

Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
		308	4421	7	209	Gungahlin
	and known as 308/1 Anthony Rolfe Avenue, Gungahlin ACT 2912					
Seller	Full name	Hrvoje Blazevic				
	ACN/ABN					
	Address	228A Robin Boyd crescent Taylor ACT 2913				
Seller Solicitor	Firm	Morris Legal Group Pty Limited ACN 627 383 313				
	Email	erin@morrislegalgroup.com.au				
	Phone	+61 1300 047 227		Ref Erin Taylor		
	DX/Address	Ground Floor, 1/59 Wentworth Avenue, Kingston ACT 2604				
Stakeholder	Name	Hive Property (ACT) Pty Ltd Trust Account				
Seller Agent	Firm	Hive Property (ACT) Pty Limited				
	Ref	matt@hiveproperty.co				
	Phone	+61 (2) 6182 1802		Ref Matt Shipard		
	DX/Address	Level 1, 4 Campion Street Deakin ACT 2600				
Restriction on Transfer	Mark as applicable	☒ Nil ☐ section 370 ☐ section 280 ☐ section 306 ☐ section 351				
Land Rent	Mark one	☒ Non-Land Rent Lease ☐ Land Rent Lease				
Occupancy	Mark one	☐ Vacant possession ☒ Subject to tenancy				
Breach of covenant or unit articles	Description (Insert other breaches)	As disclosed in the Required Documents and				
Goods	Description	Fixed floor coverings, light fittings and window treatments as inspected.				
Date for Registration of Units Plan		Not Applicable				
Date for Completion		On or before 30 days from the Date of this Contract				
Electronic Transaction?		☐ No ☒ Yes, using Nominated ELN: PEXA				
Land Tax to be adjusted?		☐ No ☒ Yes				
Residential Withholding Tax	New residential premises?		☒ No		☐ Yes	
	Potential residential land?		☒ No		☐ Yes	
	Buyer required to make a withholding payment?		☒ No		☐ Yes (insert details on p.3)	
Foreign Resident Withholding Tax	Relevant Price more than \$750,000.00?		☐ No		☐ Yes	
	Clearance Certificates attached for all the Sellers?		☒ No		☐ Yes	

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.

Buyer	Full name					
	ACN/ABN					
	Address					
Buyer Solicitor	Firm					
	Email					
	Phone			Ref		
	DX/Address					
Price	Price			(GST inclusive unless otherwise specified)		
	Less deposit			(10% of Price)		
	Balance			☐ Deposit by Instalments (clause 52 applies)		
Date of this Contract						

Co-Ownership	Mark one (show shares)	☐ Joint tenants	☐ Tenants in common in the following shares:

Read This Before Signing: Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

Seller signature	Buyer signature
Seller witness name and signature	Buyer witness name and signature

Seller Disclosure Documents

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- ☐ Crown lease of the Land (including variations)
- ☒ Current certified extract from the land titles register showing all registered interests affecting the Property
- ☒ Deposited Plan for the Land
- ☒ Energy Efficiency Rating Statement
- ☐ Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)
- ☐ If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- ☒ Lease Conveyancing Inquiry Documents for the Property
- ☐ Building Conveyancing Inquiry Document (except if:
 - the Property is a Class A Unit
 - the residence on the Property has not previously been occupied or sold as a dwelling; or
 - this Contract is an "off-the-plan purchase")
- ☐ Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).
- ☐ Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).
- ☐ Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

If the Property is off-the-plan:

- ☐ Proposed plan
- ☐ Inclusions list

If the Property is a Unit where the Units Plan is not registered:

- ☐ Inclusions list
- ☐ Disclosure Statement

If the Property is a Unit where the Units Plan is registered:

- ☒ Units Plan concerning the Property
- ☒ Current certified extract from the land titles register showing all registered interests affecting the Common Property
- ☒ Unit Title Certificate
- ☒ Registered variations to rules of the Owners Corporation
- ☐ (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time
- ☐ (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

If the Property is a Lot that is part of a Community Title Scheme:

- ☐ Section 67 Statement, as first or top sheet
- ☐ Community Title Master Plan
- ☐ Community Title Management Statement

If the Property is a Lot that will form part of a Community Title Scheme:

- ☐ Proposed Community Title Master Plan or sketch plan
- ☐ Proposed Community Title Management Statement

GST

- ☐ Not applicable
- ☐ Input taxed supply of residential premises
- ☐ Taxable supply (including new residential premises)
- ☐ GST-free supply of going concern
- ☐ Margin scheme applies

Tenancy

- ☒ Tenancy Agreement
- ☐ No written Tenancy Agreement exists

Invoices

- ☐ Building and Compliance Inspection Report
- ☐ Pest Inspection Report

Asbestos

- ☒ Asbestos Advice
- ☐ Current Asbestos Assessment Report

Damages for delay in Completion – applicable interest rate and legal costs and disbursements amount (see clause 22)

Interest rate if the defaulting party is the Seller	0% per annum
Interest rate if the defaulting party is the Buyer	10% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	\$550.00 (GST inclusive)

Tenancy Summary

Premises	308/1 Anthony Rolfe Ave, Gungahlin	Expiry date	05 Feb 2025
Tenant name	Avinash Hoige	Rent	\$984.00
Commencement date	06 Feb 2024	Rent review date	
Term	12 months	Rent review mechanism	

Managing Agent Details for Owners Corporation or Community Title Scheme (if no managing agent, secretary)

Name	First Choice Strata	Phone	+61 (2) 6241 4000
Address	PO Box 479 Dickson ACT 2602		

RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

Supplier	Name			
	ABN		Phone	
	Business address			
	Email			
Residential Withholding Tax	Supplier's portion of the RW Amount:			\$
	RW Percentage:			%
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):			\$
	Is any of the consideration not expressed as an amount in money?	☐ No ☐ Yes		
	If 'Yes', the GST inclusive market value of the non-monetary consideration:			\$
	Other details (including those required by regulation or the ATO forms):			

Cooling Off Period

(for residential property only)

- The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.
- There is no cooling off period if:
 - the Buyer is a corporation; or
 - the Property is sold by tender; or
 - the Property is sold by auction; or
 - before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
 - this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.
- A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

Warnings

- The Lease may be affected by the *Residential Tenancies Act 1997* (ACT) or the *Leases (Commercial & Retail) Act 2001* (ACT).
- If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.
- As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.
- The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.
- There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.
- The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.
- If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

Exchange of Contract

- 1 An Agent, authorised by the Seller, may:
 - insert:
 - the name and address of, and contact details for, the Buyer;
 - the name and address of, and contact details for, the Buyer Solicitor;
 - the Price;
 - the Date of this Contract,
 - insert in, or delete from, the Goods; and
 - exchange this Contract.
- 2 An Agent must not otherwise insert, delete or amend this Contract.
- 3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

1. Definitions and Interpretation

- 1.1 Definitions appear in the Schedule and as follows:

Affecting Interests means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

Adaptable Housing Dwelling has the meaning in the Sale of Residential Property Act;

Agent has the meaning in the Sale of Residential Property Act;

ATO means the Australian Taxation Office, and includes the Commissioner for Taxation;

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;

- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

Building Act means the *Building Act 2004* (ACT);

Building and Development Provision has the meaning in the Planning Act;

Building Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Building and Compliance Inspection Report has the meaning in the Sale of Residential Property Act;

Building Management Statement has the meaning in the Land Titles Act;

Business Day means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

Class A Unit has the meaning in the Sale of Residential Property Act;

Common Property for a Unit has the meaning in the Unit Titles Act;

Common Property for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

Community Title Act means the *Community Title Act 2001* (ACT);

Community Title Body Corporate means the entity referred to as such in the Community Title Act;

Community Title Management Statement has the meaning in the Community Title Act;

Community Title Master Plan has the meaning in the Community Title Act;

Community Title Scheme has the meaning in the Community Title Act;

Completion means the time at which this Contract is completed and **Completed** has a corresponding meaning;

Compliance Certificate means a certificate issued for the Lease under section 296 of the *Planning and Development Act 2007*, Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act 1936* or under section 180 of the Land Act;

Covenant includes a restrictive covenant;

Default Notice means a notice in accordance with clause 18.5 and clause 18.6

Default Rules has the meaning in the Unit Titles Management Act;

Deposit means the deposit forming part of the Price;

Developer in respect of a Lot has the meaning in the Community Title Act;

Developer Control Period has the meaning in the Unit Titles Management Act;

Development has the meaning in the Planning Act;

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

Disclosure Update Notice has the meaning in section 260(2) of the Property Act;

Encumbrance has the meaning in the Sale of Residential Property Act but excludes a mortgage;

Energy Efficiency Rating Statement has the meaning in the Sale of Residential Property Act;

Excluded Change has the meaning in section 259A(4) of the Property Act;

General Fund Contribution has the meaning in section 78(1) of the Unit Titles Management Act;

GST has the meaning in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

GST Rate means the prevailing rate of GST specified as a percentage;

Improvements means the buildings, structures and fixtures erected on and forming part of the Land;

Income includes the rents and profits derived from the Property;

Land Act means the *Land (Planning & Environment) Act 1991* (ACT);

Land Charges means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

Land Rent Act means the *Land Rent Act 2008* (ACT);

Land Rent Lease means a Lease that is subject to the Land Rent Act;

Land Titles Act means the *Land Titles Act 1925* (ACT);

Lease means the lease of the Land having the meaning in the Planning Act;

Lease Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Legislation Act means the *Legislation Act 2001*;

Liability of the Owners Corporation means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

Lot has the meaning in the Community Title Act;

Non-Land Rent Lease means a Lease that is not subject to the Land Rent Act;

Notice to Complete means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

Owners Corporation means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

Pest Inspection Report has the meaning in the Sale of Residential Property Act;

Pest Treatment Certificate has the meaning in the Sale of Residential Property Act;

Planning Act means the *Planning Act 2023* (ACT);

Planning and Land Authority has the meaning in the Legislation Act;

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

Property means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

Property Act means the *Civil Law (Property) Act 2006* (ACT);

Required Documents has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

Rescission Notice has the meaning in the Sale of Residential Property Act;

Residential Tenancies Act means the *Residential Tenancies Act 1997* (ACT);

Sale of Residential Property Act means the *Civil Law (Sale of Residential Property) Act 2003* (ACT);

Section 56 Certificate means a certificate for a Lot issued under section 56 of the Community Title Act;

Section 67 Statement means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

Service includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

Staged Development has the meaning given by section 17(4) of the Unit Titles Act;

Tenancy Agreement includes a lease for any term and whether for residential purposes or otherwise;

Unapproved Structure has the meaning in the Sale of Residential Property Act;

Unit means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

Unit Entitlement for the Unit has the meaning in the Unit Titles Act;

Unit Title is the Lease together with the rights of the registered lessee of the Unit;

Unit Title Certificate means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

Unit Titles Act means the *Unit Titles Act 2001* (ACT);

Unit Titles Management Act means the *Unit Titles (Management) Act 2011* (ACT);

Units Plan means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970*; and

Withholding Law means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.

1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

- 1.3 Headings are inserted for convenience only and are not part of this Contract.
- 1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.
- 1.5 A reference to "this Contract" extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.
- 1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.
- 1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.
- 1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the *Electronic Transactions Act 1999* (Cth), this Contract may be signed and/or exchanged electronically.

2. Terms of payment

- 2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.
- 2.2 The Deposit becomes the Seller's property on Completion.
- 2.3 The Deposit may be paid by cheque or in cash (up to \$3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.
- 2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.
- 2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.
- 2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to \$200.00).
- 2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.
- 2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

3. Title to the Lease

- 3.1 The Lease is or will before Completion be granted under the Planning Act.
- 3.2 The Lease is transferred subject to its provisions.
- 3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.
- 3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.
- 3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

4. Restrictions on transfer

- 4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.
- 4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to "section 370" refers to this restriction.
- 4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to "section 280" refers to this restriction.
- 4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to "section 306" refers to this restriction.
- 4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction. Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

- 4.4 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

5. Particulars of title and submission of transfer

- 5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.
- 5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.
- 5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

6. Buyer rights and limitations

- 6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:
 - 6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and
 - 6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.
- 6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:
 - 6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or
 - 6.2.2 the Buyer is not entitled to vacant possession, then the Buyer may either:
 - 6.2.3 rescind; or
 - 6.2.4 complete and sue the Seller for damages.
- 6.3 The Buyer is not entitled to make any requisitions on the title to the Property.
- 6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:
 - 6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;
 - 6.4.2 a wall being or not being a party wall or the Property being affected by an

easement for support or not having the benefit of an easement for support;

- 6.4.3 any change in the Property due to fair wear and tear before Completion;
- 6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;
- 6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;
- 6.4.6 the ownership or location of any dividing fence;
- 6.4.7 the ownership of any fuel storage tank; and
- 6.4.8 anything disclosed in this Contract (except an Affecting Interest).

7. Seller warranties

7.1 The Seller warrants that at the Date of this Contract:

- 7.1.1 the Seller will be able to complete at Completion;
- 7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;
- 7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and
- 7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

- 7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;
- 7.2.2 the Seller will have the capacity to complete;
- 7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;
- 7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;
- 7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;
- 7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and
- 7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a

Non-Land Rent Lease and not a Land Rent Lease.

- 7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

8. Adjustments

- 8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.
- 8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.
- 8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.
- 8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.
- 8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

9. Terms of possession

- 9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.
- 9.2 If the Property is sold subject to a tenancy, the Seller has:
 - 9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or
 - 9.2.2 completed the tenancy summary on page 2 of this Contract.
- 9.3 If the Property is sold subject to a tenancy:
 - 9.3.1 the Seller warrants that except as disclosed in this Contract:
 - (a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;
 - (b) if applicable, the Seller has complied with the Residential Tenancies Act;

- (c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;
- (d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;
- (e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and
- (f) if applicable, the Tenancy Agreement incorporates:
 - (i) the Prescribed Terms; and
 - (ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

- (a) any written Tenancy Agreement to which this Contract is subject;
- (b) a notice of attornment;
- (c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and
- (d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

10. Inspection and condition of Property

- 10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.
- 10.2 The Seller must leave the Property clean and tidy on Completion.

11. Inspection of building file

- 11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:
 - 11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

- 11.1.2 any notices issued by any authority in relation to the Land and Improvements.

12. Additional Seller obligations

- 12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:
 - 12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;
 - 12.1.2 obtain approval for any Development conducted on the Land;
 - 12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;
 - 12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and
 - 12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

13. Electronic transaction

- 13.1 In this clause 13, the following words mean:

Adjustment Figures mean details of the adjustments to be made to the Price under this Contract;

Completion Time means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

Conveyancing Transaction has the meaning given in the Participation Rules;

Digitally Signed has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

Discharging Mortgagee means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

ECNL means the *Electronic Conveyancing National Law (ACT) Act 2020 (ACT)*;

Effective Date means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;

Electronic Document means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

Electronic Transaction means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

Electronic Transfer means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

Electronic Workspace has the meaning given in the Participation Rules;

Electronically Tradeable means a land title dealing that can be lodged electronically;

ELN has the meaning given in the Participation Rules;

FRCGW Remittance means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

GSTRW Payment means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

Incoming Mortgagee means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

Mortgagee Details mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

Nominated ELN means the ELN specified in the Schedule;

Participation Rules mean the participation rules as determined by the ECNL;

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

Title Data means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:

13.2.1 this Contract says that it is an Electronic Transaction; or

13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.

13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible to be lodged electronically; or

13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.

13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.4.1 each party must:

(a) bear equally any disbursements or fees; and

(b) otherwise bear that party's own costs; incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and

13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.

13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:

13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;

13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;

13.5.3 the parties must conduct the Electronic Transaction:

(a) in accordance with the Participation Rules and the ECNL; and

(b) using the Nominated ELN, unless the parties otherwise agree;

13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

- Land Registry as a result of this transaction being an Electronic Transaction; and
- 13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.
- 13.6 The Seller must within 7 days of the Effective Date:
- 13.6.1 create an Electronic Workspace;
- 13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and
- 13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.
- 13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:
- 13.7.1 Populate the Electronic Workspace with Title Data;
- 13.7.2 create and Populate the Electronic Transfer;
- 13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and
- 13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.
- 13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:
- 13.8.1 join the Electronic Workspace;
- 13.8.2 create and Populate the Electronic Transfer;
- 13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and
- 13.8.4 Populate the Electronic Workspace with a nominated Completion Time.
- 13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:
- 13.9.1 join the Electronic Workspace;
- 13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and
- 13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.
- 13.10 To complete the financial settlement schedule in the Electronic Workspace:
- 13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;
- 13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and
- 13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.
- 13.11 Before Completion, the parties must ensure that:
- 13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;
- 13.11.2 all certifications required by the ECNL are properly given; and
- 13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.
- 13.12 If Completion takes place in the Electronic Workspace:
- 13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and
- 13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.
- 13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.
- 13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:
- 13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or

the Buyer's mortgagee at the time of financial settlement; and

13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.

13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:

13.15.1 holds them on Completion in escrow for the benefit of the other party; and

13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

14. Off the plan purchase and Compliance Certificate

14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:

14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and

14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

15. Goods

15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.

15.2 The Goods are included in the Price.

15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.

15.4 The Goods become the Buyer's property on Completion.

15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

16. Errors and misdescriptions

16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:

16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and

16.1.2 if the error is not corrected before Completion:

(a) for an error that is material — rescind this Contract, or complete this Contract and make a claim for compensation; and

(b) for an error that is not material — complete this Contract and make a claim for compensation.

16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.

16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

17. Compensation claims by Buyer

17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:

17.1.1 the Seller can rescind if in the case of a claim that is not a claim for delay:

(a) the total amount claimed exceeds 5% of the Price;

(b) the Seller gives notice to the Buyer of an intention to rescind; and

(c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and

17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:

(a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;

(b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interest-bearing account at call in the name of

- the Stakeholder in trust for the Seller and the Buyer;
- (c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;
 - (d) the decision of the arbitrator is final and binding;
 - (e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;
 - (f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;
 - (g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and
 - (h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.
- 18.3.2 be ready willing and able to complete but for some default or omission of the other party.
- 18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.
- 18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.
- 18.6 A Default Notice:
- 18.6.1 must specify the default;
 - 18.6.2 must require the party served with the Default Notice to rectify the default within 7* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and
 - 18.6.3 cannot be used to require a party to complete this Contract.
- 18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.
- 18.8 The time specified in a Default Notice to rectify the specified default is an essential term.
- 18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.
- 18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.
- 18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

18. Notice to Complete and Default Notice

- 18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.
- 18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.
- 18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:
- 18.3.1 not be in default; and

19. Termination — Buyer default

- 19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:
- 19.1.1 sue the Buyer for breach; or
 - 19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

* Alter as necessary

recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.

