as a true and accurate statement of the Corporation's financial position.

RESOLVED that the Corporation's accounts be divided into 2 parts, Part 1 the Administration and Sinking Fund account to be managed by Strata Management SA for the purposes of paying ongoing service/management accounts, maintenance and repairs. That this account be kept sufficiently funded from levies to pay for the expenses. Part 2 that a Project Account be maintained from surplus levy revenue for special projects. This account to be maintained and operated by the Management Committee.

Proposed: Grant Niemann, Seconded: Daniel Djakovic. Carried

Interim Report for Financial Year to 31/01/2025 from Dukes Strata Management

An Interim Report has been provided by the previous Strata Management Company, Dukes Strata Management. The Meeting requested that Strata Management SA work through the levies which were paid to Dukes Strata Management in the interim between when the Corporation concluded with Dukes and beginning with Strata Management SA, so that the correct levies can be posted for each owner.

Term Deposit

As per the last Annual General Meeting, The Corporation holds 2 term deposits with the Commonwealth Bank of Australia, signatories of these accounts are Kim Horscroft (Unit 11), Daniel Djakovic (Unit 38), and Grant Niemann (Unit 31).

Term Deposit 1 - \$107,000 is invested and the term finishes in June 2025.

Term Deposit 2 - \$50,000 with interest calculated at end of the term period. Term period to be confirmed.

It was noted that the signatories cannot withdraw money without a resolution being passed at a general meeting of the Corporation.

4

INSURANCE

The body corporate manager advised that the insurance sums are required to be discussed each year with the property to be insured for the full replacement value and recommended that an independent valuation be obtained by time to time to ensure that the rising costs of rebuilding are taken into account.

It was noted that the current insurances held by the body corporate are:
Policy No. QUSS052008 | QUS Pty Ltd | Type : Strata | Broker : Coverforce | Next due : 31/10/2025

Cover	Sum Insured	Excess
Building	\$12,600,000.00	\$1,000.00
Public Liability	\$20,000,000.00	
Office Bearers Liability	\$1,000,000.00	
Loss of Rent/Temp Accom	\$1,890,000.00	
Fidelity Guarantee	\$100,000.00	
Lot Owners' Fixtures & Improvements	\$250,000.00	
Legal Defence	\$100,000.00	

Strata Management SA was requested to arrange quotations for the insurance prior to renewal with the quotations to be sent to the Management Committee for a decision.

After discussion it was resolved that the building sum insured remain unchanged and is to be review again at the next Annual General Meeting.

5

MAINTENANCE

Cleaning and Grounds Maintenance

The meeting confirmed the cleaning and grounds maintenance to be contracted to the value of \$15,600.00 per year (paid in 2 increments of \$7,800.00 each) beginning from 1st March 2025.

The meeting agreed that the contract for cleaning and grounds maintenance is to be in place with Elke Lewandowski (Unit 23) for the 12 months beginning 1st March 2025.

The contract is to list all of the work to be included for the Cleaning and Grounds Maintenance. Strata Management SA will undertake the contractual arrangements on behalf of the Corporation.

The meeting unanimously thanked Elke Lewandowski for her continued efforts to keep the Corporation neat and tidy.

Pool Maintenance

Day to Day Maintenance

The meeting confirmed the day to day pool maintenance is to be paid at an amount of \$6,500.00 per year (\$125/week).

The meeting confirmed the existing arrangements with Kim Holscroft (Unit 11) and that Sandi Yelland (Unit 12) is trained as back up for when Kim is away. Kim and Sandi are to be paid for the particular week/s they undertake the management of the pool.

Professional Servicing and Chemicals

The meeting confirmed that PoolWrex be requested to assist with 6 monthly servicing of the pool, associated equipment and the supply of pool chemicals.

Recently one filter of the pool needed to be replaced. It has been suggested that the other filter may also need to be replaced. If this is the case a quote will be obtained from Poolwerx and forwarded to the Committee for consideration.

Gutter Maintenance

The meeting considered the repairs and ongoing maintenance of the gutters of the Corporation.

The Corporation requested that Quotes for the gutters and the roof (see below) are to be obtained by Strata Management SA and these are to be provided to the Committee for consideration.

Current Maintenance

Palm Tree/s

The meeting confirmed that the palm trees need to be removed and replaced from around the pool area due to safety concerns. It was agreed that the Management Committee will review and seek professional opinion in order to make a clear decision and gather pricing for this task.

Rendering and Painting of Balconies

The meeting confirmed that the process of rendering and painting the Balconies needs to continue and that the Management Committee will follow up on behalf of Corporation.

The previous contractor had started the work on the balconies but the work was not completed even though the Contractor was paid for the work by Dukes Strata Management.

Motion that the Corporation authorizes Elke Lewandowski (Unit 23) to follow up the previous contractor who has been paid but work not undertaken in Small Claims Court.

Proposed: Elke Lewandowski (Unit 11)

Seconded: Anne Whittson (Unit 32)

After discussion Motion Lost

Roof Leak Unit 33

Unit 33 indicated that they are experiencing water leaks with wet patch on the ceiling. The Corporation requested that further information be obtained from the property manager with quotes to be obtained by Strata Management SA and forwarded to the committee for their consideration.

Projected maintenance

The Corporation considered potential maintenance likely or required in the next 2-5 years. These items will be prioritized by the Management Committee and reviewed as funds become available.

Solar Inverter

Render whole building

Paint Balustrades

Fence between 127 and 125 Anzac Highway

Electric Entry gate

CCTV security system

6

GENERAL BUSINESS

Unit 11

Unit 11 advised that there has been no follow up of the leaking of the bridging pipe from 2023 which caused damage to Unit 11 from Unit 39 or Unit 25 (see note in the previous AGM Minutes 5.5 page 3). Previously it has been confirmed that Unit 11 be compensated for the costs incurred. There was no insurance claim lodged at the time of the incident. The Corporation agreed at the meeting for Unit 11 to meet with Strata Management SA to submit a new insurance claim. The issue has been repaired. If the claim is denied then the Corporation will follow through with the compensation previously approved.

Unit 27

There is a current insurance claim in place for water damage to ceiling in bathroom of Unit 27 where a hole formed due to dampness in January 2025. This claim is currently being assessed by the insurer. The Corporation is awaiting confirmation from the insurer.

Hard Rubbish

Reminder that all unit owners are able to arrange hard rubbish pickup with the West Torrens Council. (please see the attached information brochure from the West Torrens Council).

Pigeons

The Corporation raised concern about pigeons creating mess on balconies. The Corporation requests that occupants of the Corporation do not feed the pigeons as this attracts the pigeons to the Corporation. If occupants are noted to be feeding the pigeons this can be reported to the Council who will discuss the concern with occupants concerned.

The Corporation also agreed to arrange for the pigeons to be culled as occurred around 2 years ago. Quotes to be obtained by Strata Management SA. Quotes to be considered by the Management Committee.

Visitor's Car Parks

The Corporation wishes to remind everyone that there is a 6 hours only limit on the visitors parking. A warning notice is to be arranged, approved by the Management Committee. This notice is to be placed under windscreen wiper by the Management Committee if this time frame is breached and a photograph of the vehicle is to be obtained as proof.

Welcome Letter

The Corporation agreed to formulate a welcome letter to be provided to all new occupants to the Corporation. The Welcome Letter to include the Corporation roles, rules and understandings for new occupants. This welcome letter is to be sent to new owners and Property Managers by Strata Management SA. The corporation requests that property managers provide the welcome letter to new tenants.

Unit 34 Evaporative air conditioner

The meeting noted that unit 34, needed to have the piping sealed on the evaporative air-conditioning unit. The meeting requested that Strata Management SA follow up with the owners of the unit.

Payment plans for levies

Request from Unit 12 to have a payment plan in place for the payment of levies for the first quarter levies (01/01/2025 to 31/03/2025). The meeting agreed that this would occur for the listed quarter only.

OVERDUE LEVY POLICY

Resolved that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolved that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution.

Resolved that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation.

7

BUDGET

RESOLVED that the Corporation start raising additional funds via a sinking fund levy, invoiced and collected on behalf of the Corporation by Strata Management SA.
 Proposed: Grant Niemann, Seconded: Daniel Djakovic. Carried

RESOLVED that the amount in the Sinking Fund is to be reviewed by the Corporation at each AGM. If the Corporation so resolves at a General Meeting, additional surplus funds may be transferred into a term deposit as per the Corporation's request.
 Proposed: Grant Niemann, Seconded: Daniel Djakovic. Carried

The statement of estimated receipts and payments (budget) was tabled. Items agreed upon at this meeting are to be added to the budget. It was noted that the opening balance listed includes \$50,000 Term Deposit (2) currently held at the Commonwealth Bank. (Listed above in Finance Reports). Once term deposit certificates for Term Deposits One (\$107,000) and Two (\$50,000) are received by Strata Management SA, these amounts are to be shown under the investment section of the sinking fund.

The budget with these updates was adopted. A copy of the budget attached to this notice.

8

CONTRIBUTIONS

(a) That contributions to the administrative fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$85,680.00; and

(b) That contributions to the sinking fund are estimated in accordance with Section 27 (1) of the Strata Titles Act 1988 and determined in accordance with Section 27 (3) of the Strata Titles Act 1988 at \$6,720.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 01/04/2025 and subsequent instalments being due on 01/07/2025, 01/10/2025, 01/01/2026.

It was noted that all lots pay levies on an equal entitlement.

9

OFFICE BEARERS

The meeting thanked the members who had been on the Management Committee over the last 12 months for their service to the Corporation. The meeting then sought nominations for the officers of the corporation and the formation of the management committee for the forthcoming year. It was resolved that the following members be appointed:

Presiding Officer:	Daniel Djakovic (Unit 38)
Secretary:	Kim Horscroft (Unit 11)
Treasurer:	Grant Niemann (Unit 31)
Committee Members:	David Justice (Unit 22)
	Chris Tinker (Unit 40)
	Anne Whisson (Unit 32)
	Sandi Yandell (Unit 12)
	Elke Lewandowski (Unit 23)
	Jana Raslan (Unit 14)

It was further resolved that a Management Committee comprising the above officials be appointed for the forthcoming year.

10

APPOINTMENT OF BODY CORPORATE MANAGER

It was resolved that Strata Management SA be appointed as body corporate managers and the public officer for the corporation for the year ahead on the basis of the fees as listed in the accepted budget.

