

contract for sale of land or strata title by offer and acceptance



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NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes the Contract
WARNING - If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required.
WARNING - If the Purchase Price is \$750,000 or more a Withholding Tax may apply to this Contract (see 2022 General Condition 3.7).
WARNING - If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.

TO:
 Address
 Suburb State Postcode

As Agent for the Seller / ~~Buyer~~

THE BUYER

Name
Address
 Suburb State Postcode
Name
Address
 Suburb State Postcode

EMAIL: The Buyer consents to Notices being served at:

OFFERS TO PURCHASE the Land and Property Chattels set out in the Schedule ("Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and Special Conditions as:

Sole owner Joint Tenants Tenants in Common specify the undivided shares

SCHEDULE

The **Property** at:

Address
 Suburb State Postcode
 Lot ~~Deposited/Survey/Strata/Diagram/Plan~~ Whole / ~~Part~~ Vol Folio

A **deposit** of \$ of which \$ is paid now and \$ to be paid within days of acceptance to be held by

("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price
Settlement Date
Property Chattels including

GST WITHHOLDING

- Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? YES NO
- If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth).
- If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

FINANCE CLAUSE IS APPLICABLE

LENDER/
 MORTGAGE BROKER (NB. If blank, can be any)
 LATEST TIME: 4pm on:
 AMOUNT OF LOAN:
 SIGNATURE OF BUYER

FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer if Finance Clause IS NOT applicable

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

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CONDITIONS

1. SUBJECT TO FINANCE

If the Buyer signs the "Finance Clause is not Applicable" box in the Schedule, or if no information is completed in the 'Finance Clause is Applicable' box in the Schedule, then this Clause 1 does not apply to the Contract.

If any information is completed in or the Buyer signs the 'Finance Clause is Applicable' box in the Schedule then this Clause 1 applies to the Contract.

1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller

- (a) The Buyer must:
- (1) immediately after the Contract Date make a Finance Application to a Lender or a Mortgage Broker using, if required by the Lender, the Property as security; and
 - (2) use all best endeavours in good faith to obtain Finance Approval.
- (b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(1) then the Contract will not come to an end pursuant to clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.
- (c) The Buyer must immediately give to the Seller or Seller Agent:
- (1) an Approval Notice if the Buyer obtains Finance Approval; or
 - (2) a Non Approval Notice if the Finance Application is rejected;
- at any time while the Contract is in force and effect.

1.2 No Finance Approval by the Latest Time: Non Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:

- (a) the Finance Application has been rejected; or
- (b) a Non Approval Notice, is given to the Seller or Seller Agent.

1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time the Seller or Seller Agent has not been given:

- (a) an Approval Notice; or
- (b) a Non Approval Notice;

then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non-Approval Notice to the Seller or Seller Agent.

1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:

- (a) Finance Approval has been obtained; or
- (b) an Approval Notice has been given to the Seller or Seller Agent;

then this Clause 1 is satisfied and this Contract is in full force and effect.

1.5 Notice Not Given by Latest Time: Sellers Right to Terminate

If by the Latest Time an Approval Notice or a Non Approval Notice has not been given to the Seller or Seller Agent then at any time until an Approval Notice or a Non Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

1.6 Buyer Must Keep Seller Informed: Evidence

- (a) If requested in writing by the Seller or Seller Agent the Buyer must:
- (1) advise the Seller or Seller Agent of the progress of the Finance Application; and
 - (2) provide evidence in writing of:
 - (i) the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and/or
 - (ii) in the case of any Finance Application made to a Mortgage Broker, any "preliminary assessment" of the suitability of the proposed credit contract provided to the Buyer by the Mortgage Broker pursuant to section 116 of the Credit Protection Act; and
 - (3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.
- (b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender and/or Mortgage Broker the information referred to in Clause 1.6(a).

1.7 Right To Terminate

If a Party has the right to terminate under this Clause 1, then:

- (a) termination must be effected by written Notice to the other Party;
- (b) Clauses 23 and 24 of the 2022 General Conditions do not apply to the right to terminate;
- (c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
- (d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

1.8 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if Clause 1.5 applies, before the Contract is terminated. If waived this Clause is deemed satisfied.

1.9 Definitions

In this Clause:

Amount of Loan means the amount referred to in the Schedule, any lesser amount of finance referred to in the Finance Application or any lesser amount of finance acceptable to the Buyer. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

Approval Notice means a statement in writing given by the Buyer, a Lender or a Mortgage Broker to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

Credit Protection Act means the *National Consumer Credit Protection Act, 2009* (Cwth).

Finance Application means an application made by or on behalf of the Buyer:

- (a) to a Lender to lend any monies payable under the Contract; or
- (b) to a Mortgage Broker to facilitate an application to a Lender.

Finance Approval means a written approval by a Lender of the Finance Application, a written offer to lend or a written notification of an intention to offer to lend made by a Lender:

- (a) for the Amount of Loan;
- (b) which is unconditional or subject to terms and conditions:
 - (1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
 - (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
 - (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
 - (i) an acceptable valuation of any property;
 - (ii) attaining a particular loan to value ratio;
 - (iii) the sale of another property; or
 - (iv) the obtaining of mortgage insurance;and has in fact been satisfied.

Latest Time means:

- (a) the time and date referred to in the Schedule; or
- (b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date.

Lender means any bank, building society, credit union or other institution which makes loans and in each case carries on business in Australia.

Mortgage Broker means means a holder of an Australian Credit Licence pursuant to section 35 of the Credit Protection Act or a credit representative pursuant to sections 64 or 65 of that legislation.

Non Approval Notice means:

- (a) advice in writing given by the Buyer or a Lender to the Seller, or Seller Agent to the effect that the Finance Application has been rejected or Finance Approval has not been obtained; or
- (b) advice in writing from a Mortgage Broker to the Seller or Seller Agent to the effect that:
 - (1) (i) they have made inquiries about the Buyer's requirements and objectives under this Contract;
 - (ii) they have conducted a "preliminary assessment" pursuant to sections 116 and 117 of the Credit Protection Act of the suitability of the credit contract proposed for the Buyer arising from the Finance Application; and
 - (iii) they have assessed that proposed credit contract as being unsuitable for the Buyer; or
- (2) the Finance Application to a Lender has been rejected.

2. Acceptance of an offer by one Party to the other Party will be sufficiently communicated by the accepting Party to the other Party if verbal or written notification is given by the accepting Party or their Representative or Real Estate Agent that the accepting Party has signed the Contract.
3. The 2022 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.
4. The parties consent to the information in this Contract being used/disclosed by REIWA and the Seller Agent in accordance with the privacy collection notices pursuant to the Australian Privacy Principles that appear on the REIWA and Seller Agent's websites.



SPECIAL CONDITIONS

1. The Buyer is aware that they will be required, prior to settlement, to complete and lodge a Foreign Transfer Duty Declaration which may result in the payment by them of Foreign Transfer Duty which is not included in the purchase price. The buyer acknowledges they have made all necessary enquiries to satisfy themselves about their responsibilities regarding Foreign Transfer Duty.

contract for sale of land or strata title by offer and acceptance

SPECIAL CONDITIONS - Continued

BUYER [If a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.]

Signature 	Date	Signature	Date
Signature 	Date	Signature	Date

THE SELLER (FULL NAME AND ADDRESS) ACCEPTS the Buyer's offer

Name	Charanjeet Kaur		
Address	101/17 Malata Crescent		
Suburb	Success	State	WA
		Postcode	6164
Name			
Address			
Suburb		State	
		Postcode	

EMAIL: The Seller consents to Notices being served at:

[If a corporation, then the Seller executes this Contract pursuant to the Corporations Act.]



Signature	Date	Signature	Date
Signature	Date	Signature	Date

RECEIPT OF DOCUMENTS

The Buyer acknowledges receipt of the following documents:

1. This offer and acceptance
2. Strata disclosure & attachments (if strata)
3. 2022 General Conditions
4. Certificate of Title

5. Annexure of Changes to General Conditions (form 198)

Signature 	Signature 
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RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:


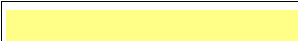
1. This offer and acceptance
2. 2022 General Conditions

3. Annexure of Changes to General Conditions (form 198)

Signature	Signature
-----------	-----------

CONVEYANCER (Legal Practitioner/Settlement Agent)

The Parties appoint their Representative below to act on their behalf and consent to Notices being served on that Representative's email address.

	BUYER'S REPRESENTATIVE	SELLER'S REPRESENTATIVE
Name	<input type="text"/>	<input type="text"/>
Signature		<input type="text"/>
		<input type="text"/>

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04/22

ANNEXURE OF CHANGES TO THE 2022 GENERAL CONDITIONS CAUSED BY CHANGES TO THE TRANSFER OF LAND ACT 1893

LANDGATE WILL NOT ISSUE, OR REQUIRE DUPLICATE CERTIFICATES OF TITLE FOR LAND TO BE PRODUCED, FROM THE 7TH AUGUST 2023, CONSEQUENTLY THE PARTIES AGREE TO VARY THE 2022 GENERAL CONDITIONS IN THE FOLLOWING MANNER:

	CONDITION	CHANGES
1.	3.10(a)	Delete subclause (1).
2.	3.11	Delete clause 3.11.
3.	26.1 definition of <i>"Duplicate Certificate of Title"</i>	Delete the definition of <i>"Duplicate Certificate of Title"</i> .

Buyer

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Seller

Signature _____

Name Charanjeet Kaur _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR MAJOR STRUCTURAL DEFECTS



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ANNEXURE A

This annexure forms part of the Contract for the Sale of Land or Strata Title for the Property at

101/17 Malata Crescent, Success WA 6164

NOTE - THIS ANNEXURE ONLY APPLIES TO, AND IS LIMITED TO, MAJOR STRUCTURAL DEFECTS PURSUANT TO APPENDIX "A" OF THE STANDARD AND NOT OTHER DEFECTS, MAINTENANCE OR OTHER SAFETY ISSUES.

1. The Buyer may at their expense obtain a written Report by 4PM on: (a*) / / *complete (a) or (b) **OR**
 (b*) 14 days after acceptance ("Date")

on any Major Structural Defects of the residential Building and of the following described areas

located upon the Property ("**Building**"). If nothing is completed in the blank space then the Building will be the residential Building only.

2. The Buyer must serve a copy of the Report on the Seller, Seller Agent or Seller Representative before the Date.
3. If the Buyer, and Seller Agent or Seller or Seller Representative do not receive the Report before the Date then the Buyer will be deemed to have waived the benefit of this Annexure. Time is of the essence.
4. If the Report identifies Major Structural Defects to the Property's Building, the Buyer may at any time within three (3) Business Days after the Date serve a Major Structural Defects Notice on the Seller, Seller Agent or Seller Representative giving the Seller five (5) Business Days to agree to remedy the Major Structural Defects.
5. If the Seller elects in writing to remedy the Major Structural Defects in the Major Structural Defects Notice then the Settlement Date will be delayed until the later of: (a) three (3) Business Days after the Seller's Work is completed as certified by the Seller's Builder and (b) the Settlement Date.
6. The Seller must do the Work expeditiously and in good and workmanlike manner through a Builder and provide evidence to the Buyer of completion of the Work.
7. If, prior to the Seller commencing Work, the Seller and Buyer wish to agree and do agree an amount to be paid by the Seller to the Buyer then the amount will be deducted from the Purchase Price at Settlement and the Seller will not undertake the Work.
8. If the Seller does not agree to remedy Major Structural Defects within five (5) Business Days from when the Major Structural Defects Notice was served on the Seller, Seller Agent or Seller Representative then:
 - (a) the Buyer may at any time within a further five (5) Business Days after that period ends, give notice in writing to the Seller, Seller Agent or Seller Representative terminating the Contract and the Deposit and other monies paid will be repaid to the Buyer;
 - (b) if the Buyer does not terminate the Contract pursuant to this clause 8, then this Annexure ceases to apply and the Contract continues unaffected by this Annexure.
9. In this Annexure:
 - 9.1 "Builder" means a builder registered in Western Australia with appropriate qualifications and using such other appropriately qualified persons, necessary to remedy the matters set out in the Major Structural Defects Notice.
 - 9.2 "Consultant" means an independent inspector qualified and experienced in undertaking pre-purchase property inspections to ascertain Major Structural Defects.
 - 9.3 "Date" means the date inserted or calculated in clause 1. If nothing is inserted in clause 1 then the Date will be five (5) Business Days from the later of (i) the Contract Date; or (ii) the Latest Time for Financial Approval (if any).
 - 9.4 "Major Structural Defects" means a fault or deviation from the intended structural performance of a building element and is a major defect to the building structure of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the building structure. Major Structural Defects does not include any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc., general maintenance, or spalling of masonry, fretting of mortar or rusting of primary structural elements.
 - 9.5 "Major Structural Defects Notice" means a Notice in writing from the Buyer to the Seller to provide the Seller with the opportunity to agree to rectify the Major Structural Defects that the Buyer requires to be rectified.
 - 9.6 "Report" means the report performed in accordance with Appendix A of the Standard by a ~~Consultant~~ **Registered Builder** . It is not a special purpose report, nor an all-encompassing report dealing with every aspect of the Property. The Report should only be a reasonable attempt to identify Major Structural Defects to the Building structure pursuant to Appendix "A" of the Standard. The presence of defects will only be relevant in this Annexure when the defects are a Major Structural Defect.
 - 9.7 "Standard" means Australian Standard AS 4349-2007 (as amended from time to time) Inspections of buildings Part 1: Pre-purchase Structural Inspection - Residential buildings).
 - 9.8 "Work" means the work required to rectify the Major Structural Defects set out in the Major Structural Defects Notice.
 - 9.9 Words not defined in this Annexure have the same meaning as defined in the Standard or the 2018 General Conditions.

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR TIMBER PESTS



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ANNEXURE B

This annexure forms part of the Contract for the Sale of Land or Strata Title for the Property at

101/17 Malata Crescent, Success WA 6164

4PM on **complete one*
 / / OR
 14 days after acceptance ("Date")

1. The Buyer may at their expense obtain a non-invasive written Report on any Timber Pest Activity or Damage by:

of the residential building and the located upon the Property ("**Building**").

This Annexure does not apply to: (a) any Activity or Damage outside the Building; (b) any comments in the Report about conditions conducive to or susceptibility to Timber Pests; or (c) recommendations for further investigations.

2. The Buyer must serve a copy of the Report on the Seller, Seller Agent or Seller Representative before the Date.
3. If the Buyer, and Seller, Seller Agent or Seller Representative do not receive the Report before the Date then the Buyer will be deemed to have waived the benefit of this Annexure. Time is of the essence.
4. If the Report identifies Activity on, or Damage to, the Building, the Buyer may at any time within three (3) Business Days after the Date serve a Timber Pest Notice on the Seller, Seller Agent or Seller Representative giving the Seller Five (5) Business Days to agree to Eradicate and/or Repair.
5. If the Seller elects in writing to Eradicate and/or Repair pursuant to the Timber Pest Notice then the Settlement Date will be delayed until the later of: (a) three (3) Business Days after the Seller's Work is completed as certified by, the Seller's Builder in relation to Repair or a Consultant in relation to Eradication or, the later of them if both are required and (b) the Settlement Date.
6. The Seller must do the Work expeditiously and in a good and workmanlike manner through (a) a Builder to Repair or (b) a Consultant to Eradicate, and provide evidence to the Buyer of completion of the Work.
7. If, prior to the Seller commencing the Work, the Seller and Buyer wish to agree and do agree an amount to be paid by the Seller to the Buyer then that amount will be deducted from the Purchase Price at Settlement and the Seller will not undertake the Work.
8. If the Seller does not agree to Eradicate and/or Repair within Five (5) Business Days from when the Timber Pest Notice was served on the Seller, Seller Agent or Seller Representative then
 - (a) the Buyer may at any time within a further Five (5) Business Days after that period ends, give notice in writing to the Seller, Seller Agent or Seller Representative terminating the Contract and the Deposit and other monies paid will be repaid to the Buyer;
 - (b) if the Buyer does not terminate the Contract pursuant to this clause 8, then this Annexure ceases to apply and the Contract continues unaffected by this Annexure.
9. In this Annexure:
 - 9.1 "Activity" means evidence of the presence of current Timber Pests.
 - 9.2 "Builder" means a builder registered in Western Australia with appropriate qualifications and using such other appropriately qualified persons, necessary to Repair any Damage set out in the Timber Pest Notice.
 - 9.3 "Consultant" means an independent inspector qualified and experienced in undertaking, pre-purchase property inspections pursuant to the Standard and Eradication.
 - 9.4 "Damage" means evidence of damage caused by Timber Pests to the Building.
 - 9.5 "Date" means the date inserted or calculated in clause 1. If no date is inserted in clause 1 then the Date will be Five (5) Business Days from the later of: (i) the Contract Date; or (ii) the Latest Time for Finance Approval (if any).
 - 9.6 "Eradicate" and "Eradication" mean the treatment necessary to eradicate Activity affecting the Building.
 - 9.7 "Repair" means the Work necessary to repair any Damage.
 - 9.8 "Report" means a report performed in accordance with the Standard by a Consultant at the Property.
 - 9.9 "Standard" means Australian Standard AS 4349.3-2010 (as amended from time to time) Inspection of buildings Timber Pest Inspections.
 - 9.10 "Timber Pests" means subterranean and dampwood termites, borers of seasoned timber and wood decay fungi as defined in the Standard.
 - 9.11 "Timber Pest Notice" means a Notice in writing from the Buyer to the Seller to provide the Seller with the opportunity to agree to Eradicate and/or Repair that the Buyer requires pursuant to the Report.
 - 9.12 "Work" means the work required to Repair pursuant to the Timber Pest Notice.
 - 9.13 Words not defined in this Annexure have the same meaning as defined in the Standard or the 2018 General Conditions.

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2858 919

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON STRATA PLAN 62964
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CHARANJEET KAUR OF ADARA APARTMENTS APARTMENT 101 LEVEL 1 17 MALATA CRESCENT SUCCESS
WA 6164

(T 0953299) REGISTERED 24/11/2021

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. L565795 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 24/3/2011.
3. O953300 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 24/11/2021.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP62964
PREVIOUS TITLE: 2778-990
PROPERTY STREET ADDRESS: ADARA APARTMENTS, APARTMENT 101, LEVEL 1 17 MALATA CR,
SUCCESS.
LOCAL GOVERNMENT AUTHORITY: CITY OF COCKBURN

Precontractual Disclosure Statement to the Buyer

Part A | General Information about strata titles schemes

What you need to know

This information applies to a lot in a strata scheme or survey-strata scheme (scheme), which is subject to the *Strata Titles Act 1985* (the Act). Section 156 of the Act sets out that the seller of a strata lot or survey-strata lot (lot) must give the buyer certain information before the buyer signs the contract of sale.

Instruction for the seller

The seller must give the information incorporated in this document to a buyer before the buyer signs a contract for the sale and purchase of a lot in a scheme. Failure to do so may give the buyer the right to avoid the contract and/or delay the proposed settlement date.

Information for the buyer

The buyer should keep this document including any attachments in a safe place as it contains important information which might be needed at a later date.

It is strongly recommended that the buyer read all the information provided by the seller before signing the contract. The buyer should consider obtaining independent professional legal advice before signing the contract.

There are different rights, restrictions and obligations that apply in relation to a lot in a scheme than those that apply to a 'green title' lot. Those rights, restrictions and obligations can be found in the Act, the *Strata Titles (General) Regulations 2019* (regulations), scheme by-laws, the certificate of title, the strata / survey-strata plan for the lot and, if the scheme is a leasehold scheme, the strata lease for the lot. Your right to deal with the lot and to use the common property is restricted by these, as well as by any resolutions and decisions made by the strata company. You will not be able to build on the lot or make any alterations to (including removal of) a building on the lot without the approval of the strata company, except in certain circumstances.

As an owner of a lot, you will also have a share in any common property in the scheme. You will be a member of the strata company, along with all of the other lot owners, and have a right to participate in managing the scheme.

Each lot owner has to abide by the rules of the strata company, known as by-laws. By-laws can be different for each strata scheme and you should understand which by-laws apply to your scheme. The seller must give you the current by-laws before you sign the contract for sale. A strata company can make, amend or repeal by-laws by voting on them, and registering them with the Registrar of Titles at Landgate within 3 months.

As the owner of a lot, you will be liable to pay a strata levy or contribution to the strata company for expenses including for maintenance, repair and insurance of the common property unless the lot is in a scheme of 2 to 5 lots which may be exempt from these requirements. Be aware that if the unpaid amounts for the lot are not paid by the seller before you complete the purchase (settle), you as the new owner will have to pay the strata company these unpaid amounts.

As part of this disclosure you must receive the strata or survey-strata plan (the plan) which includes the lot you are proposing to buy. This plan will show all of the lots and the common property in the scheme. The common property is all the land within the scheme boundary that is not a lot. In a strata plan each lot is clearly identified, but the common property is not; it is everything that is not a lot. In comparison, in a survey-strata plan common property areas are clearly identified as common property. It is important to understand what is your lot, as you will be responsible for repairing and maintaining it, whereas the strata company will generally be responsible for the common property, unless there are by-laws which set out something different.

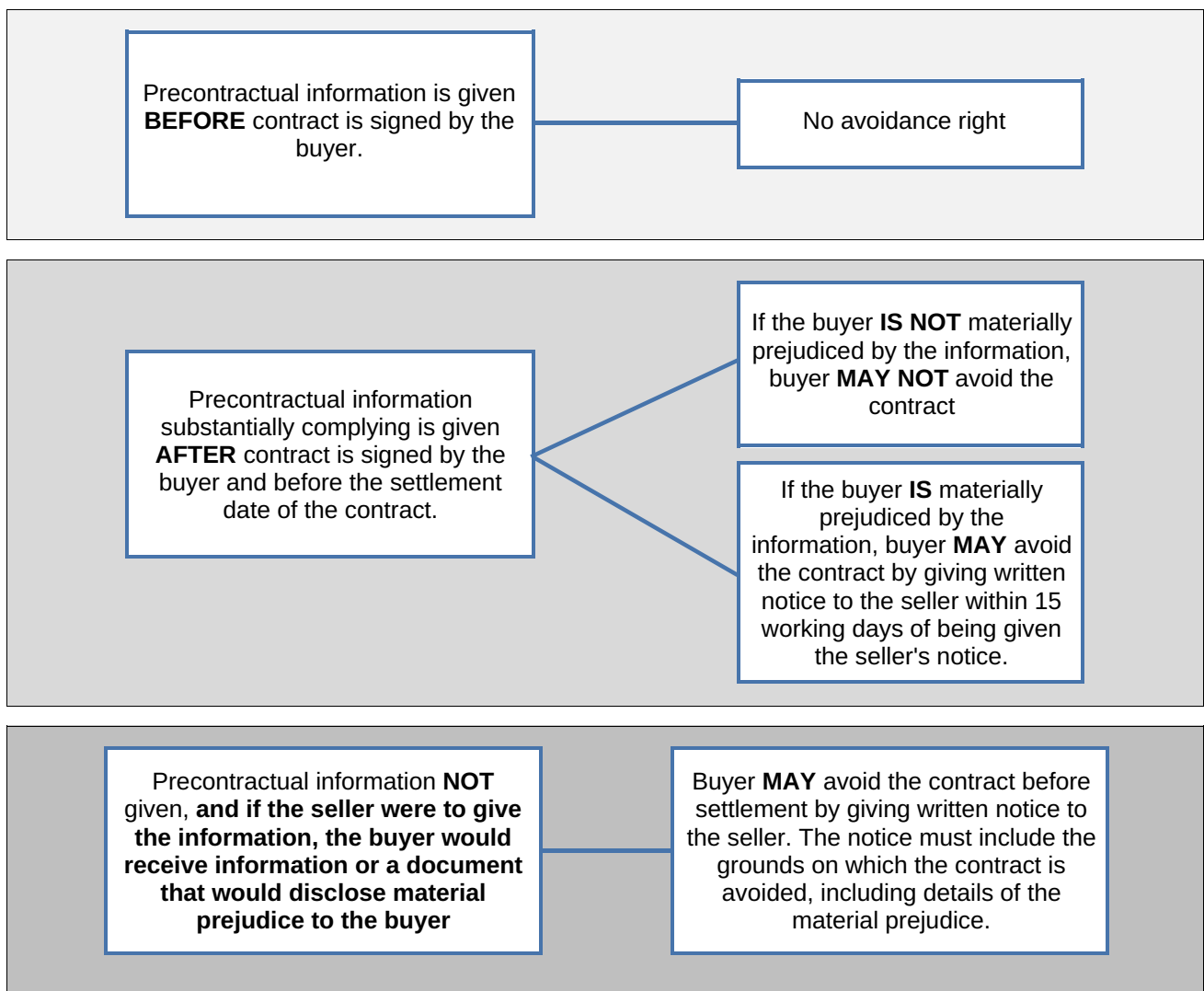
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

The buyer should consider reading Landgate's publication *A Guide to Strata Titles* as this provides extra information about schemes.

Buyer's avoidance and other rights

Avoidance for failure to give precontractual information to the buyer

The buyer's right to avoid the contract for precontractual information is as follows:



Avoidance rights for notifiable variations

After the buyer has signed the contract, it is possible a particular type of event known as a type 1 or type 2 notifiable variation may occur. If this happens, the seller must provide written notice of the variation to the buyer before the proposed settlement date.

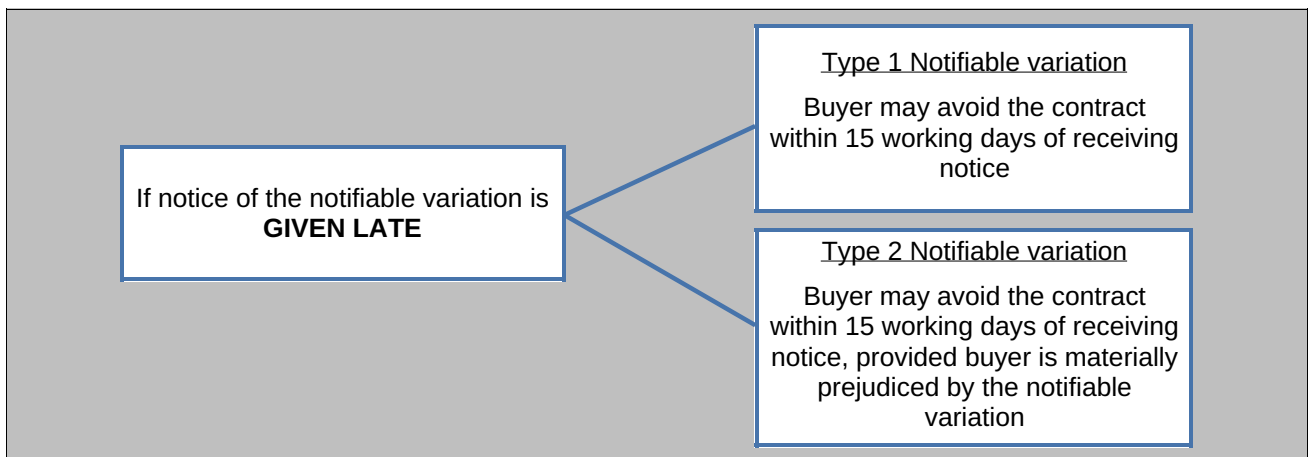
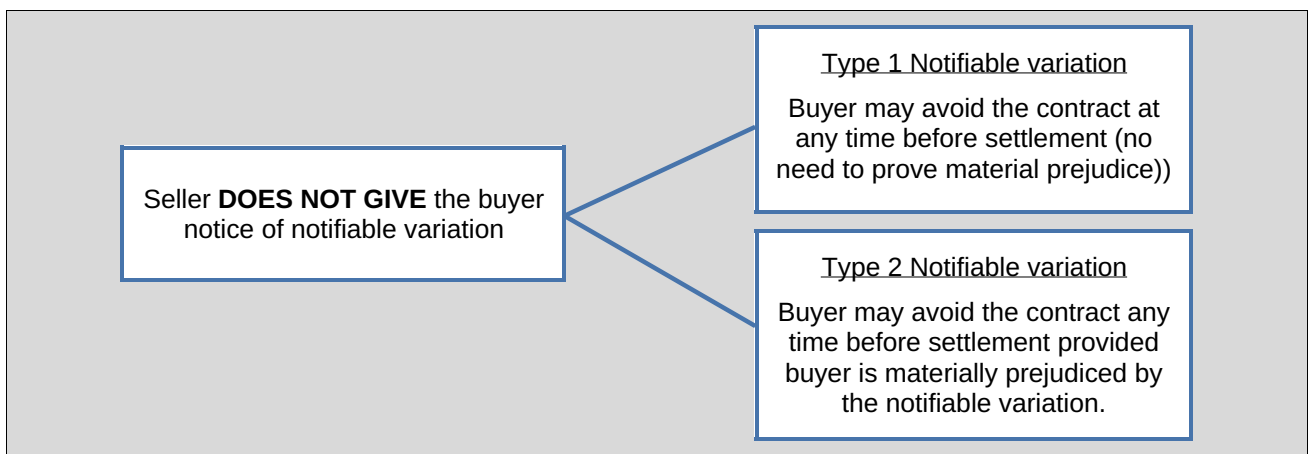
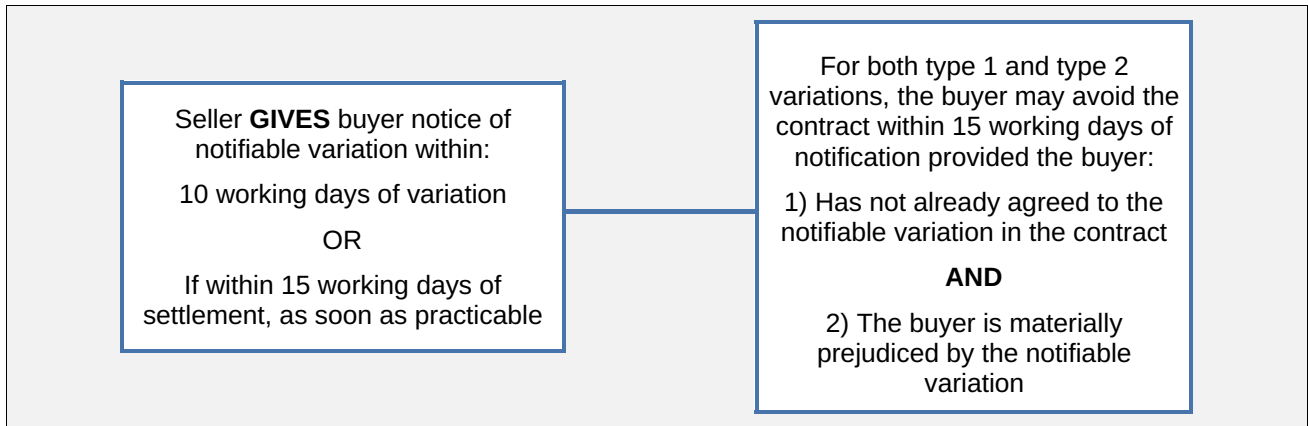
Type 1 and Type 2 notifiable variations are as follows:

Type 1 Notifiable Variation	Type 2 Notifiable Variation
<ul style="list-style-type: none"> • The area or size of the lot/proposed lot is reduced by 5% or more from the area or size notified to the buyer before the buyer entered into the contract. • The proportion that the unit entitlement, or a reasonable estimate of the unit entitlement of the lot bears to the sum of the unit entitlements of all the lots is increased/decreased by 5% or more in comparison to that which was notified to the buyer before the buyer entered into the contract. • Anything relating to a proposal for the termination of the strata titles scheme is served on the seller by the strata company. • Any other event classified by the regulations as a type 1 notifiable variation. 	<ul style="list-style-type: none"> • The current/proposed scheme plan or amendment of the scheme plan for the scheme is modified in a way that affects the lot or the common property (that is not a type 1 notifiable variation). • The current/proposed schedule of unit entitlements or amendment of the schedule of unit entitlements for the scheme is modified in a way that affects the lot (that is not a type 1 variation). • The strata company or a scheme developer- <ul style="list-style-type: none"> (i) enters into a contract for the provision of services or amenities to the strata company or to members of the strata company or a contract that is otherwise likely to affect the rights of the buyer; OR (ii) varies an existing contract of that kind in a way that is likely to affect the rights of the buyer • The current/proposed scheme by-laws are modified. • A lease, licence, right or privilege over the common property in the strata titles scheme is granted or varied. • Any other event classified by the regulations as a type 2 notifiable variation.

See section 161 and 162 of the Act for further details.

Regulation 106 describes when certain notifiable variations are deemed to have occurred.

The buyer's right to avoid the contract for notifiable variations is as follows:



See section 163 of the Act for special protections which apply if the lot has not yet been created by the registration of the scheme or an amendment of the scheme - that is, an 'off the plan' sale.

Buyer's right to postpone settlement

The buyer has a right to postpone settlement date of the contract for the sale and purchase of the lot, by providing written notice to the seller, if the seller has not complied with their obligation to provide pre-contractual information or particulars of a notifiable variation to the buyer. The buyer may postpone settlement date by no more than 15 working days after the latest date that the seller complies with the relevant disclosure requirement.

Disputes about avoidance rights to be heard in the State Administrative Tribunal

If the buyer or seller has a dispute about a right to avoid or whether a seller has provided the notifiable information / notifiable variations as required and within the time required, the buyer and or seller may apply to the State Administrative Tribunal for orders to resolve the dispute.