- 19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

20. Termination — Seller default

- 20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:
- 20.1.1 terminate and seek damages; or
 - 20.1.2 enforce without further notice any other rights and remedies available to the Buyer.
- 20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

21. Rescission

- 21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:
- 21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and
 - 21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

22. Damages for delay in Completion

- 22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:
- 22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;
 - 22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and
 - 22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not

at fault if Completion occurs later than 7 days after the Date for Completion.

- 22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.
- 22.3 The parties agree that:
- 22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and
 - 22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

- 23.1 The Buyer warrants the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer of the Lease under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).
- 23.2 This clause is an essential term.

24. GST

- 24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.
- 24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.
- 24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:
- 24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but
 - 24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.
- 24.4 If this Contract says this sale is the supply of a going concern:

- 24.4.1 the parties agree the supply of the Property is the supply of a going concern;
- 24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;
- 24.4.3 the Seller must carry on the enterprise until Completion;
- 24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and
- 24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:
 - (a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and
 - (b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).

24.5 If this Contract says the margin scheme applies:

- 24.5.1 the Seller warrants that it can use the margin scheme; and
- 24.5.2 the Buyer and Seller agree that the margin scheme is to apply,

in respect of the sale of the Property.

24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.

24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

25. Power of attorney

- 25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.

26. Notices claims and authorities

- 26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.
- 26.2 To serve a notice a party must:
 - 26.2.1 leave it at; or

- 26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to,

the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or

- 26.2.3 serve it on that party's solicitor in any of the above ways; or
- 26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or
- 26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.

- 26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

27. Unit title

- 27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.

28. Definitions and interpretation

- 28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.
- 28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

29. Title to the Unit

- 29.1 Clauses 3.1, 3.2 and 3.3 do not apply.
- 29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).
- 29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

30. Buyer rights limited

- 30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the

lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

31. Adjustment of contribution

- 31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

32. Inspection of Unit

- 32.1 For the purposes of clause 10.1 Property includes the Common Property.

33. Seller warranties

- 33.1 The Seller warrants that at the Date of this Contract:
- 33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:
 - (a) defects arising through fair wear and tear; and
 - (b) defects disclosed in this Contract;
 - 33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;
 - 33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;
 - 33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;
 - 33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;
 - 33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and
 - 33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:
 - (a) as set out in Schedule 4 to the Unit Titles Management Act; or

- (b) in respect of a corporation established under the *Unit Titles Act 1970 (repealed)* and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or

- (c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;

except for any alterations to those rules registered under section 108.

- 33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.
- 33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.
- 33.4 For the purposes of clause 7, Property includes the Common Property.
- 33.5 These warranties are in addition to those given in clause 7.

34. Damage or destruction before Completion

- 34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.
- 34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

35. Notice to Owners Corporation

- 35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

36. Unit Title Certificate

- 36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Units Title Management Act for the Unit Title Certificate attached.

37. Unregistered Units Plan

Warning: The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

- 37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.
- 37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.
- 37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.
- 37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.
- 37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:
- 37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or
- 37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.
- In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.
- 37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.
- 37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners

Corporation from those set out in Schedule 4 of the Unit Title Management Act.

- 37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.
- 37.9 The parties acknowledge that the following must form part of the Contract:
- 37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and
- 37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved — details of the reservation, including the kind and number of animals.
- 37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

38. Rescission of Contract

- 38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:
- 38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or
- 38.1.2 there would be a breach of a warranty provided in clause 37.10:
- (a) were this Contract completed at the time it is rescinded; and
- (b) the Buyer is significantly prejudiced by the breach,
- and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.
- 38.2 A notice must be given:
- 38.2.1 under clause 38.1.1:
- (a) if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or
- (b) in any other case — not later than 14 days after the later of the following happens:
- (i) the Date of this Contract; and
- (ii) another period agreed between the Buyer and Seller ends; or

38.2.2 under clause 38.1.2 – at any time before the Buyer is required to complete this Contract.

38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

39. Claims for compensation

39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.

39.2 The Buyer may, by written notice given to the Seller:

39.2.1 tell the Seller:

- (a) about the breach; and
- (b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

39.3.1 if this Contract is entered before the Units Plan for the Unit is registered – not later than 3 days before the Buyer is required to complete this Contract; or

39.3.2 in any other case – not later than 14 days after the later of the following happens:

- (a) the Buyer's copy of the Contract is received by the Buyer;
- (b) another period agreed between the Buyer and Seller ends.

39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for

compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

45. Unregistered Community Title Scheme

45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.

45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.

45.3 The Seller must attach a copy of the proposed Community Title Management Statement.

45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or

45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or

45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the

Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.

- 45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

46. Incomplete development of Community Title Scheme

- 46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.
- 46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.
- 46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

47. Incomplete development of Lot

- 47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.
- 47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.
- 47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.
- 47.4 The Buyer must:
- 47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and
- 47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the

Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

48. Required first or top sheet

- 48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.
- 48.2 The Section 67 Statement must:
- 48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;
- 48.2.2 state the name and address of:
- (a) the body corporate of the scheme; or
- (b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates — the manager;
- 48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;
- 48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;
- 48.2.5 be signed by the Seller or a person authorised by the Seller; and
- 48.2.6 be substantially complete.
- 48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.
- 48.4 The Buyer may rescind this Contract if:
- 48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and
- 48.4.2 Completion has not taken place.

49. Notice to Community Title Body Corporate

- 49.1 The parties must comply with the rules and by-laws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

50. Section 56 Certificate

- 50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.
- 50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.

51. Foreign Resident Withholding Tax

Warning: The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

Warning: The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

CGT Asset has the meaning in the *Income Tax Assessment Act 1997*;

Clearance Certificate means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

Relevant Percentage means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

Relevant Price means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

Variation Certificate means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

Withholding Amount means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

Withholding Law means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act 1953* and associated provisions.

51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.

51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.

51.4 If neither clauses 51.2 or 51.3 apply, then:

51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;

51.4.2 the Buyer must:

- (a) lodge a purchaser payment notification form with the ATO; and
- (b) give evidence of compliance with clause 51.4.2(a) to the Seller;

no later than 5 days before the Date for Completion;

51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount; and

51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.

51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:

51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and

51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.

51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.

51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.

51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

52. Deposit by Instalments

52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.

52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.

52.3 The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit in two instalments as follows:

52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and

52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.

52.5 If the First Instalment of the Deposit is:

52.5.1 not paid on time and in accordance with clause 52.3; or

52.5.2 paid by cheque and the cheque is not honoured on first presentation,

the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.

52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14* days after service of the Default Notice (excluding the date of service).

52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.

52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

53. Residential Withholding Tax

Warning: The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

53.1 In this clause 53 the following words have the following meanings:

RW Amount means the amount which the Buyer must pay under section 14-250 of the Withholding Law;

RW Amount Information means the completed RW Amount details referred to on page 3 of this Contract; and

RW Percentage means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.

53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.

53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.

53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.

53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.

53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:

53.6.1 21 days after a written request from the Seller; or

53.6.2 7 days prior to the Date for Completion, whichever is the earlier.

53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

* Alter as necessary

- 53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.
- 53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:
- 53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion;
and
 - 53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

Unit 308 308/1 Anthony Rolfe Ave
Block 7 Section 209 Gungahlin

TENANCY AGREEMENT (RESIDENTIAL)

This Tenancy Agreement is made on 30 Nov 2023

ITEM 1 LESSOR

Name: Molly Narvo

Company Name:

ACN / ABN:

Name: Hrvoje Blazevic

Company Name:

ACN / ABN:

ITEM 2 AGENT

Name: Hive Property (act) Pty Ltd Trading as: HIVE

trading as Hive Property (act) PM Pty Ltd

Licence Number: 1843079

ACN / ABN: 66 650 368 577

Address: Level 1, 4 Campion Street

Suburb: DEAKIN

State: ACT

Postcode: 2600

Phone: 61821802

Facsimile:

Mobile: 61821802

Email: pmaccounts@hivecbr.com.au

ITEM 3 TENANT

First Name	Surname	Tenant contributing to bond
1. Avinash	Hoige	Yes / ~~No~~
Email: hoigeavinash@yahoo.com		
2.		~~Yes~~ / ~~No~~
Email:		
3.		~~Yes~~ / ~~No~~
Email:		
4.		~~Yes~~ / ~~No~~
Email:		
Company Name:	ACN / ABN:	
Email:		
Address:		
Suburb:	State:	Postcode:

ITEM 4 PREMISES

Block:	Section:	Division:	Unit No:	Units Plan:
Address: 308/1 Anthony Rolfe Ave				
Suburb: Gungahlin	State: ACT	Postcode: 2912		

ITEM 5 NUMBER OF OCCUPANTS

Maximum number of persons permitted to occupy the Premises: 1 ADULT

ITEM 6 FIXED TERM TENANCY

The term of this Tenancy Agreement is for: TWELVE

~~weeks~~ / months / ~~years~~

commencing on: 06 Feb 2024

and ending on: 05 Feb 2025

(the Term)

If the Tenant remains in occupation of the Premises following the expiry of the Term, the Tenant acknowledges and agrees that the terms of this Tenancy Agreement will continue to apply, except that the tenancy will be a periodic tenancy.

ITEM 7 PERIODIC TENANCY

~~This Tenancy Agreement commences on: and ends upon the termination of this Tenancy Agreement by either the Lessor or the Tenant (the Term).~~

TENANCY AGREEMENT (RESIDENTIAL)

ITEM 8 RENT

The rent equates to \$480.00 per week payable at the rate of \$960.00 per ~~week~~ / fortnight / ~~calendar month~~ payable in advance commencing on 06 Feb 2024

The parties agree that the rent will increase during the Term in the following manner:

☒ \$492.00 per week, payable in advance at the rate of \$984.00 per fortnight commencing on 19/02/2024.

☐ CPI

☐ Market Review

☐ Annual CPI Increases on _____

☐ % above the rent payable immediately prior to the increase

on 06 / 02 / 2025

ITEM 9 PAYMENT

The method by which the rent must be paid:

☐ Bank Cheque / Money Order made out to:

☐ DEFT Payment Systems: Biller Code: _____ Ref No. _____

☒ Direct Debit to commence on _____

☐ Other: HIVE PROPERTY CANBERRA BSB: 082-902 ACCOUNT: 323-376-889 REF NUMBER: TEN01257

ITEM 10 BOND

☒ \$1,920.00 being an amount equivalent to four weeks rent or ☐ \$ _____

☒ Lodged with the ACT Office of Rental Bonds

*Note: Bond to be lodged with the ACT Office of Rental Bond

Address for service of documents - ACT Office of Rental Bonds

Any notice or other document to be issued by the ACT Office of Rental Bonds to the Lessor or the Agent is to be delivered to the following address:

pmaccounts@hivecbr.com.au

Any notice or any document issued by the ACT Office of Rental Bonds to the Tenant is to be delivered to the following address (an email address should be provided for each Tenant contributing to the bond). Please notify the ACT Office of Rental Bonds should you not wish to receive documents by email:

hoigeavinash@yahoo.com

ITEM 11 EMERGENCY TRADESPEOPLE

As notified by the Lessor or the Agent from time to time.

ITEM 12 CONDITION OF PREMISES

initials





The Premises is provided:

☒ Unfurnished.

☐ Partially furnished as stipulated in the inventory and condition report.

☐ Furnished as stipulated in the inventory and condition report.

ITEM 13 SALE OF PREMISES (refer to section 46B(1)(a) of the Act)

initials





Does the Lessor intend to sell the Premises within six (6) months of the commencement of this Tenancy Agreement?

☐ Yes

☒ No

ITEM 14 POSTING TERMINATION CLAUSE (refer to Additional Clause 101)

initials





Does a Posting Termination Clause apply to this Tenancy Agreement?

☐ Yes

☒ No

TENANCY AGREEMENT (RESIDENTIAL)

ITEM 15 BREAK LEASE FEE CLAUSE

(refer to Additional Clause 102)

initials




Does a Break Lease Fee Clause apply to this Tenancy Agreement?



Yes



No

Note: if a notice of intention to vacate is received before the end of a fixed term agreement and the date by which the tenant intends to vacate is before the end of the agreement, the Lessor may apply to the ACAT for compensation (refer to section 84 of the Act)

ITEM 16 PETS

(refer to Additional Clause 106)

initials




Is the Tenant required to obtain the Lessor's prior written consent to the keeping of an animal in the Premises?



Yes



No

ITEM 17 ADDRESS FOR SERVICE OF DOCUMENTS

- (1) The Landlord may be contacted by email or by post via the Agent at the Agent's address stated in Item 2.
- (2) For the Landlord:
 - (a) any document may be delivered to the Landlord by email, registered post or in person, via the Agent at the Agent's address stated in Item 2;
 - (b) any notice to be served on the Landlord, except a notice to vacate, must be in writing and may be served by sending the notice by email or prepaid post to the Agent's address stated in Item 2; and
 - (c) any notice to vacate to be served on the Landlord, must be in writing and may only be served by leaving it at, or sending it by prepaid post to, the Agent's address stated in Item 2.
- (3) For the Tenant:
 - (a) any document may be delivered to the Tenant by leaving it at the Premises or by sending it by email or post to the Tenant's address stated in Item 3;
 - (b) any notice to be served on the Tenant, except a notice to vacate, must be in writing and may be served by:
 - (i) leaving it at the Premises;
 - (ii) sending the notice by email or prepaid post to the Tenant's address stated in Item 3; or
 - (iii) delivering it to the Tenant personally; and
 - (c) any notice to vacate to be served on the Tenant, must be in writing and may only be served by:
 - (i) leaving it at the Premises;
 - (ii) sending it by prepaid post to the Premises, the Tenant's address stated in Item 3, or the address of the business of the Tenant last known to the Landlord; or
 - (iii) delivering it to the Tenant personally.
- (4) The parties acknowledge the address for service stated above is provided pursuant to clause 98 of the Agreement.
- (5) Despite Item 17(2)(c), the Landlord may, at the Landlord's absolute discretion, accept service of a defective notice to vacate or a notice to vacate sent by email to the Agent's address stated in Item 2.

ITEM 18 MINIMUM HOUSING STANDARD (except the Minimum Ceiling Insulation Standard)

Is the Premises required to comply with a Minimum Housing Standard?

☐ Yes☒ No☐ The Premises is exempt

If yes, does the Premises comply with the Minimum Housing Standard?

☐ Yes☐ No

If the Premises does not comply,

(a) the reason the Premises does not comply with a Minimum Housing Standard is due to _____.

(b) the proposed date by which the Premises will comply is _____.

Note: If a regulation prescribes a period in which the Premises must comply, the proposed date is the end of the period, or in any other case, 1 month after the day this Tenancy Agreement is entered into.

If the Premises is exempt, the reason for the exemption is _____.

TENANCY AGREEMENT (RESIDENTIAL)

ITEM 19 CEILING INSULATION

Is the premises required to comply with the Minimum Ceiling Insulation Standard? ☐ Yes ☐ No ☒ The Premises is exempt

If yes, does the Premises comply with the Minimum Ceiling Insulation Standard? ☐ Yes ☐ No

If the Premises does not comply, the proposed date by which the Premises will comply is _____.

If the Premises is exempt, the Lessor is not required to comply with the Minimum Ceiling Insulation Standard due to: (tick as applicable)

- ☐ the Premises, or part of the Premises is registered under the *Heritage Act 2004* and the installation of required ceiling insulation in a required area would, or would be likely to, have a significant adverse impact on the heritage significance of the Premises; or
- ☒ the Premises is a unit under the *Unit Titles Act 2001* in a building with 2 or more storeys and the required area is located immediately below another unit in the building;
- ☐ ceiling insulation is not able to be installed in a required area for structural reasons;
- ☐ the Tenant has told the Agent/Lessor in writing that the Tenant does not want ceiling insulation installed in the Premises;
- ☐ before entering into this Tenancy Agreement, the Lessor has told the Tenant in writing that the Lessor intends to demolish all of the Premises, or a substantial part of the Premises, within 2 years after the day the Lessor enters into this Tenancy Agreement;
- ☐ the Tenancy Agreement is for a fixed term of 12 months or less and the Tenant is the former owner of the Premises;
- ☐ the Premises is a unit under the *Unit Titles Act 2001* on the top storey of a building and the Lessor has written confirmation from the Owners Corporation for the building that the Corporation -
 - ☐ intends to arrange for required ceiling insulation to be installed in parts of the building, including the required area of the Premises; or
 - ☐ refuses permission for the Lessor to install required ceiling insulation.

TENANCY AGREEMENT (RESIDENTIAL)

ADDITIONAL CLAUSES

~~Clause 101 - Termination because of posting~~

- (1) This clause applies if Item 14 is marked "Yes".
- (2) The Lessor and the Tenant agree to the Posting Termination Clause being included in this Agreement.
- (3) This Tenancy Agreement may be terminated:
 - (a) if the Lessor is posted to the ACT in the course of the Lessor's employment - by the Lessor giving the Tenant at least 8 weeks written notice to vacate the Premises; or
 - (b) if the Tenant is posted away from the ACT in the course of the Tenant's employment - by the Tenant giving the Lessor at least 8 weeks written notice of the Tenant's intention to vacate the Premises.
- (4) A notice under subclause (3) must be accompanied by evidence of the posting (for example a letter from the employer of the Lessor or Tenant confirming the details of the posting).
- (5) The Tenancy Agreement terminates:
 - (a) 8 weeks after the day the notice is received under subclause (3); or
 - (b) if a later date is stated in the notice - on the stated date.