It was requested that a notation be made that Mr David Justice (Unit 22) is against Strata Management SA being appointed.

The meeting authorizes the Presiding Officer to sign the Management Agreement with Strata Management SA on behalf of the corporation. It was noted that should the Management Agreement not be returned to the manager within 14 days it will be taken as being accepted and the manager is authorised to execute the agreement on behalf of the corporation.

By appointing Strata Management SA as body corporate managers the corporation is delegating the duties of the Secretary and Treasurer on behalf of the corporation in line with the Strata Titles Act. At the completion of the management term, the appointment continues with a 28 day notice period, unless determined otherwise at a General Meeting of the Corporation.

11

NEXT MEETING

The next Annual General Meeting is to be tentatively scheduled for a similar time in one year, with an appropriate venue to be arranged.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 12:29 PM.



Approved Budget to apply from 01/01/2025

Strata Corporation No. 4306 Inc.

127-129 Anzac Highway, Kurralta Park SA 5037

Administrative Fund

Approved
budget

Revenue

Levies Due--Admin	85,680.00
<i>Total revenue</i>	<u>85,680.00</u>

Less expenses

Admin--Agent Disbursements	1,764.00
Admin--Auditors--Audit Services	693.00
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	6,930.00
Admin--Meeting Fees	143.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	66.00
Insurance--Premiums	19,168.60
Maint Bldg--Cleaning	15,600.00
Maint Bldg--Pest/Vermin Control	400.00
Maint Bldg--Plumbing	12,000.00
Maint Grounds--Pool Cleaning	10,500.00
Utility--Electricity	4,000.00
Utility--Water Usage	12,000.00
<i>Total expenses</i>	<u>83,519.60</u>

Surplus/Deficit

	<u>2,160.40</u>
Opening balance	58,274.15

Closing balance

\$60,434.55

Total units of entitlement	42
Levy contribution per unit entitlement	\$2,040.00

Sinking Fund**Approved
budget****Revenue**

Levies Due--Sinking

6,720.00

Total revenue

6,720.00

Surplus/Deficit

Opening balance

0.00

Closing balance

\$6,720.00

Total units of entitlement

42

Levy contribution per unit entitlement

\$160.00



Strata Management SA
ABN 21 520 761 521
4/11 Parkview Street
Hawthorn, VIC 3122
(08) 9489 6376

Approved Levy Schedule to apply from 01/01/2025

Strata Corporation No. 4306 Inc.

127-129 Anzac Highway, Kurralt Park SA 5037

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
1	1	1.00	510.00	40.00	550.00	2,200.00
2	2	1.00	510.00	40.00	550.00	2,200.00
3	3	1.00	510.00	40.00	550.00	2,200.00
4	4	1.00	510.00	40.00	550.00	2,200.00
5	5	1.00	510.00	40.00	550.00	2,200.00
6	6	1.00	510.00	40.00	550.00	2,200.00
7	7	1.00	510.00	40.00	550.00	2,200.00
8	8	1.00	510.00	40.00	550.00	2,200.00
9	9	1.00	510.00	40.00	550.00	2,200.00
10	10	1.00	510.00	40.00	550.00	2,200.00
11	11	1.00	510.00	40.00	550.00	2,200.00
12	12	1.00	510.00	40.00	550.00	2,200.00
13	13	1.00	510.00	40.00	550.00	2,200.00
14	14	1.00	510.00	40.00	550.00	2,200.00
15	15	1.00	510.00	40.00	550.00	2,200.00
16	16	1.00	510.00	40.00	550.00	2,200.00
17	17	1.00	510.00	40.00	550.00	2,200.00
18	18	1.00	510.00	40.00	550.00	2,200.00
19	19	1.00	510.00	40.00	550.00	2,200.00
20	20	1.00	510.00	40.00	550.00	2,200.00
21	21	1.00	510.00	40.00	550.00	2,200.00
22	22	1.00	510.00	40.00	550.00	2,200.00
23	23	1.00	510.00	40.00	550.00	2,200.00
24	24	1.00	510.00	40.00	550.00	2,200.00
25	25	1.00	510.00	40.00	550.00	2,200.00
26	26	1.00	510.00	40.00	550.00	2,200.00
27	27	1.00	510.00	40.00	550.00	2,200.00
28	28	1.00	510.00	40.00	550.00	2,200.00
29	29	1.00	510.00	40.00	550.00	2,200.00
30	30	1.00	510.00	40.00	550.00	2,200.00
31	31	1.00	510.00	40.00	550.00	2,200.00
32	32	1.00	510.00	40.00	550.00	2,200.00
33	33	1.00	510.00	40.00	550.00	2,200.00
34	34	1.00	510.00	40.00	550.00	2,200.00
35	35	1.00	510.00	40.00	550.00	2,200.00
36	36	1.00	510.00	40.00	550.00	2,200.00
37	37	1.00	510.00	40.00	550.00	2,200.00

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Quarterly Total	Annual Total
38	38	1.00	510.00	40.00	550.00	2,200.00
39	39	1.00	510.00	40.00	550.00	2,200.00
40	40	1.00	510.00	40.00	550.00	2,200.00
41	41	1.00	510.00	40.00	550.00	2,200.00
42	42	1.00	510.00	40.00	550.00	2,200.00
		42.00	\$21,420.00	\$1,680.00	\$23,100.00	\$92,400.00



Approved Budget to apply from 01/08/2024

Strata Corporation No. 4306 Inc.

127-129 Anzac Highway, Kurralta Park SA 5037

Administrative Fund

Approved budget

Less expenses

Admin--Agent Disbursements	1,764.00
Admin--Auditors--Audit Services	646.80
Admin--Auditors--Taxation Services	165.00
Admin--Bank Charges--Bpay	24.00
Admin--Management Fees--Standard	6,930.00
Admin--Meeting Fees	143.00
Admin--Storage & Archive Fees	66.00
Admin--Trade Compliance Checking	66.00
Insurance--Premiums	17,426.00
Maint Bldg--Cleaning	13,200.00
Maint Bldg--Plumbing	12,000.00
Maint Grounds--Pool Cleaning	10,500.00
Utility--Electricity	4,000.00
Utility--Water Usage	12,000.00
Total expenses	78,930.80

Surplus/Deficit

(78,930.80)

Opening balance

118,403.32

Closing balance

\$39,472.52

Total units of entitlement	42
Levy contribution per unit entitlement	\$0.00

Minutes of Special General Meeting

The Unit owners of Strata Corporation 4306 (SC4306) held a Special General Meeting (SGM) on 14 day of December 2024 at 10am at the Dorchester, Kurralta Park

Present at the meeting were:

Name	Unit No	(Proxy)
Grant Niemann	31	
Kim Horscroft	11	
CHRIS TINKER	40	
JANA RASLAN	14	CHRIS TINKER
PAUL GRANEM	19	
Anne Whisson	32	
DANIEL DYKOWICZ	7	
ELKE LEWANDOWSKI	23	
Daniel Dykowiec	38	

The SGM was called in order to settle arrangements in relation to **Commonwealth Bank of Australia (CBA) bank accounts 510250174564 and 5102183559** (the accounts) held in the name of SC4306. The account operators are Rob De Jong; Grant Niemann; and Kim Horscroft.

The Treasurer (G Niemann) of the Committee of SC4306 put to the meeting the following resolution:

1. That the accounts be maintained and managed by the Committee of SC4306 (the Committee);
2. That the names of the current account signatories be removed;
3. That the following persons be appointed as the authorised signatories (AS) of the accounts

1. G Niemann 2. Kim Horscroft 3. Daniel Dykowiec

4. The 3 AS will complete form 004396311024 (form) on behalf of SC4306 as required by the CBA;
5. The method of operation of bank accounts 510250174564 and 5102183559 will be by 2 AS acting on the authority of the Committee.
6. That upon expiration of the current term or as otherwise later decided by the Committee, the accounts be converted to 3 x 90-day Capital Growth accounts with rolling maturities of 30 consecutive days each in the amount of \$50K for each account with 1x access account into which accumulated interest (is) and would be invested.
7. The method of operation of the Capital Growth accounts will be by 2 AS acting on the authority of the Committee pursuant to a resolution of a majority of Committee members present and voting at a meeting of the Committee.
8. The method of operation of the access account will be by any of the AS. While the AS will be acting on the authority of the Committee there will be no need to prove to the CBA the resolution of the Committee in relation to each withdrawal.
9. The 3 AS will attend at the CBA Castle Plaza in order to complete and submit the form.

Passed by:

The unanimous vote of all the above-mentioned Unit owners

Opposed:

No one opposed the resolution

Other business

The committee resolved to reconvene again on Saturday 4 January 2025 at 10am at the Dorchester Courtyard in order to prepare for the AGM.

There being no other business the Meeting closed at 10.38 am

Minutes prepared by the Committee Treasurer



Signed by Grant Niemann on behalf of the Committee.

Strata Corporation 4306

127-129 Anzac Hwy

Kurralt Park SA 5037

Sunday 8 September 2024

Manager

Dukes Real Estate

56 Kenihans Road

Happy Valley SA 5159

Attention: Rob de Jonge (or his appointed representative)

Dear Sir

I am writing to inform you that at a meeting of the Committee of the Body Corporate 4306 held at the premises on Sunday 8 September 2024, the Committee resolved by unanimous resolution not to renew the body corporate management contract with Dukes Real Estate for the ensuing 2024 – 2025 year. Accordingly, the existing contract with Dukes will terminate on Thursday 26 September 2024. The Committee by further resolution decided to appoint another body corporate manager. We look forward to your cooperation with the incoming body corporate manager so as to achieve a smooth transition including the transfer of moneys held in your trust account on behalf of the body corporate and such other assistance as may be necessary for them to take over the management of Strata Corporation 4306.

Yours Sincerely



Grant Niemann

Secretary

Strata Corporation 4306

STRATA 4306 COMMITTEE MEETING
8/9/2024 AT 127 ANZAC HIGHWAY, KURRALTA PARK

PRESENT

ANNE WHISSON
DANIEL DJAKOVIC
GRANT NIEMANN
KIM HORSCROFT
JANA RASLAN
CHRIS TINKER
DANIEL CROWDEN (proxy to ANNE WHISSON)
GAVIN STEWART (proxy to DANIEL DJAKOVIC)
BEN YATES (proxy to DANIEL DJAKOVIC)
PAUL GHANEM (proxy to GRANT NIEMANN)
ELKE LEWANDOWSKI (proxy to GRANT NIEMANN)

APOLOGIES - NONE

NON ATTENDANCE

DAVID JUSTICE

AGENDA

CHAIRPERSON + MINUTES. Nomination of committee chairperson and secretary
DISCUSSION + MOTIONS REGARDING STRATA MANAGEMENT.