Precontractual Disclosure Statement to the Buyer

Part B | Information specific to the sale of the strata lot

This form sets out the information requirements in section 156 of the *Strata Titles Act 1985* (the Act), that the seller must give the buyer. It is the information designated as information specific to the sale of a strata lot. which, if included in the contract, must be included in a prominent position (such as the first page). The term 'lot' includes strata and survey-strata lot.

Personal information

The seller(s)

Name Charanjeet Kaur

Address 101/17 Malata Crescent, Success WA 6164

Telephone/mobile 0452 215 301 Email charanjeetkaur55@gmail.com

Name _____

Address _____

Telephone/mobile _____ Email _____

Scheme Information

The term 'scheme' includes strata and survey-strata schemes

Scheme Details

Scheme name Adara Apartments

Name of the strata company Care Property WA Strata Management

Address for service of the strata company (taken from scheme notice) 17 Malata Crescent, Success WA 6164

Name of Strata Manager Care Property WA Strata Management

Address of Strata Manager 11/40 St Quentin Avenue, Claremont WA 6010
PO Box 726 Claremont WA 6010

Telephone/Mobile 08 9383 2066

Email info@carepropertywa.com.au

The status of the scheme is:

- proposed
- registered

The scheme type is:

- strata
- survey-strata

The tenure type is

- freehold
- leasehold

For leasehold only:

The scheme has a term of _____ years _____ months _____ days commencing on registration of the scheme _____

If there is a registered scheme notice, the expiry day for the leasehold scheme is _____

For any attachments, please include the attachment number in the column titled 'Att.' on the right-hand side of this document.

Att.

Scheme Documents (must be attached)

Schemes created on or after 1/5/2020 must provide a copy of the scheme notice.
Schemes created before 1/5/2020 only have to provide a scheme notice if a change of scheme name or address was registered on or after 1 May 2020.

N/A

A copy of the scheme plan showing the exact location and definition of the lot

Att 1

A copy of the scheme by-laws

Att 3

A copy of the scheme by-laws made but not yet registered by the Registrar of Titles at Landgate

N/A

Do the scheme by-laws include staged subdivision by-laws no yes

If yes, they are included with this form

If yes, they are not included but a notice concerning staged subdivision by-laws that are spent has been provided

A copy of the schedule of unit entitlements showing the unit entitlement of the lot AND sum of unit entitlements of all the lots in the scheme

Att 2

If this is a leasehold lot, a copy of the strata lease for the lot

Additional comments: _____

Minutes (choose one option)

A copy of the minutes of the most recent annual general meeting and any subsequent extraordinary general meeting(s)

Att 4

A statement that the strata company does not keep minutes of its meetings*

A statement of why the seller has been unable to obtain the minutes

Additional comments: _____

Statement of accounts (choose one option)

The statement of accounts last prepared by the strata company

Att 5

A statement that the strata company does not prepare a statement of accounts*

A statement of why the seller has been unable to obtain a statement of accounts

** Note that section 140(1) sets out that 2-lot schemes are not required to keep minutes or statements of account, and section 140(3) provides that 3, 4 and 5-lot schemes are allowed to have a by-law exempting them from these requirements. If this applies to the scheme, write that down in these fields.*

Additional comments: _____

Termination proposal

Has the seller received a copy of any notice from the strata company in relation to any current termination proposal for the scheme? no yes _____

If yes, attach a copy.

Lot information (choose all that apply)

Att.

This lot is on a registered scheme plan

This lot has not yet been created

This lot is a leasehold strata expiring on _____
(being the expiry day of the scheme set out in the scheme notice)

Street address of the lot (if known)

101/17 Malata Crescent, Success WA 6164

Lot 1 on scheme plan no. 62964

(The lot owner will also own a share in the common property of the scheme)

Voting right restrictions

Does the contract contain any voting right restriction which has the meaning in regulation 103 of the *Strata Titles (General) Regulations 2019*? * no yes

If yes, describe the restriction _____

* A voting right restriction includes if the contract requires the buyer to grant an enduring proxy or power of attorney to the seller.

Exclusive use by-laws

This lot is a 'special lot', subject to exclusive use by-laws giving exclusive use of an area of common property no yes

If yes, please give details _____

Strata levy/contributions for the lot (choose one option)

(Local government rates are payable by the lot owner in addition to the strata levy/contributions)

Contributions that have been determined within the previous 12 months

If not determined, estimated contributions for 12 months after proposed settlement date

	Actual (\$)	OR	Estimated (\$) 12 months after the proposed settlement date
Administrative fund:	<u>\$3889.60</u>		_____
Reserve fund:	<u>\$1151.92</u>		_____
Other levy (attach details)	<u>As per option 1 Strata Improvement Loan</u>		

Att 6

Actual Estimated total contribution for the lot \$ \$5041.52

Payable annually bi-annually quarterly other: _____

Due dates \$1260.38 on 1/1/24 \$1260.38 on 1/7/24

\$1260.38 on 1/4/24 \$1260.38 on 1/10/24

Strata levy/contributions/other debts owing

If the seller has a debt owed to the strata company, the total amount owing is \$ N/A

If the seller has a debt owed to a utility company, the total amount owing is \$ N/A

Details of who is owed, how the debt arose, date on which it arose and the amount outstanding is attached.

N/A

Additional comments: _____

Scheme developer specific information

Information specific to the sale of a strata lot - only to be **completed if the seller of the lot is a scheme developer**

Att.

The scheme developer is defined as:

- The registered owner(s) of the lot before it is subdivided into strata titles scheme
- The registered owner/s of a lot in a staged strata development that is to be subdivided by the registration of the subdivision of the lot to which staged subdivision by-laws apply

This part applies where the seller of the lot is a scheme developer in any of the following circumstances:

- The scheme has not been registered
- The first annual general meeting of the strata company has not been held
- The scheme developer owns 5% or more of the lots in the scheme
- The scheme developer owns lots with an aggregate unit entitlement of 50% or more of the sum of the unit entitlements of all lots in the scheme

Statement of estimated income and expenditure

A statement of the estimated income and expenditure of the strata company for the 12 months after the proposed settlement date is attached.

Additional comments: _____

Agreements for amenity or service

Are there any current or proposed contracts for the provision of any amenity or service to the proposed strata company/strata company or member of the strata company entered into or proposed by the scheme developer? no yes

If yes, attach details including terms and conditions, the cost to the strata company and estimated costs to members of the strata company

Additional comments: _____

Lease, licence, exclusive right or use and enjoyment or special privilege over common property

Are there any current or proposed leases, licences, exclusive use and enjoyment, restricted right of use and enjoyment, or special privilege over common property? no yes

If yes, attach details including terms and conditions.

Additional comments: _____

Section 79 Disclosure of remuneration and other benefits

Has the scheme developer or their associate received or reasonably expects to receive remuneration or other benefit? no yes

Is there any other direct or indirect pecuniary interest the scheme developer and/or their associate has in the contract, lease or licence other than as a member of the strata company?

no yes

If yes, attach details of any remuneration, other benefit and/or pecuniary interest disclosed in accordance with s.79 of the Act, including its value. _____

Additional comments: _____

Acknowledgement by seller and buyer

The statements by the seller and buyer relate to the following precontractual disclosures:

- **Part A, general information about strata titles schemes.** This information can be included in a form that is separate from the rest of the contract; and
- **Part B, information specific to the sale of a strata lot.** This information can be included in a separate form, or within the contract in a prominent position.
Both the Part A and Part B disclosures can be provided electronically if the buyer has consented to this.

Statement by the seller(s) / seller's representative

I / **We**¹, hereby certify that Part A and Part B of the required precontractual disclosures were given to the buyer before the buyer signed the contract of sale.

Signature _____

Name Charanjeet Kaur

Date _____

Signature _____

Name _____

Date _____

Statement by the buyer(s) / buyer's representative

I / **We**¹, the buyer/s, acknowledge that I / **we**¹ received Part A and Part B of the required precontractual disclosures before I / **We**¹ signed the contract of sale.

I / **We**¹ understand that the disclosures given by the seller(s) or by the seller's representative are not an offer or a contract to purchase a lot (though they may be included in such contract) but only provide information to **me** / **us**¹.

Signature  _____

Name _____

Date _____

Signature  _____

Name _____

Date _____

¹ Select one.

<p>STRATA PLAN 62964 SHEET 1 OF 8 SHEETS</p>	<p>PLAN OF LOT 894 ON DP 69885 CERTIFICATE OF TITLE Vol 2778 Fol 990</p>	<p>AMENDMENT AUDIT REQUIREMENTS</p>	<p>AUTHORISED BY K. BOWYER</p>	<p>DATE 12/2/15</p>	<p>SURVEYOR'S CERTIFICATE - Reg 54 Keith L. BOWYER I hereby certify that this plan is accurate and is a correct representation of the survey, and (a) survey, and (b) calculations from measurements recorded in the field records (delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. 11-Dec-14 L I C E N S E D S U R V E Y O R D A T E</p>														
<p>PLAN OF LOT 894 ON DP 69885 CERTIFICATE OF TITLE Vol 2778 Fol 990</p>	<p>LOCAL GOVERNMENT CITY OF COCKBURN</p>	<p>LOCATION PLAN</p>			<p>Easement benefit created under Sec 136C of the TLA for right of carriageway purposes see DP 56196 and instrument K476456 Easement benefit created under Sec 136C of the TLA for construction purposes see DP 62249 and instrument L565791 Easement Benefit created under Sec 136C of the TLA for construction purposes see DP 62249 and instrument L565792 Easement benefit created under Sec 136C of the TLA for recreational purposes see DP 66445 and instrument L 565797 Easement benefit created under Sec 136C of the TLA for construction purposes see DP 66445 and instrument L565798</p>														
<p>INDEX PLAN SEE SMARTPLAN</p>	<p>FIELD BOOK 129815</p>	<p>203 DP 29050</p>			<p>Easement benefit created under Sec 136C of the TLA for right of support purposes see DP 66445 and instrument L565799 Easement benefit created under Sec 136C of the TLA for access and enclosure purposes see DP 69885 and instrument L764324 Easement benefit created under Sec 136C of the TLA for right of support purposes see DP 69885 and instrument L764325 Easement benefit created under Sec 136C of the TLA for fire escape purposes see DP 62965 and instrument M644547 Easement benefit created under Sec 136C of the TLA for access and parking purposes see SP 62965 and instrument M644548</p>														
<p>NAME OF SCHEME ADARA APARTMENTS</p>	<p>ADDRESS OF PARCEL 17 MALATA CRESCENT SUCCESS, WA, 6164.</p>	<p>9004 DP 69885</p>			<p>PLAN APPROVED 13-FEB-15 INSPECTOR OF PLANS AND SURVEYS (Under the Land Information Authority Act 1999)</p> <p>RMSurveys SUBDIVISIONS • STRATA TITLES • LAND INFORMATION GPS SURVEYS • GEODETIC SURVEY AND COMPUTING ENGINEERING & CONSTRUCTION SETOUT 100 Box Rd, WA 6985 Phone: (08) 9457 7900 Fax: (08) 9457 7922 E-mail: rmasurvey@rmsurveys.com.au RMS Ref: 60102-STEL3</p>														
<p>MANAGEMENT STATEMENT YES <input checked="" type="radio"/> NO <input type="radio"/></p>	<p>LODGED DATE 28-Jan-15</p>	<p>INTERESTS AND NOTIFICATIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>(E)</td> <td>EASEMENT</td> <td>Sec 136C of the T.L.A.</td> <td>DP 69885 Doc L764327</td> <td>LOT 27 AND COMMON PROPERTY</td> <td>LOT 895 ON DP 69885</td> <td>Right of Support</td> </tr> </tbody> </table>			SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS	(E)	EASEMENT	Sec 136C of the T.L.A.	DP 69885 Doc L764327	LOT 27 AND COMMON PROPERTY	LOT 895 ON DP 69885	Right of Support	<p>EXAMINED COR. TRIM: 27-03-2010</p> <p>IN ORDER FOR DEALINGS SUBJECT TO APPLICATION TO REGISTER STRATA SURVEY STRATA PLAN. Lodgement of Management Statement</p> <p>ASSESS No. 16667209</p> <p>REGISTERED APPLICATION 16.2.2015 DATE</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF. Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985</p> <p>REGISTERAR OF TITLES DATE</p> <p>REGISTERAR OF TITLES DATE</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF. Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985</p> <p>REGISTERED UNDER S.16 P. & D. Act 2005</p>
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<p>ALL DISTANCES ARE IN METRES</p>																			

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

STRATA PLAN
62964

SHEET 2 OF 8 SHEETS

GROUND FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

THE STRATUM OF THE PART LOTS DENOTED AS CARBAY EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THE CONCRETE FLOOR OR THE PROJECTION OF THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE.

COLUMNS ARE COMMON PROPERTY

ALL DIMENSIONS FROM BUILDINGS ARE FROM THE EXTERNAL FACE OF WALLS.

ALL ANGLES WITHIN THE CARBAYS ARE 90° UNLESS OTHERWISE SHOWN.

D = DUCT - COMMON PROPERTY

CP = COMMON PROPERTY

(P) = PILLAR - COMMON PROPERTY

CPP = CENTRE PLANE OF PILLAR PRODUCED

EPP = EXTERNAL FACE OF PILLAR PRODUCED

ALL WALLS EXTERNAL TO THE BUILDING PART LOTS ARE COMMON

FOR OTHER PARTS OF LOTS 1 - 12 SEE SHEET 3

FOR OTHER PARTS OF LOTS 13 - 25 SEE SHEET 4

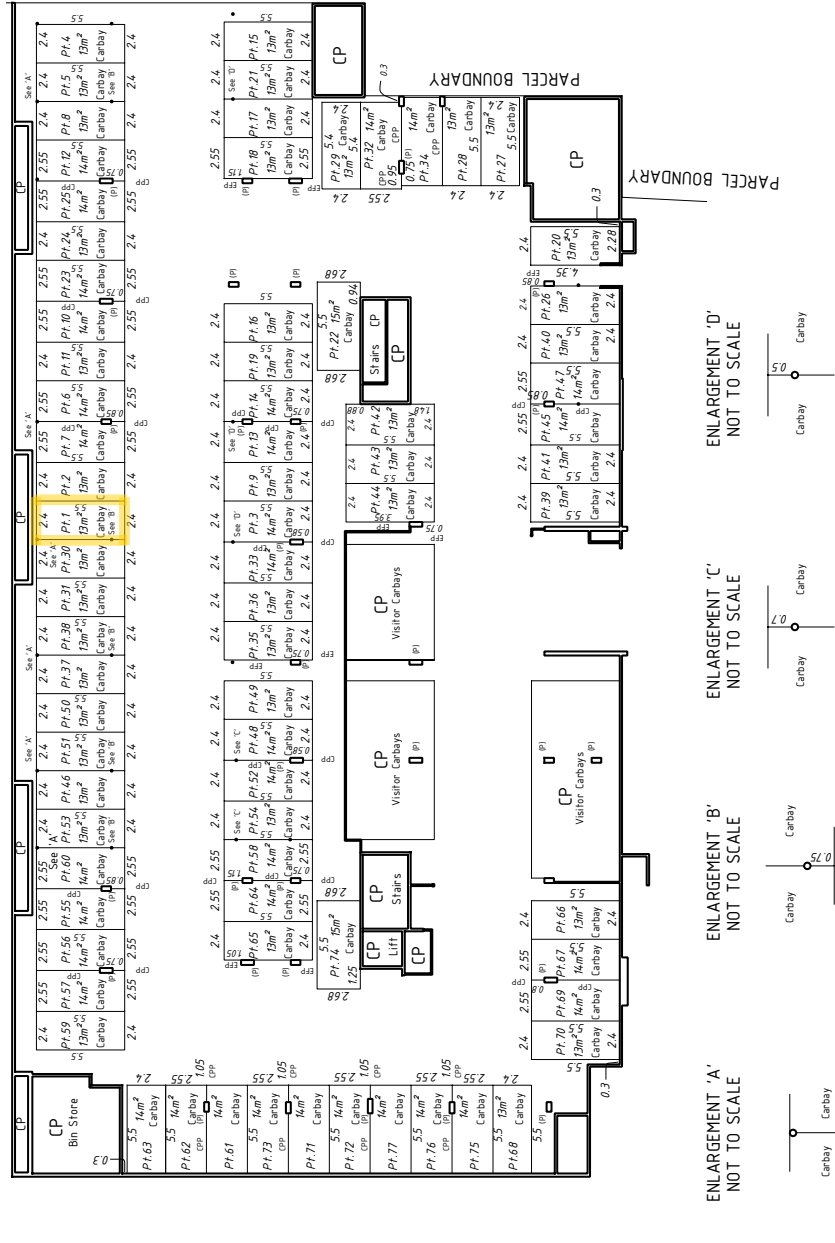
FOR OTHER PARTS OF LOTS 26 - 38 SEE SHEET 5

FOR OTHER PARTS OF LOTS 39 - 51 SEE SHEET 6

FOR OTHER PARTS OF LOTS 52 - 64 SEE SHEET 7

FOR OTHER PARTS OF LOTS 65 - 77 SEE SHEET 8

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RHS Ref: - GOLDZ-STELS E-mail: rmsurveys@rmsurveys.com.au
Phone: (08) 9457 7900
Fax: (08) 9457 7922



ENLARGEMENT 'A'
NOT TO SCALE

ENLARGEMENT 'B'
NOT TO SCALE

ENLARGEMENT 'C'
NOT TO SCALE

ENLARGEMENT 'D'
NOT TO SCALE

STRATA LOT BOUNDARY IS ALIGNED WITH CENTRE OF POST (Post is Common Property)

STRATA LOT BOUNDARY IS ALIGNED WITH CENTRE OF POST (Post is Common Property)

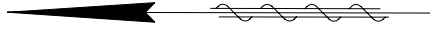
STRATA LOT BOUNDARY IS ALIGNED WITH CENTRE OF POST (Post is Common Property)

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11-Dec-14
DATE

LICENSED SURVEYOR



STRATA PLAN
62964

SHEET 3 OF 8 SHEETS

LEVEL ONE FLOOR PLAN

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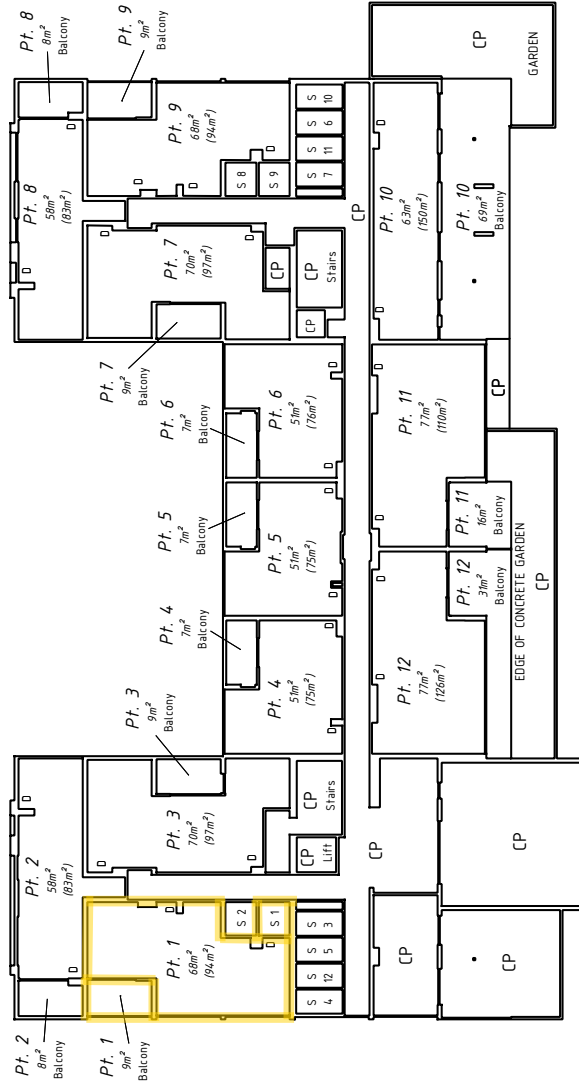
THE BOUNDARY OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE OUTER SURFACE OF THE BUILDING TO THE INNER SURFACE OF THE WALL SURROUNDING THEM OR WHERE THERE IS NO WALL TO THE INTERNAL FACE OF THE BALUSTRADE, UNLESS OTHERWISE SHOWN.

COLUMNS ARE COMMON PROPERTY

D = DUCT - COMMON PROPERTY.

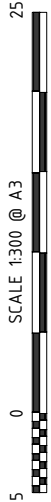
CP = COMMON PROPERTY

FOR OTHER PARTS OF LOTS 1-12 SEE SHEET 2



STORES

S1	Pt.1	4m ²	S7	Pt.7	4m ²
S2	Pt.2	4m ²	S8	Pt.8	4m ²
S3	Pt.3	4m ²	S9	Pt.9	4m ²
S4	Pt.4	4m ²	S10	Pt.10	4m ²
S5	Pt.5	4m ²	S11	Pt.11	4m ²
S6	Pt.6	4m ²	S12	Pt.12	4m ²



SCALE 1:300 @ A3

ALL DISTANCES ARE IN METRES

LICENSED SURVEYOR

11-Dec-14

DATE

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 WA 6955 Fax: (08) 9457 7922
 RMS Ref: G0LJZ-5TEL3 E-mail: rmsurvey@rmsurveys.com.au

STRATA PLAN
62964

SHEET 4 OF 8 SHEETS

LEVEL TWO FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

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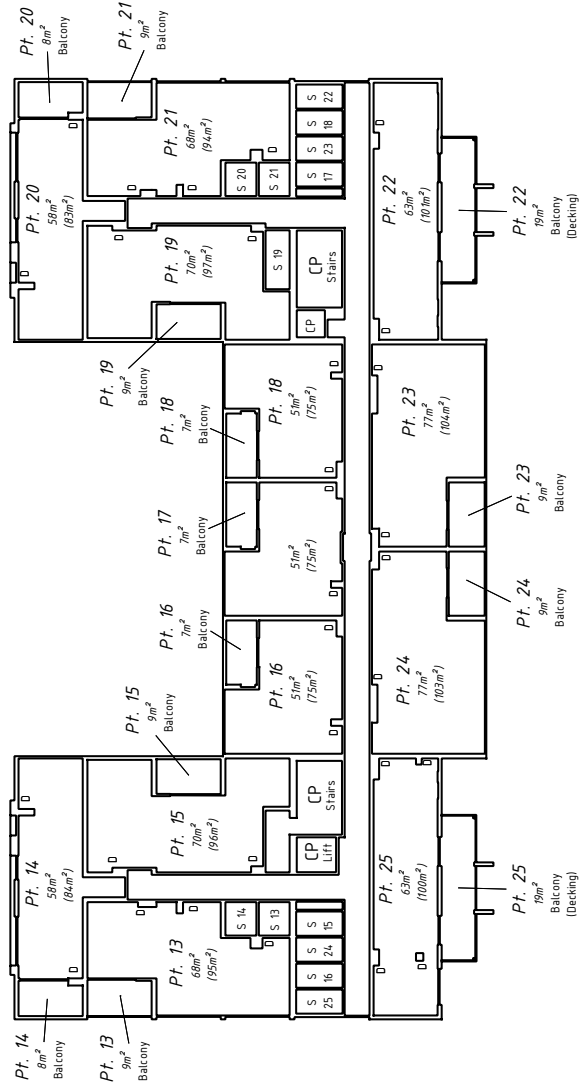
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COLUMNS ARE COMMON PROPERTY

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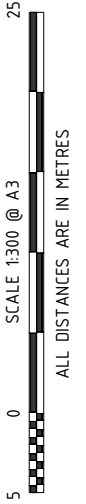
FOR OTHER PARTS OF LOTS 13-25 SEE SHEET 2



STORES

S13	Pt. 13	4m²	S20	Pt. 20	4m²
S14	Pt. 14	4m²	S21	Pt. 21	4m²
S15	Pt. 15	4m²	S22	Pt. 22	4m²
S16	Pt. 16	4m²	S23	Pt. 23	4m²
S17	Pt. 17	4m²	S24	Pt. 24	4m²
S18	Pt. 18	4m²	S25	Pt. 25	4m²
S19	Pt. 19	5m²			

LICENSED SURVEYOR
11-Dec-14
DATE



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STRATA PLAN
62964

SHEET 5 OF 8 SHEETS

LEVEL THREE FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

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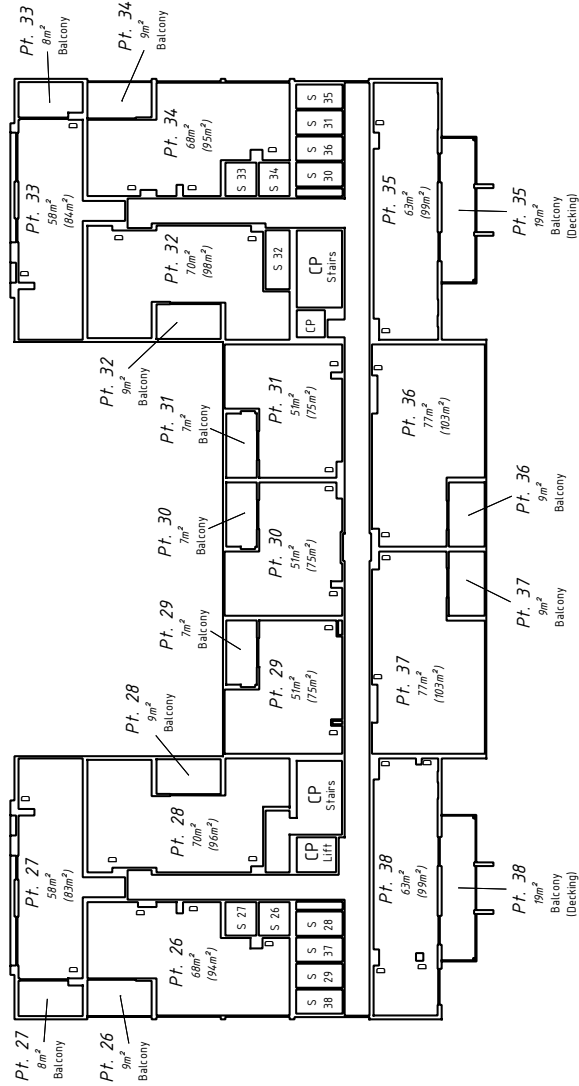
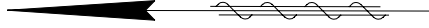
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COLUMNS ARE COMMON PROPERTY

D = DUCT - COMMON PROPERTY.
CP = COMMON PROPERTY

FOR OTHER PARTS OF LOTS 26-38 SEE SHEET 2

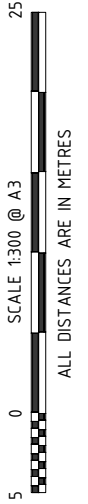
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Fax: (08) 9457 7922



STORES

S26	Pt.26	4m ²	S33	Pt.33	4m ²
S27	Pt.27	4m ²	S34	Pt.34	4m ²
S28	Pt.28	4m ²	S35	Pt.35	4m ²
S29	Pt.29	4m ²	S36	Pt.36	4m ²
S30	Pt.30	4m ²	S37	Pt.37	4m ²
S31	Pt.31	4m ²	S38	Pt.38	4m ²
S32	Pt.32	5m ²			

LICENSED SURVEYOR  DATE 11-Dec-14



STRATA PLAN
62964

SHEET 6 OF 8 SHEETS

LEVEL FOUR FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

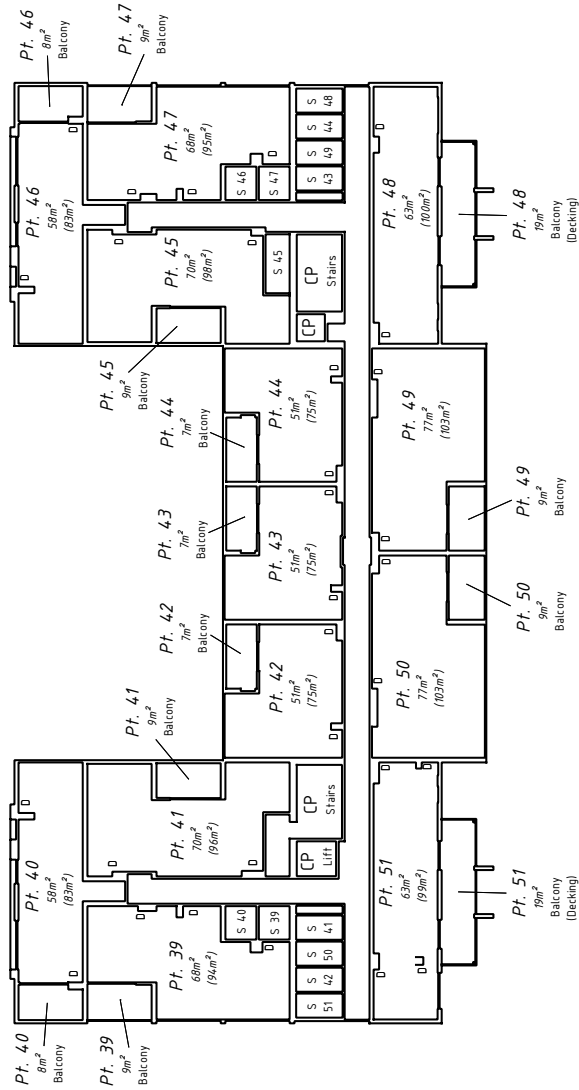
THE STRATUM OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BALCONY OR THE UPPER SURFACE OF THE DECKING TO THE UNDERSIDE OF THE CEILING OR THE PROLONGATION OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

THE BOUNDARY OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE OUTER SURFACE OF THE BUILDING TO THE INNER SURFACE OF THE WALL SURROUNDING THEM OR WHERE THERE IS NO WALL TO THE INTERNAL FACE OF THE BALUSTRADE.

COLUMNS ARE COMMON PROPERTY

D = DUCT - COMMON PROPERTY.
CP = COMMON PROPERTY

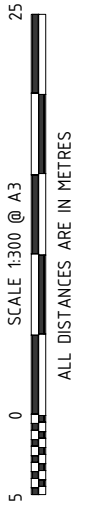
FOR OTHER PARTS OF LOTS 39-51 SEE SHEET 2



STORES

S39	Pt.39	4m ²	S46	Pt.46	4m ²
S40	Pt.40	4m ²	S47	Pt.47	4m ²
S41	Pt.41	4m ²	S48	Pt.48	4m ²
S42	Pt.42	4m ²	S49	Pt.49	4m ²
S43	Pt.43	4m ²	S50	Pt.50	4m ²
S44	Pt.44	4m ²	S51	Pt.51	4m ²
S45	Pt.45	5m ²			

RMSurveys
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 GPS SURVEYS • GEODETIC SURVEY AND COMPUTING
 ENGINEERING & CONSTRUCTION SETOUT
 10 Box 89 WA 6955
 Perth WA 6955
 Phone: (08) 9457 7900
 Fax: (08) 9457 7922
 E-mail: rmsurveys@rmsurveys.com.au
 R/S Ref: - GOLDZ-STEL3



LICENSED SURVEYOR
 11-Dec-14
 DATE

STRATA PLAN
62964

SHEET 7 OF 8 SHEETS

LEVEL FIVE FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

THE STRATUM OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BALCONY OR THE UPPER SURFACE OF THE DECKING TO THE UNDERSIDE OF THE CEILING OR THE PROLONGATION OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

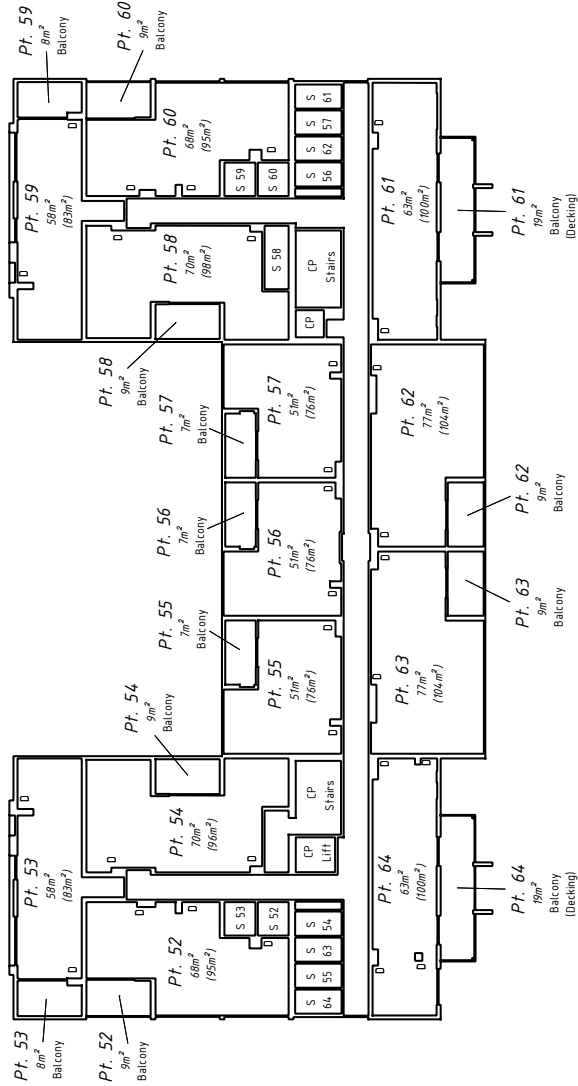
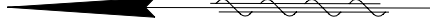
THE BOUNDARY OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE OUTER SURFACE OF THE BUILDING TO THE INNER SURFACE OF THE WALL SURROUNDING THEM OR WHERE THERE IS NO WALL TO THE INTERNAL FACE OF THE BALUSTRADE.