Clause 102 - Termination before end of fixed term—break lease fee clause

- (1) This clause applies if Item 15 is marked "Yes" and this Tenancy Agreement is for a fixed term.
- (2) The Lessor and the Tenant agree to the break lease fee clause being included in this Agreement.
- (3) If the Tenant ends this Tenancy Agreement before the end of the Term (other than for a reason provided for by the Act or this Tenancy Agreement), the Tenant must pay a fee (a **break fee**) of the following amount:
 - (a) if the Term is 3 years or less:
 - (i) if less than half of the Term has expired—6 weeks rent; or
 - (ii) in any other case—4 weeks rent;
 - (b) if the Term is more than 3 years—the amount agreed between the Lessor and Tenant.
- (4) The Lessor agrees that the compensation payable by the Tenant for ending this Tenancy Agreement before the end of the Term is limited to the amount of the break fee specified in subclause (3).
- (5) However, the Lessor and Tenant agree that if, within the defined period after the Tenant vacates the Premises, the Lessor enters into a residential tenancy agreement with a new tenant, the amount payable by the Tenant is limited to:
 - (a) the amount of the break fee under subclause (3) less the amount of rent payable by the new tenant for the defined period; and
 - (b) if the Tenant vacates the Premises more than 4 weeks before the end of the Term—the Lessor's reasonable costs (not exceeding the defined cost limit) of advertising the Premises for lease and of giving a right to occupy the Premises to another person.
- (6) In this clause:
 - (a) **defined cost limit** means—
 - (i) if half or more than half of the Term has expired—an amount equal to 2/3 of 1 week's rent; or
 - (ii) if less than half of the Term has expired—an amount equal to 1 week's rent.
 - (b) **defined period** means—
 - (i) if subclause (3)(a)(i) applies—6 weeks; or
 - (ii) if subclause (3)(a)(ii) applies—4 weeks; or
 - (iii) if subclause (3)(b) applies - N weeks.

N is the number worked out as follows:
break fee / weekly rent payable at the time the Tenant ends this Tenancy Agreement.

Clause 103 - Standard Residential Tenancy Terms

The Standard Residential Tenancy Terms contained in Schedule 1 of the Act apply to this Tenancy Agreement.

Clause 104 - Joint and Individual Liability

Where the Tenant consists of more than one person, the covenants and obligations to be observed and performed by the Tenant shall bind them jointly and each of them severally.

Clause 105 - Smoking

- (1) The Tenant acknowledges and agrees that:
 - (a) the Tenant, and any guest of the Tenant, is prohibited from smoking inside the dwelling (being the improvements of which form part of the Premises);
 - (b) smoking is only permitted outside the dwelling; and
 - (c) upon the Tenant vacating the Premises, the Tenant must clean and repair any damage caused to the outside of the dwelling caused by the Tenant smoking on the Premises.
- (2) In the event the Tenant breaches subclause (1)(a), the Tenant must:
 - (a) arrange for the professional cleaning of the dwelling (including all carpeted areas, blinds and walls) to the satisfaction of the Lessor, acting reasonably; and
 - (b) rectify any damage caused to the dwelling, and any property of the Lessor in the dwelling, by the Tenant smoking in the dwelling.

TENANCY AGREEMENT (RESIDENTIAL)

Clause 106 - Pets

- (1) Where the Tenant must obtain the Lessor's consent to the keeping of an animal on the Premises, the Tenant must apply for the Lessor's consent in writing.
- (2) Where the Tenant is not required to obtain the Lessor's prior written consent to the keeping of an animal on the Premises and the Tenant intends to keep or keeps an animal on the Premises, the Tenant must at all times comply with those terms and conditions attached to this Tenancy Agreement (if any).
- (3) Where the Premises is a unit, the Tenant acknowledges that the keeping of an animal on the Premises is subject to the approval of the Owner's Corporation.
- (4) Where the Tenant is permitted to keep an animal on the Premises:
 - (a) the Lessor may impose reasonable conditions of the Tenant's keeping of the animal on the Premises, including but not limited to the number of animals kept on the Premises and the extent to which the Premises must be cleaned and maintained;
 - (b) the Tenant must comply with any conditions imposed by the Lessor; and
 - (c) the Tenant is responsible for and indemnifies the Lessor against any damage caused to the Premises or any costs incurred by the Lessor in connection with the Tenant keeping an animal on the Premises.

Clause 107 - Modifications

- (1) In addition to clauses 67 and 68 of this Tenancy Agreement, the Tenant acknowledges and agrees that:
 - (a) the Tenant must obtain the Lessor's consent to carry out any renovation, or make any alteration or addition, to the Premises or to add any fixtures or fittings to the Premises and the Tenant must apply for the Lessor's consent in writing;
 - (b) when carrying out any renovation, alteration or addition or adding any fixtures or fittings to the Premises, the Tenant must at all times comply with any reasonable direction given by the Lessor; and
 - (c) any renovation, alteration or addition to the Premises, whether or not carried out by the Tenant or by someone on behalf of the Tenant, must be carried out in a proper and workmanlike manner and in accordance with all relevant laws, regulations and codes.
- (2) The Tenant is responsible for and indemnifies the Lessor against any damage caused to the Premises or the Lessor's property or any costs or loss incurred or suffered by the Lessor in connection with the Tenant renovating, or making any alteration or addition, to the Premises or installing any fixture or fitting to the Premises.

Clause 108 - Privacy Policy

initials 

- (1) The *Privacy Act 1988* (Cth) allows certain information about the Tenant to be collected, used and disclosed for the purpose for which it was collected, and otherwise in accordance with the Act. This Privacy Policy only applies to the extent the Agent collects, uses and discloses personal information.
- (2) The Agent may amend or amend and restate this Privacy Policy from time to time and may subsequently notify the Tenant of any changes to this Privacy Policy by updating it on the Agent's website or by other written notification to the Tenant. Any changes to this Privacy Policy take effect upon the earlier of the update to the website or other notification to the Tenant.
- (3) This Tenancy Agreement requires the collection of certain information including personal information about the Tenant.
- (4) The personal information the Tenant provides in this Tenancy Agreement or collected from other sources is necessary for the Agent to:
 - (a) identify and verify the Tenant's identity;
 - (b) make recommendations to the Lessor;
 - (c) manage the Residential Agreement and Premises for the Lessor;
 - (d) process any payment (including without limit the exchange of personal information with the relevant payment provider, where necessary);
 - (e) liaise and exchange information with the Tenant and the Agent's or Tenant's legal and other advisors in relation to or in connection with this Tenancy Agreement;
 - (f) comply with any applicable laws;
 - (g) comply with any dispute resolution process;
 - (h) to inform and offer the Tenant products and services provided by the Agent or other third-party service providers and
 - (i) marketing and research purposes provided that the use is reasonably necessary for one or more of the Agent's obligations or services and in accordance with the Act.
- (5) Personal information collected about the Tenant in connection with this Tenancy Agreement may be disclosed by the Agent to other parties for the purpose for which it was collected, including the Lessor and the Lessor's mortgagee, other agents, Courts, tribunals responsible for residential tenancy matters, third party operators of tenancy database and any prospective or actual purchaser of the Premises, including to their mortgagee (if any).
- (6) If the Tenant does not wish to receive any information about products and services as referred to under subclause (4)(h) then please tick this box: ☐ or otherwise notify the Agent.
- (7) The Tenant is entitled to request access to the Tenants personal information held by the Agent by making a written request. The Agent will respond to the request and provide access to the information within a reasonable time. There will be no charges associated with the making of such a request or the subsequent provision of information.
- (8) Where the Tenant requests that the Agent corrects the personal information that the Agent holds about the Tenant, the Agent will take such steps (if any) as are reasonable in the circumstances to correct the information.
- (9) The Agent will take such steps as are reasonable in the circumstances to protect the personal information from misuse, interference and loss, and from unauthorised access, modification or disclosure.

TENANCY AGREEMENT (RESIDENTIAL)

Clause 109 - Electronic Communication

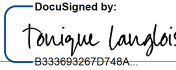
- (1) For the purposes of this clause, electronic communication has the same meaning as defined in the *Electronic Transactions Act 2001* (ACT).
- (2) Where a provision of this Tenancy Agreement:
 - (a) requires a party to provide information to the other;
 - (b) permits a party to provide information to the other; or
 - (c) requires a party to produce a document to the other, that is in the form of paper, an article or other material, that information or document, subject to subclause (3), may be given by means of an electronic communication and the parties:
 - (d) consent to the information and document being provided by an electronic communication; and
 - (e) agree that at the time the information or document is given, the information or document will be readily accessible so as to be useable for subsequent reference.
- (3) In respect of the production of a document, the document may be in an electronic form, subject to the method of generating the electronic form of the document providing a reliable means of assuring the maintenance of the integrity of the information contained in the document.
- (4) This Tenancy Agreement and any document referred to in this Tenancy Agreement which requires the signature of a party to this Tenancy Agreement, may be given by electronic communication, subject to:
 - (a) a method being used to identify the party and to show the party's intention in relation to the information communicated; and
 - (b) the method being reliable and appropriate for the document being signed,
- (5) The parties consent to the Tenancy Agreement being signed by an electronic communication in accordance with subclause (4).
- (6) If due to this Tenancy Agreement being signed by an electronic communication:
 - (a) this Tenancy Agreement or any of its terms or conditions are invalid, unenforceable or not binding; or
 - (b) the Tenant alleges or claims that this Tenancy Agreement or any of its terms or conditions are invalid, unenforceable or not binding, the parties agree to execute a printed copy of this Tenancy Agreement, in the same form and dated the same date as this Tenancy Agreement.
- (7) If the Tenant fails to sign a printed copy of this Tenancy Agreement in order to satisfy the above terms and conditions within five (5) business days of being requested to do so by the Lessor or the Agent, the Tenant appoints the Lessor as its attorney to execute a printed copy of this Tenancy Agreement on the Tenant's behalf and to date that copy of this Tenancy Agreement with the same date as this Tenancy Agreement.
- (8) The Tenant indemnifies and will keep the Lessor indemnified against all costs, expenses, losses or damages incurred, paid or payable by the Lessor arising from or connected with a breach of this Clause by the Tenant.

TENANCY AGREEMENT (RESIDENTIAL)

SIGNED BY THE LESSOR

Molly Narvo

in the presence of:

DocuSigned by: (Name of Lessor)

 B333693267D748A... (Signature of Lessor or Lessor's representative)

I consent to this agreement being signed by means of DocuSign signature and warrant that my execution of this agreement by DocuSign signature is evidence of my intention to be bound to the terms and conditions of this agreement

03-12-23 | 1:34:20 PM PST
 (Date)

Note: No witness is required if the Lessor signs this agreement electronically.

(Name of witness)

(Signature of witness)

(Date)

Hrvoje Blazevic

in the presence of:

(Name of Lessor)
 (Signature of Lessor or Lessor's representative)

I consent to this agreement being signed by means of DocuSign signature and warrant that my execution of this agreement by DocuSign signature is evidence of my intention to be bound to the terms and conditions of this agreement

(Date)

Note: No witness is required if the Lessor signs this agreement electronically.

(Name of witness)

(Signature of witness)

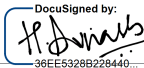
(Date)

■ / We accept the terms of this Tenancy Agreement and acknowledge having been given the opportunity to obtain advice in respect of this Tenancy Agreement.

SIGNED BY THE TENANT

Avinash Hoige

in the presence of:

DocuSigned by: (Name of Tenant)

 36EE5328B228440... (Signature of Tenant)

I consent to this agreement being signed by means of DocuSign signature and warrant that my execution of this agreement by DocuSign signature is evidence of my intention to be bound to the terms and conditions of this agreement

01-12-23 | 3:41:29 PM PST
 (Date)

Note: No witness is required if the Tenant signs this agreement electronically.

(Name of witness)

(Signature of witness)

(Date)

in the presence of:

(Name of Tenant)

(Name of witness)

(Signature of Tenant)
 I consent to this agreement being signed by means of DocuSign signature and warrant that my execution of this agreement by DocuSign signature is evidence of my intention to be bound to the terms and conditions of this agreement (Date)

Note: No witness is required if the Tenant signs this agreement electronically.

(Signature of witness)

(Date)

in the presence of:

(Name of Tenant)

(Name of witness)

(Signature of Tenant)
 I consent to this agreement being signed by means of DocuSign signature and warrant that my execution of this agreement by DocuSign signature is evidence of my intention to be bound to the terms and conditions of this agreement (Date)

Note: No witness is required if the Tenant signs this agreement electronically.

(Signature of witness)

(Date)

in the presence of:

(Name of Tenant)

(Name of witness)

(Signature of Tenant)
 I consent to this agreement being signed by means of DocuSign signature and warrant that my execution of this agreement by DocuSign signature is evidence of my intention to be bound to the terms and conditions of this agreement (Date)

Note: No witness is required if the Tenant signs this agreement electronically.

(Signature of witness)

(Date)

TENANCY AGREEMENT (RESIDENTIAL)

Standard Residential Tenancy Terms

Lessor and Tenant must comply with terms of Tenancy Agreement

1. (1) This Tenancy Agreement is made under the *Residential Tenancies Act 1997* (the **Act**).
- (2) The Lessor and the Tenant may agree to add additional clauses to this Tenancy Agreement but they must not be inconsistent with, or modify, existing clauses (except if permitted by the Act).
- (3) Except where otherwise stated, terms defined in this Tenancy Agreement have the same meaning given to them in the Act.
2. By signing this Tenancy Agreement, the Lessor and the Tenant agree to be bound by its terms during the period of the tenancy it creates.
3. A party to this Tenancy Agreement cannot contract out of it or out of the provisions of the Act, except as provided in that Act.
4. A fixed term tenancy must be for the single period specified in the Tenancy Agreement.
5. A periodic tenancy includes a tenancy that is not specified to be for a fixed term, including such a tenancy which commences on the expiration of a fixed term tenancy.
6. A reference in this Tenancy Agreement to a notice to vacate and a notice of intention to vacate is taken to be a reference to a termination notice under the Act.

Costs and procedures for establishing Tenancy Agreement

7. The Lessor bears the cost of preparation and execution of this Tenancy Agreement.
8. The Tenant is responsible for any legal costs that the Tenant incurs in relation to preparation and execution of the Tenancy Agreement.
9. The Lessor must give a copy of the proposed Tenancy Agreement to the Tenant before the commencement of the tenancy.
10. This Tenancy Agreement must be signed by the Tenant and by the Lessor (or by their authorised agents).
11. The Lessor must give a copy of this Tenancy Agreement, signed by each party, to the Tenant as soon as possible after it has been signed by each party, but no later than 3 weeks after the Tenant has returned a signed copy.
12. If the Lessor does not return this Tenancy Agreement to the Tenant, as provided by clause 11, this Tenancy Agreement has full effect in the terms signed by the Tenant on occupation of the Premises or acceptance of rent.

Information

13. (1) The Lessor must provide to the Tenant a copy of an information booklet about residential tenancies authorised by the director-general before the commencement of this Tenancy Agreement.
- (2) If it is not possible to provide the Tenant with a booklet, the Lessor must inform the Tenant of the booklet and where it may be obtained.
- (3) If the Premises are a unit within the meaning of the *Unit Titles Act 2001* (ACT), the Lessor must give the Tenant a copy of the owners corporation's rules before the commencement of this Tenancy Agreement.

BOND AND CONDITION REPORT

Maximum Bond

14. Payment of a bond is not necessary unless required by the Lessor.
15. Only 1 bond is payable for the tenancy created by this Tenancy Agreement.
16. The amount of the bond must not exceed the amount of 4 weeks rent.

Lodgment of the bond with the Office of Rental Bonds

17. If the Lessor requires a bond, the bond must be lodged with the Office of Rental Bonds.
18. Either party may lodge the bond with the Office of Rental Bonds.

If the Lessor and Tenant agree that the Tenant is to lodge the bond

19. If the parties agree that the Tenant is to lodge the bond, the following applies:
 - (a) the Tenant, or the Lessor on the Tenant's behalf, must complete the bond lodgment form provided by the Office of Rental Bonds and lodge the form with the Office;
 - (b) the Tenant must lodge the bond with the Office of Rental Bonds in the way permitted by the Office;

- (c) the Lessor may require lodgment of the bond before the Lessor gives possession of the Premises to the Tenant and if this is the case, the Tenant must be able to take possession of the Premises and receive the keys to the Premises as soon as the Tenant provides the Lessor with evidence of lodgment of the bond or the Office of Rental Bonds notifies the Lessor that the bond was received by the Office.

If the Lessor is to lodge the bond

20. If the Lessor is to lodge the bond, the following applies:
 - (a) on receiving the bond, the Lessor must give the Tenant a receipt for the bond;
 - (b) the Lessor must complete the bond lodgment form provided by the Office of Rental Bonds and lodge the form with the Office;

Note Under the *Electronic Transactions Act 2001*, s 8 (1), information required to be in writing may be given electronically in certain circumstances.
 - (c) the Lessor must lodge the bond with the Office of Rental Bonds in the way permitted by the Office within–
 - (i) the later of 2 weeks after receiving the bond and the commencement of this tenancy; or
 - (ii) if the Agent lodges the bond–the later of 4 weeks after receiving the bond and the commencement of this tenancy.

Condition Report

21. (1) Within 1 day of the Tenant taking possession of the Premises, the Lessor must give 2 copies of a condition report completed by the Lessor to the Tenant.
- (2) The condition report must be on, or to the effect of, the condition report form published by the Territory.
22. (1) The Tenant must examine the report and indicate on the report the Tenant's agreement or disagreement with the items.
- (2) Within 2 weeks after the day the Tenant receives the report, the Tenant must return 1 copy of the report to the Lessor, signed by the Tenant and indicating the Tenant's agreement or disagreement with the report or parts of the report.
23. The Lessor must keep the condition report for a period of not less than 1 year after the end of this tenancy.
- 23A. (1) At the end of this tenancy, an inspection of the Premises must be carried out in the presence of the Lessor and Tenant.
- (2) A condition report based on the inspection must be completed in the presence of, and signed by, the Lessor and Tenant.
- (3) A party may complete and sign a condition report in the absence of the other party if the party has given the other party a reasonable opportunity to be present when the report is completed and signed.