1. Advise Dukes they will not be reengaged.
2. Advise Surewise Insurance Brokers re issues Dukes and contract end.
3. Discussion regarding suitable strata management including viability of self- management / owner tender

ADVICE TO ALL OWNERS.

1. Not reengaging Dukes, choice of new strata manager.
2. Who will write, costs to be reimbursed from strata 4306

CONTACT CHOSEN STRATA MANGER.

As a quorum was present the meeting was commenced at 10:30 am.

The committee asked GRANT NIEMANN to chair the meeting and CHRIS TINKER took notes to produce the minutes.

DISCUSSION + MOTIONS REGARDING STRATA MANAGEMENT.

The committee discussed the recent issues regarding Rob de Jonge, the management of strata 4306 by Dukes Real Estate, and the relevant contract. It was mentioned that no contract had been signed following the 2023 AGM on august 26th, and that the contract in question ended on 26th august 2024.

It was also discussed that as reported in the media, Rob de Jonge is presently in jail, and here has been no response from attempts to contact the office of Dukes Real Estate. The concern of mismanagement, possible misappropriation of funds and general poor communications was also discussed and it was decided to formally notify Dukes Real Estate they will not be reengaged as strata manager, that Grant Niemann would write to them and inform them by post and email and copy the committee in on the correspondence, and further that the committee will choose a replacement strata manager

MOTION 1. To formally notify Dukes Real Estate they will not be reengaged as strata manager, that Grant Niemann would write to them and inform them by post and email and copy the committee in on the correspondence Seconded by Chris Tinker, passed by unanimous vote

The idea of self-management and asking for owners to tender for the contract of strata manager was discussed and although not formally voted on a majority of those present agreed we should not take this direction.

It was noted that Daniel Djakovic had sourced, and supplied by email, quotes from suitable strata management companies namely ASCM, SMSA and Stratarama. These were officially tabled for discussion by the committee. It was decided that ASCM are too expensive, Stratarama are the least expensive and that SMSA are the preferred choice as there are more desirable no cost inclusions. A question was raised in regard to possible connection of any of these companies to Strata Data and it was said there is no information to suggest any connection.

Grant Niemann has kindly offered his services as liaison between the owners and committee, contractors engaged for work on site and our strata manager. This point should be noted when a suitable strata manger is engaged.

The duty to disclose to our insurance company / broker regarding the issues we have with Rob de Jonge, Dukes Real Estate and the fact we will not be reengaging them as our strata manager was raised. This is in case we need to make claims re Fidelity Guarantee. It was decided that Chris Tinker would write to our insurance broker, Surewise, to advise them of our issues and concerns

MOTION 2. That Chris Tinker would write to the insurance broker, Surewise, to advise them of our issues and concerns, and that Dukes Real Estate would not be reengaged as our strata manager. Seconded by Jana Raslan, passed by unanimous vote.

MOTION 3. To contact Strata Management SA with the direction to engage them as strata management for Strata Corp 4306, that Daniel Djakovic and Anne Whisson will represent the committee and owners to discuss the engagement. Seconded by Kim Horscroft, passed by unanimous vote.

ADVICE TO ALL OWNERS. It was further discussed and agreed that communication to all owners should be done by the incoming strata manager.

There being no more business, the meeting was closed at 11:01am.

STRATA 4306 COMMITTEE MEETING
8/9/2024 AT 127 ANZAC HIGHWAY, KURRALTA PARK

PRESENT

ANNE WHISSON
DANIEL DJAKOVIC
GRANT NIEMANN
KIM HORSCROFT
JANA RASLAN
CHRIS TINKER
DANIEL CROWDEN (proxy to ANNE WHISSON)
GAVIN STEWART (proxy to DANIEL DJAKOVIC)
BEN YATES (proxy to DANIEL DJAKOVIC)
PAUL GHANEM (proxy to GRANT NIEMANN)
ELKE LEWANDOWSKI (proxy to GRANT NIEMANN)

APOLOGIES - NONE

NON ATTENDANCE

DAVID JUSTICE

AGENDA

CHAIPERSON + MINUTES. Nomination of committee chairperson and secretary
DISCUSSION + MOTIONS REGARDING STRATA MANAGEMENT.

1. Advise Dukes they will not be reengaged.
2. Advise Surewise Insurance Brokers re issues Dukes and contract end.
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As a quorum was present the meeting was commenced at 10:30 am.

The committee asked GRANT NIEMANN to chair the meeting and CHRIS TINKER took notes to produce the minutes.

DISCUSSION + MOTIONS REGARDING STRATA MANAGEMENT.

The committee discussed the recent issues regarding Rob de Jonge, the management of strata 4306 by Dukes Real Estate, and the relevant contract. It was mentioned that no contract had been signed following the 2023 AGM on august 26th, and that the contract in question ended on 26th august 2024.

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The idea of self-management and asking for owners to tender for the contract of strata manager was discussed and although not formally voted on a majority of those present agreed we should not take this direction.

It was noted that Daniel Djakovic had sourced, and supplied by email, quotes from suitable strata management companies namely ASCM, SMSA and Stratarama. These were officially tabled for discussion by the committee. It was decided that ASCM are too expensive, Stratarama are the least expensive and that SMSA are the preferred choice as there are more desirable no cost inclusions. A question was raised in regard to possible connection of any of these companies to Strata Data and it was said there is no information to suggest any connection.

Grant Niemann has kindly offered his services as liaison between the owners and committee, contractors engaged for work on site and our strata manager. This point should be noted when a suitable strata manager is engaged.

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MOTION 2. That Chris Tinker would write to the insurance broker, Surewise, to advise them of our issues and concerns, and that Dukes Real Estate would not be reengaged as our strata manager. Seconded by Jana Raslan, passed by unanimous vote.

MOTION 3. To contact Strata Management SA with the direction to engage them as strata management for Strata Corp 4306, that Daniel Djakovic and Anne Whisson will represent the committee and owners to discuss the engagement. Seconded by Kim Horscroft, passed by unanimous vote.

ADVICE TO ALL OWNERS. It was further discussed and agreed that communication to all owners should be done by the incoming strata manager.

There being no more business, the meeting was closed at 11:01am.

**MINUTES of the ANNUAL GENERAL MEETING
for STRATA CORPORATION 4306 Inc.
127-129 Anzac Highway KURRALTA PARK
Held on Saturday 26th August 2023 at 9:00am.
At Marion Hotel – 849 Marion Road**

1. OPENING AND ATTENDANCE:

Unit 1	Damien Magnay	Absent
Unit 2	Mr. Lie	Present
Unit 3	Parveen Dhawan	Present (Proxy to Gurpreet)
Unit 4	Stirling Baird & Azhrudin Coulthard	Absent
Unit 5	Gurpreet Minhas (0433 918 529)	Present
Unit 6	Sam Panther	Present (Proxy to Elke)
Unit 7	Donna & Gavin Stewart (0439 328 999)	Present
Unit 8	Wojciech & Joanna Peretko	Present
Unit 9	Geoff Walker	Present
Unit 10	Ricki Zecevic	Present (Proxy to Elke)
Unit 11	Kim Horscroft	Present
Unit 12	Sandi Yandell	Present (Proxy to Kim)
Unit 13	Tom & Kate Anderson	Present (Proxy to Elke)
Unit 14	Jana Raslan	Absent
Unit 15	Kapil Mittal	Present (Proxy to Gurpreet)
Unit 16	Elizabeth Angove	Present (Proxy to Dukes)
Unit 17	Brenton Rolton	Present (Proxy to Gurpreet)
Unit 18	Robert Peter	Present (Proxy to Dukes)
Unit 19	Paul Ghanem	Present (Proxy to Grant)
Unit 20	Josh Cecere	Absent
Unit 21	Terry Yu	Present
Unit 22	David Justice	Present
Unit 23	Elke Lewandowski (0435 921 987)	Present
Unit 24	Alex Demos	Absent
Unit 25	Ricki Zecevic	Present (Proxy to Elke)
Unit 26	Jamie Blake	Present (Proxy to Elke)
Unit 27	Dianne & Chung Lee	Present (Proxy to Chris)
Unit 28	Hardik Patel	Present (Proxy to Gurpreet)
Unit 29	Chloe Bremmer	Present
Unit 30	Ben Yates	Present
Unit 31	Grant Niemann (0424 652 133)	Present
Unit 32	Anne Whisson	Absent
Unit 33	Andrew Quinn	Absent
Unit 34	Parvni Sharma	Absent
Unit 35	Daniel & Cassandra Crowden	Absent
Unit 36	George Bastiani	Present
Unit 37	Eugene Yap	Present (Proxy to Chris)
Unit 38	Daniel Djakovic	Present (Proxy to Dukes)
Unit 39	Jamie Blake	Present (Proxy to Elke)
Unit 40	Chris Tinker	Present
Unit 41	Andrew Wilhelm	Present (Proxy to Elke)
Unit 42	Rebecca Tindale	Present (Proxy to Elke)

Dukes Real Estate (Rob de Jonge and Shyamal) presented and assisted the meeting. A quorum was in attendance - (33/42). There were 14 Owners present in Person. Proxies only were Elke 8, Gurpreet 4, Chris 2, Grant 1 & Kim 1. The owners decided that Rob de Jonge would chair the meeting and preside over the meeting.

①

2. MINUTES OF PREVIOUS MEETING: (September 2022)

2.1 It was resolved that the minutes from the previous Annual General Meeting 2nd of September 2022 were taken as read and accepted as a true record. We went through the minutes quite slowly and transparently. Motion put by Gurpreet (5) and seconded Grant (31) that the minutes from 2022 were a correct record. Those that were present last year were in favour.