COLUMNS ARE COMMON PROPERTY

D = DUCT - COMMON PROPERTY.
CP = COMMON PROPERTY

FOR OTHER PARTS OF LOTS 52-64 SEE SHEET 2

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ENGINEERING & CONSTRUCTION SETOUT
10 Box 89 WA 6955
RHS Ref: G0J2Z-5TEL3
Phone: (08) 9457 7900
Fax: (08) 9457 7922
E-mail: rmsurveys@rmsurveys.com.au



STORES

S52	Pt.52	4m ²	S59	Pt.59	4m ²
S53	Pt.53	4m ²	S60	Pt.60	4m ²
S54	Pt.54	4m ²	S61	Pt.61	4m ²
S55	Pt.55	4m ²	S62	Pt.62	4m ²
S56	Pt.56	4m ²	S63	Pt.63	4m ²
S57	Pt.57	4m ²	S64	Pt.64	4m ²
S58	Pt.58	5m ²			

LICENSED SURVEYOR
11-Dec-14
DATE



STRATA PLAN
62964

SHEET 8 OF 8 SHEETS

LEVEL SIX FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

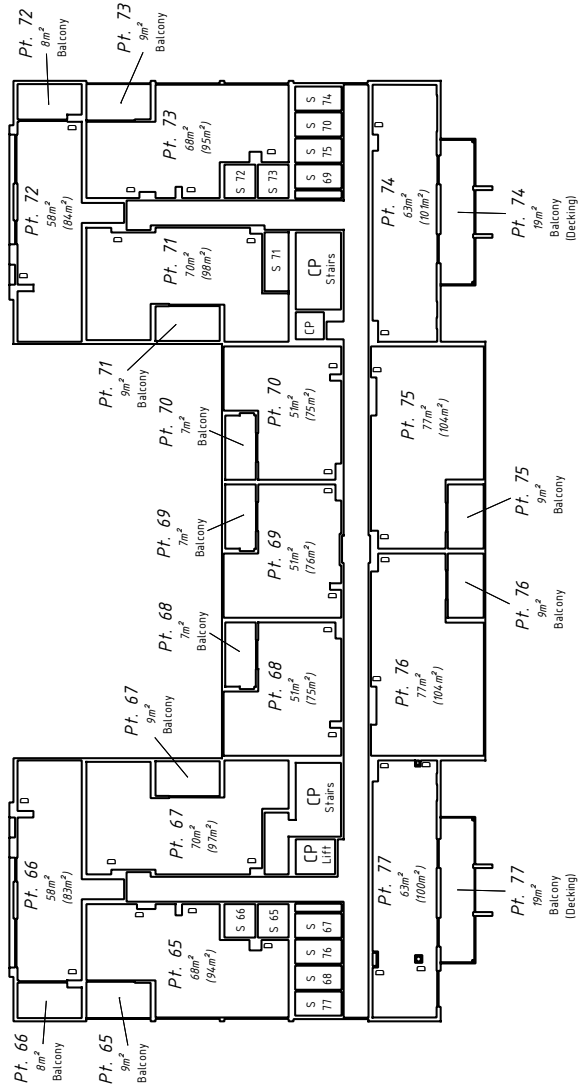
THE STRATUM OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BALCONY OR THE UPPER SURFACE OF THE DECKING TO THE UNDERSIDE OF THE CEILING OR THE PROLONGATION OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

THE BOUNDARY OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE OUTER SURFACE OF THE BUILDING TO THE INNER SURFACE OF THE WALL SURROUNDING THEM OR WHERE THERE IS NO WALL TO THE INTERNAL FACE OF THE BALUSTRADE.

COLUMNS ARE COMMON PROPERTY

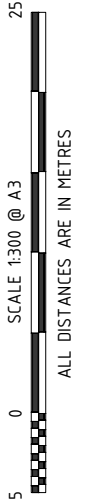
D = DUCT - COMMON PROPERTY.
CP = COMMON PROPERTY

FOR OTHER PARTS OF LOTS 65-77 SEE SHEET 2



STORES

S65	Pt.65	4m ²	S72	Pt.72	4m ²
S66	Pt.66	4m ²	S73	Pt.73	4m ²
S67	Pt.67	4m ²	S74	Pt.74	4m ²
S68	Pt.68	4m ²	S75	Pt.75	4m ²
S69	Pt.69	4m ²	S76	Pt.76	4m ²
S70	Pt.70	4m ²	S77	Pt.77	4m ²
S71	Pt.71	5m ²			



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Fax: (08) 9457 7922
E-mail: rmsurveys@rmsurveys.com.au

LICENSED SURVEYOR
11-Dec-14
DATE

Attachment 2

FORM 3

page 1 of 2

STRATA PLAN No. 62964							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	136	2858	919	28	138	2858	946
2	124	2858	920	29	105	2858	947
3	136	2858	921	30	105	2858	948
4	104	2858	922	31	105	2858	949
5	104	2858	923	32	138	2858	950
6	104	2858	924	33	126	2858	951
7	136	2858	925	34	138	2858	952
8	124	2858	926	35	138	2858	953
9	136	2858	927	36	141	2858	954
10	140	2858	928	37	141	2858	955
11	139	2858	929	38	138	2858	956
12	141	2858	930	39	139	2858	957
13	136	2858	931	40	127	2858	958
14	124	2858	932	41	139	2858	959
15	136	2858	933	42	106	2858	960
16	104	2858	934	43	106	2858	961
17	104	2858	935	44	106	2858	962
18	104	2858	936	45	139	2858	963
19	136	2858	937	46	127	2858	964
20	124	2858	938	47	139	2858	965
21	136	2858	939	48	140	2858	966
22	136	2858	940	49	142	2858	967
23	139	2858	941	50	142	2858	968
24	139	2858	942	51	140	2858	969
25	136	2858	943	52	140	2858	970
26	138	2858	944	53	129	2858	971
27	126	2858	945	54	140	2858	972

Continued Overleaf

STRATA PLAN No. 62964							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
55	107	2858	- 973	70	110	2858	- 988
56	107	2858	- 974	71	143	2858	- 989
57	107	2858	- 975	72	132	2858	- 990
58	140	2858	- 976	73	143	2858	- 991
59	129	2858	- 977	74	144	2858	- 992
60	140	2858	- 978	75	146	2858	- 993
61	141	2858	- 979	76	146	2858	- 994
62	143	2858	- 980	77	144	2858	- 995
63	143	2858	- 981				
64	141	2858	- 982				
65	143	2858	- 983				
66	132	2858	- 984				
67	143	2858	- 985				
68	110	2858	- 986				
69	110	2858	- 987	Aggregate	10,000		

DESCRIPTION OF PARCEL AND BUILDING

SEVENTY SEVEN APARTMENT DWELLINGS UPON
 LOT 894 ON DEPOSITED PLAN 69885
 ADDRESS OF PARCEL: 17 MALATA CRESCENT, SUCCESS WA 6164

**CERTIFICATE OF LICENSED VALUER
 STRATA**

I, **Bradley J Dawson**....., being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

23-Dec-2014
 Date



Digitally signed by
 Brad Dawson
 Date: 2014.12.23
 13:11:33 +08'00'
 Signed

FORM 5
STRATA PLAN No. 62964

Strata Titles Act 1985
Sections 5B(1), 8A, 22(1)

DESCRIPTION OF PARCEL & BUILDING

A MULTI LEVEL CONCRETE & STEEL RESIDENTIAL BUILDING
WHICH COMPRISES 77 UNITS AND BEING SITUATED
ON LOT 894 ON DP 69885
KNOWN AS ADARA APARTMENTS

CERTIFICATE OF LICENSED SURVEYOR

I, Keith L. BOWYER, being a licensed surveyor registered under the *Licensed Surveyors Act 1909*, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- (c) ~~in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel-~~
 - (i) ~~all lots shown on the plan are within the external surface boundaries of the parcel;~~
 - (ii) ~~the plan clearly indicates the existence of the encroachment and it's nature and extent; and~~
 - (iii) ~~where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~
- *(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 By-laws(s) No(s) on Strata Plan No. registered in respect of (name of scheme) or sufficiently complies with that/those by law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.

11-Dec-2014

.....
Date



.....
Licensed Surveyor

* Delete if inapplicable

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Occupancy permit number StratReg15/005

This form is for the purposes of the Building Act 2011, s.50 and the Strata Titles Act 1985, s.5B(2)(a) & 8A(f)(i)


Certificate of Title	Volume 2778	Folio 990
Lot on survey	894	Land being re-subdivided (if applicable)
Strata Plan Number	69885	
Property street address	Street number, Lot number, Street name, Suburb, Postcode 17 Malata Crescent SUCCESS WA 6164	
Description of building	Application for Occupancy Permit - Strata (SP62964)	
BCA class of the building	Main BCA class CLASS 2	Secondary BCA class (if applicable) CLASS 7a
Use/s of building	77 Residential Units	Each restriction on use (if applicable)

1. This occupancy permit is for:

Whole of building Part of building

Details 77 Residential Units with Basement Parking

2. Is Western Australian Planning Commission approval required? Yes No
3. All requirements including those for encroachments under s.76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.
4. This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer	Name Mike Ward	Title Senior Building Surveyor
	Signature 	Date 12/02/2015
Permit authority	City of Cockburn	

Building Commissioner - date approved: 09 Mar 2012 Building Act 2011

Form 26

Strata Titles Act 1985

Sections 25(1), 25 (4)

STRATA PLAN No. 62964

CERTIFICATE OF GRANT OF APPROVAL BY
WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the *Strata Titles Act 1985* to —

* (i) the *Strata Plan/~~plan of re-subdivision/plan of consolidation~~ submitted on January 2015 and relating to the property described below;

~~* (ii) the sketch submitted on of the proposed *subdivision of the property described below into lots on a Strata Plan/re-subdivision/consolidation of the lots on the Strata Plan specified below, subject to the following conditions —~~

Property Description:

Lot (or Strata Plan) No: Lot 894 on DP 69885

Location:

Locality: 17 Malata Crescent, Success

Local Government: City of Cockburn

Lodged by: RM Surveys Pty Ltd

Date: January 2015



.....
Delegated Under section 16(3)(e) Planning & Development Act 2009

For Chairman, Western Australian Planning Commission

Date: 12/02/15.....

(*To be deleted as appropriate.)

FORM 8

62964

ANNEXURE 'A' OF STRATA PLAN NO. 62964

REGISTRAR OF TITLES

SCHEDULE OF DEALINGS

Deals registered or recorded on Strata Plan			Instrument				Signature of Registrar of Titles
Nature	Number	Registered	Nature	Number	Registered	Time	

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Particulars	Registered	Signature of Registrar of Titles	Cancellation			Signature of Registrar of Titles
Nature	Number				Nature	Number	Registered	
NOTIFICATION	L565795	NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND	LODGED 24.3.11					
EASEMENT	L764327	EASEMENT BURDEN CREATED UNDER SECTION 136C OF THE T.L.A. FOR RIGHT OF SUPPORT PURPOSES						
STATEMENT	M913329	SEE DEPOSITED PLAN 69885 AND INSTRUMENT L 764327 MANAGEMENT STATEMENT	16.2.2015					

Note: Entries may be affected by subsequent endorsements.

Attachment 3 (1 of 2)

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page".
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

- 1 **DESCRIPTION OF LAND**
 Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
 Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
 The Volume and Folio number to be stated.
- 2 **REGISTERED PROPRIETOR**
 State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
- 3 **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
 State the name of the Local Government or the Public Authority preparing and lodging this notification.
- 4 **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
 Describe the factor affecting the use or enjoyment of land.
- 5 **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
 To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
- 6 **REGISTERED PROPRIETOR'S EXECUTION**
 A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

L565795 NR

~~02 Mar 2011~~ - 00:52:34 - Midland



REG \$ 135.00

24 Mar 2011
14.59/

LODGED BY:

ADDRESS: Chalmers Legal Studio
 Post Office Box 7481
 Cloisters Square
 PERTH WA 6850

PHONE NO:

FAX NO:

REFERENCE NO:

999

PREPARED BY: Chalmers Legal Studio

ADDRESS: PO Box 7481
 Cloisters Square
 PERTH WA 6850
 Reference: LC:37624J:kd
 Revised: 27/10/10 9:35 AM

PHONE NO: (08) 9360 4100

FAX NO: (08) 9360 4199

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	_____	Received Items
2.	_____	Nos.
3.	_____	
4.	_____	
5.	_____	
6.	_____	Receiving Clerk

12/27

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



12

FORM N1

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

**NOTIFICATION
UNDER SECTION 70A**

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 9001 on Deposited Plan 56196 Cockburn Regional Council Post Office Box 7481	Whole	2680	500

REGISTERED PROPRIETOR (Note 2)
Jewel Horizon Pty Ltd (ACN 128 493 050) of Level 8, 256 St Georges Terrace, Perth

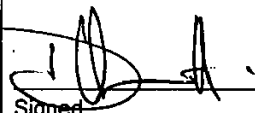
LOCAL GOVERNMENT/PUBLIC AUTHORITY (Note 3)
City of Cockburn

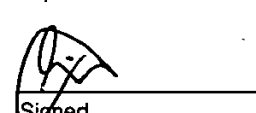
FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)
The land is situated in the immediate vicinity of the Kwinana Freeway reservation and there is the potential for noise and vibration impacts from the freeway and rail service.

Dated this 1 day of December 2010

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)


The COMMON SEAL of
CITY OF COCKBURN
was hereunto affixed
in the presence of

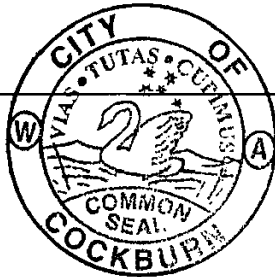

Signed
Director Planning
Position Services
Daniel Amdt
Print Full Name


Signed
Manager Strategic
Position Planning
Andrew Trosic
Print Full Name

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

EXECUTED by JEWEL HORIZON PTY LTD (ACN 128 493 050) pursuant to section 127 of the Corporations Act 2001:


Director/Secretary*
Sole Director and Sole Secretary
John David Salter
Full Name (Please Print)
* Delete if Inapplicable
Director
Full Name (Please Print)



STRATA TITLES ACT 1985

SCHEDULES

SCHEDULE 1 & SCHEDULE 2 (s39)

Schedule 1 – Governance by-laws

[Heading inserted by No. 30 of 2018 s. 86.]

[Part I heading deleted by No. 58 of 1995 s. 87(1).]

1. Duties of owner

- (1) The owner of a lot must –
 - (a) immediately carry out all work that may be ordered under a written law in respect of the lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of the lot;
 - (b) maintain and repair the lot, and keep it in a state of good condition, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.
- (1A) The owner of a lot must –
 - (a) notify in writing the strata company immediately on becoming the owner of the lot, including in the notice the owner's address for service for the purposes of this Act; and
 - (b) if required in writing by the strata company, notify the strata company of any mortgage or other dealing in connection with the lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.

[Clause 1 amended by No. 58 of 1995 s. 87(2); No. 14 of 1996 s. 4; No. 74 of 2003 s. 112(15); No. 30 of 2018 s. 87.]

[2. Deleted by No. 30 of 2018 s. 88.]

3. Power of strata company regarding submeters

- (1) If the supply of gas or electricity to a lot is regulated by means of a submeter, the strata company may require the owner or occupier of the lot to pay the strata company by way of security for the payment of charges arising through the submeter an amount not exceeding \$200 and, if any amount so paid is applied by the strata company under sub-bylaw (3), to pay such further amount or amounts by way of such security as may be necessary to maintain the amount of the security as, subject to this sub-bylaw, the strata company may require.
- (2) The strata company must lodge every sum received under this by-law to the credit of an interest-bearing ADI account and all interest accruing in respect of amounts so received must, subject to this by-law, be held on trust for the owner or occupier who made the payment.
- (3) If the owner or occupier of a lot in respect of which a submeter is used for the supply of gas or electricity refuses or fails to pay any charges due for the supply of gas or electricity to that lot, the strata company may apply in payment of those charges all, or such part as is necessary, of any amount paid to the strata company by that owner or occupier under this by-law, including any interest that may have accrued in respect of that amount.
- (4) If a person who has paid an amount under this by-law to a strata company satisfies the strata company that the person is no longer the owner or occupier of a lot and that the strata company no longer has any liability or contingent liability for the supply of gas or electricity to that lot during the period when that person was an owner or occupier of the lot, the strata company must refund to that person the amount then held on the person's behalf under this by-law.

[Clause 3 amended by No. 26 of 1999 s. 104; No. 74 of 2003 s. 112(16); No. 30 of 2018 s. 89.]

4. Constitution of council

- (1) The powers and duties of the strata company must, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the council of the strata company and a meeting of the council at which a quorum is present is competent to exercise all or any of the authorities, functions or powers of the council.
- (2) Until the first annual general meeting of the strata company, the owners of all the lots constitute the council.

- (3) If there are not more than 3 lots in the scheme, the council consists of all of the owners of the lots and, if there are more than 3 lots in the scheme, the council consists of not less than 3 nor more than 7 of the owners of the lots, as is determined by the strata company.
- (4) If there are more than 3 lots in the scheme, the members of the council must be elected at each annual general meeting of the strata company or, if the number of lots in the scheme increases to more than 3, at an extraordinary general meeting convened for the purpose.
- (6) If there are co-owners of a lot, 1 only of the co-owners is eligible to be, or to be elected to be, a member of the council and the co-owner who is so eligible must be nominated by the co-owners, but, if the co-owners fail to agree on a nominee, the co-owner who owns the largest share of the lot is the nominee or, if there is no co-owner who owns the largest share of the lot, the co-owner whose name appears first in the certificate of title for the lot is the nominee.
- (8) Except if the council consists of all the owners of lots in the scheme, the strata company may by special resolution remove any member of the council before the expiration of the member's term of office.
- (9) A member of the council vacates office as a member of the council –
- if the member dies or ceases to be an owner or co-owner of a lot; or
 - on receipt by the strata company of a written notice of the member's resignation from the office of member; or
 - at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which the member is not elected or re-elected; or
 - in a case where the member is a member of the council by reason of there being not more than 3 owners of lots in the scheme, on an election of members of the council (as a result of there being an increase in the number of owners to more than 3) at which the member is not elected; or
 - if the member is removed from office under sub-by-law (8); or
 - if the Tribunal orders that the member's appointment is revoked and the member is removed from office.
- (10) The remaining members of the council may appoint a person eligible for election to the council to fill a vacancy in the office of a member of the council, other than a vacancy arising under sub-by-law (9)(c) or (d), and any person so appointed holds office, subject to this by-law, for the balance of the predecessor's term of office.
- Note for this sub-by-law: By-law 6(3A) provides for the filling of vacancies in the offices of chairperson, secretary and treasurer.
- (11) Except if 1 person is the owner of all of the lots in the scheme, a quorum of the council is 2 if the council consists of 3 or 4 members; 3, if it consists of 5 or 6 members; and 4, if it consists of 7 members.
- (12) The continuing members of the council may act even if there is a vacancy in the council, but so long as the number of members is reduced below the number fixed by these by-laws as the quorum of the council, the continuing members or member of the council may act for the purpose of increasing the number of members of the council or convening a general meeting of the strata company, but for no other purpose.
- (13) All acts done in good faith by the council, even if it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the council, are as valid as if that member had been duly appointed or had duly continued in office.

[Clause 4 amended by No. 30 of 2018 s. 90.]

5. Election of council at general meeting

The procedure for nomination and election of members of a council must be in accordance with the following rules –

- The meeting must determine, in accordance with the requirements of by-law 4(3) the number of persons of whom the council is to consist.
- The chairperson must call on those persons who are present at the meeting in person or by proxy and entitled to nominate candidates to nominate candidates for election to the council.
- A nomination is ineffective unless supported by the consent of the nominee to the nomination, given –
 - in writing, and furnished to the chairperson at the meeting; or
 - orally by a nominee who is present at the meeting in person or by proxy.

- (4) When no further nominations are forthcoming, the chairperson –
- (a) if the number of candidates equals the number of members of the council determined in accordance with the requirements of by-law 4(3), must declare those candidates to be elected as members of the council;
 - (b) if the number of candidates exceeds the number of members of the council as so determined, must direct that a ballot be held.
- (5) If a ballot is to be held, the chairperson must –
- (a) announce the names of the candidates; and
 - (b) cause to be furnished to each person entitled to vote and present in person or by proxy, a blank form in respect of each lot in respect of which the person is entitled to vote for use as a ballot form.
- (6) A person who is entitled to vote must complete a valid ballot form by –
- (a) writing on the form the names of candidates, equal in number to the number of members of the council so that no name is repeated; and
 - (b) indicating on the form the number of each lot in respect of which the person's vote is cast and whether the person so votes as owner or first mortgagee of each such lot or as proxy of the owner or first mortgagee; and
 - (c) signing the ballot form; and
 - (d) returning it to the chairperson.
- (7) The chairperson, or a person appointed by the chairperson, must count the votes recorded on valid ballot forms in favour of each candidate.
- (8) Subject to sub-by-law (9), candidates, being equal in number to the number of members of the council determined in accordance with by-law 4(3), who receive the highest numbers (in terms of lots or unit entitlements as required under the *Strata Titles Act 1985* section 122) of votes are to be declared elected to the council.
- (9) If the number (in terms of lots or unit entitlements as required under the *Strata Titles Act 1985* section 122) of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub-by-law (8) and –
- (a) that number equals the number of votes recorded in favour of any other candidate; and
 - (b) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected, as between those candidates, the election must be decided by a show of hands of those entitled to vote and present in person or by proxy.

[Clause 5 amended by No. 74 of 2003 s. 112(17)-(19); No. 30 of 2018 s. 91.]

6. Chairperson, secretary and treasurer of council

- (1) The members of a council must, at the first meeting of the council after they assume office as such members, appoint a chairperson, a secretary and a treasurer of the council.
- (2) A person –
 - (a) must not be appointed to an office referred to in sub-by-law (1) unless the person is a member of the council; and
 - (b) may be appointed to 1 or more of those offices.
- (3) A person appointed to an office referred to in sub-by-law (1) holds office until the first of the following events happens –
 - (a) the person ceases to be a member of the council under by-law 4(9);
 - (b) receipt by the strata company of a written notice of the person's resignation from that office;
 - (c) another person is appointed by the council to hold that office.
- (3A) The remaining members of the council must appoint a member of the council to fill a vacancy in an office referred to in sub-by-law (1), other than a vacancy arising under by-law 4(9)(c) or (d), and any person so appointed holds office, subject to this by-law, for the balance of the predecessor's term of office.

- (4) The chairperson is to preside at all meetings of the council but, if the chairperson is absent from, or is unwilling or unable to preside at, a meeting, the members of the council present at that meeting can appoint 1 of their number to preside at that meeting during the absence of the chairperson.

[Clause 6 amended by No. 30 of 2018 s. 92.]

7. Chairperson, secretary and treasurer of strata company

- (1) Subject to sub-bylaw (2), the chairperson, secretary and treasurer of the council are also respectively the chairperson, secretary and treasurer of the strata company.
- (2) A strata company may at a general meeting authorise a person who is not an owner of a lot to act as the chairperson of the strata company for the purposes of that meeting.
- (3) A person appointed under sub-bylaw (2) may act until the end of the meeting for which the person was appointed to act.

[Clause 7 inserted by No. 58 of 1995 s. 87(3); amended by No. 74 of 2003 s. 112(20); No. 30 of 2018 s. 93.]

8. Meetings of council

- (1) At meetings of the council, all matters must be determined by a simple majority vote.
- (2) The council may –
- meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council must meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by the member specifying in the notice the reason for calling the meeting; or
 - employ or engage, on behalf of the strata company, any person as it thinks is necessary to provide any goods, amenity or service to the strata company; or (c) subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to 1 or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.
- (3) A member of a council may appoint an owner of a lot, or an individual authorised under the *Strata Titles Act 1985* section 136 by a corporation which is the owner of a lot, to act in the member's place as a member of the council at any meeting of the council.
- (4) An owner of a lot or individual may be appointed under sub-bylaw (3) whether or not that person is a member of the council.
- (5) If a person appointed under sub-bylaw (3) is a member of the council the person may, at any meeting of the council, separately vote in the person's capacity as a member and on behalf of the member in whose place the person has been appointed to act.

[Clause 8 amended by No. 30 of 2018 s. 94.]

9. Powers and duties of secretary of strata company

The powers and duties of the secretary of a strata company include –

- the preparation and distribution of minutes of meetings of the strata company and the submission of a motion for confirmation of the minutes of any meeting of the strata company at the next such meeting; and
- the giving on behalf of the strata company and of the council of the notices required to be given under the Act; and
- the supply of information on behalf of the strata company in accordance with the *Strata Titles Act 1985* sections 108 and 109; and
- the answering of communications addressed to the strata company; and
- the calling of nominations of candidates for election as members of the council; and
- subject to the *Strata Titles Act 1985* sections 127, 128, 129, 200(2)(f) and
- the convening of meetings of the strata company and of the council.

[Clause 9 amended by No. 30 of 2018 s. 95.]

10. Powers and duties of treasurer of strata company

The powers and duties of the treasurer of a strata company include –

- (a) the notifying of owners of lots of any contributions levied under the *Strata Titles Act 1985*; and
- (b) the receipt, acknowledgment and banking of and the accounting for any money paid to the strata company; and
- (c) the preparation of any certificate applied for under the *Strata Titles Act 1985* section 110; and
- (d) the keeping of the records of account referred to in the *Strata Titles Act 1985* section 101 and the preparation of the statement of accounts referred to in the *Strata Titles Act 1985* section 101.

[Clause 10 amended by No. 30 of 2018 s. 96.]

[11-15. Deleted by No. 30 of 2018 s. 97.]

Schedule 2 – Conduct by-laws

[Heading inserted by No. 30 of 2018 s. 98.]

1. Vehicles and parking

- (1) An owner or occupier of a lot must take all reasonable steps to ensure that the owner's or occupier's visitors comply with the scheme by-laws relating to the parking of motor vehicles.
- (2) An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the written approval of the strata company.

[Clause 1 inserted by No. 30 of 2018 s. 99.]

2. Use of common property

An owner or occupier of a lot must –

- (a) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment of the common property by other owners or occupiers of lots or of their visitors; and
- (b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to an occupier of another lot (whether an owner or not) or the family of such an occupier; and
- (c) take all reasonable steps to ensure that the owner's or occupier's visitors do not behave in a manner likely to interfere with the peaceful enjoyment of an owner or occupier of another lot or of a person lawfully using common property; and
- (d) not obstruct lawful use of common property by any person.

[Clause 2 inserted by No. 30 of 2018 s. 100.]

3. Damage to lawns etc. on common property

Except with the approval of the strata company, an owner or occupier of a lot must not –

- (a) damage any lawn, garden, tree, shrub, plant or flower on common property; or
- (b) use any portion of the common property for the owner's or occupier's own purposes as a garden.

[Clause 3 amended by No. 30 of 2018 s. 101.]

4. Behaviour of owners and occupiers

An owner or occupier of a lot must be adequately clothed when on common property and must not use language or behave in a manner likely to cause offence or embarrassment to an owner or occupier of another lot or to any person lawfully using common property.

[Clause 4 amended by No. 30 of 2018 s. 102.]

[5. Deleted by No. 30 of 2018 s. 103.]

6. Depositing rubbish etc. on common property

An owner or occupier of a lot must not deposit or throw on that lot or any other lot or the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of an owner or occupier of another lot or of any person lawfully using the common property.

[Clause 6 amended by No. 58 of 1995 s. 88(2); No. 30 of 2018 s. 104.]

7. Drying of laundry items and signage

An owner or occupier of a lot must not, except with the consent in writing of the strata company –

- (a) hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building, other than for a reasonable period on any lines provided by the strata company for the purpose; or
- (b) display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their lot in such a way as to be visible from outside the building.

[Clause 7 amended No. 30 of 2018 s. 105.] [Former By-law 8 repealed by No. 58 of 1995 s. 88(3).]

8. Storage of inflammable liquids etc.

An owner or occupier of a lot must not, except with the written approval of the strata company, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material, other than chemicals, liquids, gases or other materials used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

[Clause 8, formerly by-law 9, renumbered as by-law 8 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 106.]

9. Moving furniture etc. on or through common property

An owner or occupier of a lot must not transport any furniture or large object through or on common property within the building unless that person has first given to the council sufficient notice of their intention to do so to enable the council to arrange for its nominee to be present at the time when that person does so.

[Clause 9, formerly by-law 10, renumbered as by-law 9 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 107.]

10. Floor coverings

An owner of a lot must ensure that all floor space within the lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of an owner or occupier of another lot.

[Clause 10, formerly by-law 11, renumbered as by-law 10 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 108.]

11. Garbage disposal

An owner or occupier of a lot must –

- (a) maintain within their lot, or on such part of the common property as may be authorised by the strata company, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local laws relating to the disposal of garbage; (c) ensure that the health, hygiene and comfort of an owner or occupier of any other lot is not adversely affected by their disposal of garbage.

[Clause 11, formerly by-law 12, renumbered as by-law 11 by No. 58 of 1995 s. 88(4); amended by No. 57 of 1997 s. 115(5); No. 30 of 2018 s. 109.]

12. Additional duties of owners and occupiers

An owner or occupier of a lot must not –

- (a) use the lot for a purpose that may be illegal or injurious to the reputation of the building; or
- (b) make undue noise in or about the lot or common property; or
- (c) keep animals on the lot or the common property after notice in that behalf given to that person by the council.

[Clause 12 inserted by No. 58 of 1995 s. 88(5); amended by No. 74 of 2003 s. 112(22); No. 30 of 2018 s. 110.]

13. Notice of alteration to lot

An owner of a lot must not alter or permit the alteration of the structure of the lot except as may be permitted and provided for under the Act and the by-laws and in any event must not alter the structure of the lot without giving to the strata company, not later than 14 days before commencement of the alteration, a written notice describing the proposed alteration.

[Clause 13 inserted by No. 58 of 1995 s. 88(5); amended by No. 30 of 2018 s. 111.]

14. Appearance of lot

An owner or occupier of a lot must not, without the written consent of the strata company, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

[Clause 14 inserted by No. 58 of 1995 s. 88(5); amended by No. 30 of 2018 s. 112.]

15. Decoration of, and affixing items to, inner surface of lot

An owner or occupier of a lot must not, without the written consent of the strata company, paint, wallpaper or otherwise decorate a structure which forms the inner surface of the boundary of the lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if that action will unreasonably damage the common property.

[Clause 15 inserted by No. 30 of 2018 s. 113.]



17 May 2024

INVITATION TO AN ANNUAL GENERAL MEETING FOR THE OWNERS OF STRATA PLAN 62964

ADDRESS OF THE STRATA SCHEME: Adara Apartments, 17 Malata Crescent, Success WA 6164

MEETING DETAILS:

DATE: 31/05/2024

PLACE: Via Zoom

TIME: 10:00 AM

INVITED GUESTS:

Serena Vivian
Strata Manager

Attachments to the agenda are as follows:

- Minutes from previous General Meetings
- Statement of Accounts - Balance Sheet & Income and Expenditure Statement
- Proposed Administration and Reserve Fund Budgets
- Proposed Administration and Reserve Fund Levy Schedules
- Council of Owners Nomination Form
- Proxy Form
- Certificate of Currency (Strata Building Insurance)

WHERE YOU CAN NOT ATTEND

Please complete the attached Proxy Form and return as soon as possible.

Voting at this General Meeting

Section 120. Voting

(1) The owner of each lot in a strata titled scheme is entitled to 1 vote on a proposed resolution of the strata company.

(2) The owner of a lot is **not entitled to** cast a vote if the resolution is an 'ordinary or special resolution' if there is an outstanding amount owed to the strata company by the owner of the lot.

(3) **An unfinancial owner can vote** on a unanimous resolution or a resolution without dissent as long as it is not a resolution for postponing the expiry day for a leasehold scheme or a termination resolution.

Section 125. If a proxy and an owner are at a meeting then the owner must cast the vote for the lot personally rather than by proxy.

Section 133. Resolutions passed at a General Meeting may be ordinary resolutions unless the Act requires otherwise.

The Agenda is as follows:



1 Preliminary Matters

The presiding Chairperson of the strata company will chair the Annual General Meeting.

Note - Where there is not a Chairperson of the strata company, **Motion 2** below will be moved and adopted prior to the commencement of the meeting.

The Chairperson will let the owners know if there is a quorum present at the meeting.

At a general meeting of a strata company for a strata titles scheme other than a 2-lot scheme, a quorum is constituted if there are present persons who are entitled to cast the votes attached to 50% of the lots in the scheme.

If a quorum is not present after 30 minutes has elapsed from the time appointed for a general meeting of a strata company for a strata titles scheme other than a 2-lot scheme, the persons entitled to vote who are present at the meeting are taken to constitute a quorum for the purposes of that meeting.

2 Chairperson

Resolve by way of an ordinary resolution that _____ be appointed to Chair the meeting.

3 General Meeting Minutes

Resolve that the minutes of the previous General Meeting held by the Strata Company on the 16 May 2023 be confirmed as a true record of that meeting.

4 Change of Strata Year

Resolve as per section 101 (Regulation Financial Year definition) of the Strata Titles Act to change the strata year from 01/03-29/02 to 01/07-30/06.

5 Statement of Accounts

Resolve by way of an ordinary resolution that the Statement of Accounts for the period 01/03/2023 to 29/02/2024 as presented be adopted.