RENT AND OTHER CHARGES

Rent and bond only as payment for the tenancy

24. The Lessor must not require any payment other than rent or bond for the following:
 - (a) the granting, extension, transfer or renewal of this tenancy or subtenancy;
 - (aa) consenting to –
 - (i) a person becoming a co-tenant; or
 - (ii) a co tenant stopping being a party to the tenancy agreement;
 - (b) vacating of Premises;
 - (c) obtaining a key to the Premises; or
 - (d) information on the availability of tenancies.

Holding deposits

25. The Act prohibits the taking of holding deposits.

Payment of rent

26. (1) The Tenant must pay the rent on time.
- (2) The Tenant must not use the bond money to pay the rent for the last weeks of this tenancy.
- (3) The Tenant and the Lessor may agree to change the way rent is paid (including, for example, where the rent is paid or whether it is to be paid into a nominated bank account or whether it is to be paid in person).
- (4) The Tenant and Lessor may agree that rent is to be paid electronically.

TENANCY AGREEMENT (RESIDENTIAL)

27. The Lessor must not require the Tenant to pay rent by postdated cheque.

Maximum rent in advance

28. The Lessor must not require an amount of rent paid in advance greater than 2 weeks or a longer period nominated by the Tenant.

Rent receipts

29. If rent is paid in person to the Lessor or Agent, a receipt must be given at that time.
30. In other circumstances where rent is paid to the Lessor, a receipt must be provided or sent by post within 1 week of its receipt.
31. (1) A receipt for payment of rent must specify the amount paid.
(2) A receipt should specify the following:
- (a) the date of payment;
 - (b) the period in relation to which the payment is made;
 - (c) the Premises; and
 - (d) whether the payment is for bond or rent.
- (3) If these particulars are not included in the receipt, the Lessor must provide this information to the Tenant within 4 weeks of a request by the Tenant.
32. A receipt is not required if the rent is paid by the Tenant directly into an account nominated by the Lessor or Agent.

Rent records

33. (1) The Lessor must keep, or cause to be kept, records of the payment of rent.
(2) Those records must be retained for a period of not less than 12 months after the end of this tenancy.

Increase in rent

34. The amount of rent must not vary from period to period except as provided by this Tenancy Agreement and the Act.
35. The rent may not be increased at intervals of less than 12 months from either the beginning of the Tenancy Agreement for the first increase, or after that, from the date of the last increase.
36. (1) This clause applies if -
- (a) the housing commissioner is the Lessor under this Tenancy Agreement; and
 - (b) the commissioner has decided to increase the rent after a review of rent under the *Housing Assistance Act 2007* (ACT), section 23.
- (2) Despite clause 35, the housing commissioner may increase the rent.
- (3) However, if a previous review of rent has been undertaken, the increase under subclause (2) must not take effect earlier than 1 year after the date the last rent increase for the Premises took effect.
37. The restriction on increase in rent applies provided the identity of at least 1 of the Tenants who occupy the Premises remains the same as at the time of the last increase.

Review of excessive rent increases

38. The Lessor must give the Tenant 8 weeks written notice of intention to increase the rent and include in the notice the amount of the increase, and the date when it is proposed to increase the rent.
39. (1) The Tenant may apply in writing to the tribunal for review of an excessive increase in rent (time limits for applying and the meaning of excessive is set out in the Act).
(2) On such application being made, no increase in rent is payable until so ordered by the tribunal.
40. If the Tenant remains in occupation of the Premises without applying to the tribunal for review, the increase in rent takes effect from the date specified in the notice.
41. If the Tenant wishes to vacate the Premises before the increase takes effect, the Tenant must give 3 weeks' notice to the Lessor.

Lessor's costs

42. The Lessor is responsible for the cost of the following:
- (a) rates and taxes relating to the Premises;
 - (b) services for which the Lessor agrees to be responsible;
 - (c) services for which there is not a separate metering device so that amounts consumed during the period of the tenancy cannot be accurately determined;

- (d) all services up to the time of measurement or reading at the beginning of this tenancy; and
- (e) all services after reading or measurement at the end of this tenancy providing the Tenant has not made any use of the service after the reading.

43. (1) The Lessor must pay for any physical installation of services (eg. water, electricity, gas, telephone line).
(2) The Tenant is responsible for the connection of all services that will be supplied in the Tenant's name.
44. The Lessor must pay the annual supply charge associated with the supply of water or sewerage.
45. If the Premises are a unit under the *Unit Titles Act 2001* (ACT), the Lessor is responsible for all owners corporation charges.

Tenant's costs

46. The Tenant is responsible for all charges associated with the consumption of services supplied to the Premises, including electricity, gas, water and telephone.
47. The Tenant is not required by the Lessor to connect or continue a telephone service.

Reading of metered services

48. (1) The Lessor is responsible for undertaking or arranging all readings or measurement of services, other than those that are connected in the name of the Tenant.
(2) The Lessor must provide the Tenant with an opportunity to verify readings and measurements.
49. If the Lessor does not arrange reading or measurement of a service connected in the name of the Lessor by the day after the date of expiry of notice to vacate given in accordance with this Tenancy Agreement or the Act, the Lessor is responsible for payment of the unread or unmeasured service after the date of the last reading or measurement.
50. (1) If the Tenant vacates the Premises without giving notice before departure, the Lessor must arrange a reading or measurement of services connected in the Lessor's name within a reasonable time of the Lessor becoming aware of the departure of the Tenant.
(2) The Tenant is responsible for payment of services to the date of that reading or measurement.

Tenant's use of the Premises without interference

51. The Lessor guarantees that there is no legal impediment to the use of the Premises for residential purposes by the Tenant.
52. The Lessor shall not cause or permit any interference with the reasonable peace, comfort or privacy of the Tenant in the use by the Tenant of the Premises.
53. Unless otherwise agreed in writing, the Tenant has exclusive possession of the Premises, as described in the agreement, from the date of this Tenancy Agreement.

LESSOR TO INSTALL AND MAINTAIN SMOKE ALARMS

Lessor to install and maintain smoke alarms

- 53A. (1) The Lessor must install and maintain smoke alarms in the Premises.
(2) The installation of the smoke alarms must comply with the requirements prescribed by regulation for the Act, section 11B.

LESSOR TO MAKE REPAIRS

Lessor to provide Premises in a reasonable state at the start of the tenancy

54. (1) At the start of this tenancy, the Lessor must ensure that the Premises, including furniture, fittings and appliances (unless excluded from the tenancy agreement), are -
- (a) fit for habitation;
 - (b) reasonably clean;
 - (c) in a reasonable state of repair; and
 - (d) reasonably secure.
- (2) An exclusion must be in writing and may, but need not, be included in this Tenancy Agreement (if in writing).
- (3) The Lessor or the Tenant may change locks (at his or her own cost unless otherwise agreed) with the agreement of the other party (which will not be unreasonably withheld).
- (4) The Lessor or the Tenant may change locks (at his or her own cost) in an emergency without the agreement of the other party.

TENANCY AGREEMENT (RESIDENTIAL)

- (5) If the Tenant, or a person living at the Premises, is a protected person in relation to an interim or final order made under the *Family Violence Act 2016* (ACT) or the *Personal Violence Act 2016* (ACT), the Tenant or person may change locks (at his or her own cost) without the agreement of the other party.
- (6) If a lock is changed, a copy of the key to the changed lock must be provided to the other party as soon as possible unless doing so would affect the safety of a protected person.

Lessor to make repairs

55. (1) The Lessor must maintain the Premises in a reasonable state of repair having regard to their condition at the commencement of this Tenancy Agreement.
- (2) The Tenant must notify the Lessor of any need for repairs.
- (3) This section does not require the Tenant to notify the Lessor about anything that an ordinary Tenant would reasonably be expected to do, for example, changing a light globe or a fuse.
56. The Lessor is not obliged to repair damage caused by the negligence or wilful act of the Tenant.
57. Subject to clause 55, the Lessor must make repairs, other than urgent repairs, within 4 weeks of being notified of the need for the repairs (unless otherwise agreed).

Repairs in unit title Premises

58. If the Premises are a unit under the *Unit Titles Act 2001* (ACT), and the Tenant's use and enjoyment of the Premises reasonably requires repairs to the common property, the Lessor must take all steps necessary to require the owners corporation to make the repairs as quickly as possible.

Urgent repairs

59. The Tenant must notify the Lessor (or the Lessor's nominee) of the need for urgent repairs as soon as practicable, and the Lessor must, subject to clause 82, carry out those repairs as soon as necessary, having regard to the nature of the problem.
60. The following are urgent repairs in relation to the Premises, or services or fixtures supplied by the Lessor:
- (a) a burst water service;
 - (b) a blocked or broken lavatory system;
 - (c) a serious roof leak;
 - (d) a gas leak;
 - (e) a dangerous electrical fault;
 - (f) flooding or serious flood damage;
 - (g) serious storm or fire damage;
 - (h) a failure of gas, electricity or water supply to the Premises;
 - (i) the failure of a refrigerator supplied with the Premises;
 - (j) a failure or breakdown of any service in the Premises essential for hot water, cooking, heating, cooling or laundering;
 - (k) a fault or damage that causes the residential Premises to be unsafe or insecure;
 - (l) a fault or damage likely to cause injury to person or property; and
 - (m) a serious fault in any door, staircase, lift or other common area that inhabits or unduly inconveniences the Tenant in gaining access to and use of the Premises.

Tenant may authorise urgent repairs in certain circumstances

61. If the Lessor (or Lessor's nominee) cannot be contacted, or fails to effect the urgent repairs within a reasonable time, the Tenant may arrange for urgent repairs to be effected to a maximum value of up to 5 % of the rent of the property over a year.
62. The following procedures apply to urgent repairs arranged by the Tenant:
- (a) the repairs arranged by the Tenant must be made by the qualified tradesperson nominated by the Lessor in this Tenancy Agreement;
 - (b) if the Lessor has not nominated a tradesperson, or the nominated tradesperson cannot be contacted or is otherwise unavailable - the repairs must be performed by a qualified tradesperson of the Tenant's choosing;
 - (c) if the repairs are arranged by the Tenant in accordance with these procedures - the Lessor is liable for the cost of repairs and the tradesperson may bill the Lessor direct; and
 - (d) if the Tenant does not act in strict compliance with this clause - the Tenant is personally liable for the cost of any urgent repairs arranged by the Tenant.

- 62A. The Lessor must ensure the Premises comply with the Minimum Housing Standards applying to the Premises.

TENANT TO LOOK AFTER THE PREMISES

The Tenant must take reasonable care of the Premises and keep the Premises reasonably clean

63. During the tenancy, the Tenant must -
- (a) not intentionally or negligently damage the Premises or permit such damage;
 - (b) notify the Lessor of any damage as soon as possible; and
 - (c) take reasonable care of the Premises and their contents, and keep them reasonably clean, having regard to their condition at the time of the commencement of this tenancy and the normal incidents of living.
- 63A. The Tenant must replace the battery in a smoke alarm installed in the Premises whenever necessary.
64. The Tenant must leave the Premises -
- (a) in substantially the same state of cleanliness, removing all the Tenant's belongings and any other goods brought onto the Premises during the duration of the tenancy agreement; and
 - (b) in substantially the same condition as the Premises were in at the commencement of the Tenancy Agreement, fair wear and tear excepted.
65. The Lessor must not require the Tenant to make alternations, improvements or renovations to the Premises.

Tenant of unit to comply with owners corporation's rules

66. If the Premises are a unit under the *Unit Titles Act 2001* (ACT), the Tenant must comply with the owners corporation's rules, and with any notice served in accordance with the rules, to the extent that they are not inconsistent with the standard residential tenancy terms in this Tenancy Agreement.

Tenant must make no alterations and must not add any fixtures or fittings without the consent of the Lessor

67. (1) The Tenant must not, without the Lessor's written consent, make any renovation, alteration or addition to the Premises (time limits for the Lessor to refuse consent to special modifications are set out in the Act).
- (2) The Lessor may give consent subject to a reasonable condition, including a requirement that the Tenant use a suitably qualified tradesperson to undertake—
- (a) the renovation, alteration, or addition; and
 - (b) any restoration at the end of this tenancy.
- (3) Unless otherwise agreed, the Tenant is liable for the cost of any renovation, alteration or addition to the Premises.
- (4) Unless otherwise agreed, at the end of the tenancy the Tenant is responsible for restoring the Premises to substantially the same condition as the Premises were in at the commencement of this Tenancy Agreement, fair wear and tear excepted.
- (5) The Lessor and the Tenant may agree that any renovation, alteration, or addition to the Premises remains in place at the end of this Tenancy Agreement.
68. (1) The Tenant must not add any fixtures or fittings to the Premises without the consent of the Lessor.
- (2) The Lessor's consent must not be unreasonably withheld.
- (3) The Tenant must make good any damage to the Premises on removal of any fixtures and fittings.
- (4) Any fixtures or fittings not removed by the Tenant before the Tenant leaves the Premises becomes the property of the Lessor.

Tenant must not use the premises for illegal purposes and must not disturb the neighbors

69. Unless otherwise agreed in writing, the Tenant must only use the Premises for residential purposes.
70. The Tenant must not:
- (a) use the Premises, or permit them to be used, for an illegal purpose;
 - (b) cause or permit nuisance; or
 - (c) interfere, or permit interference, with the quiet enjoyment of the occupiers of nearby Premises.
71. The Tenant must not leave the Premises vacant for more than 3 weeks without notifying the Lessor.

TENANCY AGREEMENT (RESIDENTIAL)

Tenant must not sell, dispose of, or sublet tenancy without consent of Lessor

72. (1) The Tenant must not assign or sublet the Premises or any part of them without the written consent of the Lessor.
- (2) Consent may be given at any time.
- (3) No rights in relation to the Premises may be created in any third party before consent is obtained from the Lessor.

Co-tenant may leave tenancy agreement

- 72A. (1) A co-tenant may stop being a party to the tenancy agreement—
- (a) with the consent of the lessor and each remaining co-tenant under the agreement; or
 - (b) by order of the tribunal under the Residential Tenancies Act, section 35G (1) (a) or (d).
- (2) The co-tenant must seek the consent of the lessor and each remaining co-tenant—
- (a) by notice in writing; and
 - (b) at least 21 days before the day the co-tenant intends to stop being a party to the tenancy agreement (time limits for the lessor or each remaining co-tenant to refuse consent are set out in the Residential Tenancies Act).
- (3) If consent is given to the co-tenant to stop being a party to the tenancy agreement—
- (a) the agreement continues between the lessor and the remaining co-tenants; and
 - (b) the tenant's rights and obligations under the agreement end.

Becoming a new co-tenant to existing tenancy agreement

- 72B. (1) Another person may become a co-tenant under the tenancy agreement—
- (a) with the consent of the lessor and each other co-tenant; or
 - (b) under the Residential Tenancies Act, section 35D.
- (2) An existing tenant must seek the consent of the lessor and any other co-tenant—
- (a) by notice in writing; and
 - (b) at least 14 days before the day the person wants to become a co-tenant (time limits for the lessor or each other co-tenant to refuse consent are set out in the Residential Tenancies Act).
- (3) If the person becomes a co-tenant—
- (a) the agreement continues with the person becoming a co-tenant with the existing co-tenants; and
 - (b) the existing co-tenants must give the person a copy of the condition report for the premises not later than the day after the person becomes a co-tenant.
- (4) This clause does not apply to a tenancy agreement in relation to a social housing dwelling or crisis accommodation.

Tenant may be responsible for damage or other breach of tenancy agreement by visitors or guests

73. The Tenant is personally responsible for the actions or omissions of visitors, guests or other people on the Premises if:
- (a) The action or omission would if performed by the Tenant have constituted a breach of this Tenancy Agreement; and
 - (b) The person is on the Premises with the permission of the Tenant.
74. The Tenant is not personally responsible for the actions or omission of a person who is on the Premises:
- (a) at the request of the Lessor;
 - (b) to assist the Lessor perform any of the duties of the Lessor under this Tenancy Agreement (whether at the request of the Lessor or the Tenant); or
 - (c) without the consent of the Tenant.

Keeping animals on Premises

- 74A. (1) The Tenant may keep an animal, or allow an animal to be kept, on the Premises.

- (2) The Tenancy Agreement may require the Tenant to obtain the Lessor's prior written consent to keep an animal, or allow an animal to be kept, on the Premises (time limits for the Lessor to refuse consent are set out in the Act).

- 74B. The Tenant is responsible for any repairs or additional maintenance to the Premises required as a consequence of keeping an animal on the Premises.

LESSOR'S ACCESS TO PREMISES

Lessor cannot enter the premises except as provided in this tenancy agreement

75. (1) The Lessor must not require access to the Premises during the tenancy except as provided by the law, this Tenancy Agreement, the Act, or an order of the Tribunal.
- (2) The Tenant may permit access to the Premises by the Lessor at any time.
- (3) If requested, the Lessor or the Agent must provide identification to the Tenant.
76. The Lessor must not have access to the Premises -
- (a) on Sundays; or
 - (b) on public holidays; or
 - (c) before 8.00 am and after 6.00 pm; other than -
 - (d) for the purpose of carrying out urgent repairs or for health or safety reasons in relation to the Premises; or
 - (e) with the consent of the Tenant.

Access in accordance with tenancy agreement

Routine Inspections

77. The Lessor may inspect the Premises twice in each period of 12 months following the commencement of this tenancy.
78. In addition to the inspections provided for in the previous clause, the Lessor may make an inspection of the Premises -
- (a) within 1 month of the commencement of this tenancy; and
 - (b) in the last month of this tenancy.
79. (1) The Lessor must give the Tenant 1 week written notice of an inspection.
- (2) The inspection must take place at a time agreed between the parties with reasonable regard to the work and other commitments both of the Tenant and of the Lessor (or their agents).
- (3) If the parties are unable to agree on an appropriate time, the Lessor or the Tenant may apply to the Tribunal for an order permitting access at a specified time.