3. BUSINESS ARISING FROM MINUTES - NIL

4. PRESENTATION & CONSIDERATION OF FINANCIAL STATEMENT:

4.1 **Closing Balance: \$183,830.97.** (Of this amount, \$82,843.60 is in the Dukes Real Estate Trust Account as at the Saturday 26th of August 2023. (The remainder \$101,029.84 is in a Term Deposit as at the 26th of August 2023 with the Commonwealth Bank at the Edwardstown Branch). The Financial Statement was updated to the Thursday the 24th August 2023. The idea is going to be a bit more money in the Term Deposit at 3% for 12 months. This will be used as a sinking fund. **Accounts and Invoices** were submitted for the perusal of the owners. They were placed on the "bar area" for discussion after the meeting.

Moved by Grant N (31) Gurpreet (5). All owners were in favour.

- Kim Unit 11 paid \$200 yesterday.
- Grant Unit 31 paid \$600 yesterday.
- Donna Unit 7 has paid \$600 on 24th August 2023

4.2 **Financial Statement** – The Financial Statement for was presented to all owners at the meeting. The majority of owners were in agreement with this financial statement being a true and accurate record. There were 3 owners not happy with the Financial Statement. Rob from Dukes is to pay back \$210 incorrect extra charge to the Strata 4306.

4.3 **CBA Term Deposit** – There was a motion put forward by Grant Niemann (U31) and Seconded by Geoff (U9) to deposit \$50,000 into a term deposit and to maintain the deposit and continue to invest this money at a higher interest rate. The term deposit is with the CBA account and it is in this bank. We will find out if an accountant if a tax return is needed by the Strata Corporation if the owners earn interest in a term deposit. It is currently with 3.4% Interest. This will leave about \$32,000 left over. What will probably happen is that Grant Niemann (31) will get two quotes with the Best Interest Rate. This motion was voted on **by majority in the room**. The meeting decided that the **Treasurer (35) and Rob de Jonge** get this money into another Bank or find higher interest rate. The decisions relating to how long to get money out and What interest rates could be communicated to the Management Meeting. All owners were in favour.

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4.4 **MOTION 1** - There was a motion for to put money into a term deposit account. This was voted on. All owners were in favour.

4.5 **MOTION 2** - The second motion is about the amount to go in. There were two choices, \$50K or \$30K. The recommendation from the Strata Manager was \$30K. The vote was cast and the 50K scenario was awarded 24 votes and the 30K position was awarded 8 votes against.

Action: MOTION: The signatures for the term deposit will be the Strata Manager AND Treasurer or Secretary. All in favour.

5. INSURANCE REVIEW: RENEWAL DATE 31/10/2023 (Pages 17 – 19) Policy Number HU 6072086

5.1 Sum Insured is \$9,000,000 - THIS IS Deemed NOT Sufficient. The owners DECIDED to INCREASE THE SUM Insured to \$10,500,000. There was a Valuation of the Building completed in Oct 2020 and this is the sum insured that the owners would like to use. The owners present decided to NOT have a valuation this year in 2023. The owners were all happy with this sum insured amount. (This equates to \$250,000 Rebuild cost). The Insurance is through Surewise Insurance Brokers AT THE MOMENT. Enquiries and Claims can be made to Kendel at Surewise directly. 1300 256 056 is the phone number for Hutch Underwriting in Sydney. **ALL APPROVED.**

5.2 Legal/Public Liability: \$20,000,000.

5.3 Fidelity Guarantee \$100,000.

5.4 Excess: There is an excess of \$500 and therefore this will be paid by Strata as it is an insurance issue.

5.5 **Current Insurance Claim Unit 11** - There is a current large insurance claim with water running down the walls for years from either Unit 39 or Unit 25. This has caused major and subsequent resultant damage at the bottom of Unit 11. All the Breeching Pieces from all the Three Units have been tested and repaired. It is believed that the previous year there was a water leak in Unit 25 and Phil is the team Leader at Surewise to investigate the water damage. (08 8413 6350). Lisa from Beyond Real Estate (0413 723 496) is the Contact person and Property Manager for Unit 25. About a year ago there was repair done on the property and these invoices will need to go to the Insurance Broker.



6. APPOINTMENT OF MANAGERS & OFFICERS FOR THE YEAR:

- 6.1 There was a motion to appoint a Strata Manager. The owners can do the Strata work as a Self Managed Group if they like. Moved Gurpreet (5) Seconded by Chris Tinker (40). All owners were in favour.
- 6.2 There was a motion to appoint Dukes Strata Management (Rob de Jonge). Who has been the Manager for 6 Years. (Since 2017). Moved Dave Justice (22) Seconded by Elke (23). This is the result of the Votes for and against. The owners were very cautious and we went through each vote or person in a Unit Owner order.

Unit 1	Damien Magnay	DUKES
Unit 2	Mr. Lie	DUKES
Unit 3	Parveen Dhawan	NO
Unit 4	Stirling Baird & Azhrudin Coulthard	NO
Unit 5	Gurpreet Minhas	NO
Unit 6	Sam Panther	DUKES
Unit 7	Donna & Gavin Stewart	DUKES
Unit 8	Wojciech & Joanna Peretko	DUKES
Unit 9	Geoff Walker	DUKES
Unit 10	Ricki Zecevic	DUKES
Unit 11	Kim Horscroft	DUKES
Unit 12	Sandi Yandell	DUKES
Unit 13	Tom & Kate Anderson	Absent
Unit 14	Jana Raslan	NO
Unit 15	Kapil Mittal	DUKES
Unit 16	Elizabeth Angove	NO
Unit 17	Brenton Rolton	DUKES
Unit 18	Robert Peter	DUKES
Unit 19	Paul Ghanem	Absent
Unit 20	Josh Cecere	DUKES
Unit 21	Terry Yu	DUKES
Unit 22	David Justice	DUKES
Unit 23	Elke Lewandowski	DUKES
Unit 24	Alex Demos	DUKES
Unit 25	Ricki Zecevic	DUKES
Unit 26	Jamie Blake	DUKES
Unit 27	Dianne & Chung Lee	NO
Unit 28	Hardik Patel	NO
Unit 29	Chloe Bremmer	DUKES
Unit 30	Ben Yates	DUKES
Unit 31	Grant Niemann	DUKES
Unit 32	Anne Whisson	NO
Unit 33	Andrew Quinn	Absent
Unit 34	Parvni Sharma	Absent
Unit 35	Daniel & Cassandra Crowden	NO
Unit 36	George Bastiani	DUKES
Unit 37	Eugene Yap	NO
Unit 38	Daniel Djakovic	DUKES
Unit 39	Jamie Blake	DUKES
Unit 40	Chris Tinker	NO
Unit 41	Andrew Wilhelm	DUKES
Unit 42	Rebecca Tindale	DUKES

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6.1 Dukes Real Estate (Rob de Jonge) was **Elected to Retain** and Manage the Strata Corporation for 12 months at a STANDARD FEE of \$6,930 including GST (This equates to \$165 per unit per year – All inclusive) payable after completion of each AGM. The Standard Fee includes: A free AGM meetings in 2023 & 2024, collection of quarterly contributions, issuing of reminder notices (\$55), payment of accounts, postage, photocopying, preparation and presentation of 42 AGM booklets and minutes. There were several reasons outlined throughout the debate and the whole thing was recorded in a very mature manner. The reasons for retaining and the positive things Dukes Strata does were: financial costing of strata management is affordable; there have been several agreed visits. The reasons proposed for the against are: poor accounting, lack of communication, lack of transparency, A few questions about the Accounts and no online Portal. This was moved that Dukes Strata Management continue for a further 12 Months by David (22) and seconded by Elke (23). There 27 Votes for Dukes & 11 Votes against with 4 Absent Votes.

6.2 Extra Costs not associated with the Annual Fees: Audit costs extra \$16.50 per unit and proportioned to the total units managed as per the auditor's charge. Extra Meetings are \$99 an hour. Extra Site Inspections are also \$99 and hour. There is going to be a limiting effect on the Site Inspections by letting the Presiding Member know whether the manager is required or not.

6.3 The functions that are delegated to the Manager are: collection of quarterly contributions, payment of accounts, postage, photocopying, preparation and presentation of 42 AGM booklets and minutes per year. All quote organisation is supposed to be done by the strata Manager. If there is an insurance claim to be processed or a Site Inspection or Extra Work like Accountancy or Quoting then these are charged at \$99 per hour. The corporation may terminate the contract giving 3 months notice in writing from the Management Committee Meeting.

6.4 Any owner can also request any other owners contact details such as name, address and phone number. Members of the corporation can also apply to the Magistrates Court to have a dispute resolved between Unit Members or the Manager.

Motion: Moved Dave J (22) Elke (23) 25 Votes for 12 Votes against.

6.5 Tax Document from 2021 - There is a tax document from the ATO and the Strata Manager will write to the ATO and get this problem sorted out quickly.

Presiding Officer Role: Elke Lewandowski (U23) is to be the Chairperson and first point of contact for the owners of the corporation. All approved

Treasurer Role: Grant Niemann (U31) is to receive Quarterly Financial Statements from Dukes Real Estate and to assess these and ask questions and check that owners are up to date and ahead with their payments. He will also be a signatory on Term Deposits and Cheques if need be. All owners Present were in favour.



Secretary Role: Kim Horscott (U11) can choose to collect and receive documents and/or invoices and type the minutes of the corporation and organise the meetings. She will also be a signatory on Term Deposits and Cheques if need be. There was another close vote on this appointment with 11 votes going to Kim and 10 votes to Gurpreet.

Managing Agent and Authorised Signature: Robert Leendert de Jonge (Managing Agent 214561) from Dukes Real Estate is to be the authorised signature on the Accounts and Term Deposits. For any amendments or transactions there is only required to be only TWO signatures. Kim Horscott or Grant Niemann are to be signatories for the new deposit of \$50,000.

Motion: Gurpreet (Unit 5) Second: Grant (Unit 31). All owners present or via Proxy agreed and were in favour.

Maintenance / Management Committee Members: Dave Justice (P), Geoff Walker (P), Anne Whisson, Daniel Crowden, Elke Lewandowski, Gurpreet Minhas, Chris Tinker, Gavin Stewart, Daniel Jakovich, Grant Niemann, Kim Horscott, Ben Yates (12 members). If there is to be meeting for the Committee, then it is highly recommended that the strata manager should be invited to that meeting with regard to transparency.