6 Proposed Administration Budget

Resolve by way of an ordinary resolution that the proposed Administration Budget be tabled and adopted and that the contributions to the administrative fund are estimated in accordance with Section 100 (1) (a) (b) of the Strata Titles Act 1985 and determined in accordance with Section 100 (c) of the Strata Titles ACT 1985 at 286,000.00 including GST.

7 Proposed Reserve Fund Budget

Resolve by way of an ordinary resolution that the proposed Reserve Fund (Sinking Fund/Capital Expenditure) be tabled and adopted and that the contributions to the sinking fund are estimated in accordance with Section 100 (2) (a) (b) of the Strata Titles Act 1985 and determined in accordance with Section 100 (2) (c) (2) (c) of the Strata Schemes Management Act 1985 at 84,700.00 including GST.

8 Strata Levies

Resolve and adopt by way of ordinary resolution that the contributions to be made at 01 July (first quarter) is equal to the contribution made as at the 01 April (last quarter) and will be adjusted following next year's Annual General meeting when a final budget is established and adopted.

9 Requisite Funds

Resolve that the Strata Council be allowed to transfer requisite funds to the value of \$10,000 from the reserve fund to the administration fund for future unforeseen expenses.

10 Debt Collection Policy

Resolve by way of an ordinary resolution that the Debt Collection Below be adopted and implemented when the next quarter strata levies are sent.

Stage One (First Letter):

Any moneys referred to above which are outstanding more than 30 days after the due date will receive a written notice from the Strata Company requiring full payment within 14 days including additional charges and interest that has been incurred.

Stage Two (Second Letter):

If the full payment is not received by the due date indicated in the First Letter and is outstanding for more than 28 days, then a Second Letter is issued requesting payment within 7 days and further charges and interest are applied to the lot owner.

Stage Three: (Third Letter):

In the event that the period outstanding exceeds the due date indicated on the second letter then written instruction will be issued to the owner advising that the debt will be put in the hands of the nominated solicitor of the strata company for the implementation of legal proceedings to collect the entire amount. For avoidance of doubt, the amount owing will include the contributions due, additional charges such as non-standard strata management administration fees incurred and interest charges up to the date of full payment of the amounts due.



Legal Action

If payment is not received within 3 days of the Third Letter, Council of Owners is authorised to instruct the Strata Manager to engage a nominated solicitor to commence debt recovery proceedings in the Magistrates Court to collect the entire amount currently owing by the lot owner.

Important Information

Interest is charged from the 30 or 31 day following the due date of the levy contribution up to the date of full payment of the amounts due.

The Council of Owners at its discretion is authorised to take any and all necessary steps for recovery.

All costs related to the debt recovery proceedings will be on-charged to the lot owner.

11 CCTV Policy

Resolve that the CCTV policy below be adopted as a house rule.

Policy Purpose

The purpose of this policy is to outline the safeguards in place in regard to the operation of and access to the CCTV system, and the resulting footage or images.

Purposes of your CCTV System

The CCTV system owned and operated by Strata Plan 62964 is for the benefit of all Owners and for the purpose of safety and security for people and property, identifying unacceptable and illegal behaviour, and for general building and maintenance issues.

The CCTV system may be used to investigate property damage, security incidents, unacceptable or illegal behaviour in order to identify those involved and secure evidence. Such footage may be made available to approved law enforcement agencies.

Siting of Cameras

All CCTV cameras will be sited in such a way that allows an adequate monitoring of all the common areas of the property. There is no intention to intrude on the privacy of individual lots within the Strata Plan 62964.

Signage

Signage will be displayed in prominent places that will clearly inform occupants and visitors to the premises that CCTV cameras are being used.

Retention of CCTV Footage & Images

All CCTV images are recorded and will not be retained any longer than necessary. Unless footage or images are required for evidential purposes for Strata matters or legal proceedings, they will not be retained beyond a maximum of 90 days.

Access to CCTV Images

The footage remains the property of the strata company.

It is important that access to, and disclosure of images, be strictly controlled and documented. This is to ensure that the rights, safety and privacy of individuals are maintained, and that the chain of evidence remains intact should the images be required for evidential purposes.

Access to CCTV images is therefore restricted to members of the Council of Owners and Strata Company Management representative. Any review of the images will be the specific responsibility of the appointed members of the Council and Strata Company Management representative.

CCTV images will be made available to law enforcement agencies by the strata company upon the written request of an owner or at the request of the Western Australian or Federal Police Force.

CCTV images will not be made available to anyone who is not an owner.

CCTV images will not be made available to an owner unless, upon written request from that owner, the Council of Owners determines that the request is bona fide and there is no risk in regards to safety, privacy or defamation. The determination of the Council will be final. The strata company will not be responsible to an owner for any failure of the CCTV to capture footage requested by an owner.



Requests for CCTV Images

All requests for CCTV images must be made in writing on "CCTV Request Form" which is available from Care Property WA Strata Management who can then engage the security contractor to recover and replicate the CCTV recording at the owner's expense.

12 Common Seal Section 118

Resolve by way of an ordinary resolution that two members of the council of the strata company sign agreements that they are required to as per section 118 of the Strata Titles Act 1985 (as attached).

13 Council of Owners Election

Resolve by way of an ordinary resolution the number of members to be elected be between 3 to a maximum of 7.

The Chair will call for any further nominations at the meeting.

Resolve that the nominees be accepted as duly elected members of the strata council.

Ballot - If there are more than 7 nominations a ballot will be called.

14 Strata Building Insurance

As per Schedule 127 (1)(c) Please find attached to the agenda a copy of the Certificate of Currency.

Resolve that the council is authorised by the strata company to renew the strata insurance prior to its expiry date in such sums as suggested by the insurance company or insurance broker.

15 Motion Under Notice

Building Defect/ Remedial Works

There are 4 stages of remedial works to be rolled out across the coming years;

Stage 1- Balcony Repairs = \$340,749.37

Stage 2- Portico Repairs = \$49,089.12

Stage 3- Podium Balcony = \$181,748.15

Stage 4- Bin Store Roof = \$34,642.39

+ \$100,124.10 preliminary costs

= \$776,988.44

Option 1: Raise a special levy for staged works

Raise \$450,000 in 2024/2025 financial year.

This would be roughly \$6,000 per unit (varied by U.E) payable across 4 levies.

Raise \$330,000 in 2025/2026 financial year.

This would be roughly \$4,500 per unit (varied by U.E) payable across 4 levies.

Option 2: Raise a special levy for whole cost

Raise \$780,000 in 2024/2025 financial year.

This would be roughly \$10,300 per unit (varied by U.E) payable across 4 levies.

Option 3: Strata Improvement Loan

This would be a loan payable over the next 7 years and accrues interest at a variable interest rate.

Motion to accept option 1 to proceed with costing for remedial works to Adara Apartments.

Special levy payments will fall due 01/07, 01/10, 01/01 and 01/04.

16 Meeting Closure

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



**CONSENT FOR COUNCIL OF OWNER
MEMBER NOMINATION**

I, _____

Of the following address:

Being the Proprietor/s of Unit/s:

Do nominate myself to act as a member to act as a member of Council

Dated the _____ day of _____ 20____

Signature _____

AND (where Applicable)

I / We, _____ being co-proprietor(s) of the
LOT (unit above) hereby consent to this nomination.

The appointment of a Council of Owner is a requisite for the Strata Company to conform to the provisions of the Strata Titles ACT.



Execution by corporate owner

*This form must be signed by the sole director and sole secretary **OR** two directors or a director and secretary **OR** by the company's appointed attorney*

Sole director and sole secretary

OR

Director

Director/Secretary

OR

Attorney

If signing by an attorney, please provide a copy of the Power of Attorney.



**MINUTES OF AN ANNUAL GENERAL MEETING
 THE OWNERS OF STRATA PLAN 62964**

ADDRESS OF THE STRATA SCHEME:

Adara Apartments, 17 Malata Crescent, Success WA 6164

DATE, PLACE & TIME OF MEETING:

An Annual General Meeting of The Owners - Strata Scheme 62964 was held on 16/05/2023 commenced at 06:30 PM.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
8	108	Yes	Dept of Communities - Housing, Strata Title Office Proxy S. Godinho
10	110	Yes	Housing Authority Proxy S. Godinho
14	202	Yes	Lee, Jian
17	205	Yes	Dept of Communities - Housing, Strata Title Office Proxy S. Godinho
20	208	Yes	Dept of Communities - Housing, Strata Title Office Proxy S. Godinho
22	210	Yes	Housing Authority Proxy S. Godinho
25	213	Yes	Housing Authority Proxy S. Godinho
26	301	Yes	Cooper, Skye Samantha Proxy. Chairperson
27	302	Yes	Clarke, James Joseph Proxy N. Radic
30	305	Yes	Dept of Communities - Housing, Strata Title Office Proxy S. Godinho
31	306	Yes	Radic, Nemanja
33	308	Yes	Dept of Communities - Housing, Strata Title Office Proxy S. Godinho
40	402	Yes	Evans, Mia Kay Proxy. Chairperson
41	403	Yes	VEERKAMP, Susan Elizabeth Proxy. Chairperson
42	404	Yes	Department of Communities - Housing, Strata Office Proxy S. Godinho
47	409	Yes	Housing Authority Proxy S. Godinho
56	505	Yes	ANGGONO, Richard & ANGGONO, Gilbert
61	510	Yes	Housing Authority Proxy S. Godinho
62	511	Yes	Gertsen, Konstantin Proxy. Chairperson
64	513	Yes	TAN, Hsein Wen Daryl Proxy. Chairperson

INVITED GUESTS:

Minutes of the meeting:

2 Chairperson

Resolved by way of an ordinary resolution that S. Vivian be appointed to Chair the meeting.

Motion Carried.

Chairpersons address

Items completed this year and items to be worked on this coming 12 months.



3 General Meeting Minutes

Resolved that the minutes of the previous General Meeting held by the Strata Company on the 13 April 2022 be confirmed as a true record of that meeting.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

4 Statement of Accounts

Resolved by way of an ordinary resolution that the Statement of Accounts for the period 1 March 2022 to 28 February 2023 as presented be adopted.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

5 Proposed Administration Budget

Resolved by way of an ordinary resolution that the proposed Administration Budget be tabled and adopted and that the contributions to the administrative fund are estimated in accordance with Section 100 (1) (a) (b) of the Strata Titles Act 1985 and determined in accordance with Section 100 (c) of the Strata Titles ACT 1985 at 220,000.00 including GST.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

6 Proposed Reserve Fund Budget

Resolved by way of an ordinary resolution that the proposed Reserve Fund (Sinking Fund/Capital Expenditure) be tabled and adopted and that the contributions to the sinking fund are estimated in accordance with Section 100 (2) (a) (b) of the Strata Titles Act 1985 and determined in accordance with Section 100 (2) (c) (2) (c) of the Strata Schemes Management Act 1985 at 55,000.00 including GST.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

7 Strata Levies

Resolved and adopt by way of ordinary resolution that the contributions to be made at 1 March 2023 (first quarter) is equal to the contribution made as at the 1 December 2023 (last quarter) and will be adjusted following next year's Annual General meeting when a final budget is established and adopted.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

8 Requisite Funds

Resolved that the COO be allowed to transfer requisite funds to the value of \$10,000 from the reserve fund to the administration fund for future unforeseen expenses.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

9 Debt Collection Policy

Resolved by way of an ordinary resolution that the Debt Collection Below be adopted and implemented.

Stage One (First Letter):

Any moneys referred to above which are outstanding more than 30 days after the due date will receive a written notice from the Strata Company requiring full payment within 14 days including additional charges and interest that has been incurred.

Stage Two (Second Letter):

If the full payment is not received by the due date indicated in the First Letter and is outstanding for more than 28 days, then a Second Letter is issued requesting payment within 7 days and further charges and interest are applied to the lot owner.

Stage Three: (Third Letter):

In the event that the period outstanding exceeds the due date indicated on the second letter then written instruction will be issued to the owner advising that the debt will be put in the hands of the nominated solicitor of the strata company for the



implementation of legal proceedings to collect the entire amount. For avoidance of doubt, the amount owing will include the contributions due, additional charges such as non-standard strata management administration fees incurred and interest charges up to the date of full payment of the amounts due.

Legal Action

If payment is not received within 3 days of the Third Letter, Council of Owners is authorised to instruct the Strata Manager to engage a nominated solicitor to commence debt recovery proceedings in the Magistrates Court to collect the entire amount currently owing by the lot owner.

Important Information

Interest is charged from the 30 or 31 day following the due date of the levy contribution up to the date of full payment of the amounts due.

The Council of Owners at its discretion is authorised to take any and all necessary steps for recovery.

All costs related to the debt recovery proceedings will be on-charged to the lot owner.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

10 Strata Manager Appointment

Resolved that in accordance with the Strata Titles ACT 1985 (Act) 1 May 2020 that the council be authorized to appoint Care Property (WA) Strata Management PTY LTD as the strata managing agent of Strata Scheme for a further two years as per the Strata Community Association WA Strata Management Agreement.

The amount per annum is as follows;

2023 2024 - \$26,000
2024 2025 - \$26,780

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

11 CCTV Policy

Resolved that the CCTV policy below be adopted.

Policy Purpose

The purpose of this policy is to outline the safeguards in place in regard to the operation of and access to the CCTV system, and the resulting footage or images.

Purposes of your CCTV System

The CCTV system owned and operated by Strata Plan 62964 is for the benefit of all Owners and for the purpose of safety and security for people and property, identifying unacceptable and illegal behaviour, and for general building and maintenance issues.

The CCTV system may be used to investigate property damage, security incidents, unacceptable or illegal behaviour in order to identify those involved and secure evidence. Such footage may be made available to approved law enforcement agencies.

Siting of Cameras

All CCTV cameras will be sited in such a way that allows an adequate monitoring of all the common areas of the property. There is no intention to intrude on the privacy of individual lots within the Strata Plan 62964.

Signage

Signage will be displayed in prominent places that will clearly inform occupants and visitors to the premises that CCTV cameras are being used.

Retention of CCTV Footage & Images

All CCTV images are recorded and will not be retained any longer than necessary. Unless footage or images are required for evidential purposes for Strata matters or legal proceedings, they will not be retained beyond a maximum of 90 days.

Access to CCTV Images



The footage remains the property of the strata company.

It is important that access to, and disclosure of images, be strictly controlled and documented. This is to ensure that the rights, safety and privacy of individuals are maintained, and that the chain of evidence remains intact should the images be required for evidential purposes.

Access to CCTV images is therefore restricted to members of the Council of Owners and Strata Company Management representative. Any review of the images will be the specific responsibility of the appointed members of the Council and Strata Company Management representative.

CCTV images will be made available to law enforcement agencies by the strata company upon the written request of an owner or at the request of the Western Australian or Federal Police Force.

CCTV images will not be made available to anyone who is not an owner.

CCTV images will not be made available to an owner unless, upon written request from that owner, the Council of Owners determines that the request is bona fide and there is no risk in regards to safety, privacy or defamation. The determination of the Council will be final. The strata company will not be responsible to an owner for any failure of the CCTV to capture footage requested by an owner.

Requests for CCTV Images

All requests for CCTV images must be made in writing on "CCTV Request Form" which is available from Care Property WA Strata Management who can then engage the security contractor to recover and replicate the CCTV recording at the owner's expense.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

12 Common Seal Section 118

Resolved by way of an ordinary resolution that two members of the council of the strata company sign agreements that they are required to as per section 118 of the Strata Titles Act 1985 (as attached).

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

13 Strata Council Election

Resolved by way of an ordinary resolution the number of members to be elected be between 3 to a maximum of 7.

The Chair will call for any further nominations at the meeting.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

Resolved that the nominees be accepted as duly elected members of the strata council.

N. Radic
Dept of Communities- Proxy S. Godinho
G. Anggono

Moved by J. Lee
Seconded by K. Gertsen (Proxy Chairperson)
All in favour
Motion Carried.

14 Strata Building Insurance

As per Schedule 127 (1)(c) Please find attached to the agenda a copy of the Certificate of Currency.

Resolved that the council is authorised by the strata company to renew the strata insurance prior to its expiry date in such sums as suggested by the insurance company or insurance broker.

Moved by N. Radic
Seconded by J. Lee
All in favour
Motion Carried.

15 Meeting Closure

There being no further business, the Chairperson declared the meeting closed at 06:45 PM.





Balance Sheet

As at 29/02/2024

The Owners of 17 Malata Crescent Strata Plan
62964

Adara Apartments, 17 Malata Crescent, Success WA
6164

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(18,334.92)
Owners Equity--Admin	(35,334.78)
	(53,669.70)
Reserve Fund (Capital Account)	
Operating Surplus/Deficit--Sinking	17,302.07
Owners Equity--Sinking	88,620.15
	105,922.22
Net owners' funds	\$52,252.52
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	(28,410.55)
Receivable--Levies--Admin	6,088.65
Receivable--Owners--Admin	948.32
	(21,373.58)
Reserve Fund (Capital Account)	
Cash at Bank--Sinking	112,448.97
Receivable--Levies--Sinking	1,602.29
	114,051.26
Unallocated Money	
Cash at Bank--Unallocated	5,856.70
	5,856.70
<i>Total assets</i>	98,534.38
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	(138.41)
Creditors--Other--Admin	540.33
Prepaid Levies--Admin	31,894.20
	32,296.12
Reserve Fund (Capital Account)	
Creditor--GST--Sinking	(264.14)
Prepaid Levies--Sinking	8,393.18
	8,129.04
Unallocated Money	
Prepaid Levies--Unallocated	5,856.70
	5,856.70
<i>Total liabilities</i>	46,281.86
Net assets	\$52,252.52

Income & Expenditure Statement for the financial year to 29/02/2024

The Owners of 17 Malata Crescent Strata Plan
 62964

Adara Apartments, 17 Malata Crescent, Success WA
 6164

Administrative Fund

	Current period 01/03/2023-29/02/2024	Annual budget 01/03/2023-29/02/2024
Revenue		
Interest on Arrears--Admin	1,447.92	0.00
Levies Due--Admin	190,000.00	190,000.00
Miscellaneous Income--Admin	1,818.16	0.00
Recovery - Owner (Gas)	9,145.61	0.00
Recovery--Legal Fees	838.28	0.00
Recovery--Owner (Water & Seweage)	11,203.10	0.00
Remotes for Access to Buildings & Carparks	236.36	0.00
Total revenue	214,689.43	190,000.00
Less expenses		
Admin - Consultants	0.00	8,000.00
Admin-- Internet and phones	513.62	0.00
Admin--Accounting	400.00	650.00
Admin--Legal & Debt Collection Fees	1,725.67	3,000.00
Admin--Management Fees--Standard	25,999.93	26,000.00
Admin--Meeting Fee (Agent)	0.00	800.00
Insurance--Excesses	300.00	0.00
Insurance--Premiums	30,491.57	38,000.00
Maint Bldg--Caretaking	5,000.03	5,000.00
Maint Bldg--Cleaning	26,752.89	30,000.00
Maint Bldg--Cleaning--Carpet	0.00	1,000.00
Maint Bldg--Electrical	8,921.84	2,000.00
Maint Bldg--Electrical Reading	2,310.00	3,150.00
Maint Bldg--Fire Equipment Service & Repairs	28,243.33	15,000.00
Maint Bldg--Garage & Residential Gates	10,980.80	5,000.00
Maint Bldg--General Repairs	4,196.21	10,000.00
Maint Bldg--Lift	9,801.33	10,000.00
Maint Bldg--Lift--Telephone	95.00	650.00
Maint Bldg--Owners Fob, Keys & Locks	9,812.98	1,500.00
Maint Bldg--Pest/Vermin Control	1,274.55	500.00
Maint Bldg--Plumbing & Drainage	3,945.00	5,000.00
Maint Bldg--Security Surveillance (Monitoring)	(100.00)	0.00
Maint Bldg--Security Surveillance Equipment	4,845.00	900.00
Maint Grounds--Landscaping	0.00	1,000.00
Maint Grounds--Lawns & Gardening	1,746.82	2,500.00
Maint Grounds--Recreation Centre Contribution	19,382.16	19,382.15
Utility--Electricity	13,375.66	12,800.00

Administrative Fund

	Current period 01/03/2023-29/02/2024	Annual budget 01/03/2023-29/02/2024
Utility--Gas	9,590.29	250.00
Utility--Rubbish Removal	250.00	1,000.00
Utility--Water Consumption	13,169.67	500.00
Total expenses	<u>233,024.35</u>	<u>203,582.15</u>
Surplus/Deficit	<u>(18,334.92)</u>	<u>(13,582.15)</u>
Opening balance	(35,334.78)	(35,334.78)
Closing balance	<u><u>-\$53,669.70</u></u>	<u><u>-\$48,916.93</u></u>

Reserve Fund (Capital Account)

	Current period 01/03/2023-29/02/2024	Annual budget 01/03/2023-29/02/2024
Revenue		
Interest on Arrears--Sinking	382.07	0.00
Levies Due--Sinking	50,000.00	50,000.00
Total revenue	50,382.07	50,000.00
Less expenses		
Maint Bldg-- Cleaning/ Glass	0.00	8,000.00
Maint Bldg--Capital Expenditure--Bldg Defects	0.00	60,000.00
Maint Bldg--Fire Protection	29,360.00	16,500.00
Maint Bldg--Painting & Surface Finishes	0.00	10,000.00
Maint Grounds -- Gates	3,720.00	10,000.00
Total expenses	33,080.00	104,500.00
Surplus/Deficit	17,302.07	(54,500.00)
Opening balance	88,620.15	88,620.15
Closing balance	\$105,922.22	\$34,120.15

Proposed Budget to apply from 01/07/2024

The Owners of 17 Malata Crescent Strata Plan
62964

Adara Apartments, 17 Malata Crescent, Success WA
6164

Administrative Fund

Proposed
budget

Revenue

Levies Due--Admin	260,000.00
Total revenue	260,000.00

Less expenses

Admin - Consultants	2,000.00
Admin-- Internet and phones	650.00
Admin--Accounting	500.00
Admin--Legal & Debt Collection Fees	1,500.00
Admin--Management Fees--Standard	27,066.00
Insurance--Premiums	35,000.00
Maint Bldg--Caretaking	5,250.00
Maint Bldg--Cleaning	30,000.00
Maint Bldg--Electrical	15,000.00
Maint Bldg--Electrical Reading	2,500.00
Maint Bldg--Fire Equipment Service & Repairs	20,000.00
Maint Bldg--Garage & Residential Gates	5,000.00
Maint Bldg--General Repairs	50,000.00
Maint Bldg--Lift	10,000.00
Maint Bldg--Owners Fob, Keys & Locks	1,000.00
Maint Bldg--Pest/Vermin Control	1,500.00
Maint Bldg--Plumbing & Drainage	5,000.00
Maint Bldg--Security Surveillance Equipment	2,500.00
Maint Grounds--Lawns & Gardening	2,500.00
Maint Grounds--Recreation Centre Contribution	20,000.00
Utility--Electricity	14,000.00
Utility--Gas	500.00
Utility--Rubbish Removal	500.00
Utility--Water Consumption	500.00
Total expenses	252,466.00

Surplus/Deficit 7,534.00

Opening balance (28,291.03)

Closing balance **-\$20,757.03**

Administrative Fund

Proposed
budget

Total units of entitlement	10000
Levy contribution per unit entitlement	\$28.60
Budgeted standard levy revenue	260,000.00
Add GST	26,000.00
Amount to raise in levies including GST	<hr/> \$286,000.00

Reserve Fund (Capital Account)

Proposed
budget

Revenue

Levies Due--Sinking	77,000.00
Total revenue	<u>77,000.00</u>

Less expenses

Maint Bldg-- Cleaning/ Glass	5,000.00
Maint Bldg--Capital Expenditure--Bldg Defects	50,000.00
Maint Bldg--Painting & Surface Finishes	17,000.00
Total expenses	<u>72,000.00</u>

Surplus/Deficit 5,000.00

Opening balance 118,437.13

Closing balance \$123,437.13

Total units of entitlement 10000

Levy contribution per unit entitlement \$8.47

Budgeted standard levy revenue 77,000.00

Add GST 7,700.00

Amount to raise in levies including GST \$84,700.00

Attachment 5 (Part 2 of 2)

Proposed Levy Schedule to apply from 01/07/2024

The Owners of 17 Malata Crescent Strata Plan
62964

Adara Apartments, 17 Malata Crescent, Success WA
6164

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Reserve Fund	Quarterly Total	Annual Total
1	101	136.00	972.40	287.98	1,260.38	5,041.52
2	102	124.00	886.60	262.57	1,149.17	4,596.68
3	103	136.00	972.40	287.98	1,260.38	5,041.52
4	104	104.00	743.60	220.22	963.82	3,855.28
5	105	104.00	743.60	220.22	963.82	3,855.28
6	106	104.00	743.60	220.22	963.82	3,855.28
7	107	136.00	972.40	287.98	1,260.38	5,041.52
8	108	124.00	886.60	262.57	1,149.17	4,596.68
9	109	136.00	972.40	287.98	1,260.38	5,041.52
10	110	140.00	1,001.00	296.45	1,297.45	5,189.80
11	111	139.00	993.85	294.33	1,288.18	5,152.72
12	112	141.00	1,008.15	298.57	1,306.72	5,226.88
13	201	136.00	972.40	287.98	1,260.38	5,041.52
14	202	124.00	886.60	262.57	1,149.17	4,596.68
15	203	136.00	972.40	287.98	1,260.38	5,041.52
16	204	104.00	743.60	220.22	963.82	3,855.28
17	205	104.00	743.60	220.22	963.82	3,855.28
18	206	104.00	743.60	220.22	963.82	3,855.28
19	207	136.00	972.40	287.98	1,260.38	5,041.52
20	208	124.00	886.60	262.57	1,149.17	4,596.68
21	209	136.00	972.40	287.98	1,260.38	5,041.52
22	210	136.00	972.40	287.98	1,260.38	5,041.52
23	211	139.00	993.85	294.33	1,288.18	5,152.72
24	212	139.00	993.85	294.33	1,288.18	5,152.72
25	213	136.00	972.40	287.98	1,260.38	5,041.52
26	301	138.00	986.70	292.22	1,278.92	5,115.68
27	302	126.00	900.90	266.80	1,167.70	4,670.80
28	303	138.00	986.70	292.22	1,278.92	5,115.68
29	304	105.00	750.75	222.34	973.09	3,892.36
30	305	105.00	750.75	222.34	973.09	3,892.36
31	306	105.00	750.75	222.34	973.09	3,892.36
32	307	138.00	986.70	292.22	1,278.92	5,115.68
33	308	126.00	900.90	266.80	1,167.70	4,670.80
34	309	138.00	986.70	292.22	1,278.92	5,115.68
35	310	138.00	986.70	292.22	1,278.92	5,115.68
36	311	141.00	1,008.15	298.57	1,306.72	5,226.88

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Reserve Fund	Quarterly Total	Annual Total
37	312	141.00	1,008.15	298.57	1,306.72	5,226.88
38	313	138.00	986.70	292.22	1,278.92	5,115.68
39	401	139.00	993.85	294.33	1,288.18	5,152.72
40	402	127.00	908.05	268.92	1,176.97	4,707.88
41	403	139.00	993.85	294.33	1,288.18	5,152.72
42	404	106.00	757.90	224.46	982.36	3,929.44
43	405	106.00	757.90	224.46	982.36	3,929.44
44	406	106.00	757.90	224.46	982.36	3,929.44
45	407	139.00	993.85	294.33	1,288.18	5,152.72
46	408	127.00	908.05	268.92	1,176.97	4,707.88
47	409	139.00	993.85	294.33	1,288.18	5,152.72
48	410	140.00	1,001.00	296.45	1,297.45	5,189.80
49	411	142.00	1,015.30	300.68	1,315.98	5,263.92
50	412	142.00	1,015.30	300.68	1,315.98	5,263.92
51	413	140.00	1,001.00	296.45	1,297.45	5,189.80
52	501	140.00	1,001.00	296.45	1,297.45	5,189.80
53	502	129.00	922.35	273.16	1,195.51	4,782.04
54	503	140.00	1,001.00	296.45	1,297.45	5,189.80
55	504	107.00	765.05	226.57	991.62	3,966.48
56	505	107.00	765.05	226.57	991.62	3,966.48
57	506	107.00	765.05	226.57	991.62	3,966.48
58	507	140.00	1,001.00	296.45	1,297.45	5,189.80
59	508	129.00	922.35	273.16	1,195.51	4,782.04
60	509	140.00	1,001.00	296.45	1,297.45	5,189.80
61	510	141.00	1,008.15	298.57	1,306.72	5,226.88
62	511	143.00	1,022.45	302.80	1,325.25	5,301.00
63	512	143.00	1,022.45	302.80	1,325.25	5,301.00
64	513	141.00	1,008.15	298.57	1,306.72	5,226.88
65	601	143.00	1,022.45	302.80	1,325.25	5,301.00
66	602	132.00	943.80	279.51	1,223.31	4,893.24
67	603	143.00	1,022.45	302.80	1,325.25	5,301.00
68	604	110.00	786.50	232.92	1,019.42	4,077.68
69	605	110.00	786.50	232.92	1,019.42	4,077.68
70	606	110.00	786.50	232.92	1,019.42	4,077.68
71	607	143.00	1,022.45	302.80	1,325.25	5,301.00
72	608	132.00	943.80	279.51	1,223.31	4,893.24
73	609	143.00	1,022.45	302.80	1,325.25	5,301.00
74	610	144.00	1,029.60	304.92	1,334.52	5,338.08
75	611	146.00	1,043.90	309.16	1,353.06	5,412.24
76	612	146.00	1,043.90	309.16	1,353.06	5,412.24
77	613	144.00	1,029.60	304.92	1,334.52	5,338.08
		10,000.00	\$71,500.00	\$21,175.00	\$92,675.00	\$370,700.00

COWDEN LIMITED
(THE INSURANCE BROKERS)

A.B.N. 65 008 761 822
A.F.S. License no. 241065
Level 3,985 Wellington Street WEST PERTH
Telephone: 9322 4822 Fax: 9324 1413
P.O. BOX 60, WEST PERTH, 6872

6 December 2023

CERTIFICATE OF CURRENCY

INSURED: The Owners of Adara Apartments - Strata Plan 62964

CLASS: Residential Strata Insurance

INTEREST: 1. Buildings
2. Legal Liability

SITUATION: 17 Malata Crescent, Success WA 6164

SUM INSURED: 1. \$27,149,627
2. \$10,000,000

INSURER: Strata Community Insurance

POLICY NO: POL11019469

EXPIRY DATE: 30/11/2024

This Insurance Contract is current as at the date of this certificate. Whilst an expiry date has been indicated, it should be noted that the policy may be cancelled in the future.

The certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend, or alter the coverage afforded by the policy or assume continuity of the policy beyond the expiry date.

Kind Regards,

COWDEN LIMITED

B Walker

BROOKE WALER
ACCOUNT EXECUTIVE

Brooke.walker@cowden.com.au

PERTH

ADELAIDE

MELBOURNE

SYDNEY



KG-6R24B008

17 MALATA CRESCENT REMEDICATION WORKS

THURSDAY, 18TH APRIL, 2024



April 18th, 2024



Matthew Perrett
Construction Compliance Consultancy
Woodvale
Perth, Western Australia

RE: KG-6R24B008 - 17 Malata Crescent Remediation Works

Dear Mr Perrett,

Kilmore Group submits this proposal in response to the remediation works to 17 Malata Crescent Project. With this response, you will find a detailed and fully conforming submission.

For the benefit of the Construction Compliance, the building owners, tenants and other affected stakeholders, Kilmore Group aims to add value to this project by integrating a communications plan, a strategic methodology, similar project experience, thorough health, safety and environmental management and strong team synergy.

Subsequently, additional comprehensive project management plans will also be generated as a critical component in the delivery of this project. These management plans will endeavour to provide safety for construction workers, employees and the public.

Kilmore Group personnel assigned to this project have significant expertise in projects of this nature with a combined 45+ years' experience within the industry.

Kilmore Group would like to thank you for the opportunity to submit a response and we are excited at the potential of working with you on this project.

If you require further information, please contact me at +61 416 737 259.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Guy McDonald".

Guy McDonald

Remedial Manager, Kilmore Group Pty Ltd
guy.mcdonald@kilmoregroup.com.au

SYDNEY Level 9, Building 50, 903 Clarence Street, Sydney, New South Wales 2000

ADELAIDE 3/55 Gawler Place, Adelaide, South Australia 5000

PERTH 27 King Edward Road, Osborne Park, Western Australia 6017

Phone (08) 6110 7117 **Email** info@kilmoregroup.com.au **ABN** 95 619 937 898

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SCHEDULE 1

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

SPECIALIST
CONTRACTOR
REPRESENTING
LOW RISK

CONCEPT
DESIGN THAT IS
FIT FOR
PURPOSE AND
MEETS THE
CLIENT
REQUIREMENTS

DESIGN,
FABRICATION AND
COMMISSION
EXPERIENCED

ISO CERTIFIED
KPIs AND
PROJECT
OBJECTIVES

DIRECT AND PROMPT
COMMUNICATION

WHY KILMORE GROUP?

Kilmore Group is confident in our ability to effectively oversee the 17 Malata Crescent Project. Our track record includes successful delivery of comparable waterproofing and concrete remediation projects across Western Australia, showcasing our capacity to bring substantial value to this project

The team designated for this project collectively possess an extensive experience of over 40 years in executing relevant scopes. Every team member comprehends the significance of effective communication, HSEQ management and ensuring the safety of both the Construction Compliance members, staff and the Kilmore Group construction team.