Access for purchasers and new Tenants

80. The Tenant must permit reasonable access to the Premises during the period of 3 weeks before the end of this tenancy, on the Lessor giving 24 hours notice, to allow inspection of the Premises by prospective Tenants.
81. The Tenant must permit reasonable access to the Premises, on the Lessor giving 48 hours' notice, to allow inspection of the Premises by prospective purchasers of the Premises, but only if:
- (a) the Lessor intends to sell the Premises; and
 - (b) the Lessor has previously notified the Tenant in writing of the Lessor's intention to sell.
- 81A. (1) The Tenant must not unreasonably refuse an inspection of the Premises by a prospective purchaser.
- (2) However, the Tenant is not required to agree to more than 2 inspections a week.
- (3) The inspection must take place at a time agreed between the parties with reasonable regard to the work and other commitments both of the Tenant and of the Lessor (or their agents).
- (4) If the parties are unable to agree on an appropriate time, the Lessor or the Tenant may apply to the tribunal for an order permitting access at a stated time.

TENANCY AGREEMENT (RESIDENTIAL)

Access for making or inspecting repairs or complying with minimum housing standards

82. (1) On giving the Tenant 1 week's notice (or such other agreed period), the Lessor may enter the Premises at a reasonable time, taking into account the interests of the Tenant and the Lessor, for the purpose of;
- (a) making or inspecting repairs;
 - (b) inspecting the Premises to ensure the Premises complies with the Minimum Housing Standards; or
 - (c) undertaking work, or inspecting work undertaken, to ensure the Premises complies with the Minimum Housing Standards.
- (1A) However, the Lessor must only enter the Premises for the purpose of an inspection, making repairs or undertaking work (the activity) If, taking into account the nature of the activity, it is reasonable and necessary to do so.
- (2) For urgent repairs, the Lessor must give reasonable notice and enter the Premises at a reasonable time having regard to the interests of the Tenant and the Lessor.

Notice to vacate by Lessor

83. A notice to vacate must be in writing, in the form required by the Act, and must include the following information:
- (a) the address of the Premises;
 - (b) the ground(s) on which the notice is issued, together with sufficient particulars to identify the circumstances giving rise to the ground(s); and
 - (c) that the Lessor requires the Tenant to vacate the Premises by the expiry of the required notice period and that this Tenancy Agreement ends on the day that the Tenant vacates the Premises.

Notice of intention to vacate by Tenant

84. (1) If the Tenant serves a notice of intention to vacate and vacates the Premises in accordance with the notice, this Tenancy Agreement terminates on the date of vacating the Premises.
- (2) On receiving a notice of intention to vacate, the Lessor may-
- (a) accept the notice and accept that this Tenancy Agreement ends on the date nominated in the notice; or
 - (b) apply to the tribunal for confirmation of this Tenancy Agreement, an order for compensation or both.
85. The notice of intention to vacate must be in the same form and contain the same information as a notice to vacate from the Lessor except the notice must contain the statement that the Tenant intends to vacate the Premises on a certain date and this Tenancy Agreement terminates on that date.

Termination where Premises are not fit for habitation

86. (1) The Lessor or the Tenant may, by written notice, terminate this Tenancy Agreement on a date specified in the notice on the following grounds:
- (a) the Premises are not fit for habitation; or
 - (b) the Premises are not available or will not be available because of Government action within a period of 4 weeks of the date that notice is given.
- (2) However, the Lessor or Tenant must not terminate this Tenancy Agreement under subclause (1) only because the Lessor has failed to comply with the Minimum Housing Standards applying to the Premises.
87. (1) In either case the Lessor must give not less than 1 weeks' notice of termination of this tenancy, and the rent abates from the date that the Premises are uninhabitable.
- (2) The Tenant may give 2 days' notice of termination of the tenancy.
- (3) If neither the Lessor nor the Tenant give notice of termination of this tenancy, the rent abates for the period that the Premises are unable to be used for habitation, but this tenancy resumes when they are able to be used again.

Termination of tenancy by Tenant

Termination on or after end of fixed term

88. (1) If a periodic tenancy is granted under this Tenancy Agreement, or arises upon the expiry of a fixed term tenancy, the Tenant may give notice to terminate this Tenancy Agreement by giving the Lessor not less than 3 weeks' notice of the date when the Tenant intends to vacate the Premises.
- (2) This tenancy ends on the date specified by the Tenant.
89. (1) If a fixed term tenancy is granted under this Tenancy Agreement, the Tenant may give notice to terminate at or after the expiry of the Term by giving 3 weeks' notice of the date when the Tenant intends to vacate the Premises.
- (2) This Tenancy Agreement ends on the date specified by the Tenant.

Termination for breach by Lessor

90. If the Lessor breaches this Tenancy Agreement, and the Tenant wishes to terminate this Tenancy Agreement, the Tenant may either:
- (a) apply to the tribunal for an order terminating this Tenancy Agreement; or
 - (b) give the Lessor written notice of intention to terminate this Tenancy Agreement, in accordance with clause 91.
91. If the Tenant decides to proceed by way of notice to the Lessor, the following procedures apply:
- (a) the Tenant must give the Lessor a written notice that the Lessor has 2 weeks to remedy the breach if the breach is capable of remedy;
 - (b) if the Lessor remedies the breach within that 14-day period - this Tenancy Agreement continues;
 - (c) if the Lessor does not remedy the breach within the time specified in the notice, or if the breach is not capable of remedy - the Tenant must give 2 weeks' notice of intention to vacate;
 - (d) this Tenancy Agreement terminates on the date specified by the Tenant;
 - (e) rent is payable to the date specified in the notice or to the date that the Tenant vacates the Premises, whichever is the later; and
 - (f) if the Lessor remedies the breach during the period of the notice of intention to vacate - the Tenant, at the Tenant's option, may withdraw the notice or may terminate this Tenancy Agreement on the date specified in the notice by vacating the Premises on the at date.

Termination of tenancy by Lessor

Termination for failure to pay rent

92. The tribunal may order the termination of this Tenancy Agreement and eviction of the Tenant on the ground of non-payment of rent in the following circumstances:
- (a) rent has been unpaid for 1 week. The first day of this period concludes at midnight on the day when the unpaid rent was due;
 - (b) the Lessor has served a notice to remedy on the Tenant for the failure to pay the rent, being a notice-
 - (i) served not earlier than 1 week after the day when the rent was due; and
 - (ii) containing a statement that if the Tenant pays the rent outstanding to the date of payment within 7 days of the date of service of the notice to remedy, no further action must be taken and this Tenancy Agreement continues;
 - (c) if all rent is not paid within 1 week of the date of service of the notice to remedy - the Lessor may then serve a notice to vacate on the Tenant requiring the Tenant to vacate the Premises within 2 weeks of service of the notice to vacate;
 - (d) no earlier than the date when the notice to vacate is served, the Lessor may apply to the tribunal for an order terminating this Tenancy Agreement and evicting the Tenant;
 - (e) the tribunal hearing of the application to terminate and evict must not be earlier than the end of the period specified in the notice to vacate; and

TENANCY AGREEMENT (RESIDENTIAL)

- (f) during this tenancy, if the Lessor has previously issued 2 notices to remedy, the Lessor may serve a notice to vacate 1 week after the day when the rent has fallen due without serving a notice to remedy.

Termination of tenancy for breach other than nonpayment of rent

93. The tribunal may order the termination of this Tenancy Agreement and eviction of the Tenant on the ground of breach of this Tenancy Agreement in the following circumstances:

- the Lessor must serve a written notice requiring the Tenant within 2 weeks after the day of service to remedy the breach if it is capable of remedy;
- if the breach is not remedied within 2 weeks after the day of service or if the breach is not capable of remedy - the Lessor must give a notice to vacate the Premises within 2 weeks after the date of service of the notice to vacate;
- if the Tenant does not vacate the Premises within the period of 2 weeks after the date of service of a notice to vacate - the Lessor may apply to the tribunal for an order terminating this Tenancy Agreement and for the eviction of the Tenant; or
- if the Tenant breaches the terms of this Tenancy Agreement on 3 occasions on any ground - on the 3rd occasion the Lessor may serve a notice to vacate and need not give the Tenant 2 weeks to remedy the breach.

Termination of periodic tenancy

96. (1) For a periodic tenancy, the Lessor may give the Tenant—
- if the Lessor genuinely intends to live in the Premises—8 weeks notice to vacate;
 - if the Lessor genuinely believes the Lessor's immediate relative intends to live in the Premises—8 weeks notice to vacate;
 - if the Lessor genuinely believes an interested person intends to live in the Premises—8 weeks notice to vacate;
 - if the Lessor genuinely intends to sell the Premises—8 weeks notice to vacate;
 - if the Lessor genuinely intends to reconstruct, renovate or make major repairs to the Premises and the reconstruction, renovation or repairs cannot reasonably be carried out with the Tenant living in the Premises—12 weeks notice to vacate; or
 - if the Lessor genuinely requires the Premises for a lawful use other than as a home—26 weeks notice to vacate.
- (2) A notice to vacate under this clause must be accompanied by written evidence supporting the Lessor's reason for the notice.

Examples - written evidence

statutory declaration, development application, quotes from a tradesperson for renovations, notice of decision from the housing commissioner.

- (3) In this clause:

immediate relative of the Lessor means a son, daughter, son-in-law, daughter-in-law, mother, father, mother-in-law, father-in-law, brother, sister, brother-in-law or sister-in-law.

interested person, for the Lessor, means a person who is not an immediate relative of the Lessor but who has a close family or personal relationship with the Lessor and who has a reasonable expectation arising from that relationship that the Lessor would provide accommodation for that person.

97. (1) If a Tenant is required to vacate the Premises in accordance with clause 96, the Tenant may vacate the Premises at any time during the 2 weeks before the date specified in the notice to vacate provided the Tenant gives the Lessor 4 days' notice of intention to vacate.
- (2) In this case, this tenancy terminates on the date that the Tenant vacates the Premises.

Notice of address for service

98. (1) At the commencement of this tenancy, the Lessor and the Tenant must each give an address for service of notices.
- (2) If the address changes during the tenancy, the Lessor or Tenant must advise the other party of the new address for service within 2 weeks of the change.
99. On vacating the Premises, the Tenant must advise the Lessor of a forwarding address.
100. If 2 or more people are stated as the Tenant, except where this agreement otherwise provides, they do so as joint Tenants.

ANNEXURE A -**TENANCY AGREEMENT**

*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*

ITEM	DESCRIPTION:
	APPLICATION FOR PETS: The lessor has provided consent for the below pet to be included in this tenancy. DETAILS: Number of Pets: Breed: Microchipped: YES / NO Desexed: YES / NO The tenant/s agree that at the end of the lease when they vacate the property, the tenant/s will need to have the property professionally fumigated internally & externally and any carpets throughout the property professionally cleaned. The tenant agrees to provide receipts for proof that these services were carried out at the time of vacating. The tenant/s understands that they are fully responsible for any costs associated with any replacement and all repairs should any damage be caused by the pet. This includes but is not limited to, gardens, floors, walls & all fixtures, and fittings. Additional Pets: The tenant understands that additional pets of any kind (including fish tanks and bird cages) are not permitted to be kept at the property, unless an agreement has been entered IN WRITING by the lessor and his/her agent.
	GENERAL TENANCY COMMENCEMENT ITEMS: CONTENTS INSURANCE: The tenant is responsible for insuring his or her own personal contents, belongings (including vehicle & outdoor equipment) and public liability. The lessor WILL NOT be responsible for any theft or damage of the tenants property in the event of an act of god, storm or tempest, fire or other events normally covered by an insurance policy during the terms of the tenancy. We recommended making your own enquiry on contents insurance. RENT PAYMENTS: Rent payments are due on or before the due date. Please ensure you allow adequate dates for bank processing (which is up to 3 business days) Should your rental payment not be received in full, a Notice to Remedy will be issued and you will be in breach of your tenancy agreement. Should this breach not be remedied within the specified timeframe on this notice, a Notice to Vacate the property may be issued. GROUP RENTAL PAYMENTS: It is company policy that a primary account must be selected for direct debits and/or full rental payments to be made from a primary account. We do not accept rental payments in parts from multiple account holders. ROUTINE INSPECTIONS: You will be notified via email of upcoming inspections. You need to reply to this email to confirm the inspection can be conducted. We are unable to guarantee specific times for these inspections; however, we will try to accommodate as best we can. LIGHT FITTINGS: As per the Standard Terms, Section 55, the tenant is responsible for the replacement of fuses, light globes (including range hoods) fluorescent tubes and tastic heat lamps, when necessary. MAINTENANCE: Any maintenance required at the property should be requested through your tenant portal or in writing with images attached (where possible). All maintenance issues & maintenance must be requested as soon as possible. GARDENING: The tenant agrees to maintain the garden at all times, including mowing, edging, weeding, watering and the removal of garden debris. The tenant agrees that no lopping or pruning is permitted without the consent of the Lessor, all requests must be made in writing. SMOKE ALARMS: The tenant agrees to not tamper or change the batteries to the smoke alarms that have been installed in the property. For any smoke alarm issues/maintenance please contact Smoke Alarms Australia on 1300 125 276 or info@smokealarmsaustralia.com.au. FOXTEL/NBN: Written permission from the agent/lessor is required PRIOR to the connection of Foxtel/NBN.

ANNEXURE B -

TENANCY AGREEMENT

*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*



ITEM	DESCRIPTION:
	GENERAL TENANCY ITEMS: POOLS & FENCING: PLEASE DO NOT MAKE THE ASSUMPTION THAT YOU ARE ABLE TO INSTALL OR ERECT A POOL OF ANY TYPE AT THE PROPERTY. This includes blow up pools, or temporary pools. If you wish to have a pool of any size it may require fencing due to current legislation. You must first seek permission from the lessor in writing for the pool. If permission is granted it is then the responsibility of the tenant that all fencing requirements are met in accordance with relevant legislation. SMOKING: The tenant understands there will be no smoking inside the property. Should there be evidence of smoking inside the property, the tenant will be required to rectify the damage by whatever means necessary, including re-painting, professional cleaning which may include carpets and curtains. ALTERATIONS: The tenant shall not make any alterations to the premises and shall not add any fixtures or fittings without the written consent of the lessor or his agent. Any requests made by the tenant must be in writing. CHANGE OF OCCUPANTS: The tenant agrees to notify the Lessor or the Agent if there is any change in occupants of the premises. All changes must be approved beforehand. Changes to the occupants may affect the Residential Tenancy Agreement. CONDENSATION AND MOULD BUILD UP: Particularly in winter, condensation can form from where moisture comes in contact with warm air on a surface. It is the tenants responsibility to mitigate potential long-term damage by minimizing the condensation. Wiping damp surfaces and ventilating the property can help to reduce the risk of condensation and mould build up. BATTERIES AND REMOTES: It is the responsibility of the tenants to replace all batteries during their tenancy and ensure battery-operated items are in working order prior to handing back to the keys to our office.

ANNEXURE C -

TENANCY AGREEMENT

*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*



ITEM	DESCRIPTION:
	EMERGENCY SITUATIONS: All tenants listed on the tenancy agreement are advised to contact the below list of tradespeople if an emergency occurs outside of work hours. The HIVE office is open Monday to Friday from 8.30 - 5.00pm. In the event you cannot reach a qualified staff member during these hours, you are also permitted to contact the list below. Please ensure HIVE are notified as soon as practicable after the event. If the specified tradesperson is unable to be reached, another ACT qualified tradesperson of your choice may be contacted. An emergency situation is interpreted as a situation that if not rectified immediately, further damage to the property and/or injury to a person or persons could occur. Situations that might be considered as an emergency: A burst water service; a failure of gas, electricity or water to the property; a blocked or broken lavatory system; the failure or breakdown of any service on the property essential for hot water, cooking, heating or laundering; a serious roof leak; a fault or damage that may cause injury to a person or property; a dangerous electrical fault; a serious fault in any door, staircase, lift or other common areas which inhibits or unduly inconveniences the tenant in gaining access to and use of the property; flooding or serious floor damage; serious storm or fire. ELECTRICAL: Iconic Electrical - Adrian 0423 601 373 Maritex - Jimmy 0412 557 155 PLUMBING: JML Plumbing and Gas - GENERAL LINE 0431 445 094 Black Mountain Plumbing - Matthew 0433048780 AIR CONDITIONING/ HEATING: Dawson Heating & Cooling - General Line 02 6297 4109 Mint Air-conditioning & Refrigeration - General Line 0431 386 499 LOCKSMITH: Googong Locksmiths - Jason 0408 004 916 ACT Mobile Locksmiths - GENERAL LINE 0411 249 676 STATE EMERGENCY SERVICE: 132 500 ACTEW GAS LINE 13 19 09

ANNEXURE D -

TENANCY AGREEMENT

*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*



ITEM	DESCRIPTION:
	GENERAL VACATING ITEMS: PROPERTY ON VACATE: The tenant agrees that on vacating the premises, the property must be left in substantially the same state of cleanliness and repair as at the commencement of the tenancy, in accordance with the inventory and condition report. CARPET CLEANING: The tenant agrees that on vacating the premises, the carpet must be professionally cleaned, and a receipt provided to the agent at the final inspection. CONNECTION/DISCONNECTION OF UTILITIES: It is the responsibility of the tenant to arrange the connection and disconnection of utilities at the commencement and at the end of the tenancy agreement. KEYS: Our office provided you sets of keys at the commencement of your tenancy, these must be returned in full to our office at the end of your tenancy. Office Location: 1/4 Campion Street, Deakin ACT 2600 Office Hours: Monday Friday 8.30am 5.00pm Postal Address: 1/4 Campion Street, Deakin ACT 2600 Office Number: (02) 6182 1802

Special Conditions

54. Contract Provisions, Additions and Inclusions

54.1 This Contract includes:

- (a) the standard ACT Law Society printed terms current as at the date of this Contract (the Standard Form Clauses), as amended by the Special Conditions;
- (b) the Special Conditions; and
- (c) the Attachments and Annexures, if any.