7. MAINTENANCE OF BUILDING & COMMON PROPERTY

Note: Strata is common to all property owners - Insurance, Driveway, Lawns & Gardens, Roofing & Gutters, Exterior Painting, Hot water service units, Stairwells, Pool, Electricity, SA Water and Cleaning Contract (If these are Common TO ALL UNITS). Anything generally on the outside of the building is the Strata responsibility.

Individual owner's responsibilities are items on the inside like Ceilings, Plumbing Issues, Outside Lights, Walls, Doors, Floors, Windows and Insurance Claims and are considered a **benefit to a particular unit** and will at the individual owner's expense.

7.1 Rendering / Painting under the Balconies (\$23,000) (Pages 20 to 26)- There are easily three quotes for Painting and repairing the underneath of the balconies. One is from Daniel (0466 476 422) and his quote is for \$22,000, there is one that came in Late from Ali Ghan for \$13,500, and the final quote is from Yousiff (0406 360 786) which is \$3,750 (Just for Repairing the Concrete) and \$27,500 for all the 3 Balconies. **ACTION: The decision from the owners is to employ Daniel from Acute Render for the amount of \$22,000.**

7.2 Inverter (New) or New System (Page 27 to 29) – The inverter on the side has completely failed and do we 1) REPAIR 2) NEW SOLAR 3) NOT DO ANYTHING. There is a quote for a new inverter and the amount is \$2,183. There are a lot of Origin Invoices on the Bar for owners to look at – **the plan is to go and DO NOTHING this.** There was an excellent presentation by Chris T and this item will be left as it. The reason for the owners to leave as is it is not financially viable.

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7.3 North Stormwater Drain Plumbing (Pages 35)

This is the Problem: There is a bit of Flooding around there near Unit 7 and Unit 8. This item will be shelved as there has been a significant improvement in drainage if it is raining. \$500 Plumbing Expense at most.

7.4 Hard Rubbish / Bins – The last Hard Rubbish for Unit 29 will be on Wednesday morning 6th of September 2023. There have been approximately 29 Hard Rubbish Collections since 2017. FREE

7.5 Pool contract – The pool people is called **Kim and Jeremy** (11) and he was paid about \$4,000 (\$2,000 of Chemicals) - The pool opens from the 1st of December 2023 to 30th of April 2024. This is a Public pool and we are going to employ the services of Kim and Jeremy. There will be an additional cost for the Pool Cleaner (Robot) and the changing of the Pumps. This can be done by Pool Worx. This is a simple phone call.

ACTION: The owners decided to proceed with Kim (11): Moved by Gurpreet (5) seconded by Chirs T (40). All owners Present were in favour.

MANAGEMENT COMMITTEE DECISIONS IN OCT / NOV 2023. (8 ITEMS)

7.6 PAINTING THE BALASTRADES - Elke has a few quotes ranging from \$35,000 to \$69,100. This will be taken to the Maintenance Committee with the man's name and then we need to go get more quotes. This was a Quality man and there will be more quotes. There will be more quotes come from Bruce Wignall and Mahdi from Adelaide Golden Painters. ACTION: REFER TO MANAGEMENT COMMITTEE

7.7 RENDERING / PAINTING THE WHOLE BUILDING – Propose to render the whole building. The cost of this project maybe \$70,000 or \$100,000. The idea came from Donna about the Rendering and there are no quotes at this stage. And the idea is to 2 or 3 quotes for the RENDERING of the BUILDING. ACTION: REFER TO MANAGEMENT COMMITTEE

7.8 Leaking Gutters outside Unit 32 – The action item has come directly from Anne (32) and there is a pot rivet missing and this is a problem outside Unit 32 – Graham Hutson can be called into repair this. ACTION: REFER TO MANAGEMENT COMMITTEE (\$500)

7.9 Fence to be recapped – Geoff (9) Brought up that pedestrians (walkers) have the Right of Way. The fence between 125 Anzac and ST 4306 is in disrepair and the Owners of 125 Should rightfully repair this. ACTION: REFER TO MANAGEMENT COMMITTEE (FREE)

7.10 CCTV - This topic of Closed circuit TV cameras has been brought up again and any owner can feel free to obtain quotes at their leisure. ACTION: REFER TO MANAGEMENT COMMITTEE (\$3,000)



7.11 Palm Trees – There should be replacement or removal of the two or three palm Trees around the Pool area. Daniel Jakovic (38) and Anne (32) would like these to be removed. ACTION: REFER TO MANAGEMENT COMMITTEE (\$2500)

7.12 Car Parking – The proposal is to make a bigger car park area and to have Unit 1, Unit 2 and Unit 3 to be here. This will bring up three visitors Car Parks at the back for VISITORS ONLY at 6 HOURS MAX. Three owners car at the front to be talk about. ACTION: REFER TO MANAGEMENT COMMITTEE (\$1000)

7.13 Cleaning Contract – More money (3% or 5%) or Less money or needs to be talked about. What the Scope of Works is and also a major review is needed. There is a verbal quote for \$10,000 and also there could be ideas like just get a time book at an hourly rate. ACTION: REFER TO MANAGEMENT COMMITTEE (\$10,000)

Things that owners would like to see:

Unit 5 – Rendering is \$22,000 & Insurance (\$22,000) Worried.

Unit 7 – Fees Reduced to \$510pq.

Unit 8 – Strata Fees Reduced.

Unit 21 - \$510 per quarter.

Unit 22 – Administration to Stay

Unit 23 – Painting of Underneath of Balconies, Get Building Perfect

Unit 31 – Budget and Strata Levy - \$510pq

Unit 40 – All easy

8. STRIKING OF ANNUAL CONTRIBUTIONS

8.1 A Budget on Pages 36 to 38 (\$510, \$540 and \$600) respectfully, were discussed and with a lot of interest in reduction from all owners present. We need another \$12,000 for SA Water, \$13,200 for Cleaning Contract, \$25,000 for the Insurance and \$7,000 for Management Fees. These items need to be budgeted for. The (\$510pq) was discussed on page 36 in a lot of detail with questions, comments and answers given in an appropriate way.

8.2 The contributions will DECREASE TO \$510 per quarter from the 1st of October 2023. Motion moved by Elke (23) and Seconded by Terry Yu (21). The vote Counting - 13 votes \$510pq, 1 vote \$540, 1 Votes \$580 Motion carried.

8.3 Levies: There may be a once off levy for every owner as a contingency plan in the future and the levy for this will be decided on the work going to be performed. An example would be Levy for Painting the Railings (\$36,000) as a divided Levy. (\$850 Levy per unit)



9. APPROVALS FOR THE INSTALLATION & ADDITIONS (AT THE OWNERS EXPENSE) – Not really enough time.

9.1 PETS – No pets at the corporation.

10. CLOSE: Meeting closed at 12:50pm. A big thank you goes to the owners who have attended. It was a larger turnout. It is really appreciated. The idea is to have the AGM a little bit earlier say in September 2024. **Next Management Meeting will be in OCTOBER 2023 (with 12 Owners).** The main AGM will maybe on the **Saturday 14th SEPTEMBER 2024**



The Financial Statement for Strata Corporation 4306
127- 129 Anzac Highway
PERIOD FROM 24/8/2023 To 9/11/2024

INCOME				EXPENSES			
				Maintenance:		\$	35,913.39
				SA Water		\$	11,344.24
CONTRIBUTE	\$ 95,150.00			Insurance:		\$	32,219.00
Danny				Term Deposit		\$	50,000.00
Refund	\$ 600.00			Management		\$	18,149.00
				Pool:		\$	10,354.23
				Plumbing:		\$	12,523.10
				Electricity:		\$	3,975.12
Term Deposit	\$ 157,270.74			Audit		\$	693.00
				SUB TOTAL	\$ 175,171.08		
OPENING	BALANCE						
24/08/2023	\$ 82,843.80			CLOSING	TRUST	\$	3,422.52
				BALANCE	ACCOUNT		
Term				9/11/2024	CBA TERM	\$	157,270.74
Deposit					DEPOSIT		
	\$ 335,864.34	\$ -				\$	335,864.34

UNIT	LEVY PAID	CONTRIBUTION	CREDIT	OWING	PAID TO DATE
UNIT 1		\$ 2,550		\$ -	December 31, 2024
UNIT 2		\$ 2,550		\$ -	December 31, 2024
UNIT 3		\$ 1,020		\$ 1,530	March 31, 2024
UNIT 4		\$ 2,550		\$ -	December 31, 2024
UNIT 5		\$ 2,040		\$ 510	September 30, 2024
UNIT 6		\$ 2,550		\$ -	December 31, 2024
UNIT 7		\$ 2,550		\$ 510	September 30, 2024
UNIT 8		\$ 2,550		\$ -	December 31, 2024
UNIT 9		\$ -		\$ 2,550	September 30, 2023
UNIT 10		\$ 2,550		\$ -	December 31, 2024
UNIT 11		\$ 2,550		\$ 510	September 30, 2024
UNIT 12		\$ 2,040		\$ 1,020	June 30, 2024
UNIT 13		\$ 2,550		\$ -	December 31, 2024
UNIT 14		\$ 2,160	\$ 400	\$ 110	September 30, 2024
UNIT 15		\$ 2,550			December 31, 2024
UNIT 16		\$ 2,550			December 31, 2024
UNIT 17		\$ 2,550			December 31, 2024
UNIT 18		\$ 2,550			December 31, 2024
UNIT 19		\$ 2,550			December 31, 2024
UNIT 20		\$ -		\$ 3,240	June 30, 2023
UNIT 21		\$ 2,550			December 31, 2024
UNIT 22		\$ 2,550			December 31, 2024
UNIT 23		\$ 2,040		\$ 510	September 30, 2024
UNIT 24		\$ 2,040		\$ 510	September 30, 2024
UNIT 25		\$ 2,550			December 31, 2024
UNIT 26		\$ 3,240			December 31, 2024
UNIT 27		\$ 2,310		\$ 1,530	March 31, 2024
UNIT 28		\$ 2,550			December 31, 2024
UNIT 29		\$ 2,550			December 31, 2024
UNIT 30		\$ 2,550			December 31, 2024
UNIT 31		\$ 2,240		\$ 1,020	June 30, 2024
UNIT 32		\$ 1,890		\$ 150	September 30, 2024
UNIT 33		\$ 2,040		\$ -	December 31, 2024
UNIT 34		\$ 510		\$ 2,040	December 31, 2023
UNIT 35		\$ 2,550			December 31, 2024
UNIT 36		\$ 2,550			December 31, 2024
UNIT 37		\$ 2,550			December 31, 2024
UNIT 38		\$ 2,040		\$ 510	September 30, 2024
UNIT 39		\$ 3,150			December 31, 2024
UNIT 40		\$ 2,040		\$ 510	September 30, 2024
UNIT 41		\$ 3,150		\$ -	December 31, 2024
UNIT 42		\$ 2,550		\$ -	December 31, 2024
TOTAL	\$ -	\$ 95,150		OWING \$ 16,760	