COMMUNITY AND COLLABORATION

Our proposed team has managed similar scopes previously at 225 St Georges Terrace Balcony Waterproofing, 235 St Georges Terrace Torch-On Waterproofing, Carlise TAFE Refurbishment, Council House Concrete Repair & Waterproofing - all of which were unique in requirements and purpose for their respective local communities. Our in-house design team are well versed in modular design and construction; and have the capacity to deliver this project with efficacy.

HSE MANAGEMENT

Kilmore Group's finalised site-specific HSE Management Plan (HSEMP) will be communicated at inductions, tool-box talks and site meetings. It will be presented to all personnel and clearly displayed in the site office and on noticeboards. It also factors in fatigue and mental health management of all personnel involved with the project. Any subcontractors we engage with are vetted, inducted and subject to the same processes we operate under.

SUMMARY

This submission will illustrate how Kilmore Group aims to manage the project and in turn, demonstrate our suitability for the works. The following documentation will consist of the following key items:

- Key Personnel
- Respondents Offer
- Company Profiles
- Pricing
- Project Profiles
- Current Projects



SCHEDULE 2

TENDER QUESTIONNAIRE CHECKLIST



TENDER QUESTIONNAIRE CHECKLIST


REQUEST	COMMENT
Attach brief description of company	Yes
Attach details of qualifications, skills and experience of key personnel and subcontractors nominated for the Contract of all deliverables.	Yes
The successful Tenderer agrees to provide a detailed Programme (ie. Gantt chart) showing all key tasks for the completion of all deliverables as required under the Contract.	Yes
Tenderer must outline how they intend to manage Safety on this Project.	Yes
The successful Tenderer will be required to provide a Project specific Safety Management Plan to the satisfaction of PM prior to commencing works.	Yes
Have you ever been bankrupt or a director of a company that has been in administration.	No
Attach Public Liability Insurance Certificate of Currency.	Yes
Attach Workers Comp Insurance Certificate of Currency	Yes
Attach Builders Registration	Yes
Attach Painters Registration	Yes
Attach Waterproofing accreditation	Yes
Completed and signed Tender form in section 9	Yes
Completed and signed Tender form in section 10	Yes

SCHEDULE 3

TENDER FORM



TENDER FORM

Kilmore Group Pty Ltd
Full Corporate Name
Kilmore Group
Registered Trading Name
27 King Edward Road, Osborne Park WA 6017
Registered Office Address
PO Box 302, Mount Hawthorn WA 6915
Postal Address
619 937 898
ACN
95 619 937 898
ABN
Guy McDonald
AUTHORISED REPRESENTATIVE

SIGNATURE
guy.mcdonald@kilmoregroup.com.au
EMAIL ADDRESS OF REPRESENTATIVE
0416 737 259
CONTACT NUMBER OF REPRESENTATIVE
19/04/2024
DATE


SCHEDULE 4

COMPANY PROFILE



ABOUT KILMORE GROUP

BUSINESS INFORMATION

LEGAL NAME OF COMPANY	Kilmore Group Pty Ltd
ABN / ACN	(95) 619 937 898
TRADING METHOD	Company
BUILDER REGISTRATION NUMBER	BC103334
ADDRESS	27 King Edward Road, Osborne Park, WA 6017
PO BOX	P.O Box 302 Mt Hawthorn, WA 6095
DIRECTOR(S)	Oran Kevin Fitzsimons John Aidan O'Donnell
TELEPHONE	(08) 6110 7117
EMAIL	tenders@kilmoregroup.com.au
REPRESENTATIVE	Guy McDonald
SIGNATURE	

Established in 2017 By Oran Fitzsimons and John O'Donnell, Kilmore Group began its journey as a dedicated contractor, specialising in façade remediation packages. Recognising the needs of our clients, we expanded our horizons in 2021.

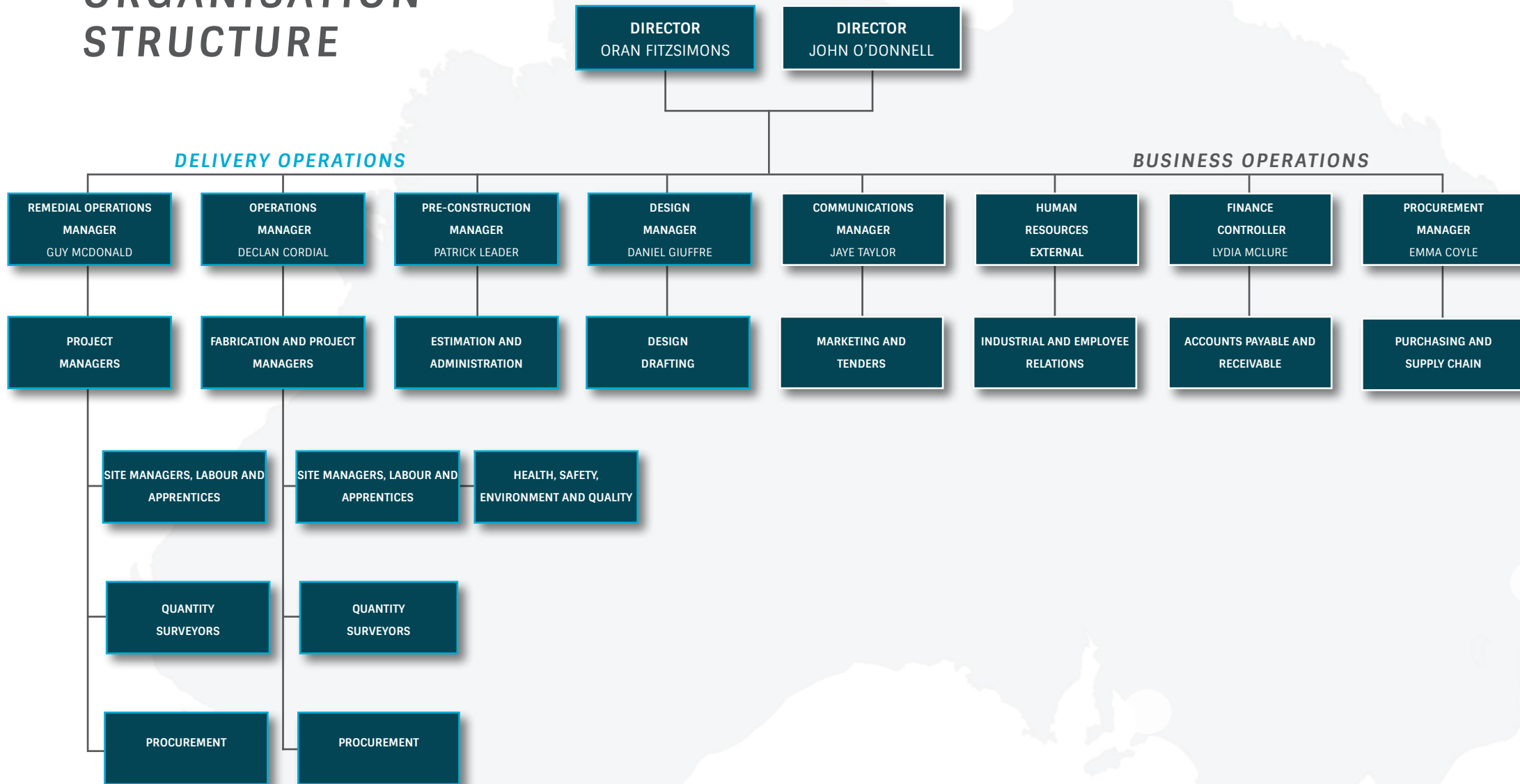
Today, we proudly offer services in full refurbishments, façade installations and replacements, concrete remediation, waterproofing, heritage restoration and structural strengthening. This diversification has positioned Kilmore Group as a leading remedial contractor, adept at delivering projects tailored for the complexities of the aging-built environment.

What truly sets us apart is our team. Our hiring philosophy is rooted in four core fundamentals: **Competency, Hardworking, Synergy** and **Communication**. Our robust team of 95 professionals encompasses a diverse range of expertise, from skilled specialist applicators, fabricators, carpenters, process engineers and architects.

Engaging our labour force directly allows us to control resourcing and quality. From investigating structural defects and non-compliance, to engaging in complex refurbishments, we have consistently delivered results for clients and their stakeholders.



ORGANISATION STRUCTURE

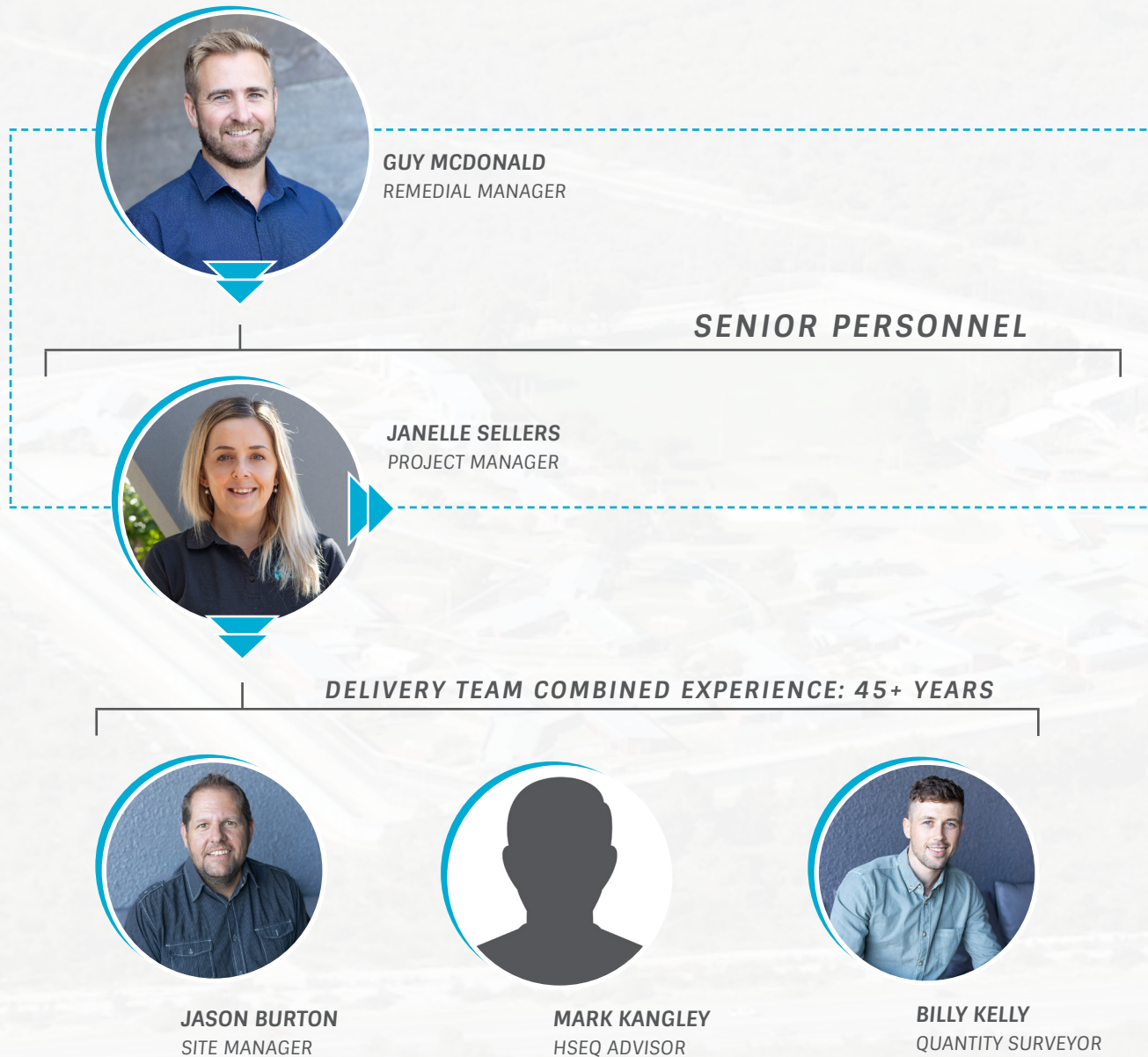


SCHEDULE 5

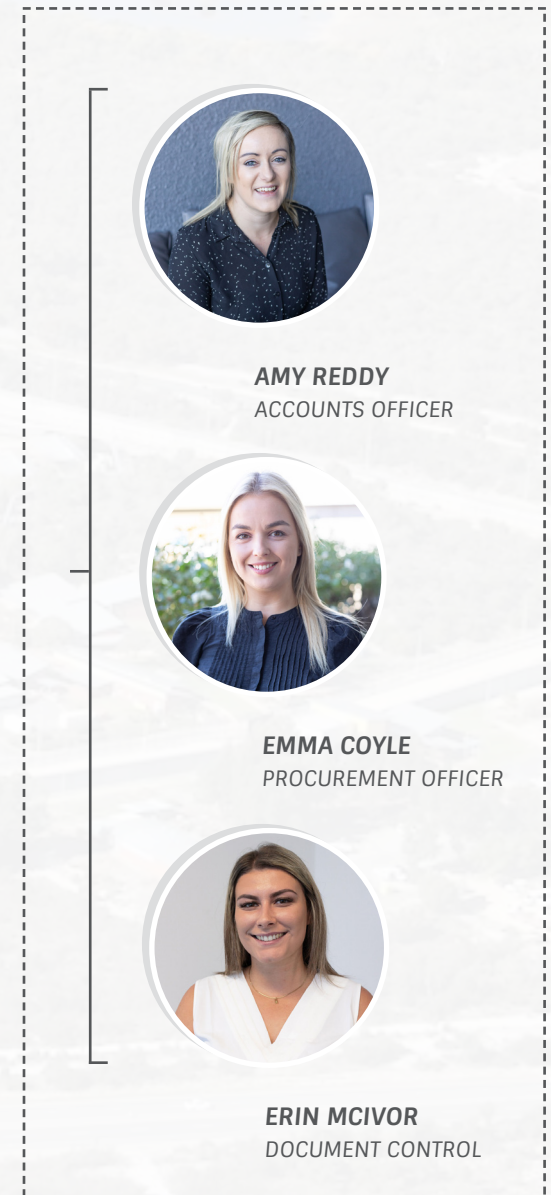
PROPOSED PERSONNEL



TEAM STRUCTURE



ADMINISTRATION & SUPPORT





GUY MCDONALD

REMEDIAL MANAGER

BACKGROUND

Guy is an analytical and meticulous Remedial Manager. His skill-set is guided by quality project management and leadership. Guy has a wealth of knowledge in remedial works. His value to the team provides the foundations for strong analysis, method delivery and client aftercare. He ensures structured and efficient communication tailored to each project, establishing client trust and satisfaction.

QUALIFICATIONS

- Diploma of Building and Construction
- Plasterer by trade
- Senior First Aid
- ArdexAcademy Training - Weldtec Sheet Membrane and Undertile Liquid Waterproofing
- ACRA - Australian Concrete and Remedial Association

PROJECT EXPERIENCE

KILMORE GROUP

- Lords Recreation Centre Pool Refurbishment
- City of Vincent Civic Centre Waterproofing
- Gosnells Oval Grandstand Remediation
- 225 St Georges Terrace Balcony Waterproofing
- Carlisle TAFE Asbestos Removal and Façade Replacement
- Department of Justice Detention Centre Cell Refurbishment Works

DURATEC - 2014 - 2020

- Garden Island (Defence) Building Refurbishments
- Avena Apartments Pool Deck Waterproofing
- Flinder Ports Adelaide Wharf Remediation Stage 1
- Rottneest island Lighthouse Remediation
- Augusta Lighthouse Remediation
- Fremantle Ports Sheet Pile Wall Remediation

TECHNICAL SKILLS

- Structural Strengthening
- Concrete Repair
- Waterproofing
- Joint Sealing
- Project Management
- Client and Stakeholder Liaising
- Procurement
- Progress Reporting
- Cost Control

ATTRIBUTES

- Relationship Management
- Strong Leadership
- Excellent Communication
- Strong Problem-solving Skills
- Over 20 years Construction Experience
- Procedure Driven
- Strong Negotiation Skills



JANELLE SELLERS

PROJECT MANAGER - CPPM

BACKGROUND

Janelle is an experienced project manager with a strong background in remedial construction, offering expertise in overseeing and delivering successful projects. She is proficient in identifying and resolving complex issues related to building remediation, repairs and restoration. Janelle's previous experience also as a contract administrator demonstrates the ability to effectively coordinate and allocate resources - and manage timelines to ensure projects are completed within budget.

QUALIFICATIONS

- Diploma in Project Management
- Cert IV Work Health & Safety
- Cert IV Management & Leadership
- Working at heights
- Provide First Aid "HLTAID003"
- White Card Construction Industry Accreditation
- Maritime Security Clearance
- Australian Institute of Project Management - Certified Practising Project Manager (AIPM-CPPM)

PROJECT EXPERIENCE

KILMORE GROUP

- Department of Justice Detention Centre Cell Refurbishment Works
- City of Perth Council House Concrete Repair and Waterproofing

FREYSSINET / PROJECT MANAGER - 2019 - 2022

- Fremantle Ports Civil and Marine Infrastructure Structural Repairs
- Brighton Apartments ACP Recladding
- Parmelia Hilton Hotel Concrete and Waterproofing of Balcony

- City of Vincent Civic Centre Waterproofing
- Lakeside Joondalup - Carpark Repairs
- John Dunn Pavillion Remediation
- Perth Childrens Hospital

- BHP Marillana Bridge Bearing Replacement
- BHP WAIO Berths A & B Upgrades - Port Hedland

TECHNICAL SKILLS

- Structural strengthening
- Concrete repair
- Waterproofing
- General Remedial Works
- Recladding
- Maintenance Works.

ATTRIBUTES

- Excellent Communication
- Strong Leadership
- High Attention to Detail
- Strong Problem-solving Skills
- Project Management
- Budgeting
- Cost Control





JASON BURTON

SITE MANAGER

BACKGROUND

Jason is a highly attentive site supervisor with substantial experience in both waterproofing and concrete repair. Jason's health and safety orientation and high standard of workmanship has resulted in quality product and service delivery for our remedial clients. Jason Manages crews of up to 20 tradespeople on remedial projects.

QUALIFICATIONS

- Working Safely at Heights
- Confined Space
- Construction Safety Awareness Training Card (Blue Card)
- High Risk License LF
- Senior First Aid Certificate
- Speed Aware Industry Driver's License
- ArdexAcademy Training - Weldtec Sheet Membrane and Undertile Liquid Waterproofing.
- Sika Australia Training in - Sarnafil, Combiflex, Index Torch On & Carbadur

PROJECT EXPERIENCE

KILMORE GROUP

- Cottesloe Shopping Centre Concrete Repairs
- 235 St Georges Terrace Torch-on Rooftop Waterproofing
- Ocean Keys Carbon Fibre Installation
- City of Perth Council House Concrete Repair and Waterproofing
- Gosnells Oval Grandstand Remediation
- Carlisle TAFE Asbestos Removal and Façade Replacement
- 225 St Georges Terrace Balcony Waterproofing
- Lords Recreation Centre Pool Deck Refurbishment
- City of Vincent Civic Centre Waterproofing

SRG / SITE SUPERVISOR - 2017 - 2020

- Citi Pacific Mining (BGC) Epoxy Coating Stores Shed
- ABN Perth HQ Waterproofing
- Perth Aldi Stores Carbon Fibre Installation
- Samphire Resort Rottnest Island Waterproofing Membrane Installation
- Bob Hawke College Waterproofing Membrane Installation

TECHNICAL SKILLS

- Structural Strengthening
- Concrete Repair
- Waterproofing
- Industrial Flooring
- Grouting
- Joint Sealing
- Blast and Painting
- Maintenance

ATTRIBUTES

- Excellent Communication
- Strong Leadership
- High Attention to Detail
- Strong Problem-solving Skills
- HSEQ Orientated
- Over 21 years' Construction Experience



MARK KANGLEY

HSEQ OFFICER

BACKGROUND

Mark is our Health, Safety, Environment, and Quality Officer at Kilmore Group. He plays a pivotal role in shaping our safety operations. He designs and streamlines HSEQ methodologies, ensuring effective communication to enhance stakeholder understanding. Mark is responsible for reporting, inspections, and audits, maintains strong stakeholder engagement and drives policy implementation, setting the standard for excellence across our organisation.

QUALIFICATIONS

- Cert IV in Work Health & Safety
- Cert III in Carpentry
- NEBOSH General Certificate in Occupational Health and Safety
- White Card – OHS Construction
- IOSH – Working Safely
- Minimum Industry Safety Training (MIST)

PROJECT EXPERIENCE

KILMORE GROUP

- Midland Gate Façade Remediation
- Eaton Pavilion Design and Construct
- Leederville Ovale Grandstand
- Department of Justice Detention Centre Cell Refurbishment Works
- Queen Street Fremantle Refurbishment

MAX BUILD / REMEDIAL APPLICATOR - 2018 - 2021

Working on a variety of jobs based in Sydney, Mark was responsible for the preparation and application of surfaces. He was also tasked with painting, liquid membrane and wallpaper walls, floors, ceilings, facades and other remedial building elements. In addition, he conducted investigations and sandblasting, scraping, sanding, hydro-blasting and steam-cleaning works. All work completed in line with WHS standards.

TECHNICAL SKILLS

- Reporting, Inspections and Auditing
- Stakeholder Engagement
- Policy Implementation
- Microsoft Packages
- Bluebeam
- Hammertech

ATTRIBUTES

- Process Driven
- Excellent Communication Skills
- Collaborative and Innovative
- Problem Solver



BILLY KELLY

QUANTITY SURVEYOR

PROJECT EXPERIENCE

KILMORE GROUP

- Queen Street Fremantle Refurbishment
- Midland Gate Façade Remediation
- Eaton Pavilion D&C
- City of Vincent Civic Centre Waterproofing

PELTON CONSTRUCTIONS - 2020 - 2021

- Parramatta Square Function Centre
- 137 Crown Street, Darlinghurst, NSW
- 35 Clarence Street, Sydney, NSW

TECHNICAL SKILLS

- Contract Management and Administration
- Quoting and Estimation
- Cost Control
- Budgeting and Cost Control
- Progress Claims
- Contract Review
- Variations
- Client and Stakeholder Liaising
- Procurement
- Progress Reporting
- Microsoft Office

BACKGROUND

Billy is an analytical and meticulous quantity surveyor. He serves as a primary point of contact for stakeholders and clients at Kilmore Group. Demonstrating expertise in cost control, he efficiently manages new client accounts using our CRM systems while showcasing proficiency in construction processes, methodologies and investigations. Billy's skills are highly impactful in sales forecasting and analysis. He ensures structured and efficient communication tailored to each project, establishing client trust and satisfaction.

QUALIFICATIONS

- Bachelor of Science in Quantity Surveying and Construction Economics - Technological University Dublin
- Senior First Aid

- 116 VAT Refurbishment
- Western Power Remediation
- Lords Recreation Centre Pool Deck Refurbishment
- Department of Justice Detention Centre Cell Refurbishment Works

- Warrawong Plaza Shopping Centre
- JAX Tyres Warrawong

ATTRIBUTES

- Relationship Management
- Business Background and Acumen
- Procedure Driven
- Strong Negotiation Skills

RESOURCE ALLOCATION

GUY MCDONALD
REMEDIAL MANAGER

25%

JANELLE SELLERS
PROJECT MANAGER

30%

JASON BURTON
SITE MANAGER

100%

MARK KANGLEY
HSEQ ADVISOR

30%

BILLY KELLY
QUANTITY SURVEYOR

25%



SCHEDULE 6

DEMONSTRATED EXPERIENCE



LORDS RECREATION POOL CONCOURSE REFURBISHMENT

DESCRIPTION:

Engaged by City of Subiaco, Kilmore Group completed the removal and replacement of the pool concourse at Lords Recreation Centre. While the pool was closed, additional areas had to be temporarily restricted to allow the works to be undertaken while mitigating danger to the public and tenants.

WORKS INCLUDED:

- demolition
- waterproofing membrane installation
- new tiling system
- OH&S management
- subcontractor management.

PROJECT SIMILARITIES:

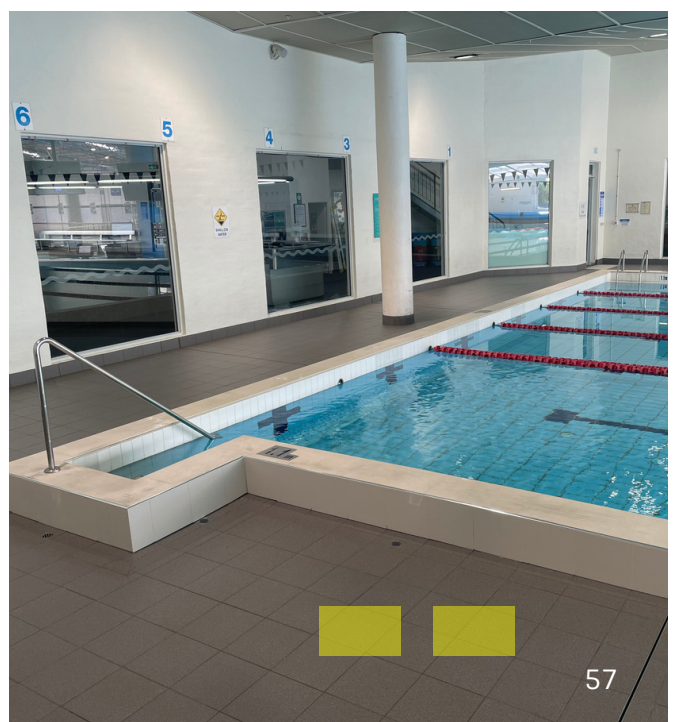
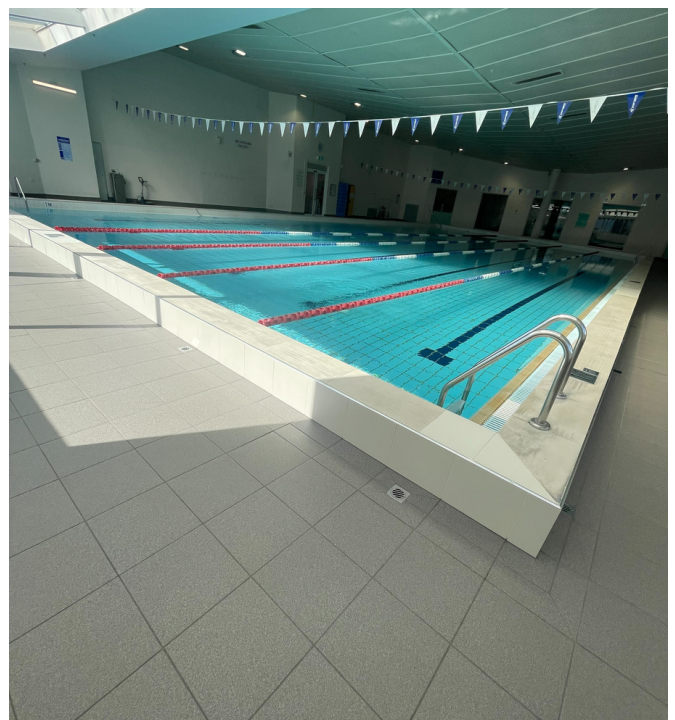
- subcontractor management
- tiling and grout works
- public and occupant management
- waterproofing and concrete repair work.

DELIVERABLES:

- fortnightly site meetings
- monthly progress reports
- weekly look ahead schedules.

RESULTS:

- The project was completed under a strict timeframe as the pool was required to be opened by a specific date.
- The City had positive feedback on how Kilmore Group had managed the project's entirety



COUNCIL HOUSE CONCRETE REPAIR & WATERPROOFING

DESCRIPTION:

Kilmore Group was engaged by City of Perth for the purpose of the Council House Podium Concrete and Waterproofing Remediation project.

WORKS INCLUDED:

- demolition / mobilisation
- concrete repair works
- waterproofing works
- movement and expansion joint remediation
- pedestrian and tenant traffic management.

PROJECT SIMILARITIES:

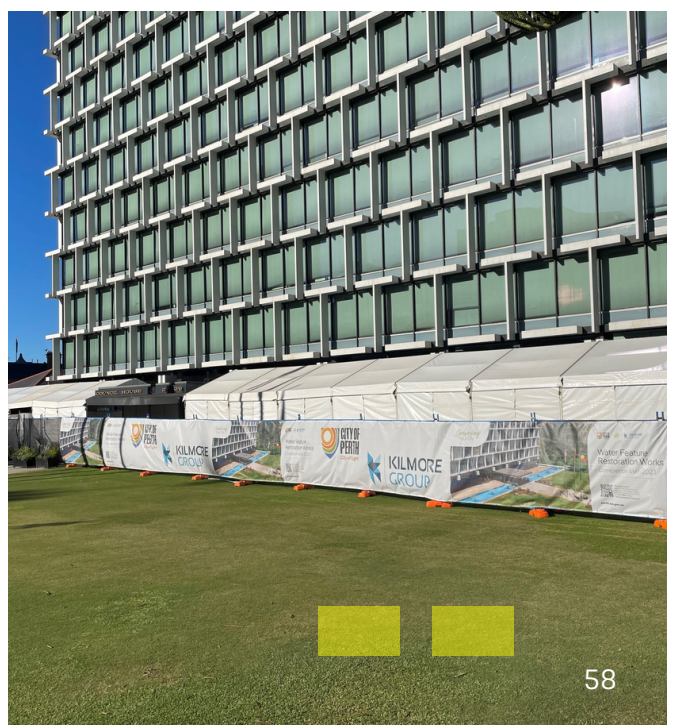
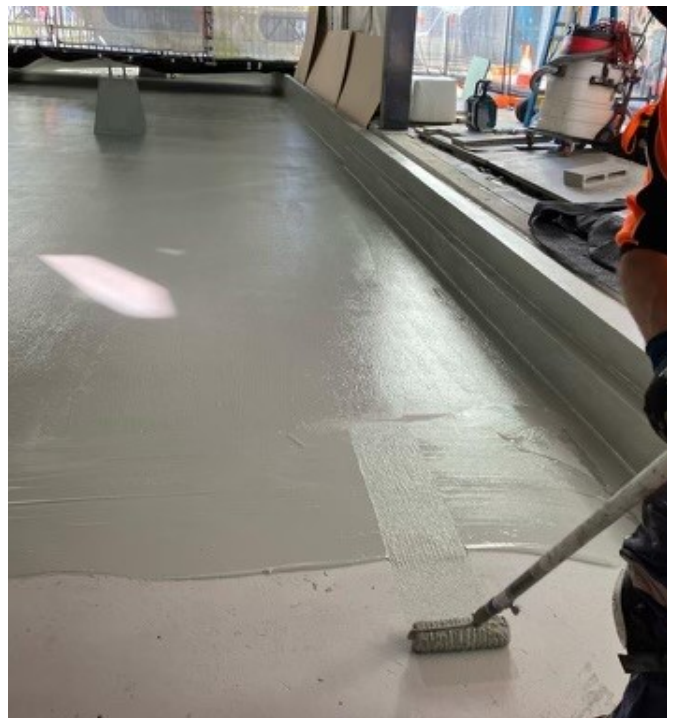
- comprehensive project management plans
- concrete repair works
- waterproofing works
- tenanted (live) building.

DELIVERABLES:

- Health, Safety and Environmental Plan
- Project Quality Assurance Plan
- material register
- progress reporting
- weekly look ahead schedules.

RESULTS:

- The pedestrian management plan played a vital role in this project. By anticipating potential delays caused by ingress and egress to the building, Kilmore Group coordinated construction activities and pedestrian flow, ensuring that work could be carried out as planned without compromising the safety of the community



235 ST GEORGES TERRACE TORCH-ON WATERPROOFING

DESCRIPTION:

At 235 ST Georges Terrace, Kilmore Group has recently completed waterproofing works to the rooftop area. This required the removal of the existing liquid waterproof system, and installation of a two layer 1045m2 bituminous torch-on waterproof membrane.

WORKS INCLUDED:

- full removal of existing waterproofing system
- concrete slab preparation
- Soprema two layer torch-on membrane system
- rope access works.

PROJECT SIMILARITIES:

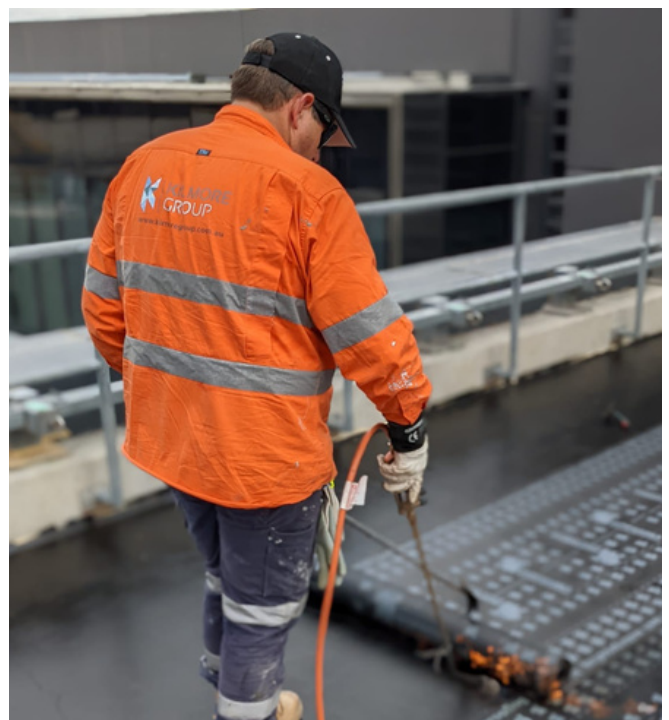
- noise and dust mitigation methodology implementation
- stakeholder and occupant management
- demolition
- concrete slab preparatory works
- waterproofing product installation.