54.2 In the event of an inconsistency, the following order of precedence applies:

- (a) the Special Conditions take precedence over;
 - (b) the Standard Form Clauses.
-

55. Amendments to Standard Form Clauses

55.1 The Standard Form Clauses are amended as follows:

- (a) clause 1.1 definition of Land Charges is amended by adding after the words “a periodic nature” the words “including any amounts paid by the Seller in respect of water and sewerage charges, water consumption charges, and Owners Corporation levies”;
- (b) delete clause 1.8;
- (c) in clause 2.3, delete “cash” and replace with the words “electronic funds transfer”;
- (d) in clause 2.6, delete the words “or in cash (up to \$200)”;
- (e) in clause 8.4, delete the words “Buyer Solicitor” and replace with the words “Seller Solicitor”;
- (f) in clause 17.1.1, delete “5%” and replace with “\$1,000”;
- (g) delete clause 17.1.2;
- (h) clause 18, insert a new clause 18.12 to read as follows:

“If a Notice to Complete is served by the Seller in accordance with clause 18, the Seller may unilaterally:

- (a) extend the period for Completion under the Notice to Complete; or
- (b) withdraw the Notice to Complete,

by written notice to the Buyer in the Seller’s absolute discretion, and with or without the consent of the Buyer.”

- (i) delete clause 51.2

56. COVID-19 Shutdown

56.1 Unless the context indicates otherwise, each word or phrase defined in this clause 56 has the meaning given to it in this clause 56.1:

- (a) **Isolate** means any mandatory government requirement to self-isolate, or any mandatory medical requirement to be isolated in hospital, and **Isolation** has a corresponding meaning.
- (b) **Pandemic** means the COVID 19 (or a variant of it) pandemic as declared by WHO.
- (c) **WHO** means the World Health Organisation.

56.2 In this clause 56, Shutdown Period means any day:

- (a) When any of the following is closed:
 - (i) the ACT Law Society settlements room;
 - (ii) the bank or financial institution of the Seller from whom the Seller must obtain a discharge of mortgage in order to complete this Contract;
 - (iii) the bank or financial institution of the Buyer from whom the Buyer is obtaining funding in order to complete this Contract;
 - (iv) the place of business of the Seller's solicitor;
 - (v) the place of business of the Buyer's solicitor;
 - (vi) the ACT Land Titles Office; or
 - (vii) the ACT Revenue Office,

in accordance with any direction by a Government Department or Authority or company policy; or

- (b) when the Buyer or the Seller is not able to attend any of the places of business listed in clause 56.2 due to being Isolated,

in response to a Pandemic or other national health emergency, and where that closure or Isolation event would reasonably cause either party to be unable to complete this Contract during the period of the closure or Isolation.

56.3 Either party:

- (a) may invoke this clause 56 by notice to the other party that gives sufficient details of the event (including supporting information of any closure or Isolation) giving rise to the Shutdown Period; and
- (b) may provide written notice to the other party of the end of the Shutdown Period; and
- (c) must act promptly and in good faith to advise the other party if it becomes aware of the start or end of a Shutdown Period.

- 56.4 In the event that Completion of this Contract is to take place during the Shutdown Period, then the Date for Completion is deemed to be extended to the 3rd Business Day after the date of notification of the end of the Shutdown Period.
- 56.5 In the event that the period specified in any Notice to Complete issued pursuant to this Contract expires during the Shutdown Period, then the date for expiration of the notice is deemed to be extended to the 3rd Business Day after the date of notification of the end of the Shutdown Period.
- 56.6 If a notice (other than a Notice to Complete) is served in accordance with this Contract during the Shutdown Period then such notice is deemed to be served on the first Business Day after the date of notification of the end of the Shutdown Period.
- 56.7 If this Contract includes any term requiring one or both of the parties to pay damages for any delay in Completion, no damages shall be payable by either party for any period during the Shutdown Period.

57. Electronic Transaction

57.1 For the purposes of this Special Condition:

- (a) **Platform** means an electronic signing or conveyancing platform specified by the Seller or its solicitor from time to time, by written notice to the Buyer.

57.2 Generally, and for the purposes of:

- (a) *the Electronic Transactions Act 2001 (ACT)*; and
- (b) *the Electronic Transactions Act 1999 (Cth)*; and
- (c) *the Electronic Conveyancing National Law (ACT) Act 2020 (ACT)*,

each Party consents to:

- (d) the electronic signing of this Contract;
- (e) the electronic exchange of this Contract;
- whether performed via the Platform or otherwise.

57.3 The Parties warrant that:

- (a) the electronically signed and exchanged Contract; and
- (b) if reasonably required by any party, a print out of the Contract which has been electronically signed and exchanged,
- is sufficient evidence of:
- (c) the parties' intention to enter into and be bound by the Contract;
- (d) the parties' consent to conducting this Contract electronically; and
- (e) the Contract itself being a document which is in writing and signed in a manner that results in a binding agreement.

57.4 Where the Buyer is a corporation, the Buyer warrants that:

- (a) it has complied with its constitution and any provisions of the *Corporations Act 2001* (Cth) that apply to the Buyer as replaceable rules;
- (b) the persons signing on behalf of the Buyer:
 - (i) have been duly appointed;
 - (ii) have the authority to exercise the powers and perform the duties customarily exercised or performed by that kind of officer or agent of a similar company;
 - (iii) properly perform their duties to the Buyer
 - (iv) hold the office or role that they hold out that they occupy, when signing this Contract;
- (c) it considers that this Contract has been duly executed with the intention of the Buyer being bound to perform this Contract;

57.5 Where the Buyer is a corporation, all directors of that corporation must provide a guarantee in the form provided at Annexure A (the Guarantee) securing the corporation's performance of its obligation under this Contract.

57.6 Despite electronically signing this Contract and the Guarantee as at the Date of this Contract, the Buyer must provide to the Seller the original signed and duly witnessed versions of the Guarantee for each director within 7 days of the date of this Contract, and in this regard time is of the essence.

57.7 The parties acknowledge and agree that:

- (a) this Special Condition does not diminish the obligations of the parties to:
 - (i) provide the transfer and other documents or instruments on paper, signed and duly attested in accordance with the *Land Titles Act 1925* (ACT) or any other legislation;
 - (ii) sign and duly attest, in accordance with *Civil Law (Property) Act 2006* (ACT):
 - (A) documents, pursuant to a power of attorney; and
 - (B) deeds generally; and
- (b) the parties will do all things necessary to give effect to this Contract, whether electronically or otherwise.

58. Buyer Acknowledgements

58.1 The Buyer acknowledges and agrees that:

- (a) the Buyer it accepts the Land, the Property and the Improvements in their condition and state of repair as at the date of this Contract;
- (b) the Buyer has relied only on their own enquiries (including inspections) of the Land, Property and Improvements;
- (c) the Buyer does not rely on any other document, representation, arrangement or matter, regardless of form, as amending or qualifying anything in this Contract;
- (d) this Contract sets out the whole of the agreement between the parties;
- (e) the Seller is not required to carry out any work or effect any repairs or renovations whatsoever; and
- (f) the Seller is not required to obtain any approvals or procure any certifications for the Property whatsoever.

58.2 Notwithstanding anything in this Contract to the contrary, the Buyer accepts:

- (a) any encroachment by or upon the Land;
- (b) that the fence or boundary erections (if any) may not stand on the correct boundaries;
- (c) any heritage significance of the Land and Improvements under the heritage provisions of the Planning Act;
- (d) the nature, location, availability, condition, existence of any Service (or lack thereof);
- (e) the fitness for purpose of the Land or Property for any particular purpose;
- (f) the development potential of the Land or Property (or lack thereof);
- (g) the presence of Asbestos (as defined in the *Dangerous Substances Act 2004* (ACT)), contaminants or other substances on the Land or in the Improvements which may lead to the land being Contaminated (as defined in the *Environment Protection Act 1997* (ACT)).

58.3 The Buyer certifies that it has received the Required Documents and has had the opportunity to make its own enquiries regarding the matters contained or disclosed in the Required Documents.

58.4 The Buyer may not make any requisition, objection, claim for compensation or delay completion in respect of the matters raised in this Special Condition.

59. Adjustments

- 59.1 If Completion does not occur by the Date for Completion due to the delay or default of the Buyer, despite clause 8.1.1 of the Standard Form Clauses, all Land Charges will be adjusted as at the Date for Completion.
- 59.2 This Special Condition is for the benefit of the Seller and is an essential term of the Contract.

60. Keys

- 60.1 On Completion, the Seller will hand over to the Buyer any keys and remotes that it has in its possession to enable the Buyer to enter and access the Land, the Property and the Improvements.
- 60.2 The Buyer may not make any requisition, objection, claim for compensation or delay completion in respect of the matters raised in this Special Condition.

61. Agent

- 61.1 The Buyer warrants that it was not introduced to the Property and the Seller by anyone other than the Seller's Agent.
- 61.2 The Buyer indemnifies and keeps indemnified the Seller for any claim from or liability to another agent, whether actual or threatened, in respect of this Contract arising from a breach of the Buyer's warranty.
- 61.3 This clause does not merge on Completion.

62. Insolvency Event

- 62.1 If the Buyer is a natural person(s) and:
- (a) the Buyer (or any one of them) authorises a registered trustee or solicitor to call a meeting of his or her creditors and enters into a deed of assignment or deed of arrangement or a composition with any of his or her creditors; or
 - (b) a third party who holds a security interest in the assets of the Buyer enters into possession, or takes control of those assets, or attempts by any means to do the same; or
 - (c) the Buyer (or any one of them) commits an act of bankruptcy;
- the Buyer must immediately notify the Seller in writing.
- 62.2 If the Buyer is a company (or companies) and:
- (a) the Buyer (or any one of them) becomes, or attempts are made for the Buyer to become an externally administered company in accordance with *Corporations Act 2001* (Cth); or
 - (b) a controller (as defined by *Corporations Act 2001* (Cth)) is appointed, or attempts are made to have a controller appointed for any of the Buyer's (or one of the Buyers') assets;

the Buyer must immediately notify the Seller in writing.

- 62.3 If any of the events specified in this Special Condition 62 occurs, the Buyer will be in default of this Contract and the Seller may immediately, without notice specified in clause 18, terminate this Contract and clause 19 applies.
- 62.4 If any of the events in Special Condition 62.2 occur in relation to the Seller, then the Seller may, by written notice served upon the Buyer, rescind this Contract and clause 21 applies.
-

63. Caveat

- 63.1 The Buyer may not lodge a caveat for registration in respect of the Land prior to Completion.
-

64. Guarantee

- 64.1 If the Buyer is a corporation, all directors of the Corporation must provide a guarantee in the form provided at Annexure A.

ANNEXURE A

GUARANTEE AND INDEMNITY

I, **[Director's Name]** of

[address]..... agree as follows:

1. If the Buyer fails to perform and observe this Contract, the Guarantor agrees to perform the Buyer's obligations on demand as directed by the Seller.
2. As a separate, primary and severable liability, the Guarantor indemnifies the Seller, and agrees to keep the Seller indemnified, against loss or damage suffered or incurred by the Seller arising out of:
 - (a) a failure by the Buyer to observe or perform this Contract;
 - (b) an obligation on the Buyer under this Contract being ineffective for any reason whatsoever (whether or not the Seller knew or ought to have known of that reason) including:
 - (c) a legal limitation, disability or incapacity of the Buyer or a lack or improper exercise of a power or authority in relation to the Buyer;
 - (d) the Buyer making an arrangement, assignment or composition for the benefit of its creditors;
 - (e) an order made or resolution effectively passed for the winding-up of the Buyer;
 - (f) the Buyer going into liquidation or a receiver, administrator or provisional liquidator is appointed to the Buyer; or
 - (g) the obligation being or becoming illegal, invalid, void or unenforceable.
3. The Guarantor agrees that its personal property, including real property, is charged with the performance of the Guarantor's obligations under this Guarantee and Indemnity.
4. Each indemnity in this Guarantee is a continuing obligation separate and independent from the other obligations of the Guarantor and survives the termination of this Contract.
5. It is not necessary for the Seller to enforce this Contract against the Buyer or otherwise to incur expense, loss, damage or make payment before enforcing a right of indemnity and recovery conferred by this Guarantee.
6. The Guarantor acknowledges that:
 - (h) they are giving this guarantee and indemnity and incurring obligations and granting rights under this Contract for valuable consideration;
 - (i) they have not entered into this Contract in reliance on, or as a result of, a statement or conduct not otherwise expressly included in this Contract; and
 - (j) the Guarantor may not request or require another Party to do anything, including disclosing anything or giving advice, except as expressly set out in this Contract.
7. This Guarantee remains binding on all Parties despite:
 - (a) Completion; or
 - (b) termination of this Contract.
8. Where there is more than one Guarantor, then the obligations and liabilities of the Guarantors to be observed and discharged or performed by them are binding on them jointly and each of them individually.

9. The liability of a Guarantor is unlimited.
10. As far as lawfully possible, nothing in law or equity, compromises or can compromise:
- (a) the Guarantor's liability as a guarantor, principal debtor, or indemnifier; and
 - (b) the Seller's right to enforce this guarantee and indemnity.
11. The things in this Guarantee which do not or cannot compromise a guarantor's liability include, but are not limited to:
- (a) a person granting:
 - (i) time;
 - (ii) waiver;
 - (iii) a covenant not to sue;
 - (iv) other indulgence; or
 - (v) concession,whether or not an additional burden is imposed to or making of an arrangement, compromise or composition with a person, or compounding a liability, in any way;
 - (b) laches, acquiescence, delay, omission, mistake or other act by the Seller or other person or both of them;
 - (c) this guarantee and indemnity, another document, payment or other transaction, under one or more of them being or becoming wholly or partially illegal, invalid, void, voidable, unenforceable or otherwise of limited force or effect;
 - (d) a variation, renewal, amendment or novation or a dealing with this Contractor other document irrespective of whether or not the effect:
 - (i) is material;
 - (ii) imposes an additional liability, or
 - (iii) is onerous,on any Guarantor or an other person;
 - (e) an invalidity or irregularity in the execution of this Contract by a Guarantor or a deficiency or irregularity in the powers of a Guarantor to enter into or observe its obligations under this Contract;
 - (f) a judgment against a Guarantor or other person; or
 - (g) a change in capacity, rights or obligations of a Guarantor or other person.

Signed, sealed & delivered as a Deed by :

Signature

Witness Signature

Name of Signatory

Name of Witness

Capacity: Self

Capacity: Witness

Date:

Date:

Volume 2332 Folio 68 Edition 2

AUSTRALIAN CAPITAL TERRITORY TITLE SEARCH

LAND

Gungahlin Section 209 Block 7 on Deposited Plan 11467 with 433 units on Unit Plan 4421

Unit 308 (Class A) entitlement 18 of 10000, 3 subsidiaries

Lease commenced on 16/03/2018, terminating on 01/11/2109

Proprietor

Hrvoje Blazevic

308/1 Anthony Rolfe Avenue Gungahlin ACT 2912

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume** N/A **Folio** N/A

Restrictions

Purpose Clause: Refer Units Plan

Registered Date	Dealing Number	Description
23/04/2018	2148668	Mortgage to Commonwealth Bank of Australia

End of interests

ADMINISTRATIVE INTERESTS

Administrative interests information is **not** guaranteed by the Registrar-General, and the Registrar-General nor an authorised entity incurs liability for any omission, misstatement or inaccuracy in the information.

Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201221070	Development Application	09/02/2012	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	19/07/2012

Description

COMMERCIAL-NEW BUSINESS PARK. Proposed construction of a new business park containing 5 office buildings from two storeys to twelve storeys; new multi storey carparking with associated basement and surface parking; addition of ancillary structures, signage and landscaping.

Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201324634	Development Application	06/01/2014	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	28/03/2014

Description

NON RESIDENTIAL-SIGNAGE-LEASE VARIATION. Proposed installation of pole signage; Subdivision of the site into 5 blocks.

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Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201527109	Development Application	08/05/2015	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	05/11/2015

Description

MULTI DWELLING-LEASE VARIATION-243 UNIT DEVELOPEMENT. Proposed construction of a standalone 22 storey building, comprising a total of 243 residential apartments. Site access via Gribble Street. Onsite parking comprising 1 basement and 4 podium levels which will provide a total of 292 parking spaces. Please see application form for details.

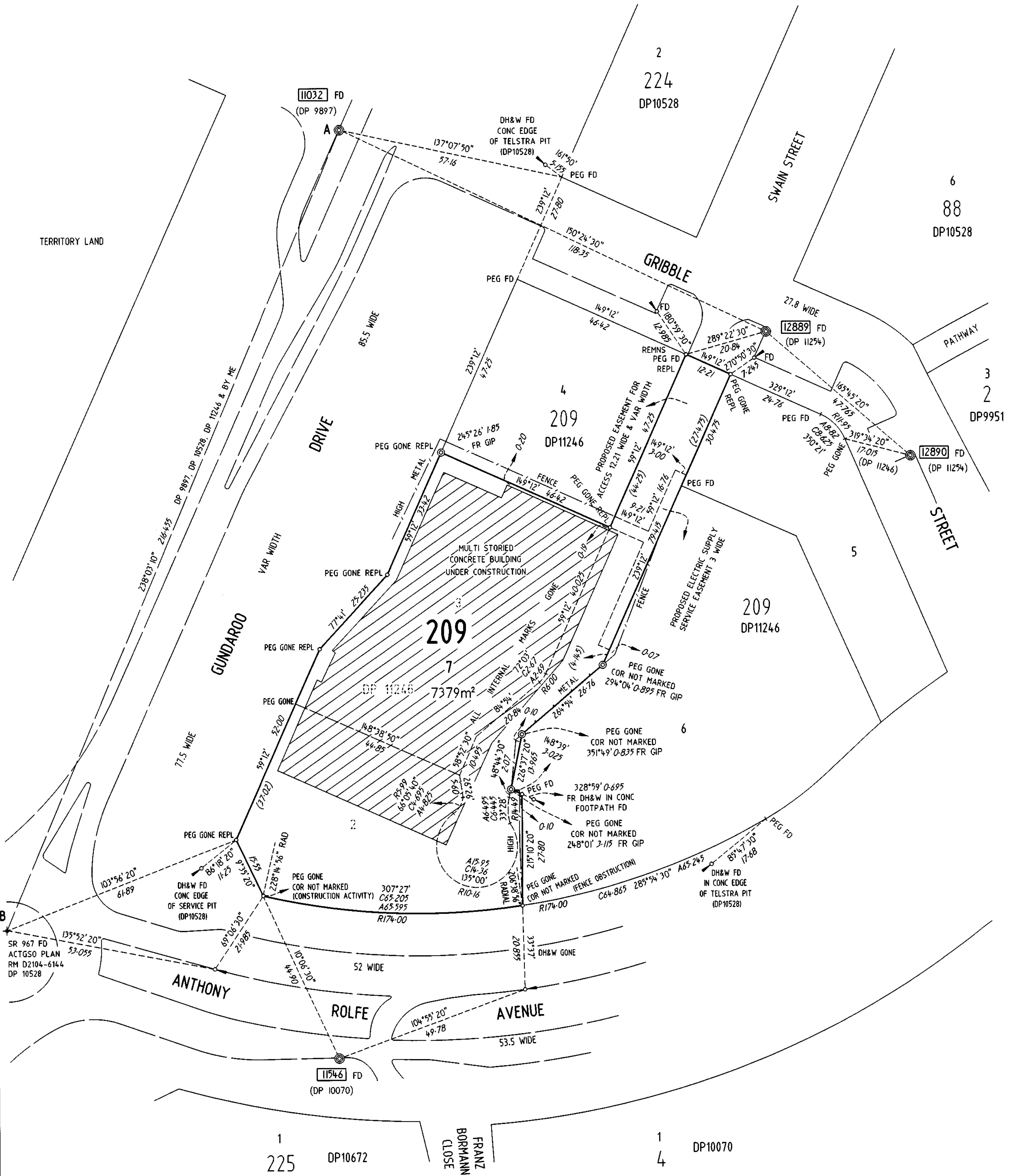
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Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201426000	Development Application	25/07/2014	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	02/09/2014

Description

LEASE VARIATION - Please see application form for details of the lease variation.