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		EXPENSES					Total
Expense	Contractor	Description	Date	Cost			
Maintenance:	Acute Rendering	Undercrofts	26/8/23	\$ 11,000.00			
	Super Clean Tea	Clean Jan-Jun 2024	20/6/24	\$ 6,600.00			
	Super Clean Tea	Clean Jan-Jun 2023		\$ 6,600.00			
	Super Clean Tea	Clean July to Dec 2023		\$ 6,600.00			
	Super Clean Tea	Hose Reel		\$ 115.00			
	Fire Systems	Fire Check		\$ 280.50			
	Atlas Electrical	Lights		\$ 366.09			
	Brighton Build	Roof Sheets		\$ 154.00			
	Above All Trees	Trim Palms		\$ 1,540.00			
	Other Expenses	To 31/12/2023		\$ 1,830.84			
	Ready Set Go	Paint for Strata		\$ 771.96			
	Ready Set Go	Buy Clamps		\$ 55.00			
					TOTAL	\$	35,913.39
Water	SA Water	June to Sep/24	18/10/23	\$ 1,524.21			
	SA Water	Jun- Sep/24	25/10/22	\$ 1,266.63			
	SA Water	April to June 23	19/7/23	\$ 2,754.16			
	SA Water	April to June 23	16/7/23	\$ 3,108.52			
	SA Water	Sep-Jan/23	27/1/23	\$ 1,707.18			
	SA Water	Sep-Jan/23	27/01/23	\$ 1,649.78			
	SA Water	to Nov 24	9/11/24	\$ 2,124.60			
	SA Water	to Nov 24	9/11/24	\$ -			
					TOTAL	\$	11,344.24
Insurance:	Surewise Insu	PAID TO 1/11/2024	9 Million	\$ 14,365.00			
	Surewise Insu	PAID TO 1/11/2024	Extra	\$ 428.00			
	Surewise Insu	PAID TO 1/11/2025	12 Million	\$ 17,426.00			
					TOTAL	\$	32,219.00
Plumbing:	SB Plumbing	Light HWS		\$ 110.00			
	SB Plumbing	HWS Lighting		\$ 110.00			
	SB Plumbing	Burst Pipe		\$ 585.00			
	SB Plumbing	HWS New		\$ 4,950.00			
	SB Plumbing	Tap Repair		\$ 150.00			
	SB Plumbing	Pressure Test	1/9/24	\$ 110.00			
	SB Plumbing	2nd pressure	22/11/23	\$ 110.00			
	SB Plumbing	Storm water pip	29/11/23	\$ 1,500.00			
	Dineen Plumbing	HWS Supply &	1/12/23	\$ 2,998.60			
	SB Plumbing	Burst Pipe Rep	13/9/23	\$ 585.00			
	SB Plumbing	Leak fix	6/12/23	\$ 165.00			
	SB Plumbing	Concrete Jack	12/12/23	\$ 874.50			
	SB Plumbing	Unblock Drain		\$ 275.00			
					TOTAL	\$	12,523.10

Electricity:	Origin Energy	Sep - Dec 23		\$ 637.54		
	Origin Energy	Sep - Dec 23		\$ 338.83		
	Origin Energy	1/12 to 1/3/24		\$ 298.50		
	Origin Energy	1/12 to 1/3/24		\$ 572.27		
	Origin Energy	Sept 23 to Dec23		\$ 290.68		
	Origin Energy	Sept 23 to Dec23		\$ 626.59		
	Origin Energy	4/6 to 3/9/24		\$ 536.10		
	Origin Energy	1/3 to 1/6		\$ 132.68		
	Origin Energy	1/3 to 1/6		\$ 541.93	TOTAL	\$ 3,975.12
POOL	Kim Allen	Pool Work		\$ 175.00		
Maintenance	Kim Allen	Pool Maintenance		\$ 737.00		
	Poolwork	Pool Maintenance		\$ 1,961.85		
	Kim Allen	Pool Maintenance		\$ 1,200.00		
	Kim Allen	Pool Maintenance		\$ 600.00		
	Gavin Stewart	May to August 23 Pool		\$ 5,395.00		
	Poolwork	Pool Maintenance		\$ 192.50		
	Poolwork	Pool Maintenance		\$ 92.88	TOTAL	\$ 10,354.23
Management:	Dukes Real Esta	AGM 2022-23	29/8/23	\$ 7,854.00		
	Dukes Real Esta	1/9 to 31/10	9/11/24	\$ 1,400.00		
	Dukes Real Esta	1Hr Car Park		\$ 99.00		
	Dukes Real Esta	to 1/9/2024	9/11/24	\$ 8,400.00		
	Dukes Real Esta	2Hr meet Justin / Car	22/11/23	\$ 198.00		
	Dukes Real Esta	2Hrs Inspect	22/11/23	\$ 198.00	TOTAL	\$ 18,149.00
Term Deposit	Dukes Real Esta	Term Deposit		\$ 50,000.00	TOTAL	\$ 50,000.00
Audit	United Accountin	Audit 2024		\$ 693.00	TOTAL	\$ 693.00
					TOTAL	\$ 175,171.08



Income and Expense Statement
for the financial year-to-date
01/07/2024 to 07/11/2024

Strata Corporation 4306

Dorchester Court, 127-129 Anzac Highway,
KURRALTA PARK SA 5037

Administrative Fund

Current period
01/07/2024-07/11/2024

Revenue

Levies Due--Admin	42,840.00
Total revenue	42,840.00

ss expenses

Admin--Auditors--Audit Services	693.00
Admin--Management Fees--Standard	58,400.00
Insurance--Premiums	17,426.00
Maint Bldg--Cleaning & Lawns	6,600.00
Maint Bldg--Electrical	366.09
Maint Bldg--General Repairs	329.00
Maint Bldg--Plumbing & Drainage	695.00
Utility--Electricity	976.37
Utility--Water & Sewerage	5,862.68
Total expenses	91,348.14

Surplus/Deficit

Opening balance	73,013.32
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Closing balance

\$24,505.18

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Levy Positions - Complete
for the financial year to
07/11/2024

Strata Corporation 4306

Dorchester Court, 127-129 Anzac Highway, KURRALTA PARK
5037

Administrative Fund

Lot	Unit	Paid to	Standard levies				Special levies			
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Ad
1	1	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
2	2	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
3	3	31/03/2024	1,020.00	(510.00)	1,530.00	0.00	0.00	0.00	0.00	
4	4	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
5	5	30/09/2024	1,020.00	510.00	510.00	0.00	0.00	0.00	0.00	
6	6	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
7	7	30/09/2024	1,020.00	510.00	510.00	0.00	0.00	0.00	0.00	
8	8	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
9	9	31/12/2023	1,020.00	(1,020.00)	2,040.00	0.00	0.00	0.00	0.00	
10	10	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
11	11	30/09/2024	1,020.00	510.00	510.00	0.00	0.00	0.00	0.00	
12	12	30/06/2024	1,020.00	0.00	1,020.00	0.00	0.00	0.00	0.00	
13	13	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
14	14	30/09/2024	1,020.00	910.00	110.00	0.00	0.00	0.00	0.00	
15	15	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
16	16	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
17	17	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
18	18	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
19	19	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	
20	20	19/12/2023	1,020.00	(2,220.00)	3,240.00	0.00	0.00	0.00	0.00	

07/11/2024

21:41

Rob de Jonge

Dukes Strata Management

PAID TO
ACCURATE

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Administrative Fund

			Standard levies				Special levies			
Lot	Unit	Paid to	Due	Paid	Arrears	Advance	Due	Paid	Arrears	Ad
21	21	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
22	22	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
23	23	30/09/2024	1,020.00	510.00	510.00	0.00	0.00	0.00	0.00	0.00
24	24	30/09/2024	1,020.00	510.00	510.00	0.00	0.00	0.00	0.00	0.00
25	25	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
26	26	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
27	27	31/03/2024	1,020.00	(510.00)	1,530.00	0.00	0.00	0.00	0.00	0.00
28	28	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
29	29	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
30	30	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
31	31	30/06/2024	1,020.00	0.00	1,020.00	0.00	0.00	0.00	0.00	0.00
32	32	30/09/2024	1,020.00	870.00	150.00	0.00	0.00	0.00	0.00	0.00
33	33	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
34	34	31/12/2023	1,020.00	(1,020.00)	2,040.00	0.00	0.00	0.00	0.00	0.00
35	35	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
36	36	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
37	37	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
38	38	30/09/2024	1,020.00	510.00	510.00	0.00	0.00	0.00	0.00	0.00
39	39	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
40	40	30/09/2024	1,020.00	510.00	510.00	0.00	0.00	0.00	0.00	0.00
41	41	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
42	42	31/12/2024	1,020.00	1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
			42,840.00	26,590.00	16,250.00	0.00	0.00	0.00	0.00	0.00
			Due Excl. GST	42,840.00						

SUREWISE

INSURANCE INTEGRITY INNOVATION

ABN 42 072 168 588

AFSL 296193

Level 1, 50 Hindmarsh Sq, Adelaide SA 5000

Ph: (08) 8413 6300

Email: info@surewise.com.au

Web: http://www.surewise.com.au

RENEWAL TAX INVOICE

STRATA CORPORATION NO 4306 INC
127-129 Anzac Highway
KURRALTA PARK SA 5037

Date: 11/10/2024

Invoice Number: 7119135

Account Manager: Strata

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	STRATA Strata Insurance	Premium
Insured	Strata Corporation No. 4306 INC.	Base Premium \$13,994.24
Policy Description	127-129 ANZAC HIGHWAY, KURRALTA PARK	F & E Service Levy \$0.00
Policy Number	QUSS052008	Stamp Duty \$1,693.33
Period of Insurance	31/10/2024 to 31/10/2025	Underwriter Fee \$200.00
Effective Date	31/10/2024	Broker Fee \$108.19
Insurer	QUS PTY LTD	GST \$1,430.24
Underwritten By	CERTAIN UNDERWRITERS AT LLOYDS	Invoice Total \$17,426.00

Commission earned on this invoice \$2,798.85

Payment Options**Newmarket Grandwest Pty Ltd t/as Surewise**

DEFT Reference Number
407221271191355

Pay by credit card or registered bank account at www.deft.com.au.
Payments by credit card may attract a surcharge.