DELIVERABLES:

- site dilapidation and investigation reports
- weekly lookahead schedules
- materials register.

RESULTS:

- stakeholder disruption mitigation via out of hours and weekend works to ensure noise was managed appropriately.



225 ST GEORGES TERRACE BALCONY WATERPROOFING

DESCRIPTION:

At 225 ST Georges Terrace, Kilmore Group has recently installed clamp drains and the Ardex WPM1000 Waterproofing Membrane to the balcony of this City centre structure.

WORKS INCLUDED:

- remove existing peel and stick waterproofing membrane
- concrete slab preparation
- Ardex waterproofing membrane installation.

PROJECT SIMILARITIES:

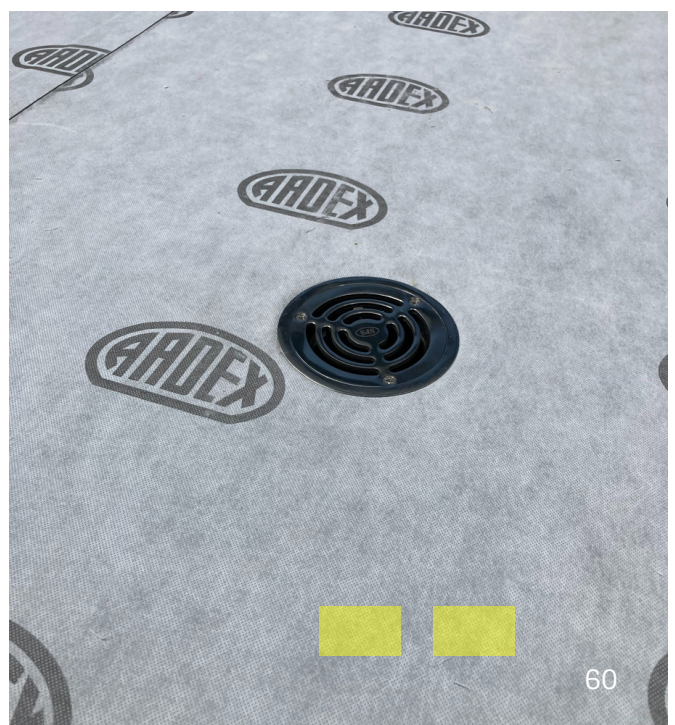
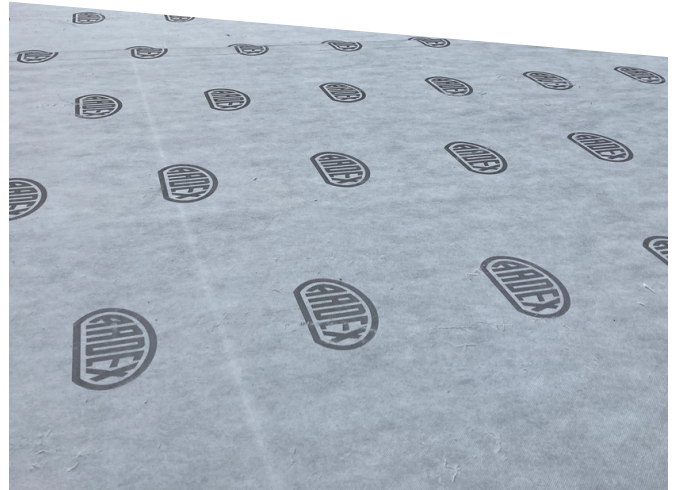
- tenant disruption mitigation
- works to balcony area
- demolition works
- waterproofing membrane installation.

DELIVERABLES:

- fortnightly site meetings
- monthly progress reports
- technical and safety data sheet provisions
- materials register.

RESULTS:

- All works completed on time with a short deadline.
- Works completed out of normal hours as there were active offices below.



SCHEDULE 7

INSURANCES



30 September 2022

CONFIRMATION OF INSURANCE

Connect Business Insurance in our capacity as Insurance Brokers hereby confirm that the following insurance has been arranged and is in force as at 30 September 2022.

CLASS OF INSURANCE: Workers Compensation
INSURER: CGU Workers Compensation
POLICY NUMBER: O/20-11687
INSURED: Kilmore Group Pty Ltd
INTEREST: Liability under the Western Australian Workers Compensation and Injury Management Act 1981 (as amended)
PERIOD OF INSURANCE: 30 September 2022 to 31 March 2024 at 4pm
LIMIT OF LIABILITY: \$50,000,000
PRINCIPAL: Blanket Principals Indemnity including waiver of subrogation

In all instances, cover afforded is subject to the policy terms, conditions, and exclusions.

Yours sincerely,



Laura Porter
Account Executive
Connect Business Insurance



ABN 60 096 916 184 | AFSL 233750



This confirmation of insurance is issued as a matter of information only and confers no rights upon the holder. This confirmation of insurance does not amend, extend, or alter the coverage afforded by the policy listed. The policy referred to is current as at the date of issue of this confirmation and whilst a due date has been indicated it should be noted that the policy may be cancelled at any time in the future. Accordingly, reliance should not be placed on the expiry date.

Connect Business Pty Ltd T/as Connect Business Insurance is a Corporate Authorised Representative No 1241963. ABN 59 612 031 964 of Community Broker Network Pty Ltd AFSL 233750 ABN 60 096 916 184.

12 April 2023

CONFIRMATION OF INSURANCE

Connect Business Insurance in our capacity as Insurance Brokers hereby confirm that the following insurance has been arranged and is in force as at 12 April 2023.

CLASS OF INSURANCE: Broadform Liability (Public & Products Liability)

INSURER: CGU Insurance Limited

POLICY NUMBER: 10M 8268033

INSURED: Kilmore Group Pty Ltd

INTEREST: Legal liability to pay compensation for personal injury or property damage arising from the Insured's business operations.

PERIOD OF INSURANCE: 31 March 2023 to 31 March 2024 at 4pm

BUSINESS: Building Façade and Sheet Metal Manufacturing and Erection, Cladding Installation and Rectification, Waterproofing and Concrete Re-Mediation (Non-Structural), Alterations and Additions to Office/Commercial property including, but not limited to, all associated activities

LIMIT OF LIABILITY: \$20,000,000 any one claim; limited in the aggregate for Products Liability
\$20,000,000 any one occurrence for Public Liability
\$20,000,000 any one occurrence for Advertising Injury
\$500,000 any one occurrence for property in your care, custody or control

In all instances, cover afforded is subject to the policy terms, conditions, and exclusions.

Yours sincerely,



Laura Porter
Account Executive
Connect Business Insurance



ABN 60 096 916 184 | AFSL 233750



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SCHEDULE 8

BUILDER'S REGISTRATION





CERTIFICATE OF REGISTRATION

Kilmore Group Pty Ltd

Registration Number BC103334

As a Building Service Provider

Registered Building Contractor (Company)

Period

1 May 2023

To

1 May 2026

This certificate is issued by the Building Services Board under the provisions of the Building Services (Registration) Act 2011.
Registration is not transferable.



SCHEDULE 9

WATERPROOFING ACCREDITATIONS



Accreditation Certificate

This is to certify that

Jason Burton

has successfully completed the

**ARDEX Undertile Liquid Waterproofing &
ARDEX Weldtec Undertile (WPM750 & WPM1000)
Waterproofing Course**

Accreditation Number: 17610

Completion Date: 28th July 2022

Expiry Date: 28th July 2026



Joel Clough
National Training Manager
ARDEX Australia



Accreditation Certificate

This is to certify that

Mark Kangley

has successfully completed the

**ARDEX Undertile Liquid Waterproofing &
ARDEX Weldtec Undertile (WPM750 & WPM1000)
Waterproofing Course**

Accreditation Number: 17612

Completion Date: 28th July 2022

Expiry Date: 28th July 2026



Joel Clough
National Training Manager
ARDEX Australia



Accreditation Certificate

This is to certify that

Jake Brown

has successfully completed the

**ARDEX Undertile Liquid Waterproofing &
ARDEX Weldtec Undertile (WPM750 & WPM1000)
Waterproofing Course**

Accreditation Number: 17616

Completion Date: 28th July 2022

Expiry Date: 28th July 2026



Joel Clough
National Training Manager
ARDEX Australia



SCHEDULE 10

PRICING SCHEDULE



Kilmore

17 Malata Crescent Estimate

1	Preliminaries	1	Item	\$100,124.10	\$100,124.10
	Balcony Works				
1	Scaffold access and temporary handrail for apartments	1	PS	\$73,150.00	\$73,150.00
2	Removal of balcony timber decking	1	Item	\$19,675.42	\$19,675.42
3	Strip paint to steel back to substrate	1	Item	\$73,310.47	\$73,310.47
4	Recoat steel with Firetex FX6002 and apply Dulux topcoat	1	Item	\$136,100.93	\$136,100.93
5	Relay existings timber decking	1	Item	\$38,512.55	\$38,512.55
	Podium External Balcony Deck				
7	Removal of plants and planters	1	Item	\$14,053.87	\$14,053.87
8	Demolition works	1	Item	\$22,486.19	\$22,486.19
9	Remove waterproofing to planters and prepare substrate	1	Item	\$11,243.10	\$11,243.10
10	Remove waterproofing to podium and prepare substrate	1	Item	\$13,347.10	\$13,347.10
11	Remove and dispose of retic	1	Item	\$6,006.92	\$6,006.92
12	Drain Installation	1	Item	\$4,931.25	\$4,931.25
13	Waterproofing and Install artificial grass	1	Item	\$10,987.65	\$10,987.65
14	Waterproofing and Tiling	1	Item	\$40,873.95	\$40,873.95
15	Rendering to parapet and carpark	1	PS	\$7,500.00	\$7,500.00
16	Painting	1	Item	\$11,339.25	\$11,339.25
17	Waterproof planters and reinstatement of plants and soil to planters	1	Item	\$38,978.87	\$38,978.87
18	Entry Portico Roof				
18	Scaffold access and temporary handrail	1	PS	\$15,000.00	\$15,000.00
19	Removal of existing coating and preparation	1	m2	\$10,536.32	\$10,536.32
20	Waterproof Roof	1	Item	\$23,552.80	\$23,552.80
	Bin Store Roof				
21	Edge Protection	1	Item	\$3,000.00	\$3,000.00

22	Removal of ballast and existing coating and preparation	1	Item	\$9,944.57	\$9,944.57
23	Waterproof Roof	1	Item	\$21,697.82	\$21,697.82
				TOTAL (Excl GST)	\$706,353.13
				GST	\$70,635.31
				TOTAL (Incl GST)	\$776,988.44

SCHEDULE 11

SCHEDULE OF RATES



SCHEDULE OF RATES

TRADE	HOURLY RATE. GST EXCL
Supervisor	\$120.00
Tradesman	\$90.00
Plumber	\$160.00
Electrician	\$160.00
Waterproofing Applicator	\$90.00
Labourer	\$75.00

WORKS	RATE	COST RATE. GST EXCL
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

Markup percentage applied to approved bought in materials incurred on day works. This markup shall include all overheads, profit and associated costs.

Percentage markup on bought in materials.	15%
---	-----

Should bought in materials be required for day works, the Contractor shall provide an invoice from the supplier of such materials to support all claims for reimbursement by the Principal.

Dayworks expenses approved by the Principal shall be reimbursed at verified cost plus the agreed percentage mark-up.

No claims for dayworks or related bought in materials shall be incurred without prior written consent of the Principal.



SCHEDULE 12

CLARIFICATIONS



CLARIFICATIONS

Our prices, rates and tender are subject to the clarifications listed below. We have provided these as additional explanations to our intended work method and understanding of the works.

No.	CLARIFICATION DESCRIPTION
1	All Kilmore Group rates and prices are excluding GST.
2	Kilmore Group have assumed that toilet, potable water and 240 volt power will be available on site free of charge for the duration of the project.
3	We have based our proposal on the above scope of work being completed in one (1) mobilisation, and with unhindered access to the work areas.
4	We have made no allowance for the removal or replacement of any electrical, mechanical or any other fixtures or assets in order to gain access to the work area.
5	We have assumed all works will be undertaken during the following working hours. Normal working hours being between the hours of 6.00am and 5.00pm Monday to Friday. Works can be undertaken outside these hours with prior notice and labour may be charged with a surcharge.
6	Kilmore Group will have sole unhindered access to the work area.
7	We will require a suitable lay down area for our equipment and materials within close proximity (<50m) to the work face.
8	We have not allowed for the removal of any balustrading to carry out the works
9	We have not allowed for the installation of any new reticulation
10	We have made no allowance for the removal of corrosion to crevices as it is impossible to prep and repair.
11	We have allowed for \$60/m2 tile allowance including markup.
12	We have allowed for one colour tiling. Patterns or multi colour tiling would be charged as an extra.
13	We have made an allowance of 0-50mm for depth of the cementitious screed. If additional depth over 50mm is required this will be charged as a variation.
14	No allowance has been made for any repairs to damage to slabs or beams that may be found under membrane layers. This is unknown until the existing membrane has been removed.
15	We have allowed 35mm Silverback Natural Artificial Astroturf to the Courtyard's Garden Area of Units G01-G05.
16	No works to clear existing drains which may be blocked has been allowed for in our submission.
17	We have not allowed for the removal of any windows to carry out the waterproofing works.
18	We have only allowed for the waterproofing works to the top of the portico roof and bin store roof.





HEAD OFFICE
27 KING EDWARD RD
OSBORNE PARK
WA 6017

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**MINUTES OF THE EXTRAORDINARY GENERAL MEETING
 THE OWNERS - STRATA PLAN 62964**

ADDRESS OF THE STRATA SCHEME:

Adara Apartments
 Adara Apartments, 17 Malata Crescent, Success WA 6164

DATE, PLACE & TIME OF MEETING: An Extraordinary General Meeting of The Owners - Strata Plan 62964 was held on 22/07/2024 at By way of email vote. The meeting commenced at .

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
1	101	Yes	Kaur, Charanjeet
4	104	Yes	CAMPBELL, Geoffrey John
14	202	Yes	Lee, Jian
16	204	Yes	Long, Ljiljana
31	306	Yes	Radic, Nemanja
35	310	Yes	Masterson, Roch Anthony
36	311	Yes	Bowser, Trudy Helen
39	401	Yes	LIMMER, Toni
41	403	Yes	VEERKAMP, Susan Elizabeth
44	406	Yes	D'IPPOLITO, Nicoletta
51	413	Yes	NGUYEN, Huy Cuong
52	501	Yes	REWI, Alma Theresa
53	502	Yes	LEE, Sori
57	506	Yes	Mcarthur, Colin John
62	511	Yes	White River Resources Pty Ltd
64	513	Yes	TAN, Hsein Wen Daryl
65	601	Yes	SULTANA, Hayley Marie
66	602	Yes	LAMPE, Diane
68	604	Yes	SMITH, Laura Jaye
70	606	Yes	BREEN, Martina
72	608	Yes	EE, Alan John Marie
76	612	Yes	Andrea Lyn BROWN & Aidan Francis Vivian STEWART

CHAIRPERSON (acting): Serena Vivian

Minutes of the meeting:

1 Option 1- Strata Improvement Loan

Motion Under Notice

Resolved by way of an ordinary resolution that the Strata Company SP62964 enter into a Strata Improvement Loan with Macquarie Bank as outlined below:

Loan amount: \$750,000.00

Borrower: The Owners of Strata Plan 62964

Interest Rate: Currently 6.5%- this may fluctuate in line with market interest rate fluctuations

Term: 7 Years

Repayment: Principal & Interest repayments as outlined in levy schedule

For- 12

Against- 11

Motion Carried.



2 Option 2- Partial Strata Improvement Loan

Motion Under Notice

Resolved by way of an ordinary resolution that the Strata Company SP62964;

- allocate funds to the value to \$50,000 from the Reserve Fund to these defect remedial works;
- raise a special levy to the value to \$200,000 to be paid quarterly; and
- enter into a Strata Improvement Loan with Macquarie Bank as outlined below:

Loan amount: \$500,000.00

Borrower: The Owners of Strata Plan 62964

Interest Rate: Currently 6.5%- this may fluctuate in line with market interest rate fluctuations

Term: 5 Years

Repayment: Principal & Interest repayments as outlined in levy schedule

For- 7

Against- 16

Motion Lost.

3 Option 3- Special Levy

Motion Under Notice

Resolved by way of an ordinary resolution that the Strata Company SP62964 raise a special levy as outlined below:

Special levy amount: \$780,000.00

Term: 2 Years

Repayment: equal repayments as outlined in levy schedule

For- 5

Against- 18

Motion Lost.

4 Option 4- Special Levy

Motion Under Notice

Resolved by way of an ordinary resolution that the Strata Company SP62964 raise a special levy as outlined below:

Special levy amount: \$780,000.00

Term: 2 Years

Repayment: staged repayments as outlined in levy schedule

\$450,000 in year 1

\$330,000 in year 2

For- 5

Against- 18

Motion Lost.



INVITATION TO A GENERAL MEETING OF THE OWNERS - STRATA PLAN 62964

ADDRESS OF THE STRATA SCHEME: Adara Apartments, 17 Malata Crescent, Success WA 6164

DATE, PLACE & TIME OF MEETING:

An Extraordinary General Meeting (EGM) of The Owners - Strata Plan 62964 17 Malata Crescent Success is to be held via circular resolution.

Your Instructions-

- There are 4 options to vote on,
- You are to vote on the motion that suits you,
- Your vote is very important, so please read and vote on the motion ASAP
- Your vote must be back by 16 August 2024 to be counted,
- A proxy form is attached, fill out the information then select the motion that suits you and circle YES or NO
- Return by email by COB 16 August 2024

Attachments to this agenda are as follows:

- Proxy Form with voting attached, please print and return ASAP
- Option 1 levy schedule
- Option 2 levy schedule
- Option 3 levy schedule
- Option 4 levy schedule

Voting at this General Meeting

Section 120. Voting

(1) The owner of each lot in a strata titles scheme is entitled to 1 vote on a proposed resolution of the strata company.

(2) However, the owner of a lot is not entitled to cast the vote attached to the lot if there is an outstanding amount recoverable under this Act owed to the strata company by the owner of the lot.

Section 133. Resolutions passed at a general meeting may be ordinary resolutions unless the Act requires otherwise.

Section 125 - If a proxy and an owner are at a meeting then the owner must cast the vote for the lot personally rather than by proxy.

Serena Vivian

Strata Manager

08 9383 2066

serena@carepropertywa.com.au



The Agenda is as follows:

As per the Strata Titles Act Section 120. (3). A proposed resolution can be put to the members of a strata company-

- (a) at a general meeting; or
- (b) outside of a general meeting

Please find the motions below-

1 Option 1- Strata Improvement Loan

Motion Under Notice

Resolve by way of an ordinary resolution that the Strata Company SP62964 enter into a Strata Improvement Loan with Macquarie Bank as outlined below:

Loan amount: \$750,000.00

Borrower: The Owners of Strata Plan 62964

Interest Rate: Currently 6.5%- this may fluctuate in line with market interest rate fluctuations

Term: 7 Years

Repayment: Principal & Interest repayments as outlined in levy schedule

2 Option 2- Partial Strata Improvement Loan

Motion Under Notice

Resolve by way of an ordinary resolution that the Strata Company SP62964;

- allocate funds to the value to \$50,000 from the Reserve Fund to these defect remedial works;
- raise a special levy to the value to \$200,000 to be paid quarterly; and
- enter into a Strata Improvement Loan with Macquarie Bank as outlined below:

Loan amount: \$500,000.00

Borrower: The Owners of Strata Plan 62964

Interest Rate: Currently 6.5%- this may fluctuate in line with market interest rate fluctuations

Term: 5 Years

Repayment: Principal & Interest repayments as outlined in levy schedule

3 Option 3- Special Levy

Motion Under Notice

Resolve by way of an ordinary resolution that the Strata Company SP62964 raise a special levy as outlined below:

Special levy amount: \$780,000.00

Term: 2 Years

Repayment: equal repayments as outlined in levy schedule

4 Option 4- Special Levy

Motion Under Notice

Resolve by way of an ordinary resolution that the Strata Company SP62964 raise a special levy as outlined below:

Special levy amount: \$780,000.00

Term: 2 Years

Repayment: staged repayments as outlined in levy schedule

\$450,000 in year 1

\$330,000 in year 2



THE OWNERS OF 62964 PROXY FORM

Important notes: Please read these carefully before completing **both** pages of this form.

1. A proxy holder does not have to be an owner but must be an adult of full age and capacity.
2. A corporate owner (e.g. a corporate super fund trustee) can only vote by a proxy holder.
3. Co-owners of a lot can only vote by a proxy holder, appointed by **all** the co-owners (the proxy holder can be one of the co-owners).
4. If a sole adult owner (not a co-owner) and his or her proxy holder both attend/participate, only the owner can vote.
5. If the options in this form do not meet your requirements, seek advice.

I /We, _____

being the owner/s of lot number/s _____ (unit number/s _____) appoint:

Select and complete -

Option 3: _____ [*name of proxy holder*] to speak and act and to vote for me/us as my/our proxy holder and answer the electronic vote to be taken outside of a general meeting under a notice dated 13 August 2024.

Execution by natural owner (s)

This form must be signed by each natural owner or by their appointed attorney)

Signature of sole owner:

OR:

Signatures of **all** co-owners
(*including proxy holder if a co-owner*):

Execution by corporate owner

*This form must be signed by the sole director and sole secretary **OR** two directors or a director and secretary **OR** by the company's appointed attorney*

Sole director and sole secretary

OR

Director

Director/Secretary

OR

Attorney

If signing by an attorney, please provide a copy of the Power of Attorney.



VOTING AT THIS EXTRAORDINARY GENERAL MEETING

Option 1. Apply for a Strata Improvement Loan with Macquarie Bank for \$750,000.

Circle your preference below -

YES / NO

Option 2. Allocate \$50,000 from the Reserve Fund, raise a Special Levy for \$200,000 and apply for a Strata Improvement Loan with Macquarie Bank for \$500,000.

Circle your preference below -

YES / NO

Option 3. Raise a Special Levy to the value of \$780,000 inc GST to be paid in equal installments over 2 years.

Circle your preference below -

YES / NO

Option 4. Raise a Special Levy to the value of \$780,000 inc GST to be paid in staged installments over 2 years.

Circle your preference below -

YES / NO

Date of execution: _____ 2024



Option 1- Strata Improvement Loan

Lot #	Unit #	U.E	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
1	101	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
2	102	0.0124	\$ 1,933.07	\$ 1,846.72	\$ 1,760.36	\$ 1,674.00	\$ 1,587.64	\$ 1,501.29	\$ 1,414.92	\$ 11,718.00
3	103	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
4	104	0.0104	\$ 1,621.29	\$ 1,548.86	\$ 1,476.43	\$ 1,404.00	\$ 1,331.57	\$ 1,259.14	\$ 1,186.70	\$ 9,828.00
5	105	0.0104	\$ 1,621.29	\$ 1,548.86	\$ 1,476.43	\$ 1,404.00	\$ 1,331.57	\$ 1,259.14	\$ 1,186.70	\$ 9,828.00
6	106	0.0104	\$ 1,621.29	\$ 1,548.86	\$ 1,476.43	\$ 1,404.00	\$ 1,331.57	\$ 1,259.14	\$ 1,186.70	\$ 9,828.00
7	107	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
8	108	0.0124	\$ 1,933.07	\$ 1,846.72	\$ 1,760.36	\$ 1,674.00	\$ 1,587.64	\$ 1,501.29	\$ 1,414.92	\$ 11,718.00
9	109	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
10	110	0.0140	\$ 2,182.50	\$ 2,085.00	\$ 1,987.50	\$ 1,890.00	\$ 1,792.50	\$ 1,695.00	\$ 1,597.49	\$ 13,230.00
11	111	0.0139	\$ 2,166.91	\$ 2,070.11	\$ 1,973.31	\$ 1,876.50	\$ 1,779.70	\$ 1,682.89	\$ 1,586.08	\$ 13,135.50
12	112	0.0141	\$ 2,198.09	\$ 2,099.89	\$ 2,001.70	\$ 1,903.50	\$ 1,805.31	\$ 1,707.11	\$ 1,608.90	\$ 13,324.50
13	201	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
14	202	0.0124	\$ 1,933.07	\$ 1,846.72	\$ 1,760.36	\$ 1,674.00	\$ 1,587.64	\$ 1,501.29	\$ 1,414.92	\$ 11,718.00
15	203	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
16	204	0.0104	\$ 1,621.29	\$ 1,548.86	\$ 1,476.43	\$ 1,404.00	\$ 1,331.57	\$ 1,259.14	\$ 1,186.70	\$ 9,828.00
17	205	0.0104	\$ 1,621.29	\$ 1,548.86	\$ 1,476.43	\$ 1,404.00	\$ 1,331.57	\$ 1,259.14	\$ 1,186.70	\$ 9,828.00
18	206	0.0104	\$ 1,621.29	\$ 1,548.86	\$ 1,476.43	\$ 1,404.00	\$ 1,331.57	\$ 1,259.14	\$ 1,186.70	\$ 9,828.00
19	207	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
20	208	0.0124	\$ 1,933.07	\$ 1,846.72	\$ 1,760.36	\$ 1,674.00	\$ 1,587.64	\$ 1,501.29	\$ 1,414.92	\$ 11,718.00
21	209	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
22	210	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
23	211	0.0139	\$ 2,166.91	\$ 2,070.11	\$ 1,973.31	\$ 1,876.50	\$ 1,779.70	\$ 1,682.89	\$ 1,586.08	\$ 13,135.50
24	212	0.0139	\$ 2,166.91	\$ 2,070.11	\$ 1,973.31	\$ 1,876.50	\$ 1,779.70	\$ 1,682.89	\$ 1,586.08	\$ 13,135.50
25	213	0.0136	\$ 2,120.14	\$ 2,025.43	\$ 1,930.72	\$ 1,836.00	\$ 1,741.29	\$ 1,646.57	\$ 1,551.84	\$ 12,852.00
26	301	0.0138	\$ 2,151.32	\$ 2,055.22	\$ 1,959.11	\$ 1,863.00	\$ 1,766.89	\$ 1,670.79	\$ 1,574.67	\$ 13,041.00
27	302	0.0126	\$ 1,964.25	\$ 1,876.50	\$ 1,788.75	\$ 1,701.00	\$ 1,613.25	\$ 1,525.50	\$ 1,437.74	\$ 11,907.00
28	303	0.0138	\$ 2,151.32	\$ 2,055.22	\$ 1,959.11	\$ 1,863.00	\$ 1,766.89	\$ 1,670.79	\$ 1,574.67	\$ 13,041.00



Option 1- Strata Improvement Loan

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Total</u>
29	304	0.0105	\$ 1,636.88	\$ 1,563.75	\$ 1,490.63	\$ 1,417.50	\$ 1,344.38	\$ 1,271.25	\$ 1,198.12	\$ 9,922.50
30	305	0.0105	\$ 1,636.88	\$ 1,563.75	\$ 1,490.63	\$ 1,417.50	\$ 1,344.38	\$ 1,271.25	\$ 1,198.12	\$ 9,922.50
31	306	0.0105	\$ 1,636.88	\$ 1,563.75	\$ 1,490.63	\$ 1,417.50	\$ 1,344.38	\$ 1,271.25	\$ 1,198.12	\$ 9,922.50
32	307	0.0138	\$ 2,151.32	\$ 2,055.22	\$ 1,959.11	\$ 1,863.00	\$ 1,766.89	\$ 1,670.79	\$ 1,574.67	\$ 13,041.00
33	308	0.0126	\$ 1,964.25	\$ 1,876.50	\$ 1,788.75	\$ 1,701.00	\$ 1,613.25	\$ 1,525.50	\$ 1,437.74	\$ 11,907.00
34	309	0.0138	\$ 2,151.32	\$ 2,055.22	\$ 1,959.11	\$ 1,863.00	\$ 1,766.89	\$ 1,670.79	\$ 1,574.67	\$ 13,041.00
35	310	0.0138	\$ 2,151.32	\$ 2,055.22	\$ 1,959.11	\$ 1,863.00	\$ 1,766.89	\$ 1,670.79	\$ 1,574.67	\$ 13,041.00
36	311	0.0141	\$ 2,198.09	\$ 2,099.89	\$ 2,001.70	\$ 1,903.50	\$ 1,805.31	\$ 1,707.11	\$ 1,608.90	\$ 13,324.50
37	312	0.0141	\$ 2,198.09	\$ 2,099.89	\$ 2,001.70	\$ 1,903.50	\$ 1,805.31	\$ 1,707.11	\$ 1,608.90	\$ 13,324.50
38	313	0.0138	\$ 2,151.32	\$ 2,055.22	\$ 1,959.11	\$ 1,863.00	\$ 1,766.89	\$ 1,670.79	\$ 1,574.67	\$ 13,041.00
39	401	0.0139	\$ 2,166.91	\$ 2,070.11	\$ 1,973.31	\$ 1,876.50	\$ 1,779.70	\$ 1,682.89	\$ 1,586.08	\$ 13,135.50
40	402	0.0127	\$ 1,979.84	\$ 1,891.39	\$ 1,802.95	\$ 1,714.50	\$ 1,626.05	\$ 1,537.61	\$ 1,449.15	\$ 12,001.50
41	403	0.0139	\$ 2,166.91	\$ 2,070.11	\$ 1,973.31	\$ 1,876.50	\$ 1,779.70	\$ 1,682.89	\$ 1,586.08	\$ 13,135.50
42	404	0.0106	\$ 1,652.47	\$ 1,578.64	\$ 1,504.82	\$ 1,431.00	\$ 1,357.18	\$ 1,283.36	\$ 1,209.53	\$ 10,017.00
43	405	0.0106	\$ 1,652.47	\$ 1,578.64	\$ 1,504.82	\$ 1,431.00	\$ 1,357.18	\$ 1,283.36	\$ 1,209.53	\$ 10,017.00
44	406	0.0106	\$ 1,652.47	\$ 1,578.64	\$ 1,504.82	\$ 1,431.00	\$ 1,357.18	\$ 1,283.36	\$ 1,209.53	\$ 10,017.00
45	407	0.0139	\$ 2,166.91	\$ 2,070.11	\$ 1,973.31	\$ 1,876.50	\$ 1,779.70	\$ 1,682.89	\$ 1,586.08	\$ 13,135.50
46	408	0.0127	\$ 1,979.84	\$ 1,891.39	\$ 1,802.95	\$ 1,714.50	\$ 1,626.05	\$ 1,537.61	\$ 1,449.15	\$ 12,001.50
47	409	0.0139	\$ 2,166.91	\$ 2,070.11	\$ 1,973.31	\$ 1,876.50	\$ 1,779.70	\$ 1,682.89	\$ 1,586.08	\$ 13,135.50
48	410	0.0140	\$ 2,182.50	\$ 2,085.00	\$ 1,987.50	\$ 1,890.00	\$ 1,792.50	\$ 1,695.00	\$ 1,597.49	\$ 13,230.00
49	411	0.0142	\$ 2,213.68	\$ 2,114.79	\$ 2,015.89	\$ 1,917.00	\$ 1,818.11	\$ 1,719.22	\$ 1,620.31	\$ 13,419.00
50	412	0.0142	\$ 2,213.68	\$ 2,114.79	\$ 2,015.89	\$ 1,917.00	\$ 1,818.11	\$ 1,719.22	\$ 1,620.31	\$ 13,419.00
51	413	0.0140	\$ 2,182.50	\$ 2,085.00	\$ 1,987.50	\$ 1,890.00	\$ 1,792.50	\$ 1,695.00	\$ 1,597.49	\$ 13,230.00
52	501	0.0140	\$ 2,182.50	\$ 2,085.00	\$ 1,987.50	\$ 1,890.00	\$ 1,792.50	\$ 1,695.00	\$ 1,597.49	\$ 13,230.00
53	502	0.0129	\$ 2,011.02	\$ 1,921.18	\$ 1,831.34	\$ 1,741.50	\$ 1,651.66	\$ 1,561.82	\$ 1,471.97	\$ 12,190.50
54	503	0.0140	\$ 2,182.50	\$ 2,085.00	\$ 1,987.50	\$ 1,890.00	\$ 1,792.50	\$ 1,695.00	\$ 1,597.49	\$ 13,230.00
55	504	0.0107	\$ 1,668.06	\$ 1,593.54	\$ 1,519.02	\$ 1,444.50	\$ 1,369.98	\$ 1,295.47	\$ 1,220.94	\$ 10,111.50
56	505	0.0107	\$ 1,668.06	\$ 1,593.54	\$ 1,519.02	\$ 1,444.50	\$ 1,369.98	\$ 1,295.47	\$ 1,220.94	\$ 10,111.50