SG/AG CO-ORDINATES OF REFERENCE MARKS		
CRM 11032	210943.79	615017.715
CRM 11546	210809.71	614828.745
CRM 12889	211002.23	614914.80
CRM 12890	211013.985	614868.505
SR 967	210760.12	614903.18



REFERENCE MARKS

- ⊙ Denotes GIP-in-road-1.83-radially-from-TP
- ⊙ Denotes CB-in-road-1.83-radially-from-TP
- ⊙ Denotes PLAQUE IN KERB
- ⊙ Denotes DEEP DRIVEN ROD
- ⊙ Denotes DH&W IN KERB
- (Except as otherwise shown)

NOTE

All Easements are 2.5 metres wide
(Except as otherwise shown)

Azimuth: A-B (Strom)

Field Books:
Surveyor's Ref : 09011.02

I, WILLIAM ROBERT CAMPBELL
of LANDdata SURVEYS Pty Ltd CANBERRA
a surveyor registered under the Surveyors Act 2007 hereby certify
that the survey represented on this plan is accurate and has been
made in accordance with the Surveyors Practice Directions
and was completed on 17 January 2017

(Signature) *W.R. Campbell* 27-1-2017
Surveyor registered under the Surveyors Act 2007.

I certify that this plan is the plan prepared in accordance with the
Districts Act 2002

(Signature) *David Snowden* 31-01-2017
Surveyor-General of the ACT

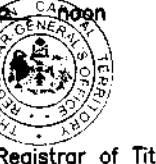
PLAN OF BLOCK 7 SECTION 209 BEING A CONSOLIDATION OF BLOCKS 2 & 3

DIVISION: GUNGAHLIN
DISTRICT: GUNGAHLIN
AUSTRALIAN CAPITAL TERRITORY

SCALE 1:600

0 5 10 20 30 40 METRES

Deposited in the office of the Registrar of Titles at Canberra
in the Australian Capital Territory the Tenth
day of March 2017 at 7 minutes
past 8 o'clock in the forenoon
Approved: *David Snowden*
David Snowden
Registrar-General



DEPOSITED PLAN

11467

AMENDS DP 11246

Volume 2329 Folio 60 Edition 2

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

LAND

Gungahlin Section 209 Block 7 on Deposited Plan 11467 with 433 units on Unit Plan 4421

Lease commenced on 16/03/2018, terminating on 01/11/2109

COMMON PROPERTY

Proprietor

The Owners-Units Plan No 4421

First Choice Strata Pty Ltd, PO Box 479 Dickson ACT 2602

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume** N/A **Folio** N/A

Restrictions

Purpose Clause: Refer Units Plan

Easements

Easement In Units Plan: Current

Registered Date	Dealing Number	Description
19/10/2018	2180461	Application to Note Special Resolution
01/02/2019	2199473	Application to Note Special Resolution
11/12/2025	3422830	Application to Note Special Resolution - Refer Instrument

End of interests

ADMINISTRATIVE INTERESTS

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Description

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Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201426000	Development Application	25/07/2014	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	02/09/2014

Description

LEASE VARIATION - Please see application form for details of the lease variation.



Access
Canberra.

Chief



SR52180461

05/10/2018 10:52:24 MOU

ES

RA

ate

2180461

SPECIAL RESOLUTION
BY OWNERS CORPORATION

Form 094 - SR

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Email Address	Contact Telephone Number
Robert Craven	RCraven@RHCfact.com.au	02 6295 6888

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	UNITS PLAN NUMBER
2329:60	GUNGAHLIN	209	7	4421

DETAILS OF ARTICLE/S BEING AMENDED (Insert article number/s)

House Rules

SUPPORTING DOCUMENTATION

(Please tick appropriate item - Original signed copy must be supplied)

- ☒ Sealed copy of Minutes of Meeting
☐ Sealed copy of Resolution/Motion
☐ Other (specify) -

COMMON SEAL OF OWNERS CORPORATION

(Seal must be affixed)



EXECUTION BY OWNERS CORPORATION USING A COMMON SEAL (The Common Seal was affixed in the presence of)

Signature	Signature
Full Name (Block Letters) Robert Craven	Full Name (Block Letters) Konika Elphick
Address PO Box 3537 Manuka ACT 2603 2 Kennedy St Kingston ACT	Address PO Box 3537 Manuka ACT 2603 2 Kennedy St Kingston ACT
Office Held Senior Senate Manager	Office Held Strata Manager

OFFICE USE ONLY

Lodged by	Annexures/Attachments	Minutes/Resolution/Motion ☒
Data entered by	Evidence Manager Appointed	Yes ☐
Registered by	Registration Date	19 OCT 2018

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions[†]

A1 The Owners—Units Plan No 4421 [insert number]

A2 General meeting

Date (or dates) of general meeting
at which the reduced quorum
decision or decisions were made—

13 June 2018

Tick applicable box, or both boxes if applicable:

☒ Regularly convened

The general meeting was regularly
convened (not following any
adjournment under UTMA s 3.9(3)
or (6)(a), part 3.1, schedule 3).

☐ Convened after
adjournment

The general meeting was convened
following an adjournment or
adjournments (under UTMA
s 3.9(3) or (6)(a), part 3.1,
schedule 3).

A3 Reduced quorum decisions

[If there is insufficient space here, tick ☒ and attach details to the notice]

Date of decision	Full text of reduced quorum decision
<u>13 June 2018</u>	

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details
shown in the records of the owners corporation.

20 June, 2018.....[insert date of affixing of seal]

[Affix owners corporation seal in accordance with the corporation articles]



[†] In this notice, UTMA means the Unit Titles (Management) Act 2011.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A *reduced quorum decision* is a decision of a general meeting of the owners corporation made while a quorum (a *reduced quorum*) smaller than a *standard quorum* was present.
- A *standard quorum* is those people entitled to vote (on the motion) in relation to not less than $\frac{1}{2}$ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of *reduced quorum decision*, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a *standard quorum* for the motion (see above) is not present a reduced quorum decision may be made if a *reduced quorum* (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a *reduced quorum* means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a *standard quorum* for the motion (see above) nor a *reduced quorum* (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a *reduced quorum* made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also *reduced quorum decisions* (UTMA s 3.9 (6) (a), part 3.1, schedule 3).



MINUTES OF THE FIRST ANNUAL GENERAL MEETING

**Units Plan 4421
"INFINITY"**

**Held:
5:30 pm, Wednesday 13th June 2018**

**Venue:
Gungahlin Lakes Club,
110 Gundaroo Dr, Nicholls ACT**



B2 *When does a reduced quorum decision take effect?*

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's *date of effect*) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 *How may reduced quorum decisions be disallowed?*

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3).

The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 *How may reduced quorum decisions be confirmed?*

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 *How may reduced quorum decisions be revoked?*

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).



**MINUTES OF THE ANNUAL GENERAL MEETING OF THE
OWNERS – UNITS PLAN 4421 HELD ON WEDNESDAY 13 JUNE AT THE GUNGAHLIN LAKES
CLUB, GUNDAROO DRIVE, NICHOLLS**

**As a standard quorum was not present the decisions taken at the Meeting were Reduced
Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles
(Management) Act 2011.**

REPRESENTATIVES PRESENT FOR: Lots: 7, 40, 47, 75, 77, 91, 102, 104, 146, 182, 193, 196,
202, 203, 209, 210, 229, 234, 237, 239, 257, 258, 259, 267, 270, 282, 291, 293, 296, 305,
315, 319, 355, 384, 405, 407, 420, 422, 423, 425, 426 & 427

PROXIES:

IFO The Chairman: Lots 49, 129, 140, 204

ABSENTEE FORMS FOR: Lots 343

APOLOGIES: Lot 204

RAINE & HORNE REPRESENTATIVES: Robert Craven, Konika Elphick, Peter Majdandzic,
Dimitri Chronopoulos and Sam Schmidt



UP 4421 - Infinity

2018 First Annual General Meeting Minutes

Chairperson

Mr T Dunn chaired the meeting

Approval of Inaugural Meeting Minutes

Motion 1: "That the minutes of the Inaugural Meeting held on 16 March 2018 be adopted." **Motion Carried**

The meeting requested that the Executive Committee further investigate the payment of the gym equipment, as some owners believed that this was on the inclusion list and should not be repaid by the Owners Corporation.

Financial Statements

Discussion of Financial Statements was held and a number of budget line items were clarified.

It was noted that Levy Due Dates are: 16 March, 16 June, 16 September & 16 December 2018

Insurance

Motion 2: "That the Executive Committee be authorised to place and adjust the insurance policies of the Owners Corporation in accordance with statutory requirements" **Motion Carried**

Election of Executive Committee

Motion 3: "That the Owners Corporation create 10 Executive Committee Positions until the next Annual General Meeting" **Motion Carried**

Ms V Dalton (Unit 77), Mrs A Breddels (Unit 146), a representative of Infinity Towers Development Pty Ltd (Unit 172), Ms B Burridge (Unit 182), Mr I Rostami (Unit 202), Mr T Dunn (Unit 229), Mr K Atkins (Unit 257), Mr C Walker (Unit 422), Ms A Lemaitre (Unit 423) & Mr A Flaherty (Unit 427) were elected to the Committee.

Rule Changes

Motion 4: (Special Resolution) – "To amend the default Rules in accordance with the attached appendix A." **Motion Carried**

It was noted that a set of House Rules will be derived by the Executive Committee for approval of the Owners Corporation at the next Annual General Meeting. The meeting requested that a flooring policy be adopted.



General Business

Hot Water

Some owners noted that they are experiencing inconsistent hot water supply. It was requested that owners report each incidence to the Managing Agent so that this can be further investigated.

Balustrade Balcony Gap

Some owners are unhappy with the size of the gap between the balustrade on unit balconies. The Incoming Executive Committee to investigate a possible solution to fill the gap be sought so that there is uniform appearance for any units that choose to undertake this work.

Carpark Signage

It was noted that several owners had contacted the Managing Agent with a request to install traffic management signage in the carpark. The Executive Committee to progress.

Roof Netting

Some residents on level 5 had experienced issues with birds dropping rocks from the roof onto their courtyards, causing tiles to break. Geocon advised that they would be installing netting on the roof so that birds would be unable to take the rocks and repairing any damaged tiles.

Information for Residents

It was requested that a letter be sent to residents educating them on basic information on living in Strata, with a focus on what items to not flush down toilet, to secure items on balconies and to not throw cigarette butts or rubbish over balconies or onto Common Property.

Communication to Owners

Owners present requested that the Executive Committee be mindful of updating all owners on progress with items at Infinity throughout the year.

With no further business the meeting closed at 8:15 pm



Owners Corporation – Infinity

Corporation Rules

This document is maintained by the Infinity executive committee and may be updated periodically. The current version is available from the contracted Strata Manager. This policy is designed for the benefit of all owners and residents to ensure that all enjoy a maximum of convenience, comfort, and privacy and that their investment and interests are protected. These rules are intended to keep annoyance to a minimum and to provide guidelines for residents and their guests. They are to be included as an integral part of any leasing arrangement between a unit proprietor and the tenant.

No Rule will contradict the Unit Titles (Management) Act 2011.

1. Definitions and interpretation

- 1) In these rules:

Act means the *Unit Titles (Management) Act 2011*.

executive committee representative means a person authorised in writing by the executive committee under rule 10(4).

owner, occupier or user, of a unit, includes an invitee or licensee of the owner, occupier or user of a unit.

territory means the Australian Capital Territory.

unit includes a unit subsidiary (balconies, car parks and storage).

- 2) A word or expression in the Act and the *Unit Titles (Management) Act 2011* has the same meaning in these rules.



2. Payment of rates and taxes by unit owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

3. Repairs and maintenance

- 1) A unit owner must ensure that the unit is in a state of good repair.
- 2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a territory law.

INFINITY

4. Erections and alterations

- 1) A unit owner may erect or alter any structure in or on the unit or the common property only—
 - a) in accordance with the express written permission of the executive committee; and
 - b) in accordance with the requirements of any applicable territory law (for example, a law requiring development approval to be obtained for the erection or alteration).
- 2) Permission may be given subject to conditions stated in the resolution.

5. Use of common property

- 1) A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit.
- 2) A unit owner must not dispose of any refuse or rubbish on the common property except in receptacles provided for that purpose. If a unit owner soils or dirties any part of the common property, the unit owner must clean that part of the common property at the unit owner's expense.



The cost of damage to common property resulting from negligence, or where rules have not been followed, will be billed by the owners' corporation to the owner of the unit responsible for the damage.

6. Hazardous use of unit

- 1) A unit owner must not use the unit, or permit it to be used, so as to cause a hazard to an owner, occupier or user of another unit.
- 2) Storage of materials and personal effects in the garage is only permitted inside unit storage sheds except in accordance with the written permission from the Executive Committee.

7. Use of unit - nuisance or annoyance

- 1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.
- 2) This rule does not apply to a use of a unit if the executive committee has given an owner, occupier or user of the unit written permission for that use.
- 3) Permission may be given subject to stated conditions.
- 4) Permission may be withdrawn by special resolution of the owners' corporation.

8. Noise

- 1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.
- 2) This rule does not apply to the making of a noise if the executive committee has given the person responsible for making the noise written permission to do so.
- 3) Permission may be given subject to stated conditions.
- 4) Permission may be withdrawn by special resolution of the owners' corporation.

9. Illegal use of unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the territory.

10. What may an executive committee representative do?

- 1) An executive committee representative may do any of the following in relation to a unit at all reasonable times:
 - a) If the committee has reasonable grounds for suspecting that there is a breach of the Act or the rules in relation to a unit, inspect the unit to investigate the breach;
 - b) Carry out any maintenance required under the Act or these rules;
 - c) Do anything else the owners' corporation is required to do under the Act or these rules.



An executive committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in sub-rule 1) of this rule.

An executive committee representative is not authorised to do anything in relation to a unit mentioned in sub-rule 1) of this rule unless:

- a) The executive committee or the representative has given the owner, occupier or user of the unit reasonable notice of his or her intention to do the thing; or
 - b) in an emergency, it is essential that it be done without notice.
- 4) The executive committee may give a written authority to a person to represent the corporation under this rule.

11. Seal of owners corporation

- 1) Sealing of documents

For the attaching of the seal of the owners corporation to a document to be effective the:

- a) Seal must be attached by decision of the executive committee;

INFINITY

- b) Seal must be attached in the presence of two executive committee members; and
 - c) The executive committee members witnessing the attaching of the seal must sign the document as witnesses.
- 2) Managing agent may affix seal
- a) The seal may be attached to documents by the manager appointed by the owners' corporation by decision of the executive committee.
 - b) The manager appointed by the owners' corporation may attach the seal to certificates issued under s119 of the Act.

12. Recovery of legal fees

If the owners corporation incurs legal fees as a result of the conduct of a unit owner (including the recovery of a debt owed to the owners corporation), the unit owner shall be liable to pay to the owners corporation the amount of the legal fees incurred by the owners corporation in undertaking legal action against the unit owner.

13. Air conditioning

- 1) All unit owners will be responsible for the repair and maintenance of the air conditioning system that services their unit, notwithstanding the fact that part of the air conditioning plant may be located on the common property.
- 2) The owners corporation will not be responsible for contributing to the repair and maintenance of air conditioning plant except where it services the common property.
- 3) The unit owners must ensure individual air conditioning units are maintained on a regular basis to manufacturer's specifications so as to minimise noise disturbance to other residents.

14. Signage

- 1) Unit owners are not permitted to display any signs in any visible external windows to their unit or on the common property except with the prior approval of the executive committee.
- 2) Without limiting sub-rule 1), signs including real estate "for sale" and "to let/lease" signs are not permitted to be erected on the common property or the nature strip unless permission to do so is given by the executive committee.

15. Load Limits

A unit owner must not overload any floors or balconies and observe the maximum floor loading and any maximum load limits in the common property and their unit.



16. Protection of lift interiors and common property

- 1) If any damage sustained to the common property, including damage to walls and paint work, is caused by an owner, occupier or user (or their agent or contractor) of a unit, then the cost of repairing the damage sustained to the common property must be borne by the unit owner as per rule 5 of these Rules. For example, damage to lifts and carpets caused by moving bicycles through the interior of the complex, or appliance deliveries, will be billed to the unit owner.
- 2) The owner, occupier or user of any unit must ensure that removalists utilise internal coverings to the walls of the lifts and the Building where necessary, when moving furniture into or out of units and through the common property. The owners corporation provides protection to lift interiors by way of internal coverings which will be installed by the building manager provided that at least one full business days' notice is given.