Name: Strata Corporation No. 4306 Inc
Client ID: 9107
Invoice No: 7119135



*498 407221 271191355



Account Name: Newmarket Grandwest IB Trust
BSB: 185300
Account Number: 305626913
Payment Reference: 7119135

Pay in-store at Australia Post by cheque or EFTPOS. Please do not post cheques to us as we cannot accept them, the only way to pay via cheque is at the Post Office.



Billers Code: 20362
Ref: 407221271191355

Total Due:**\$17,426.00**

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above.

PAID
15 OCT 2024

BY



Notes:

The Insured: Strata Corporation No. 4306 INC.
Situation: 127-129 Anzac Highway, KURRALTA PARK SA 5037
Policies Selected:

Section 1 - PROPERTY INSURED

Building(s)

Additional Benefits

- Loss of Rent/Temp Accommodation
- Common Contents including carpets

Optional Additional Benefits

- Lot Owner's Fixtures & Improvements in Commercial Lots/Units
- Catastrophe Escalation Costs

Special Benefits

- Lot Owner's Fixtures and Improvements in Residential Lots/Units

\$ 12,600,000

\$ 1,890,000

\$ 126,000

\$ 0

\$ 1,890,000

\$ 250,000

\$ 20,000,000

Section 2 - PROPERTY OWNERS LEGAL LIABILITY

\$ 100,000

Section 3 - FIDELITY GUARANTEE

Section 4 - VOLUNTARY WORKERS PERSONAL ACCIDENT

Capital Benefit

\$ 200,000

Weekly Benefit

\$ 2,000

\$ 1,000,000

Section 5 - OFFICE BEARER'S LIABILITY

Section 6 - MACHINERY BREAKDOWN

\$ 100,000

Blanket cover

\$ 100,000

Section 7 - LEGAL EXPENSES

\$ 25,000

Section 8 - AUDIT EXPENSES

EXCESSES as per Policy wording except:

Section 1 Property Insured - all other losses \$1,000

\$2,500 each and every Occurrence of water damage and/or resultant water damage from every bursting, leaking, overflowing of pipes and/or apparatus.

ASBESTOS ENDORSEMENT - Applicable to Sections 1 and 6 only

A. This Policy only insures asbestos physically incorporated in an insured building or structure, and then only that part of the asbestos which has been physically damaged during the period of insurance by one of these Listed Perils:

fire; explosion; lightning; windstorm; hail; direct impact of vehicle, aircraft or vessel; riot or civil commotion, vandalism or malicious mischief; or accidental discharge of fire protective equipment.

This coverage is subject to each of the following specific limitations:

1. The said building or structure must be insured under this Policy for damage by that Listed Peril.

2. The Listed Peril must be the immediate, sole cause of the damage of the asbestos.

3. The Assured must report to Underwriters the existence and cost of the damage as soon as practicable after the Listed Peril first damaged the asbestos. However, this Policy does not insure any such damage first reported to the Underwriters more than 12 (twelve) months after the expiration, or termination, of the period of insurance.

4. Insurance under this Policy in respect of asbestos shall not include any sum relating to:

- (i) any faults in the design, manufacture or installation of the asbestos;
- (ii) asbestos not physically damaged by the Listed Peril, including any governmental or regulatory authority direction or request of

whatsoever nature relating to undamaged asbestos.

B. Except as set forth in the foregoing Section A, this Policy does not insure asbestos or any sum relating thereto.

UNDERWRITING INFORMATION DECLARED BY INSURED:

Building: External walls: Double Brick (no Aluminium Composite Panel)
Floors: Concrete
Roof: Tile / Slate

Year Built: 1972
No. Units: 42
No. Storeys: 3
Heritage Listed: No
Fully Occupied: Yes - Residential Only
Management: Professional

Are there any: Playgrounds - no
Water Features - no
Jetties/Wharfs - no
Gymnasiums - no
Lifts - no
Pools - yes (1)

POLICY WORDING QUS Strata Select Insurance Policy and Product Disclosure Statement - CCQUSS SS 1222
QUS Pty Ltd ('QUS') (ABN 92 122 665 310, AFSL 321877) acting under a binding authority as agent for
the Insurer(s) certain underwriters at Lloyd's.

REMUNERATION ADVICE

For providing you with service, we receive remuneration, being commission, paid by the Insurer of \$3,078.74 (including GST).
We will receive ongoing commission of 20% of the policy's premium from the Insurer for as long as the policy remains in force.

Commission is a payment made to us by the Insurer and is not an additional payment required from you over and above the
premium listed on your tax invoice.

We will also charge you a broker fee of \$119.01 (including GST) and administration fee of \$0.00 (including GST) to compensate
us for the costs of researching, selecting and arranging the appropriate insurance cover for you.

Please refer to our Financial Services Guide for further details about the financial services offered by SUREWiSE.

Duty of Disclosure

Your Duty to take reasonable care not to make a misrepresentation (applicable to Section 1 - Property Insured and Section - 4
Voluntary Workers Personal Accident)

If You enter into a contract for this insurance product, and the strata building covered by this insurance is wholly or partially
used for residential purposes, You have a duty to take reasonable care not to make a misrepresentation in accordance with the
following

You have a duty to take reasonable care not to make a misrepresentation to Us before the contract of insurance is first entered
into. You have the same duty when You renew, extend, vary or reinstate the contract.

This means that You must take reasonable care to answer accurately and completely all of the questions We ask You. If You are
unsure about the requirements of any of Our questions, please tell Us. If You need to check Your records or other information
before answering, please make sure You do so. In answering Our questions, You should also make sure You provide accurate
and complete answers for anyone else to whom the questions apply. Your compliance with this duty is very important as We
make Our decisions whether to insure You and, if so, on what terms based on the information You provide.

If You fail to take reasonable care and make a misrepresentation to Us, We may be entitled to:

- > cancel Your contract;
- > deny a claim or reduce the amount We will pay You if You claim; or
- > if the misrepresentation was made fraudulently, treat the Policy as if it never existed.

Your Duty of Disclosure (applicable to Section 2 - Property Owners Legal Liability, Section 3 - Fidelity Guarantee, Section 5 -
Office Bearer's Liability, Section 6 - Machinery Breakdown, Section 7 - Legal Expenses and Section 8 - Audit Expenses)

If You enter into a contract for this insurance product, and the strata building covered by this insurance is not wholly or partially
used for residential purposes, the following Duty of Disclosure will apply:

Before You enter into an insurance contract, You have a duty to tell Us anything that You know, or could reasonably be expected
to know, may affect Our decision to insure You and on what terms.

You have this duty until We agree to insure You.

19

19

Steadfast

Resolutions of Strata Corporation No. 4306 Inc.

These resolutions have come from motions passed at meetings of the corporations and the original minutes of the meetings should be consulted for clarifications of wording. It is intended that these be used as a guide for owners on what the corporation has approved in addition to the articles of the corporation.

***Disclaimer:** Strata Management SA has compiled this list from pertinent resolutions passed by the body corporate but accepts no responsibility for any missing, incomplete or incorrect information provided prior to the commencement of our management.*

20/01/2025

Overdue Levy Policy

Resolved that if a contribution levied upon an owner is not paid on the date in which it becomes due and payable in accordance with a resolution of the corporation, the corporation will apply an interest charge on those levies at the rate of 10% per annum.

Resolved that Strata Management SA is authorized on behalf of the corporation to carry out the necessary steps to recover unpaid contributions included the sending of reminder notices, passing the debt to a debt collector and legal action. All costs associated with the contemplated or actual recovery of outstanding funds are to be charged by the corporation to the individual unit responsible for the unpaid contribution.

Resolved that Strata Management SA must charge the interest and account keeping fees to the relevant unit owners as appropriate and that any requests for reimbursement of these charges must be made by the unit owner after making payment to ensure their voting right is maintained at a general meeting of the corporation.

Accounts

RESOLVED that the Corporation's accounts be divided into 2 parts, Part 1 the Administration and Sinking Fund account to be managed by Strata Management SA for the purposes of paying ongoing service/management accounts, maintenance and repairs. That this account be kept sufficiently funded from levies to pay for the expenses. Part 2 that a Project Account be maintained from surplus levy revenue for special projects. This account to be maintained and operated by the Management Committee.