Option 1- Strata Improvement Loan

Lot #	Unit #	U.E	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
57	506	0.0107	\$ 1,668.06	\$ 1,593.54	\$ 1,519.02	\$ 1,444.50	\$ 1,369.98	\$ 1,295.47	\$ 1,220.94	\$ 10,111.50
58	507	0.0140	\$ 2,182.50	\$ 2,085.00	\$ 1,987.50	\$ 1,890.00	\$ 1,792.50	\$ 1,695.00	\$ 1,597.49	\$ 13,230.00
59	508	0.0129	\$ 2,011.02	\$ 1,921.18	\$ 1,831.34	\$ 1,741.50	\$ 1,651.66	\$ 1,561.82	\$ 1,471.97	\$ 12,190.50
60	509	0.0140	\$ 2,182.50	\$ 2,085.00	\$ 1,987.50	\$ 1,890.00	\$ 1,792.50	\$ 1,695.00	\$ 1,597.49	\$ 13,230.00
61	510	0.0141	\$ 2,198.09	\$ 2,099.89	\$ 2,001.70	\$ 1,903.50	\$ 1,805.31	\$ 1,707.11	\$ 1,608.90	\$ 13,324.50
62	511	0.0143	\$ 2,229.27	\$ 2,129.68	\$ 2,030.09	\$ 1,930.50	\$ 1,830.91	\$ 1,731.32	\$ 1,631.72	\$ 13,513.50
63	512	0.0143	\$ 2,229.27	\$ 2,129.68	\$ 2,030.09	\$ 1,930.50	\$ 1,830.91	\$ 1,731.32	\$ 1,631.72	\$ 13,513.50
64	513	0.0141	\$ 2,198.09	\$ 2,099.89	\$ 2,001.70	\$ 1,903.50	\$ 1,805.31	\$ 1,707.11	\$ 1,608.90	\$ 13,324.50
65	601	0.0143	\$ 2,229.27	\$ 2,129.68	\$ 2,030.09	\$ 1,930.50	\$ 1,830.91	\$ 1,731.32	\$ 1,631.72	\$ 13,513.50
66	602	0.0132	\$ 2,057.79	\$ 1,965.86	\$ 1,873.93	\$ 1,782.00	\$ 1,690.07	\$ 1,598.14	\$ 1,506.20	\$ 12,474.00
67	603	0.0143	\$ 2,229.27	\$ 2,129.68	\$ 2,030.09	\$ 1,930.50	\$ 1,830.91	\$ 1,731.32	\$ 1,631.72	\$ 13,513.50
68	604	0.0110	\$ 1,714.82	\$ 1,638.22	\$ 1,561.61	\$ 1,485.00	\$ 1,408.39	\$ 1,331.79	\$ 1,255.17	\$ 10,395.00
69	605	0.0110	\$ 1,714.82	\$ 1,638.22	\$ 1,561.61	\$ 1,485.00	\$ 1,408.39	\$ 1,331.79	\$ 1,255.17	\$ 10,395.00
70	606	0.0110	\$ 1,714.82	\$ 1,638.22	\$ 1,561.61	\$ 1,485.00	\$ 1,408.39	\$ 1,331.79	\$ 1,255.17	\$ 10,395.00
71	607	0.0143	\$ 2,229.27	\$ 2,129.68	\$ 2,030.09	\$ 1,930.50	\$ 1,830.91	\$ 1,731.32	\$ 1,631.72	\$ 13,513.50
72	608	0.0132	\$ 2,057.79	\$ 1,965.86	\$ 1,873.93	\$ 1,782.00	\$ 1,690.07	\$ 1,598.14	\$ 1,506.20	\$ 12,474.00
73	609	0.0143	\$ 2,229.27	\$ 2,129.68	\$ 2,030.09	\$ 1,930.50	\$ 1,830.91	\$ 1,731.32	\$ 1,631.72	\$ 13,513.50
74	610	0.0144	\$ 2,244.86	\$ 2,144.57	\$ 2,044.29	\$ 1,944.00	\$ 1,843.72	\$ 1,743.43	\$ 1,643.13	\$ 13,608.00
75	611	0.0146	\$ 2,276.04	\$ 2,174.36	\$ 2,072.68	\$ 1,971.00	\$ 1,869.32	\$ 1,767.64	\$ 1,665.95	\$ 13,797.00
76	612	0.0146	\$ 2,276.04	\$ 2,174.36	\$ 2,072.68	\$ 1,971.00	\$ 1,869.32	\$ 1,767.64	\$ 1,665.95	\$ 13,797.00
77	613	0.0144	\$ 2,244.86	\$ 2,144.57	\$ 2,044.29	\$ 1,944.00	\$ 1,843.72	\$ 1,743.43	\$ 1,643.13	\$ 13,608.00
1.0000			\$ 155,893.00	\$ 148,928.71	\$ 141,964.41	\$ 135,000.12	\$ 128,035.82	\$ 121,071.53	\$ 114,106.23	\$ 944,999.81

Principal Payment	\$ 107,143.00	\$ 107,143.00	\$ 107,143.00	\$ 107,143.00	\$ 107,143.00	\$ 107,143.00	\$ 107,142.00	\$ 750,000.00
Interest	\$ 48,750.00	\$ 41,785.71	\$ 34,821.41	\$ 27,857.12	\$ 20,892.82	\$ 13,928.53	\$ 6,964.23	\$ 194,999.81
Amount remaining	\$ 642,857.00	\$ 535,714.00	\$ 428,571.00	\$ 321,428.00	\$ 214,285.00	\$ 107,142.00	\$ 0.00	\$ 944,999.81



Option 1- Strata Improvement Loan

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Annual Total</u>
1	101	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
2	102	0.0124	\$ 483.27	\$ 483.27	\$ 483.27	\$ 483.27	\$ 1,933.07
3	103	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
4	104	0.0104	\$ 405.32	\$ 405.32	\$ 405.32	\$ 405.32	\$ 1,621.29
5	105	0.0104	\$ 405.32	\$ 405.32	\$ 405.32	\$ 405.32	\$ 1,621.29
6	106	0.0104	\$ 405.32	\$ 405.32	\$ 405.32	\$ 405.32	\$ 1,621.29
7	107	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
8	108	0.0124	\$ 483.27	\$ 483.27	\$ 483.27	\$ 483.27	\$ 1,933.07
9	109	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
10	110	0.0140	\$ 545.63	\$ 545.63	\$ 545.63	\$ 545.63	\$ 2,182.50
11	111	0.0139	\$ 541.73	\$ 541.73	\$ 541.73	\$ 541.73	\$ 2,166.91
12	112	0.0141	\$ 549.52	\$ 549.52	\$ 549.52	\$ 549.52	\$ 2,198.09
13	201	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
14	202	0.0124	\$ 483.27	\$ 483.27	\$ 483.27	\$ 483.27	\$ 1,933.07
15	203	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
16	204	0.0104	\$ 405.32	\$ 405.32	\$ 405.32	\$ 405.32	\$ 1,621.29
17	205	0.0104	\$ 405.32	\$ 405.32	\$ 405.32	\$ 405.32	\$ 1,621.29
18	206	0.0104	\$ 405.32	\$ 405.32	\$ 405.32	\$ 405.32	\$ 1,621.29
19	207	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
20	208	0.0124	\$ 483.27	\$ 483.27	\$ 483.27	\$ 483.27	\$ 1,933.07
21	209	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
22	210	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
23	211	0.0139	\$ 541.73	\$ 541.73	\$ 541.73	\$ 541.73	\$ 2,166.91
24	212	0.0139	\$ 541.73	\$ 541.73	\$ 541.73	\$ 541.73	\$ 2,166.91
25	213	0.0136	\$ 530.04	\$ 530.04	\$ 530.04	\$ 530.04	\$ 2,120.14
26	301	0.0138	\$ 537.83	\$ 537.83	\$ 537.83	\$ 537.83	\$ 2,151.32
27	302	0.0126	\$ 491.06	\$ 491.06	\$ 491.06	\$ 491.06	\$ 1,964.25
28	303	0.0138	\$ 537.83	\$ 537.83	\$ 537.83	\$ 537.83	\$ 2,151.32
29	304	0.0105	\$ 409.22	\$ 409.22	\$ 409.22	\$ 409.22	\$ 1,636.88
30	305	0.0105	\$ 409.22	\$ 409.22	\$ 409.22	\$ 409.22	\$ 1,636.88
31	306	0.0105	\$ 409.22	\$ 409.22	\$ 409.22	\$ 409.22	\$ 1,636.88
32	307	0.0138	\$ 537.83	\$ 537.83	\$ 537.83	\$ 537.83	\$ 2,151.32
33	308	0.0126	\$ 491.06	\$ 491.06	\$ 491.06	\$ 491.06	\$ 1,964.25
34	309	0.0138	\$ 537.83	\$ 537.83	\$ 537.83	\$ 537.83	\$ 2,151.32
35	310	0.0138	\$ 537.83	\$ 537.83	\$ 537.83	\$ 537.83	\$ 2,151.32
36	311	0.0141	\$ 549.52	\$ 549.52	\$ 549.52	\$ 549.52	\$ 2,198.09
37	312	0.0141	\$ 549.52	\$ 549.52	\$ 549.52	\$ 549.52	\$ 2,198.09
38	313	0.0138	\$ 537.83	\$ 537.83	\$ 537.83	\$ 537.83	\$ 2,151.32
39	401	0.0139	\$ 541.73	\$ 541.73	\$ 541.73	\$ 541.73	\$ 2,166.91
40	402	0.0127	\$ 494.96	\$ 494.96	\$ 494.96	\$ 494.96	\$ 1,979.84
41	403	0.0139	\$ 541.73	\$ 541.73	\$ 541.73	\$ 541.73	\$ 2,166.91
42	404	0.0106	\$ 413.12	\$ 413.12	\$ 413.12	\$ 413.12	\$ 1,652.47
43	405	0.0106	\$ 413.12	\$ 413.12	\$ 413.12	\$ 413.12	\$ 1,652.47
44	406	0.0106	\$ 413.12	\$ 413.12	\$ 413.12	\$ 413.12	\$ 1,652.47



Option 1- Strata Improvement Loan

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Annual Total</u>
45	407	0.0139	\$ 541.73	\$ 541.73	\$ 541.73	\$ 541.73	\$ 2,166.91
46	408	0.0127	\$ 494.96	\$ 494.96	\$ 494.96	\$ 494.96	\$ 1,979.84
47	409	0.0139	\$ 541.73	\$ 541.73	\$ 541.73	\$ 541.73	\$ 2,166.91
48	410	0.0140	\$ 545.63	\$ 545.63	\$ 545.63	\$ 545.63	\$ 2,182.50
49	411	0.0142	\$ 553.42	\$ 553.42	\$ 553.42	\$ 553.42	\$ 2,213.68
50	412	0.0142	\$ 553.42	\$ 553.42	\$ 553.42	\$ 553.42	\$ 2,213.68
51	413	0.0140	\$ 545.63	\$ 545.63	\$ 545.63	\$ 545.63	\$ 2,182.50
52	501	0.0140	\$ 545.63	\$ 545.63	\$ 545.63	\$ 545.63	\$ 2,182.50
53	502	0.0129	\$ 502.75	\$ 502.75	\$ 502.75	\$ 502.75	\$ 2,011.02
54	503	0.0140	\$ 545.63	\$ 545.63	\$ 545.63	\$ 545.63	\$ 2,182.50
55	504	0.0107	\$ 417.01	\$ 417.01	\$ 417.01	\$ 417.01	\$ 1,668.06
56	505	0.0107	\$ 417.01	\$ 417.01	\$ 417.01	\$ 417.01	\$ 1,668.06
57	506	0.0107	\$ 417.01	\$ 417.01	\$ 417.01	\$ 417.01	\$ 1,668.06
58	507	0.0140	\$ 545.63	\$ 545.63	\$ 545.63	\$ 545.63	\$ 2,182.50
59	508	0.0129	\$ 502.75	\$ 502.75	\$ 502.75	\$ 502.75	\$ 2,011.02
60	509	0.0140	\$ 545.63	\$ 545.63	\$ 545.63	\$ 545.63	\$ 2,182.50
61	510	0.0141	\$ 549.52	\$ 549.52	\$ 549.52	\$ 549.52	\$ 2,198.09
62	511	0.0143	\$ 557.32	\$ 557.32	\$ 557.32	\$ 557.32	\$ 2,229.27
63	512	0.0143	\$ 557.32	\$ 557.32	\$ 557.32	\$ 557.32	\$ 2,229.27
64	513	0.0141	\$ 549.52	\$ 549.52	\$ 549.52	\$ 549.52	\$ 2,198.09
65	601	0.0143	\$ 557.32	\$ 557.32	\$ 557.32	\$ 557.32	\$ 2,229.27
66	602	0.0132	\$ 514.45	\$ 514.45	\$ 514.45	\$ 514.45	\$ 2,057.79
67	603	0.0143	\$ 557.32	\$ 557.32	\$ 557.32	\$ 557.32	\$ 2,229.27
68	604	0.0110	\$ 428.71	\$ 428.71	\$ 428.71	\$ 428.71	\$ 1,714.82
69	605	0.0110	\$ 428.71	\$ 428.71	\$ 428.71	\$ 428.71	\$ 1,714.82
70	606	0.0110	\$ 428.71	\$ 428.71	\$ 428.71	\$ 428.71	\$ 1,714.82
71	607	0.0143	\$ 557.32	\$ 557.32	\$ 557.32	\$ 557.32	\$ 2,229.27
72	608	0.0132	\$ 514.45	\$ 514.45	\$ 514.45	\$ 514.45	\$ 2,057.79
73	609	0.0143	\$ 557.32	\$ 557.32	\$ 557.32	\$ 557.32	\$ 2,229.27
74	610	0.0144	\$ 561.21	\$ 561.21	\$ 561.21	\$ 561.21	\$ 2,244.86
75	611	0.0146	\$ 569.01	\$ 569.01	\$ 569.01	\$ 569.01	\$ 2,276.04
76	612	0.0146	\$ 569.01	\$ 569.01	\$ 569.01	\$ 569.01	\$ 2,276.04
77	613	0.0144	\$ 561.21	\$ 561.21	\$ 561.21	\$ 561.21	\$ 2,244.86
		1.0000	\$ 38,973.25	\$ 38,973.25	\$ 38,973.25	\$ 38,973.25	\$ 155,893.00



Option 2- Partial Strata Improvement Loan

Lot #	Unit #	U.E	Prepayment Strata Improvement Loan						Total
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
1	101	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
2	102	0.0124	\$ 2,480.00	\$ 1,643.00	\$ 1,562.40	\$ 1,481.80	\$ 1,401.20	\$ 1,320.60	\$ 9,889.00
3	103	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
4	104	0.0104	\$ 2,080.00	\$ 1,378.00	\$ 1,310.40	\$ 1,242.80	\$ 1,175.20	\$ 1,107.60	\$ 8,294.00
5	105	0.0104	\$ 2,080.00	\$ 1,378.00	\$ 1,310.40	\$ 1,242.80	\$ 1,175.20	\$ 1,107.60	\$ 8,294.00
6	106	0.0104	\$ 2,080.00	\$ 1,378.00	\$ 1,310.40	\$ 1,242.80	\$ 1,175.20	\$ 1,107.60	\$ 8,294.00
7	107	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
8	108	0.0124	\$ 2,480.00	\$ 1,643.00	\$ 1,562.40	\$ 1,481.80	\$ 1,401.20	\$ 1,320.60	\$ 9,889.00
9	109	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
10	110	0.0140	\$ 2,800.00	\$ 1,855.00	\$ 1,764.00	\$ 1,673.00	\$ 1,582.00	\$ 1,491.00	\$ 11,165.00
11	111	0.0139	\$ 2,780.00	\$ 1,841.75	\$ 1,751.40	\$ 1,661.05	\$ 1,570.70	\$ 1,480.35	\$ 11,085.25
12	112	0.0141	\$ 2,820.00	\$ 1,868.25	\$ 1,776.60	\$ 1,684.95	\$ 1,593.30	\$ 1,501.65	\$ 11,244.75
13	201	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
14	202	0.0124	\$ 2,480.00	\$ 1,643.00	\$ 1,562.40	\$ 1,481.80	\$ 1,401.20	\$ 1,320.60	\$ 9,889.00
15	203	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
16	204	0.0104	\$ 2,080.00	\$ 1,378.00	\$ 1,310.40	\$ 1,242.80	\$ 1,175.20	\$ 1,107.60	\$ 8,294.00
17	205	0.0104	\$ 2,080.00	\$ 1,378.00	\$ 1,310.40	\$ 1,242.80	\$ 1,175.20	\$ 1,107.60	\$ 8,294.00
18	206	0.0104	\$ 2,080.00	\$ 1,378.00	\$ 1,310.40	\$ 1,242.80	\$ 1,175.20	\$ 1,107.60	\$ 8,294.00
19	207	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
20	208	0.0124	\$ 2,480.00	\$ 1,643.00	\$ 1,562.40	\$ 1,481.80	\$ 1,401.20	\$ 1,320.60	\$ 9,889.00
21	209	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
22	210	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
23	211	0.0139	\$ 2,780.00	\$ 1,841.75	\$ 1,751.40	\$ 1,661.05	\$ 1,570.70	\$ 1,480.35	\$ 11,085.25
24	212	0.0139	\$ 2,780.00	\$ 1,841.75	\$ 1,751.40	\$ 1,661.05	\$ 1,570.70	\$ 1,480.35	\$ 11,085.25
25	213	0.0136	\$ 2,720.00	\$ 1,802.00	\$ 1,713.60	\$ 1,625.20	\$ 1,536.80	\$ 1,448.40	\$ 10,846.00
26	301	0.0138	\$ 2,760.00	\$ 1,828.50	\$ 1,738.80	\$ 1,649.10	\$ 1,559.40	\$ 1,469.70	\$ 11,005.50
27	302	0.0126	\$ 2,520.00	\$ 1,669.50	\$ 1,587.60	\$ 1,505.70	\$ 1,423.80	\$ 1,341.90	\$ 10,048.50
28	303	0.0138	\$ 2,760.00	\$ 1,828.50	\$ 1,738.80	\$ 1,649.10	\$ 1,559.40	\$ 1,469.70	\$ 11,005.50



Option 2- Partial Strata Improvement Loan

Lot #	Unit #	U.E	Prepayment Strata Improvement Loan						Total
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
29	304	0.0105	\$ 2,100.00	\$ 1,391.25	\$ 1,323.00	\$ 1,254.75	\$ 1,186.50	\$ 1,118.25	\$ 8,373.75
30	305	0.0105	\$ 2,100.00	\$ 1,391.25	\$ 1,323.00	\$ 1,254.75	\$ 1,186.50	\$ 1,118.25	\$ 8,373.75
31	306	0.0105	\$ 2,100.00	\$ 1,391.25	\$ 1,323.00	\$ 1,254.75	\$ 1,186.50	\$ 1,118.25	\$ 8,373.75
32	307	0.0138	\$ 2,760.00	\$ 1,828.50	\$ 1,738.80	\$ 1,649.10	\$ 1,559.40	\$ 1,469.70	\$ 11,005.50
33	308	0.0126	\$ 2,520.00	\$ 1,669.50	\$ 1,587.60	\$ 1,505.70	\$ 1,423.80	\$ 1,341.90	\$ 10,048.50
34	309	0.0138	\$ 2,760.00	\$ 1,828.50	\$ 1,738.80	\$ 1,649.10	\$ 1,559.40	\$ 1,469.70	\$ 11,005.50
35	310	0.0138	\$ 2,760.00	\$ 1,828.50	\$ 1,738.80	\$ 1,649.10	\$ 1,559.40	\$ 1,469.70	\$ 11,005.50
36	311	0.0141	\$ 2,820.00	\$ 1,868.25	\$ 1,776.60	\$ 1,684.95	\$ 1,593.30	\$ 1,501.65	\$ 11,244.75
37	312	0.0141	\$ 2,820.00	\$ 1,868.25	\$ 1,776.60	\$ 1,684.95	\$ 1,593.30	\$ 1,501.65	\$ 11,244.75
38	313	0.0138	\$ 2,760.00	\$ 1,828.50	\$ 1,738.80	\$ 1,649.10	\$ 1,559.40	\$ 1,469.70	\$ 11,005.50
39	401	0.0139	\$ 2,780.00	\$ 1,841.75	\$ 1,751.40	\$ 1,661.05	\$ 1,570.70	\$ 1,480.35	\$ 11,085.25
40	402	0.0127	\$ 2,540.00	\$ 1,682.75	\$ 1,600.20	\$ 1,517.65	\$ 1,435.10	\$ 1,352.55	\$ 10,128.25
41	403	0.0139	\$ 2,780.00	\$ 1,841.75	\$ 1,751.40	\$ 1,661.05	\$ 1,570.70	\$ 1,480.35	\$ 11,085.25
42	404	0.0106	\$ 2,120.00	\$ 1,404.50	\$ 1,335.60	\$ 1,266.70	\$ 1,197.80	\$ 1,128.90	\$ 8,453.50
43	405	0.0106	\$ 2,120.00	\$ 1,404.50	\$ 1,335.60	\$ 1,266.70	\$ 1,197.80	\$ 1,128.90	\$ 8,453.50
44	406	0.0106	\$ 2,120.00	\$ 1,404.50	\$ 1,335.60	\$ 1,266.70	\$ 1,197.80	\$ 1,128.90	\$ 8,453.50
45	407	0.0139	\$ 2,780.00	\$ 1,841.75	\$ 1,751.40	\$ 1,661.05	\$ 1,570.70	\$ 1,480.35	\$ 11,085.25
46	408	0.0127	\$ 2,540.00	\$ 1,682.75	\$ 1,600.20	\$ 1,517.65	\$ 1,435.10	\$ 1,352.55	\$ 10,128.25
47	409	0.0139	\$ 2,780.00	\$ 1,841.75	\$ 1,751.40	\$ 1,661.05	\$ 1,570.70	\$ 1,480.35	\$ 11,085.25
48	410	0.0140	\$ 2,800.00	\$ 1,855.00	\$ 1,764.00	\$ 1,673.00	\$ 1,582.00	\$ 1,491.00	\$ 11,165.00
49	411	0.0142	\$ 2,840.00	\$ 1,881.50	\$ 1,789.20	\$ 1,696.90	\$ 1,604.60	\$ 1,512.30	\$ 11,324.50
50	412	0.0142	\$ 2,840.00	\$ 1,881.50	\$ 1,789.20	\$ 1,696.90	\$ 1,604.60	\$ 1,512.30	\$ 11,324.50
51	413	0.0140	\$ 2,800.00	\$ 1,855.00	\$ 1,764.00	\$ 1,673.00	\$ 1,582.00	\$ 1,491.00	\$ 11,165.00
52	501	0.0140	\$ 2,800.00	\$ 1,855.00	\$ 1,764.00	\$ 1,673.00	\$ 1,582.00	\$ 1,491.00	\$ 11,165.00
53	502	0.0129	\$ 2,580.00	\$ 1,709.25	\$ 1,625.40	\$ 1,541.55	\$ 1,457.70	\$ 1,373.85	\$ 10,287.75
54	503	0.0140	\$ 2,800.00	\$ 1,855.00	\$ 1,764.00	\$ 1,673.00	\$ 1,582.00	\$ 1,491.00	\$ 11,165.00
55	504	0.0107	\$ 2,140.00	\$ 1,417.75	\$ 1,348.20	\$ 1,278.65	\$ 1,209.10	\$ 1,139.55	\$ 8,533.25
56	505	0.0107	\$ 2,140.00	\$ 1,417.75	\$ 1,348.20	\$ 1,278.65	\$ 1,209.10	\$ 1,139.55	\$ 8,533.25



Option 2- Partial Strata Improvement Loan

Lot #	Unit #	U.E	Prepayment Strata Improvement Loan						Total
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
57	506	0.0107	\$ 2,140.00	\$ 1,417.75	\$ 1,348.20	\$ 1,278.65	\$ 1,209.10	\$ 1,139.55	\$ 8,533.25
58	507	0.0140	\$ 2,800.00	\$ 1,855.00	\$ 1,764.00	\$ 1,673.00	\$ 1,582.00	\$ 1,491.00	\$ 11,165.00
59	508	0.0129	\$ 2,580.00	\$ 1,709.25	\$ 1,625.40	\$ 1,541.55	\$ 1,457.70	\$ 1,373.85	\$ 10,287.75
60	509	0.0140	\$ 2,800.00	\$ 1,855.00	\$ 1,764.00	\$ 1,673.00	\$ 1,582.00	\$ 1,491.00	\$ 11,165.00
61	510	0.0141	\$ 2,820.00	\$ 1,868.25	\$ 1,776.60	\$ 1,684.95	\$ 1,593.30	\$ 1,501.65	\$ 11,244.75
62	511	0.0143	\$ 2,860.00	\$ 1,894.75	\$ 1,801.80	\$ 1,708.85	\$ 1,615.90	\$ 1,522.95	\$ 11,404.25
63	512	0.0143	\$ 2,860.00	\$ 1,894.75	\$ 1,801.80	\$ 1,708.85	\$ 1,615.90	\$ 1,522.95	\$ 11,404.25
64	513	0.0141	\$ 2,820.00	\$ 1,868.25	\$ 1,776.60	\$ 1,684.95	\$ 1,593.30	\$ 1,501.65	\$ 11,244.75
65	601	0.0143	\$ 2,860.00	\$ 1,894.75	\$ 1,801.80	\$ 1,708.85	\$ 1,615.90	\$ 1,522.95	\$ 11,404.25
66	602	0.0132	\$ 2,640.00	\$ 1,749.00	\$ 1,663.20	\$ 1,577.40	\$ 1,491.60	\$ 1,405.80	\$ 10,527.00
67	603	0.0143	\$ 2,860.00	\$ 1,894.75	\$ 1,801.80	\$ 1,708.85	\$ 1,615.90	\$ 1,522.95	\$ 11,404.25
68	604	0.0110	\$ 2,200.00	\$ 1,457.50	\$ 1,386.00	\$ 1,314.50	\$ 1,243.00	\$ 1,171.50	\$ 8,772.50
69	605	0.0110	\$ 2,200.00	\$ 1,457.50	\$ 1,386.00	\$ 1,314.50	\$ 1,243.00	\$ 1,171.50	\$ 8,772.50
70	606	0.0110	\$ 2,200.00	\$ 1,457.50	\$ 1,386.00	\$ 1,314.50	\$ 1,243.00	\$ 1,171.50	\$ 8,772.50
71	607	0.0143	\$ 2,860.00	\$ 1,894.75	\$ 1,801.80	\$ 1,708.85	\$ 1,615.90	\$ 1,522.95	\$ 11,404.25
72	608	0.0132	\$ 2,640.00	\$ 1,749.00	\$ 1,663.20	\$ 1,577.40	\$ 1,491.60	\$ 1,405.80	\$ 10,527.00
73	609	0.0143	\$ 2,860.00	\$ 1,894.75	\$ 1,801.80	\$ 1,708.85	\$ 1,615.90	\$ 1,522.95	\$ 11,404.25
74	610	0.0144	\$ 2,880.00	\$ 1,908.00	\$ 1,814.40	\$ 1,720.80	\$ 1,627.20	\$ 1,533.60	\$ 11,484.00
75	611	0.0146	\$ 2,920.00	\$ 1,934.50	\$ 1,839.60	\$ 1,744.70	\$ 1,649.80	\$ 1,554.90	\$ 11,643.50
76	612	0.0146	\$ 2,920.00	\$ 1,934.50	\$ 1,839.60	\$ 1,744.70	\$ 1,649.80	\$ 1,554.90	\$ 11,643.50
77	613	0.0144	\$ 2,880.00	\$ 1,908.00	\$ 1,814.40	\$ 1,720.80	\$ 1,627.20	\$ 1,533.60	\$ 11,484.00
		1.0000	\$ 200,000.00	\$ 132,500.00	\$ 126,000.00	\$ 119,500.00	\$ 113,000.00	\$ 106,500.00	\$ 797,500.00

Principal Payment	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 500,000.00
Interest	\$ 32,500.00	\$ 26,000.00	\$ 19,500.00	\$ 13,000.00	\$ 6,500.00	\$ 97,500.00
Amount remaining	\$ 400,000.00	\$ 300,000.00	\$ 200,000.00	\$ 100,000.00	\$ 0.00	



Option 2- Partial Strata Improvement Loan

Year 1- Prepayment

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Year 1- Prepayment</u>				<u>Year 1 Total</u>
			<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	
1	101	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
2	102	0.0124	\$ 620.00	\$ 620.00	\$ 620.00	\$ 620.00	\$ 2,480.00
3	103	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
4	104	0.0104	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 2,080.00
5	105	0.0104	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 2,080.00
6	106	0.0104	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 2,080.00
7	107	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
8	108	0.0124	\$ 620.00	\$ 620.00	\$ 620.00	\$ 620.00	\$ 2,480.00
9	109	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
10	110	0.0140	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 2,800.00
11	111	0.0139	\$ 695.00	\$ 695.00	\$ 695.00	\$ 695.00	\$ 2,780.00
12	112	0.0141	\$ 705.00	\$ 705.00	\$ 705.00	\$ 705.00	\$ 2,820.00
13	201	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
14	202	0.0124	\$ 620.00	\$ 620.00	\$ 620.00	\$ 620.00	\$ 2,480.00
15	203	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
16	204	0.0104	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 2,080.00
17	205	0.0104	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 2,080.00
18	206	0.0104	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 2,080.00
19	207	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
20	208	0.0124	\$ 620.00	\$ 620.00	\$ 620.00	\$ 620.00	\$ 2,480.00
21	209	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
22	210	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
23	211	0.0139	\$ 695.00	\$ 695.00	\$ 695.00	\$ 695.00	\$ 2,780.00
24	212	0.0139	\$ 695.00	\$ 695.00	\$ 695.00	\$ 695.00	\$ 2,780.00
25	213	0.0136	\$ 680.00	\$ 680.00	\$ 680.00	\$ 680.00	\$ 2,720.00
26	301	0.0138	\$ 690.00	\$ 690.00	\$ 690.00	\$ 690.00	\$ 2,760.00
27	302	0.0126	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 2,520.00
28	303	0.0138	\$ 690.00	\$ 690.00	\$ 690.00	\$ 690.00	\$ 2,760.00
29	304	0.0105	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 2,100.00
30	305	0.0105	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 2,100.00
31	306	0.0105	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 2,100.00
32	307	0.0138	\$ 690.00	\$ 690.00	\$ 690.00	\$ 690.00	\$ 2,760.00
33	308	0.0126	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 2,520.00
34	309	0.0138	\$ 690.00	\$ 690.00	\$ 690.00	\$ 690.00	\$ 2,760.00
35	310	0.0138	\$ 690.00	\$ 690.00	\$ 690.00	\$ 690.00	\$ 2,760.00
36	311	0.0141	\$ 705.00	\$ 705.00	\$ 705.00	\$ 705.00	\$ 2,820.00
37	312	0.0141	\$ 705.00	\$ 705.00	\$ 705.00	\$ 705.00	\$ 2,820.00
38	313	0.0138	\$ 690.00	\$ 690.00	\$ 690.00	\$ 690.00	\$ 2,760.00
39	401	0.0139	\$ 695.00	\$ 695.00	\$ 695.00	\$ 695.00	\$ 2,780.00
40	402	0.0127	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00	\$ 2,540.00
41	403	0.0139	\$ 695.00	\$ 695.00	\$ 695.00	\$ 695.00	\$ 2,780.00
42	404	0.0106	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 2,120.00
43	405	0.0106	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 2,120.00
44	406	0.0106	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 2,120.00



Option 2- Partial Strata Improvement Loan

Year 1- Prepayment

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Year 1 Total</u>	
45	407	0.0139	\$ 695.00	\$ 695.00	\$ 695.00	\$ 695.00	\$ 2,780.00	
46	408	0.0127	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00	\$ 2,540.00	
47	409	0.0139	\$ 695.00	\$ 695.00	\$ 695.00	\$ 695.00	\$ 2,780.00	
48	410	0.0140	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 2,800.00	
49	411	0.0142	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 2,840.00	
50	412	0.0142	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 2,840.00	
51	413	0.0140	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 2,800.00	
52	501	0.0140	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 2,800.00	
53	502	0.0129	\$ 645.00	\$ 645.00	\$ 645.00	\$ 645.00	\$ 2,580.00	
54	503	0.0140	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 2,800.00	
55	504	0.0107	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 2,140.00	
56	505	0.0107	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 2,140.00	
57	506	0.0107	\$ 535.00	\$ 535.00	\$ 535.00	\$ 535.00	\$ 2,140.00	
58	507	0.0140	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 2,800.00	
59	508	0.0129	\$ 645.00	\$ 645.00	\$ 645.00	\$ 645.00	\$ 2,580.00	
60	509	0.0140	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 2,800.00	
61	510	0.0141	\$ 705.00	\$ 705.00	\$ 705.00	\$ 705.00	\$ 2,820.00	
62	511	0.0143	\$ 715.00	\$ 715.00	\$ 715.00	\$ 715.00	\$ 2,860.00	
63	512	0.0143	\$ 715.00	\$ 715.00	\$ 715.00	\$ 715.00	\$ 2,860.00	
64	513	0.0141	\$ 705.00	\$ 705.00	\$ 705.00	\$ 705.00	\$ 2,820.00	
65	601	0.0143	\$ 715.00	\$ 715.00	\$ 715.00	\$ 715.00	\$ 2,860.00	
66	602	0.0132	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 2,640.00	
67	603	0.0143	\$ 715.00	\$ 715.00	\$ 715.00	\$ 715.00	\$ 2,860.00	
68	604	0.0110	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 2,200.00	
69	605	0.0110	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 2,200.00	
70	606	0.0110	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 2,200.00	
71	607	0.0143	\$ 715.00	\$ 715.00	\$ 715.00	\$ 715.00	\$ 2,860.00	
72	608	0.0132	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 2,640.00	
73	609	0.0143	\$ 715.00	\$ 715.00	\$ 715.00	\$ 715.00	\$ 2,860.00	
74	610	0.0144	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 2,880.00	
75	611	0.0146	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00	\$ 2,920.00	
76	612	0.0146	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00	\$ 2,920.00	
77	613	0.0144	\$ 720.00	\$ 720.00	\$ 720.00	\$ 720.00	\$ 2,880.00	
			1.0000	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 200,000.00



Option 2- Partial Strata Improvement Loan

Year 2- Strata Improvement Loan (Year 1 of 5)

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Year 2 Total</u>
1	101	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
2	102	0.0124	\$ 410.75	\$ 410.75	\$ 410.75	\$ 410.75	\$ 1,643.00
3	103	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
4	104	0.0104	\$ 344.50	\$ 344.50	\$ 344.50	\$ 344.50	\$ 1,378.00
5	105	0.0104	\$ 344.50	\$ 344.50	\$ 344.50	\$ 344.50	\$ 1,378.00
6	106	0.0104	\$ 344.50	\$ 344.50	\$ 344.50	\$ 344.50	\$ 1,378.00
7	107	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
8	108	0.0124	\$ 410.75	\$ 410.75	\$ 410.75	\$ 410.75	\$ 1,643.00
9	109	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
10	110	0.0140	\$ 463.75	\$ 463.75	\$ 463.75	\$ 463.75	\$ 1,855.00
11	111	0.0139	\$ 460.44	\$ 460.44	\$ 460.44	\$ 460.44	\$ 1,841.75
12	112	0.0141	\$ 467.06	\$ 467.06	\$ 467.06	\$ 467.06	\$ 1,868.25
13	201	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
14	202	0.0124	\$ 410.75	\$ 410.75	\$ 410.75	\$ 410.75	\$ 1,643.00
15	203	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
16	204	0.0104	\$ 344.50	\$ 344.50	\$ 344.50	\$ 344.50	\$ 1,378.00
17	205	0.0104	\$ 344.50	\$ 344.50	\$ 344.50	\$ 344.50	\$ 1,378.00
18	206	0.0104	\$ 344.50	\$ 344.50	\$ 344.50	\$ 344.50	\$ 1,378.00
19	207	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
20	208	0.0124	\$ 410.75	\$ 410.75	\$ 410.75	\$ 410.75	\$ 1,643.00
21	209	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
22	210	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
23	211	0.0139	\$ 460.44	\$ 460.44	\$ 460.44	\$ 460.44	\$ 1,841.75
24	212	0.0139	\$ 460.44	\$ 460.44	\$ 460.44	\$ 460.44	\$ 1,841.75
25	213	0.0136	\$ 450.50	\$ 450.50	\$ 450.50	\$ 450.50	\$ 1,802.00
26	301	0.0138	\$ 457.13	\$ 457.13	\$ 457.13	\$ 457.13	\$ 1,828.50
27	302	0.0126	\$ 417.38	\$ 417.38	\$ 417.38	\$ 417.38	\$ 1,669.50
28	303	0.0138	\$ 457.13	\$ 457.13	\$ 457.13	\$ 457.13	\$ 1,828.50
29	304	0.0105	\$ 347.81	\$ 347.81	\$ 347.81	\$ 347.81	\$ 1,391.25
30	305	0.0105	\$ 347.81	\$ 347.81	\$ 347.81	\$ 347.81	\$ 1,391.25
31	306	0.0105	\$ 347.81	\$ 347.81	\$ 347.81	\$ 347.81	\$ 1,391.25
32	307	0.0138	\$ 457.13	\$ 457.13	\$ 457.13	\$ 457.13	\$ 1,828.50
33	308	0.0126	\$ 417.38	\$ 417.38	\$ 417.38	\$ 417.38	\$ 1,669.50
34	309	0.0138	\$ 457.13	\$ 457.13	\$ 457.13	\$ 457.13	\$ 1,828.50
35	310	0.0138	\$ 457.13	\$ 457.13	\$ 457.13	\$ 457.13	\$ 1,828.50
36	311	0.0141	\$ 467.06	\$ 467.06	\$ 467.06	\$ 467.06	\$ 1,868.25
37	312	0.0141	\$ 467.06	\$ 467.06	\$ 467.06	\$ 467.06	\$ 1,868.25
38	313	0.0138	\$ 457.13	\$ 457.13	\$ 457.13	\$ 457.13	\$ 1,828.50
39	401	0.0139	\$ 460.44	\$ 460.44	\$ 460.44	\$ 460.44	\$ 1,841.75
40	402	0.0127	\$ 420.69	\$ 420.69	\$ 420.69	\$ 420.69	\$ 1,682.75
41	403	0.0139	\$ 460.44	\$ 460.44	\$ 460.44	\$ 460.44	\$ 1,841.75
42	404	0.0106	\$ 351.13	\$ 351.13	\$ 351.13	\$ 351.13	\$ 1,404.50
43	405	0.0106	\$ 351.13	\$ 351.13	\$ 351.13	\$ 351.13	\$ 1,404.50
44	406	0.0106	\$ 351.13	\$ 351.13	\$ 351.13	\$ 351.13	\$ 1,404.50



Option 2- Partial Strata Improvement Loan

Year 2- Strata Improvement Loan (Year 1 of 5)

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Year 2 Total</u>
45	407	0.0139	\$ 460.44	\$ 460.44	\$ 460.44	\$ 460.44	\$ 1,841.75
46	408	0.0127	\$ 420.69	\$ 420.69	\$ 420.69	\$ 420.69	\$ 1,682.75
47	409	0.0139	\$ 460.44	\$ 460.44	\$ 460.44	\$ 460.44	\$ 1,841.75
48	410	0.0140	\$ 463.75	\$ 463.75	\$ 463.75	\$ 463.75	\$ 1,855.00
49	411	0.0142	\$ 470.38	\$ 470.38	\$ 470.38	\$ 470.38	\$ 1,881.50
50	412	0.0142	\$ 470.38	\$ 470.38	\$ 470.38	\$ 470.38	\$ 1,881.50
51	413	0.0140	\$ 463.75	\$ 463.75	\$ 463.75	\$ 463.75	\$ 1,855.00
52	501	0.0140	\$ 463.75	\$ 463.75	\$ 463.75	\$ 463.75	\$ 1,855.00
53	502	0.0129	\$ 427.31	\$ 427.31	\$ 427.31	\$ 427.31	\$ 1,709.25
54	503	0.0140	\$ 463.75	\$ 463.75	\$ 463.75	\$ 463.75	\$ 1,855.00
55	504	0.0107	\$ 354.44	\$ 354.44	\$ 354.44	\$ 354.44	\$ 1,417.75
56	505	0.0107	\$ 354.44	\$ 354.44	\$ 354.44	\$ 354.44	\$ 1,417.75
57	506	0.0107	\$ 354.44	\$ 354.44	\$ 354.44	\$ 354.44	\$ 1,417.75
58	507	0.0140	\$ 463.75	\$ 463.75	\$ 463.75	\$ 463.75	\$ 1,855.00
59	508	0.0129	\$ 427.31	\$ 427.31	\$ 427.31	\$ 427.31	\$ 1,709.25
60	509	0.0140	\$ 463.75	\$ 463.75	\$ 463.75	\$ 463.75	\$ 1,855.00
61	510	0.0141	\$ 467.06	\$ 467.06	\$ 467.06	\$ 467.06	\$ 1,868.25
62	511	0.0143	\$ 473.69	\$ 473.69	\$ 473.69	\$ 473.69	\$ 1,894.75
63	512	0.0143	\$ 473.69	\$ 473.69	\$ 473.69	\$ 473.69	\$ 1,894.75
64	513	0.0141	\$ 473.69	\$ 473.69	\$ 473.69	\$ 473.69	\$ 1,894.75
65	601	0.0143	\$ 473.69	\$ 473.69	\$ 473.69	\$ 473.69	\$ 1,894.75
66	602	0.0132	\$ 437.25	\$ 437.25	\$ 437.25	\$ 437.25	\$ 1,749.00
67	603	0.0143	\$ 473.69	\$ 473.69	\$ 473.69	\$ 473.69	\$ 1,894.75
68	604	0.0110	\$ 364.38	\$ 364.38	\$ 364.38	\$ 364.38	\$ 1,457.50
69	605	0.0110	\$ 364.38	\$ 364.38	\$ 364.38	\$ 364.38	\$ 1,457.50
70	606	0.0110	\$ 364.38	\$ 364.38	\$ 364.38	\$ 364.38	\$ 1,457.50
71	607	0.0143	\$ 473.69	\$ 473.69	\$ 473.69	\$ 473.69	\$ 1,894.75
72	608	0.0132	\$ 437.25	\$ 437.25	\$ 437.25	\$ 437.25	\$ 1,749.00
73	609	0.0143	\$ 473.69	\$ 473.69	\$ 473.69	\$ 473.69	\$ 1,894.75
74	610	0.0144	\$ 477.00	\$ 477.00	\$ 477.00	\$ 477.00	\$ 1,908.00
75	611	0.0146	\$ 483.63	\$ 483.63	\$ 483.63	\$ 483.63	\$ 1,934.50
76	612	0.0146	\$ 483.63	\$ 483.63	\$ 483.63	\$ 483.63	\$ 1,934.50
77	613	0.0144	\$ 477.00	\$ 477.00	\$ 477.00	\$ 477.00	\$ 1,908.00
		1.0000	\$ 32,270.38	\$ 32,270.38	\$ 32,263.75	\$ 32,263.75	\$ 132,500.00



Option 3- Special Levy

Year 1

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>
1	101	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
2	102	0.0124	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00
3	103	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
4	104	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00
5	105	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00
6	106	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00
7	107	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
8	108	0.0124	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00
9	109	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
10	110	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00
11	111	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25
12	112	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75
13	201	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
14	202	0.0124	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00
15	203	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
16	204	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00
17	205	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00
18	206	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00
19	207	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
20	208	0.0124	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00
21	209	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
22	210	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
23	211	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25
24	212	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25
25	213	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00
26	301	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50
27	302	0.0126	\$ 1,228.50	\$ 1,228.50	\$ 1,228.50	\$ 1,228.50
28	303	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50
29	304	0.0105	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75
30	305	0.0105	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75
31	306	0.0105	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75
32	307	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50
33	308	0.0126	\$ 1,228.50	\$ 1,228.50	\$ 1,228.50	\$ 1,228.50
34	309	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50
35	310	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50
36	311	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75
37	312	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75
38	313	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50
39	401	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25
40	402	0.0127	\$ 1,238.25	\$ 1,238.25	\$ 1,238.25	\$ 1,238.25
41	403	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25
42	404	0.0106	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50
43	405	0.0106	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50
44	406	0.0106	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50



Option 3- Special Levy

Year 1

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>
45	407	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25
46	408	0.0127	\$ 1,238.25	\$ 1,238.25	\$ 1,238.25	\$ 1,238.25
47	409	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25
48	410	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00
49	411	0.0142	\$ 1,384.50	\$ 1,384.50	\$ 1,384.50	\$ 1,384.50
50	412	0.0142	\$ 1,384.50	\$ 1,384.50	\$ 1,384.50	\$ 1,384.50
51	413	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00
52	501	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00
53	502	0.0129	\$ 1,257.75	\$ 1,257.75	\$ 1,257.75	\$ 1,257.75
54	503	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00
55	504	0.0107	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25
56	505	0.0107	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25
57	506	0.0107	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25
58	507	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00
59	508	0.0129	\$ 1,257.75	\$ 1,257.75	\$ 1,257.75	\$ 1,257.75
60	509	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00
61	510	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75
62	511	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25
63	512	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25
64	513	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75
65	601	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25
66	602	0.0132	\$ 1,287.00	\$ 1,287.00	\$ 1,287.00	\$ 1,287.00
67	603	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25
68	604	0.0110	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50
69	605	0.0110	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50
70	606	0.0110	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50
71	607	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25
72	608	0.0132	\$ 1,287.00	\$ 1,287.00	\$ 1,287.00	\$ 1,287.00
73	609	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25
74	610	0.0144	\$ 1,404.00	\$ 1,404.00	\$ 1,404.00	\$ 1,404.00
75	611	0.0146	\$ 1,423.50	\$ 1,423.50	\$ 1,423.50	\$ 1,423.50
76	612	0.0146	\$ 1,423.50	\$ 1,423.50	\$ 1,423.50	\$ 1,423.50
77	613	0.0144	\$ 1,404.00	\$ 1,404.00	\$ 1,404.00	\$ 1,404.00
		1.0000	\$ 97,500.00	\$ 97,500.00	\$ 97,500.00	\$ 97,500.00



Option 3- Special Levy

Year 2

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Total</u>
1	101	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
2	102	0.0124	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 9,672.00
3	103	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
4	104	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 8,112.00
5	105	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 8,112.00
6	106	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 8,112.00
7	107	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
8	108	0.0124	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 9,672.00
9	109	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
10	110	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 10,920.00
11	111	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 10,842.00
12	112	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 10,998.00
13	201	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
14	202	0.0124	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 9,672.00
15	203	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
16	204	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 8,112.00
17	205	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 8,112.00
18	206	0.0104	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 1,014.00	\$ 8,112.00
19	207	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
20	208	0.0124	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 1,209.00	\$ 9,672.00
21	209	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
22	210	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
23	211	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 10,842.00
24	212	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 10,842.00
25	213	0.0136	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 1,326.00	\$ 10,608.00
26	301	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 10,764.00
27	302	0.0126	\$ 1,228.50	\$ 1,228.50	\$ 1,228.50	\$ 1,228.50	\$ 9,828.00
28	303	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 10,764.00
29	304	0.0105	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75	\$ 8,190.00
30	305	0.0105	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75	\$ 8,190.00
31	306	0.0105	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75	\$ 1,023.75	\$ 8,190.00
32	307	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 10,764.00
33	308	0.0126	\$ 1,228.50	\$ 1,228.50	\$ 1,228.50	\$ 1,228.50	\$ 9,828.00
34	309	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 10,764.00
35	310	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 10,764.00
36	311	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 10,998.00
37	312	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 10,998.00
38	313	0.0138	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 1,345.50	\$ 10,764.00
39	401	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 10,842.00
40	402	0.0127	\$ 1,238.25	\$ 1,238.25	\$ 1,238.25	\$ 1,238.25	\$ 9,906.00
41	403	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 10,842.00
42	404	0.0106	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50	\$ 8,268.00
43	405	0.0106	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50	\$ 8,268.00
44	406	0.0106	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50	\$ 1,033.50	\$ 8,268.00

Option 3- Special Levy

Year 2

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Total</u>
45	407	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 10,842.00
46	408	0.0127	\$ 1,238.25	\$ 1,238.25	\$ 1,238.25	\$ 1,238.25	\$ 9,906.00
47	409	0.0139	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 1,355.25	\$ 10,842.00
48	410	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 10,920.00
49	411	0.0142	\$ 1,384.50	\$ 1,384.50	\$ 1,384.50	\$ 1,384.50	\$ 11,076.00
50	412	0.0142	\$ 1,384.50	\$ 1,384.50	\$ 1,384.50	\$ 1,384.50	\$ 11,076.00
51	413	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 10,920.00
52	501	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 10,920.00
53	502	0.0129	\$ 1,257.75	\$ 1,257.75	\$ 1,257.75	\$ 1,257.75	\$ 10,062.00
54	503	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 10,920.00
55	504	0.0107	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25	\$ 8,346.00
56	505	0.0107	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25	\$ 8,346.00
57	506	0.0107	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25	\$ 1,043.25	\$ 8,346.00
58	507	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 10,920.00
59	508	0.0129	\$ 1,257.75	\$ 1,257.75	\$ 1,257.75	\$ 1,257.75	\$ 10,062.00
60	509	0.0140	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$ 10,920.00
61	510	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 10,998.00
62	511	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 11,154.00
63	512	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 11,154.00
64	513	0.0141	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 1,374.75	\$ 10,998.00
65	601	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 11,154.00
66	602	0.0132	\$ 1,287.00	\$ 1,287.00	\$ 1,287.00	\$ 1,287.00	\$ 10,296.00
67	603	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 11,154.00
68	604	0.0110	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50	\$ 8,580.00
69	605	0.0110	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50	\$ 8,580.00
70	606	0.0110	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50	\$ 1,072.50	\$ 8,580.00
71	607	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 11,154.00
72	608	0.0132	\$ 1,287.00	\$ 1,287.00	\$ 1,287.00	\$ 1,287.00	\$ 10,296.00
73	609	0.0143	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 1,394.25	\$ 11,154.00
74	610	0.0144	\$ 1,404.00	\$ 1,404.00	\$ 1,404.00	\$ 1,404.00	\$ 11,232.00
75	611	0.0146	\$ 1,423.50	\$ 1,423.50	\$ 1,423.50	\$ 1,423.50	\$ 11,388.00
76	612	0.0146	\$ 1,423.50	\$ 1,423.50	\$ 1,423.50	\$ 1,423.50	\$ 11,388.00
77	613	0.0144	\$ 1,404.00	\$ 1,404.00	\$ 1,404.00	\$ 1,404.00	\$ 11,232.00
		1.0000	\$ 97,500.00	\$ 97,500.00	\$ 97,500.00	\$ 97,500.00	\$ 780,000.00



Option 4- Special Levy

Year 1

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Total</u>
1	101	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
2	102	0.0124	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 5,580.00
3	103	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
4	104	0.0104	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 4,680.00
5	105	0.0104	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 4,680.00
6	106	0.0104	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 4,680.00
7	107	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
8	108	0.0124	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 5,580.00
9	109	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
10	110	0.0140	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 6,300.00
11	111	0.0139	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 6,255.00
12	112	0.0141	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 6,345.00
13	201	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
14	202	0.0124	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 5,580.00
15	203	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
16	204	0.0104	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 4,680.00
17	205	0.0104	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 4,680.00
18	206	0.0104	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 1,170.00	\$ 4,680.00
19	207	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
20	208	0.0124	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 1,395.00	\$ 5,580.00
21	209	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
22	210	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
23	211	0.0139	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 6,255.00
24	212	0.0139	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 6,255.00
25	213	0.0136	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 6,120.00
26	301	0.0138	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 6,210.00
27	302	0.0126	\$ 1,417.50	\$ 1,417.50	\$ 1,417.50	\$ 1,417.50	\$ 5,670.00
28	303	0.0138	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 6,210.00
29	304	0.0105	\$ 1,181.25	\$ 1,181.25	\$ 1,181.25	\$ 1,181.25	\$ 4,725.00
30	305	0.0105	\$ 1,181.25	\$ 1,181.25	\$ 1,181.25	\$ 1,181.25	\$ 4,725.00
31	306	0.0105	\$ 1,181.25	\$ 1,181.25	\$ 1,181.25	\$ 1,181.25	\$ 4,725.00
32	307	0.0138	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 6,210.00
33	308	0.0126	\$ 1,417.50	\$ 1,417.50	\$ 1,417.50	\$ 1,417.50	\$ 5,670.00
34	309	0.0138	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 6,210.00
35	310	0.0138	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 6,210.00
36	311	0.0141	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 6,345.00
37	312	0.0141	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 6,345.00
38	313	0.0138	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 1,552.50	\$ 6,210.00
39	401	0.0139	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 6,255.00
40	402	0.0127	\$ 1,428.75	\$ 1,428.75	\$ 1,428.75	\$ 1,428.75	\$ 5,715.00
41	403	0.0139	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 6,255.00
42	404	0.0106	\$ 1,192.50	\$ 1,192.50	\$ 1,192.50	\$ 1,192.50	\$ 4,770.00
43	405	0.0106	\$ 1,192.50	\$ 1,192.50	\$ 1,192.50	\$ 1,192.50	\$ 4,770.00
44	406	0.0106	\$ 1,192.50	\$ 1,192.50	\$ 1,192.50	\$ 1,192.50	\$ 4,770.00



Option 4- Special Levy

Year 1

<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Total</u>	
45	407	0.0139	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 6,255.00	
46	408	0.0127	\$ 1,428.75	\$ 1,428.75	\$ 1,428.75	\$ 1,428.75	\$ 5,715.00	
47	409	0.0139	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 1,563.75	\$ 6,255.00	
48	410	0.0140	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 6,300.00	
49	411	0.0142	\$ 1,597.50	\$ 1,597.50	\$ 1,597.50	\$ 1,597.50	\$ 6,390.00	
50	412	0.0142	\$ 1,597.50	\$ 1,597.50	\$ 1,597.50	\$ 1,597.50	\$ 6,390.00	
51	413	0.0140	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 6,300.00	
52	501	0.0140	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 6,300.00	
53	502	0.0129	\$ 1,451.25	\$ 1,451.25	\$ 1,451.25	\$ 1,451.25	\$ 5,805.00	
54	503	0.0140	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 6,300.00	
55	504	0.0107	\$ 1,203.75	\$ 1,203.75	\$ 1,203.75	\$ 1,203.75	\$ 4,815.00	
56	505	0.0107	\$ 1,203.75	\$ 1,203.75	\$ 1,203.75	\$ 1,203.75	\$ 4,815.00	
57	506	0.0107	\$ 1,203.75	\$ 1,203.75	\$ 1,203.75	\$ 1,203.75	\$ 4,815.00	
58	507	0.0140	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 6,300.00	
59	508	0.0129	\$ 1,451.25	\$ 1,451.25	\$ 1,451.25	\$ 1,451.25	\$ 5,805.00	
60	509	0.0140	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 1,575.00	\$ 6,300.00	
61	510	0.0141	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 6,345.00	
62	511	0.0143	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 6,435.00	
63	512	0.0143	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 6,435.00	
64	513	0.0141	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 1,586.25	\$ 6,345.00	
65	601	0.0143	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 6,435.00	
66	602	0.0132	\$ 1,485.00	\$ 1,485.00	\$ 1,485.00	\$ 1,485.00	\$ 5,940.00	
67	603	0.0143	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 6,435.00	
68	604	0.0110	\$ 1,237.50	\$ 1,237.50	\$ 1,237.50	\$ 1,237.50	\$ 4,950.00	
69	605	0.0110	\$ 1,237.50	\$ 1,237.50	\$ 1,237.50	\$ 1,237.50	\$ 4,950.00	
70	606	0.0110	\$ 1,237.50	\$ 1,237.50	\$ 1,237.50	\$ 1,237.50	\$ 4,950.00	
71	607	0.0143	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 6,435.00	
72	608	0.0132	\$ 1,485.00	\$ 1,485.00	\$ 1,485.00	\$ 1,485.00	\$ 5,940.00	
73	609	0.0143	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 1,608.75	\$ 6,435.00	
74	610	0.0144	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00	\$ 6,480.00	
75	611	0.0146	\$ 1,642.50	\$ 1,642.50	\$ 1,642.50	\$ 1,642.50	\$ 6,570.00	
76	612	0.0146	\$ 1,642.50	\$ 1,642.50	\$ 1,642.50	\$ 1,642.50	\$ 6,570.00	
77	613	0.0144	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00	\$ 1,620.00	\$ 6,480.00	
			1.0000	\$ 112,500.00	\$ 112,500.00	\$ 112,500.00	\$ 112,500.00	\$ 450,000.00



Option 4- Special Levy

		Year 2						
<u>Lot #</u>	<u>Unit #</u>	<u>U.E</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Total</u>	
1	101	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
2	102	0.0124	\$ 1,023.00	\$ 1,023.00	\$ 1,023.00	\$ 1,023.00	\$ 4,092.00	
3	103	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
4	104	0.0104	\$ 858.00	\$ 858.00	\$ 858.00	\$ 858.00	\$ 3,432.00	
5	105	0.0104	\$ 858.00	\$ 858.00	\$ 858.00	\$ 858.00	\$ 3,432.00	
6	106	0.0104	\$ 858.00	\$ 858.00	\$ 858.00	\$ 858.00	\$ 3,432.00	
7	107	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
8	108	0.0124	\$ 1,023.00	\$ 1,023.00	\$ 1,023.00	\$ 1,023.00	\$ 4,092.00	
9	109	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
10	110	0.0140	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 4,620.00	
11	111	0.0139	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 4,587.00	
12	112	0.0141	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 4,653.00	
13	201	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
14	202	0.0124	\$ 1,023.00	\$ 1,023.00	\$ 1,023.00	\$ 1,023.00	\$ 4,092.00	
15	203	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
16	204	0.0104	\$ 858.00	\$ 858.00	\$ 858.00	\$ 858.00	\$ 3,432.00	
17	205	0.0104	\$ 858.00	\$ 858.00	\$ 858.00	\$ 858.00	\$ 3,432.00	
18	206	0.0104	\$ 858.00	\$ 858.00	\$ 858.00	\$ 858.00	\$ 3,432.00	
19	207	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
20	208	0.0124	\$ 1,023.00	\$ 1,023.00	\$ 1,023.00	\$ 1,023.00	\$ 4,092.00	
21	209	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
22	210	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
23	211	0.0139	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 4,587.00	
24	212	0.0139	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 4,587.00	
25	213	0.0136	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 1,122.00	\$ 4,488.00	
26	301	0.0138	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 4,554.00	
27	302	0.0126	\$ 1,039.50	\$ 1,039.50	\$ 1,039.50	\$ 1,039.50	\$ 4,158.00	
28	303	0.0138	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 4,554.00	
29	304	0.0105	\$ 866.25	\$ 866.25	\$ 866.25	\$ 866.25	\$ 3,465.00	
30	305	0.0105	\$ 866.25	\$ 866.25	\$ 866.25	\$ 866.25	\$ 3,465.00	
31	306	0.0105	\$ 866.25	\$ 866.25	\$ 866.25	\$ 866.25	\$ 3,465.00	
32	307	0.0138	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 4,554.00	
33	308	0.0126	\$ 1,039.50	\$ 1,039.50	\$ 1,039.50	\$ 1,039.50	\$ 4,158.00	
34	309	0.0138	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 4,554.00	
35	310	0.0138	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 4,554.00	
36	311	0.0141	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 4,653.00	
37	312	0.0141	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 4,653.00	
38	313	0.0138	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 1,138.50	\$ 4,554.00	
39	401	0.0139	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 4,587.00	
40	402	0.0127	\$ 1,047.75	\$ 1,047.75	\$ 1,047.75	\$ 1,047.75	\$ 4,191.00	
41	403	0.0139	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 4,587.00	
42	404	0.0106	\$ 874.50	\$ 874.50	\$ 874.50	\$ 874.50	\$ 3,498.00	
43	405	0.0106	\$ 874.50	\$ 874.50	\$ 874.50	\$ 874.50	\$ 3,498.00	
44	406	0.0106	\$ 874.50	\$ 874.50	\$ 874.50	\$ 874.50	\$ 3,498.00	



Option 4- Special Levy

Lot #	Unit #	U.E	Year 2				Total	
			Q1	Q2	Q3	Q4		
45	407	0.0139	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 4,587.00	
46	408	0.0127	\$ 1,047.75	\$ 1,047.75	\$ 1,047.75	\$ 1,047.75	\$ 4,191.00	
47	409	0.0139	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 1,146.75	\$ 4,587.00	
48	410	0.0140	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 4,620.00	
49	411	0.0142	\$ 1,171.50	\$ 1,171.50	\$ 1,171.50	\$ 1,171.50	\$ 4,686.00	
50	412	0.0142	\$ 1,171.50	\$ 1,171.50	\$ 1,171.50	\$ 1,171.50	\$ 4,686.00	
51	413	0.0140	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 4,620.00	
52	501	0.0140	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 4,620.00	
53	502	0.0129	\$ 1,064.25	\$ 1,064.25	\$ 1,064.25	\$ 1,064.25	\$ 4,257.00	
54	503	0.0140	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 4,620.00	
55	504	0.0107	\$ 882.75	\$ 882.75	\$ 882.75	\$ 882.75	\$ 3,531.00	
56	505	0.0107	\$ 882.75	\$ 882.75	\$ 882.75	\$ 882.75	\$ 3,531.00	
57	506	0.0107	\$ 882.75	\$ 882.75	\$ 882.75	\$ 882.75	\$ 3,531.00	
58	507	0.0140	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 4,620.00	
59	508	0.0129	\$ 1,064.25	\$ 1,064.25	\$ 1,064.25	\$ 1,064.25	\$ 4,257.00	
60	509	0.0140	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 1,155.00	\$ 4,620.00	
61	510	0.0141	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 4,653.00	
62	511	0.0143	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 4,719.00	
63	512	0.0143	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 4,719.00	
64	513	0.0141	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 1,163.25	\$ 4,653.00	
65	601	0.0143	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 4,719.00	
66	602	0.0132	\$ 1,089.00	\$ 1,089.00	\$ 1,089.00	\$ 1,089.00	\$ 4,356.00	
67	603	0.0143	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 4,719.00	
68	604	0.0110	\$ 907.50	\$ 907.50	\$ 907.50	\$ 907.50	\$ 3,630.00	
69	605	0.0110	\$ 907.50	\$ 907.50	\$ 907.50	\$ 907.50	\$ 3,630.00	
70	606	0.0110	\$ 907.50	\$ 907.50	\$ 907.50	\$ 907.50	\$ 3,630.00	
71	607	0.0143	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 4,719.00	
72	608	0.0132	\$ 1,089.00	\$ 1,089.00	\$ 1,089.00	\$ 1,089.00	\$ 4,356.00	
73	609	0.0143	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 1,179.75	\$ 4,719.00	
74	610	0.0144	\$ 1,188.00	\$ 1,188.00	\$ 1,188.00	\$ 1,188.00	\$ 4,752.00	
75	611	0.0146	\$ 1,204.50	\$ 1,204.50	\$ 1,204.50	\$ 1,204.50	\$ 4,818.00	
76	612	0.0146	\$ 1,204.50	\$ 1,204.50	\$ 1,204.50	\$ 1,204.50	\$ 4,818.00	
77	613	0.0144	\$ 1,188.00	\$ 1,188.00	\$ 1,188.00	\$ 1,188.00	\$ 4,752.00	
			1.0000	\$ 82,500.00	\$ 82,500.00	\$ 82,500.00	\$ 82,500.00	\$ 330,000.00



Attachment 6 (1 of 2)



E: (08) 9383 2366
F: (08) 9286 3501
accounts@carepropertywa.com.au
PO Box 726, Claremont WA 6910
ABN 18 627 219 301

Notice of Levies Due in March 2024

Notice is hereby given pursuant to Sections 43, 47 and 100 of the Strata Titles Act (STA) 1985 that the following contributions are due

Tax Invoice

Issued 07/02/2024 on behalf of:

The Owners of 17 Malata Crescent Strata Plan
ABN 67345670164
Adara Apartments
17 Malata Crescent
Success WA 6164
for Lot 1 Unit 101
KAUR, Charanjeet

Charanjeet Kaur
c/- OWNER

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Reserve Fund	
01/03/2024	Quarterly Admin/Reserve Levy (March - May 24)	710.60	187.00	897.60
	Total levies due in month	710.60	187.00	897.60

Total of this levy notice	897.60	(including \$81.60 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	897.60	
Prepaid	0.00	
Total amount due	\$897.60	

Late Payment: Section 100 of the Strata Titles Act 1985 provides for interest on unpaid levies to be charged at 11.00% p.a.

Cheques should be made payable to 'The Owners of 17 Malata Crescent Strata Plan 62964'

Levy Payment due 01/03/2024

Go Register at deft.com.au to manage your payment of Levy, including a direct debit option?



*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.

OWNER

Strata Scheme 62964

Lot 1 Unit 101



*496 280340183 21016



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



Pay over the phone 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 or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:

DEFT Payment Systems
Locked Bag 2501, Perth WA 6001



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

Biller code 96503

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

Care Property (WA) Strata Management

DEFT Reference Number

28034018321016

Amount Due

\$897.60

Due Date

01/03/2024

Amount Paid

\$

+280340183 21016 <

000089760<3+

Attachment 6 (2 of 2)



E: (08) 9383 2366
F: (08) 9286 3501
accounts@carepropertywa.com.au
PO Box 726, Claremont WA 6910
ABN 18 623 219 301

Notice of Levies Due in July 2024

Notice is hereby given pursuant to Sections 43, 47 and 100 of the Strata Titles Act (STA) 1985 that the following contributions are due

Tax Invoice

Issued 05/06/2024 on behalf of:

The Owners of 17 Malata Crescent Strata Plan
ABN 67345670164
Adara Apartments
17 Malata Crescent
Success WA 6164
for Lot 1 Unit 101
KAUR, Charanjeet

Charanjeet Kaur
c/- OWNER

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Reserve Fund	
01/07/2024	Quarterly Admin/Reserve Levy 01/07/2024 - 30/09/2024	972.40	287.98	1,260.38
	Total levies due in month	972.40	287.98	1,260.38

Total of this levy notice	1,260.38	(including \$114.58 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	1,260.38	
Prepaid	0.00	
Total amount due	\$1,260.38	

Late Payment: Section 100 of the Strata Titles Act 1985 provides for interest on unpaid levies to be charged at 11.00% p.a.

Cheques should be made payable to 'The Owners of 17 Malata Crescent Strata Plan 62964'

Levy Payment due 01/07/2024

Go Register at deft.com.au to manage your payment of Levy, including a direct debit option?



*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.

OWNER

Strata Scheme 62964

Lot 1 Unit 101



*496 280340183 21016



Biller code 96503

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 by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 2174, Melbourne VIC 3001

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

Care Property (WA) Strata Management

DEFT Reference Number

28034018321016

Amount Due

\$1,260.38

Due Date

01/07/2024

Amount Paid

\$

+280340183 21016 <

000126038<3+