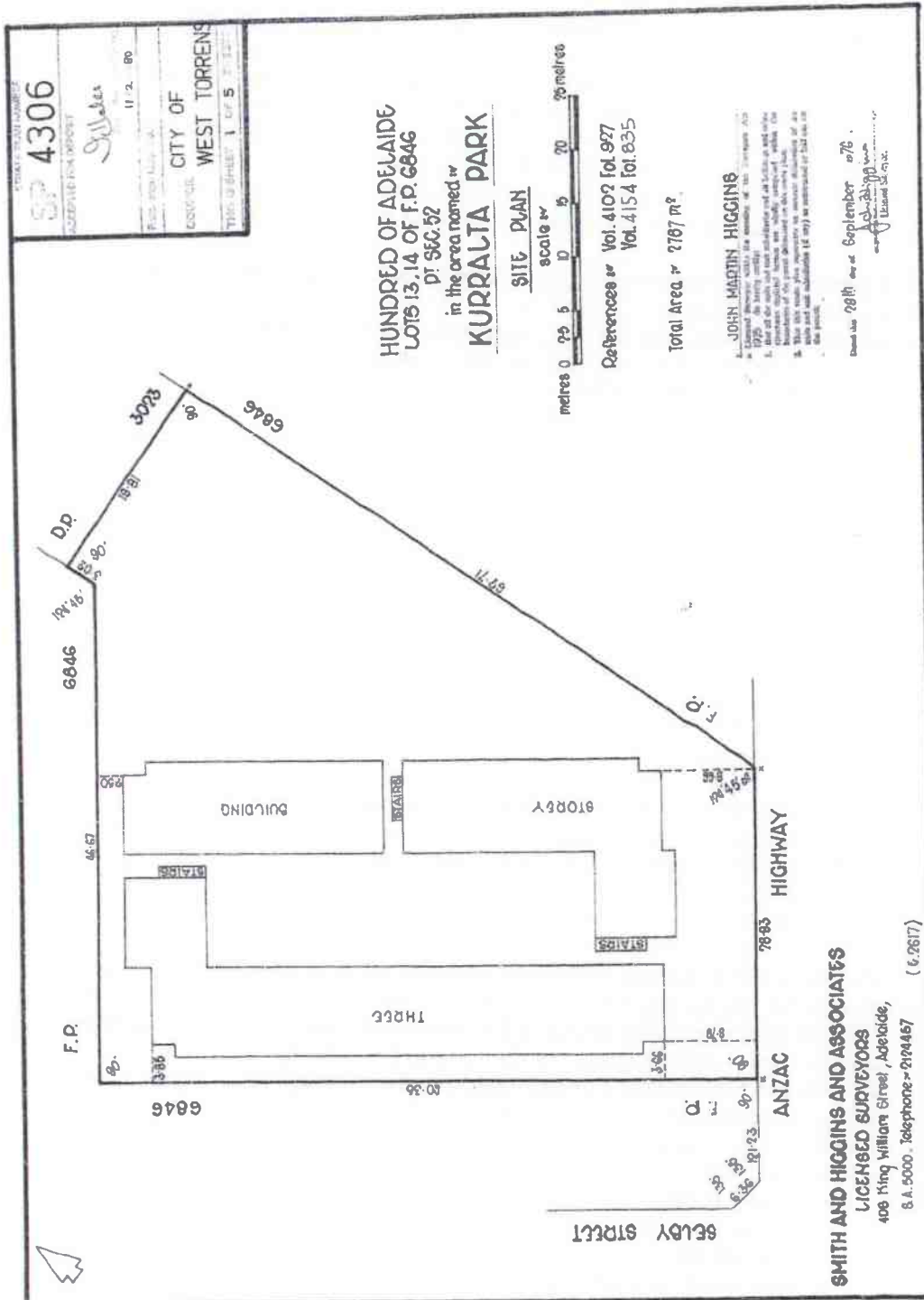
Sinking Fund

RESOLVED that the Corporation start raising additional funds via a sinking fund levy, invoiced and collected on behalf of the Corporation by Strata Management SA.

RESOLVED that the amount in the Sinking Fund is to be reviewed by the Corporation at each AGM. If the Corporation so resolves at a General Meeting, additional surplus funds may be transferred into a term deposit as per the Corporation's request.

Schedule 3—Articles of strata corporation

- 1 (1) A unit holder must—
 - (a) maintain the unit in good repair;
 - (b) carry out any work ordered by a council or other public authority in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
 - (a) must not obstruct the lawful use of the common property by any person; and
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
 - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use any portion of the common property for his or her own purposes as a garden.
- 7 A person bound by these articles must not—
 - (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—
 - (a) on part of his or her unit so as to be visible from outside the building; or
 - (b) on any part of the common property.
- 9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.
- 10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.
- 11 A person bound by these articles—
 - (a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - (b) must comply with all council by-laws relating to the disposal of garbage.
- 12 A unit holder must immediately notify the strata corporation of—
 - (a) any change in the ownership of the unit, or any change in the address of an owner;
 - (b) any change in the occupancy of the unit.



9/1/2023

11 2 80

CITY OF
WEST TORRENS

GROUND FLOOR PLAN

scale: 25 10 16 20 metres

ing. On average, the average age of the population is 35 years, and the average age of the population is 35 years.

Note 10: The places shown C.P.1 - CD49 herein refer to companies, unit subsidiaries 1 - 48 respectively.
The places shown P2-P7, P9-P11 herein refer to branches, unit subsidiaries 27, 34 respectively.

HIGHWAY

ANZAC

SMITH AND HIGGINS AND ASSOCIATES
LICENSED SURVEYORS

108 King William Street, Adelaide, S.A. 5000

Telephone :- 2124467

4306

9/1/80

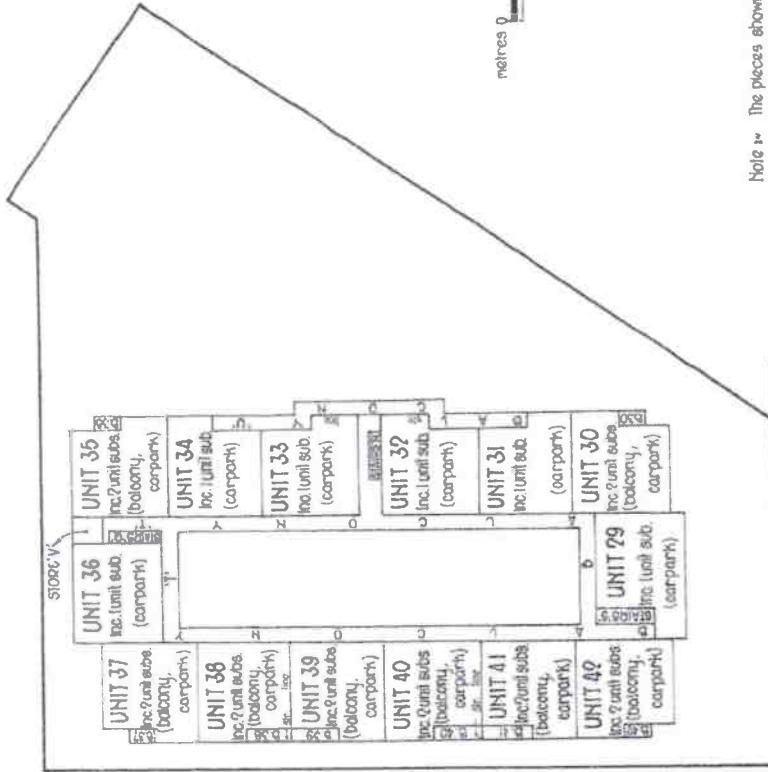
11 2 80

CITY OF
WEST TORRENS

4 5

SECOND FLOOR PLAN

metres 0 2.5 5 10 15 20 25 metres
scale 1" = 10'



Note: The pieces shown B.30, B.35, B.37 - B.42 represent refer to balconies, unit subdivisions 30, 35, 37 - 42 respectively.

SMITH AND HIGGINS AND ASSOCIATES

LICENSED SURVEYORS

408 King William Street, Adelaide, S.A. 5000

Telephone 2724467

(0.96.17)

STATE PLAN NUMBER
SP 4306

Authenticated vide
Application No. 4437558
and Accepted for Layout

[Signature]
P.R.O. PRINCIPAL DRAFTING OFFICER
11/12/1980

THIS IS SHEET 5 OF 5 SHEETS

SCHEDULE OF UNIT ENTITLEMENT					
UNIT NO	UNIT ENTITLEMENT	CURRENT Cn of T		UNIT NO	UNIT ENTITLEMENT
		VOLUME	FOLIO		
1	22			23	24
2	22			24	24
3	26			24	24
4	22			25	25
5	23			25	25
6	23			24	24
7	23			25	25
8	23			25	25
9	23			25	25
10	23			25	25
11	22			25	25
12	23			25	25
13	23			25	25
14	22			25	25
15	25			25	25
16	24			25	25
17	24			25	25
18	24			25	25
19	24			25	25
20	24			25	25
21	23			25	25
22	24			25	25
23	24			25	25
24	24			25	25
AGGREGATE					
				AGGREGATE	1000
				COMMON PROPERTY	
				ROAD or RESERVE ALLOTMENTS	



CERTIFICATE OF CURRENCY

This Certificate of Currency is issued as a matter of information only and confers no rights on the certificate holder.

This Certificate of Currency does not form part of the terms and conditions of the policy and does not amend, extend, replace or alter the terms, conditions, definitions, limitations or exclusions contained therein. Please read the Policy Wording, Schedule and any other documents forming the Policy for the terms and conditions of cover.

This Certificate of Currency is provided as a summary of cover only and is current only at the date of issue. The Policy may be subsequently altered or cancelled in accordance with its terms after the date of issue of this notice without further notice to the holder of this notice.

Insurer(s): certain underwriters at Lloyd's
Insured: Strata Corporation 4306
Intermediary: Coverforce Insurance Broking Pty Ltd - Sydney
Named Party:
Property Insured: 127-129 Anzac Highway
KURRALTA PARK SA 5037
Period of Insurance: From 13/11/2024 to 31/10/2025
Policy Number: QUSS052008

	SUM INSURED
Section 1	PROPERTY INSURED
	Building(s) \$12,600,000
	Additional Benefits
	- Loss of Rent/Temp Accommodation \$1,890,000
	- Common Contents including carpets \$126,000
	Optional Additional Benefits
	- Lot Owner's Fixtures and improvements in Commercial Lots/Units \$0
	- Catastrophe Escalation Costs \$1,890,000
	Special Benefits
	- Residential Lots/Units \$250,000
Section 2	PROPERTY OWNERS LEGAL LIABILITY \$20,000,000
Section 3	FIDELITY GUARANTEE \$100,000
Section 4	VOLUNTARY WORKERS PERSONAL ACCIDENT
	Capital Benefit \$200,000
	Weekly Benefit \$2,000
Section 5	OFFICE BEARER'S LIABILITY \$1,000,000
Section 6	MACHINERY BREAKDOWN
	Blanket cover \$100,000
Section 7	LEGAL EXPENSES \$100,000
Section 8	AUDIT EXPENSES \$25,000

To be valid, this Certificate of Currency must be signed by an authorised officer or agent of the Insurer(s).

Signed on the 18/11/2024

Issued on behalf of the Insurer(s):

QUS Pty Ltd ('QUS') (ABN 92 122 665 310, AFSL 321877) acting under a binding authority as agent for the Insurer(s) certain underwriters at Lloyd's.



This certificate has been issued by QUS on behalf of the insurer(s). It does not reflect in detail the Policy terms or conditions and merely provides a very brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the Policy terms, conditions, restrictions, exclusions or warranties, you must refer to the QUS Strata Select Insurance Policy and Product Disclosure Statement - CCQUS SS 1122.

Disclaimer: In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the Policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the Policy or in accordance with the terms of the "Insurance Contracts Act 1984 (Cth)".