17. Smoking

Smoking is not permitted in any common property areas including: foyers, lifts, fire escape stairwells, the garage and in front of any external entry door to the building.

18. Contracts

The executive committee is delegated the authority to enter into contracts on behalf of the owners corporation for a term not exceeding 3 years in duration.





Access
Canberra.

Chief Minister, Tr



SR52199473

22/01/2019 12:51:37 SPENA

2199473

SPECIAL RESOLUTION
BY OWNERS CORPORATION

Land Titles Act 1925

Form 094 - SR

LODGING PARTY DETAILS		
Name	Email Address	Contact Telephone Number
Konika Elphick	kelpick@rhc fact.com.au	6295 6888

TITLE AND LAND DETAILS			
Volume & Folio	District/Division	Section	Block
2329/62 60 KE	Gungahlin	209	7

UNITS PLAN NUMBER
4421

DETAILS OF ARTICLE/S BEING AMENDED (insert article number/s)
House Rules

SUPPORTING DOCUMENTATION (Please tick appropriate item - Original signed copy must be supplied)	COMMON SEAL OF OWNERS CORPORATION (Seal must be affixed)
☒ Sealed copy of Minutes of Meeting ☐ Sealed copy of Resolution/Motion ☐ Other (specify) -	

EXECUTION BY OWNERS CORPORATION USING A COMMON SEAL (The Common Seal was affixed in the presence of)	
Signature <i>RE</i>	Signature <i>JS</i>
Full Name (Block Letters) KONIKA ELPHICK	Full Name (Block Letters) James Sheldon
Address 2 KENNEDY STREET, KINGSTON ACT 2604	Address 2 Kennedy St Kingston ACT 2604
Office Held STRATA MANAGER	Office Held Strata Manager

OFFICE USE ONLY			
Lodged by		Annexures/Attachments	Minutes/Resolution/Motion
Data entered by <i>DM</i>		Evidence Manager Appointed	Yes ☐
Registered by <i>TS</i>		Registration Date	- 1 FEB 2019

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions[†]

A1 The Owners—Units Plan No

A2 General meeting

Date (or dates) of general meeting
at which the reduced quorum
decision or decisions were made— 10 December, 2018

Tick applicable box, or both boxes if applicable:

☐ Regularly convened

The general meeting was regularly
convened (not following any
adjournment under UTMA s 3.9(3)
or (6)(a), part 3.1, schedule 3).

☐ Convened after
adjournment

The general meeting was convened
following an adjournment or
adjournments (under UTMA
s 3.9(3) or (6)(a), part 3.1,
schedule 3).

A3 Reduced quorum decisions

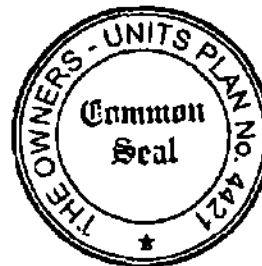
[If there is insufficient space here, tick ☐ and attach details to the notice]

Date of decision	Full text of reduced quorum decision
10 December, 2018	See attached Minutes

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details
shown in the records of the owners corporation.


Date: 17 December, 2018



[†] In this notice, *UTMA* means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A *reduced quorum decision* is a decision of a general meeting of the owners corporation made while a quorum (a *reduced quorum*) smaller than a *standard quorum* was present.
- A *standard quorum* is those people entitled to vote (on the motion) in relation to not less than $\frac{1}{2}$ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of *reduced quorum decision*, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a *standard quorum* for the motion (see above) is not present a reduced quorum decision may be made if a *reduced quorum* (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a *reduced quorum* means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a *standard quorum* for the motion (see above) nor a *reduced quorum* (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a *standard quorum* for the motion is not present, a reduced quorum decision may be made if there is a *reduced quorum* made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also *reduced quorum decisions* (UTMA s 3.9 (6) (a), part 3.1, schedule 3).



MINUTES OF GENERAL MEETING

Units Plan 4421
"INFINITY"

Held:
5:30 pm, Monday 10 December 2018

Venue:
Gungahlin Lakes Club,
110 Gundaroo Dr, Nicholls ACT



B2 When does a reduced quorum decision take effect?

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's *date of effect*) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 How may reduced quorum decisions be disallowed?

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3).

The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 How may reduced quorum decisions be confirmed?

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 How may reduced quorum decisions be revoked?

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).



**MINUTES OF THE GENERAL MEETING OF THE
OWNERS – UNITS PLAN 4421 HELD ON MONDAY
10 DECEMBER AT THE GUNGAHLIN LAKES CLUB, GUNDAROO DRIVE, NICHOLLS**

**As a standard quorum was not present the decisions taken at the Meeting were Reduced
Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles
(Management) Act 2011.**

REPRESENTATIVES PRESENT FOR: Lots: 35, 47, 62, 77, 78, 102, 113, 138, 150, 153, 165, 172,
180, 182, 193, 203, 204, 201, 209, 229, 237, 244, 293, 294, 304, 305, 315, 316, 420, 422,
425, 427

PROXIES:

IFO The Chairman: Lots 129, 175 and 405

IFO Sandra Stevic: Lot 62

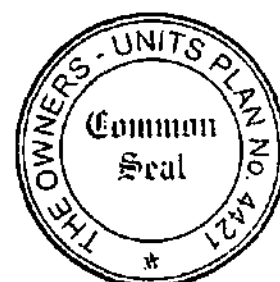
IFO Chris Walker: Lot 426

IFO Karin Taylor: Lots 1, 73, 125, 126, 137, 147, 155, 157, 158, 161, 164, 168, 172, 183, 185,
189, 192, 194, 197, 200, 207, 208, 211, 214, 215, 220, 221, 222, 231, 235, 236, 240, 246,
249, 264, 325, 335, 344, 346, 347, 358, 368, 369, 371, 379, 380, 390, 391, 404, 412, 413 and
421

ABSENTEE FORMS FOR: Lots 46, 179, 187, 282, 284, 381, 398, 418, 423

APOLOGIES: Lot 146, 202, 209, 406, 423

RAINE & HORNE REPRESENTATIVES: Konika Elphick and Peter Majdandzic



UP 4421 - Infinity

2018 General Meeting Minutes

1. Chairperson

Mr T Dunn chaired the meeting

2. Approval of First Annual General Meeting Minutes

Motion 1: "That the minutes of the First Annual General Meeting held on 13 June 2018 be confirmed as an accurate record of that meeting." **Motion Carried**

3. Additional Storage Cage Applications

Motion 2 (Special Resolution): That the Owners Corporation of Units Plan 4421 delegate the authority to the Executive Committee to grant special privilege over common property to unit owners for the purpose of installing additional storage cages. **Motion Carried**

4. House Rules

The meeting discussed the House Rules and made some amendments to spelling and grammar. It was agreed that no food should be allowed in the pool at any time and residents must be appropriately clothed.

Motion 3 (Special Resolution): That the Owners Corporation of Units Plan 4421 approves the amended Rules. **Motion Carried**

A copy of the House Rules will be distributed separately to each owner, property manager and resident.

5. CCTV Installation

Motion 4: That the Owners Corporation of Units Plan 4421 approve the installation of CCTV and delegate authority to the Executive Committee to review and approve a proposal for works. **Motion Carried**

6. **Motion 5 (unopposed resolution):** That the Corporation strike a special levy of \$55,000.00 payable in one instalment on 21 January 2019, to be divided equally between each unit. These monies are to be used to fund the installation of the CCTV system. **Motion Failed**

An absentee voting form was received prior to the meeting voting against this motion and a vote of the meeting was not taken.

7. General Business

Fire Stairs

Geocon is going to investigate reports that the fire stairs are free access on each level.

Recycle Signs

The meeting was advised that ACT No Waste are currently undertaking a trial aimed at improving recycling habits, no purchases of signage will be made until after the trial is complete as Infinity may benefit from receiving signage at no cost.

Car Park Roller Door



An owner suggested that a card reader be installed so that residents must swipe to exit the car park. It was advised that this had been investigated but is cost prohibitive and may result in cars ramming the doors in order to exit.

Car Park Signage

The meeting was advised that signage for the car park has been ordered and will be installed by the Building Manager.

Stolen Items

The meeting was advised that stolen items in the gym and alfresco area will not be replaced until after installation of the CCTV takes place.

Meeting Reminders

It was requested that the Manager Agent issue a reminder email to all owners one week prior to the meeting.

With no further business the meeting closed at 7:40 pm



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Owners Corporation – Infinity

Corporation Rules

This document is maintained by the Infinity Executive Committee and may be updated periodically. The current version is available from the contracted Strata Manager. This policy is designed for the benefit of all owners and residents to ensure that all enjoy a maximum of convenience, comfort, and privacy and that their investment and interests are protected. These rules are intended to keep annoyance to a minimum and to provide guidelines for residents and their guests. They are to be included as an integral part of any leasing arrangement between a unit proprietor and the tenant.

Your co-operation in abiding by the house rules is appreciated, if you have any suggestions on how to make our community more enjoyable please let us know.

Note: No Rules listed in this document may contradict the Unit Titles (Management) Act 2011.

1) Definitions and interpretation

- 1) In these rules:

Act means the *Unit Titles (Management) Act 2011*.

Executive Committee representative means a person authorised in writing by the Executive Committee under rule 10(4).

owner, occupier or user, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.

territory means the Australian Capital Territory.

unit includes a unit subsidiary (balconies, car parks and storage).

- 2) A word or expression in the Act and the *Unit Titles (Management) Act 2011* has the same meaning in these rules.

2) Payment of rates and taxes by unit owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.



3. Repairs and maintenance

The Owners Corporations insurance does not cover private contents, which includes carpets, curtains, light fittings, free standing appliances etc. The Owners Corporation will not be responsible for the repair or replacement of any items due to an owner not having contents insurance. The unit owner is responsible for ensuring they have public liability cover inside of their unit.

- 1) A unit owner must ensure that the unit is in a state of good repair.
 - 2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a territory law.
-

4. Erections and alterations

If you wish to make any changes to your unit-please contact your Strata Manager to confirm if prior approval is required.

- 1) A unit owner may erect or alter any structure in or on the unit or the common property only—
 - a) in accordance with the express written permission of the Executive Committee; and
 - b) in accordance with the requirements of any applicable territory law (for example, a law requiring development approval to be obtained for the erection or alteration).
 - 2) Permission may be given subject to conditions stated in the resolution.
-

5. Use of common property

- 1) A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit.
- 2) A unit owner must not dispose of any refuse or rubbish on the common property except in receptacles provided for that purpose. If a unit owner soils or dirties any part of the common property, the unit owner must clean that part of the common property at the unit owner's expense.
- 3) The cost of damage to common property resulting from negligence, or where rules have not been followed, will be billed by the owners corporation to the owner of the unit responsible for the damage.
- 4) Entrance doors to buildings, fire doors, garage doors and lift doors must not be obstructed in any way.
- 5) For amenity, safety, regulatory and public liability reasons, residents must not use common property areas such as corridors, stairwells and fire cupboards to store their personal possessions.
- 6) Doormats are a safety hazard and should not be left in common area corridors.



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- 7) No shopping trolleys are to be stored within the common property, including the car park areas and must be immediately removed from the complex

6. Hazardous use of unit

- 1) A unit owner must not use the unit, or permit it to be used, so as to cause a hazard to an owner, occupier or user of another unit.
- 2) Storage of materials and personal effects in the garage is only permitted inside unit storage sheds except in accordance with the written permission from the Executive Committee.
- 3) Flammable liquids must not be stored in storage cages or car spaces at any time.

7. Use of unit - nuisance or annoyance

- 1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.
- 2) This rule does not apply to a use of a unit if the Executive Committee has given an owner, occupier or user of the unit written permission for that use.
- 3) Permission may be given subject to stated conditions.
- 4) Permission may be withdrawn by special resolution of the owners corporation.
- 5) Residents must not open apartment doors adjoining corridors to assist in eliminating odours, steam or smoke when cooking. Such actions are a nuisance and could cause smoke alarms to activate. If necessary to ventilate the units, residents should open balcony doors instead.

8. Noise

- 1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.
- 2) This rule does not apply to the making of a noise if the Executive Committee has given the person responsible for making the noise written permission to do so.
- 3) Permission may be given subject to stated conditions.
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9. **Illegal use of unit**

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the territory.

10. **What may an Executive Committee representative do?**

- 1) An Executive Committee representative may do any of the following in relation to a unit at all reasonable times:
 - a) If the committee has reasonable grounds for suspecting that there is a breach of the Act or the rules in relation to a unit, inspect the unit to investigate the breach;
 - b) Carry out any maintenance required under the Act or these rules;
 - c) Do anything else the owners corporation is required to do under the Act or these rules.
- 2) An Executive Committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in sub-rule 1) of this rule.
- 3) An Executive Committee representative is not authorised to do anything in relation to a unit mentioned in sub-rule 1) of this rule unless:
 - a) The Executive Committee or the representative has given the owner, occupier or user of the unit reasonable notice of his or her intention to do the thing; or
 - b) In an emergency, it is essential that it be done without notice.
- 4) The Executive Committee may give a written authority to a person to represent the corporation under this rule.

11. **Seal of owners corporation**

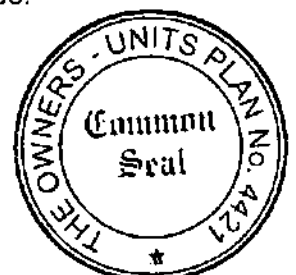
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For the attaching of the seal of the owners corporation to a document to be effective the:

- a) Seal must be attached by decision of the Executive Committee;
- b) Seal must be attached in the presence of two Executive Committee members; and
- c) The Executive Committee members witnessing the attaching of the seal must sign the document as witnesses.

2) Managing agent may affix seal

- a) The seal may be attached to documents by the manager appointed by the owners' corporation by decision of the Executive Committee.



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The manager appointed by the owners' corporation may attach the seal to certificates issued under s119 of the Act.

12. Recovery of legal fees

If the owners corporation incurs legal fees as a result of the conduct of a unit owner (including the recovery of a debt owed to the owners corporation), the unit owner shall be liable to pay to the owners corporation the amount of the legal fees incurred by the owners corporation in undertaking legal action against the unit owner.

13. Air conditioning

- 1) All unit owners will be responsible for the repair and maintenance of the air conditioning system that services their unit, notwithstanding the fact that part of the air conditioning plant may be located on the common property.
- 2) The owners corporation will not be responsible for contributing to the repair and maintenance of air conditioning plant except where it services the common property.
- 3) The unit owners must ensure individual air conditioning units are maintained on a regular basis to manufacturer's specifications so as to minimise noise disturbance to other residents.

14. Signage

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- 2) Without limiting sub-rule 1), signs including real estate "for sale" and "to let/lease" signs are not permitted to be erected on the common property or the nature strip unless permission to do so is given by the Executive Committee.

15. Load Limits

A unit owner must not overload any floors or balconies and observe the maximum floor loading and any maximum load limits in the common property and their unit.

16. Protection of lift interiors and common property

- 1) If any damage sustained to the common property, including damage to walls and paint work, is caused by an owner, occupier or user (or their agent or contractor) of a unit, then the cost of repairing the damage sustained to the common property must be borne by the unit owner as per rule 5 of these Rules. For example, damage to lifts and carpets caused by moving bicycles through the interior of the complex, or appliance deliveries, will be billed to the unit owner.



INFINITY

- 2) The owner, occupier or user of any unit must ensure that removalists utilise internal coverings to the walls of the lifts and the Building where necessary, when moving furniture into or out of units and through the common property. The owners corporation provides protection to lift interiors by way of internal coverings which will be installed by the building manager provided that at least one full business days' notice is given.

17. Smoking

Smoking is not permitted in any common property areas including: foyers, lifts, fire escape stairwells, the garage and in front of any external entry door to the building.

Cigarette butts and ash must be contained and disposed of appropriately and must be prevented from being air borne. Cigarette butts left on balconies pose a serious fire and health hazard especially in windy weather.

18. Contracts

The Executive Committee is delegated the authority by owners to enter into contracts on behalf of the owners corporation for a term not exceeding 3 years in duration.

19. Parking

- 1) Residents are to park their vehicles only in the car space(s) allocated to their apartment, and not intrude onto any other parking space or common property;
- 2) Vehicles must not be parked on the concrete access driveway, or in any position where they may cause an obstruction to others;
- 3) The spaces are for vehicles only: including passenger cars, trailers, motor cycles, scooters, bicycles, and private small trolleys;
- 4) To the extent permissible by law, the owners corporation and Executive Committee accept no responsibility for loss or damage to belongings left on common property, including the aforementioned car-park;
- 5) Car spaces are not to be used as workshops., work benches and tools must not be left in spaces at any time;
- 6) Drivers must take extra care on approaches to and within the car park and keep to a 10 km/h speed limit;
- 7) Do not tailgate other vehicles into or out of the basement, stopping after entry/exit until the door closes so other vehicles or pedestrians cannot follow you into the basement unless they use a fob;
- 8) owners corporation may arrange for the stains to be removed, and the costs recovered from the owner of the unit;



INFINITY

- 9) In the interests of safety, children are not permitted to ride bicycles, skate boards or play games in the car park area or the driveway access, and should always be accompanied by an adult while in this area.
- 10) Residents are not to wash their vehicles in their car space.

20. Use of pool, gym, BBQ and alfresco area

The BBQs, gymnasium and pool area are Common Property and are provided to benefit all Owners, Occupiers, and their guests only. These areas are not for general public use. Users of the common property recreation areas are expected to respect the community atmosphere engendered by these areas and make every effort to keep it clean and tidy. *Items are not to be removed from the gym at any time.*

The barbecue, gymnasium and pool areas are open for use from 6:00 am to 10:00 pm daily and are subject to the Rules relating to noise and nuisance.

- 1) Owners Occupiers and Users must comply with any conditions of use of the BBQ, gymnasium and pool areas that the Owners Corporation or the Executive Committee give reasonable notice of by displaying those conditions in the relevant areas;
- 2) No glassware, including, containers, bottles and drinking glasses are permitted in the BBQ, gymnasium and pool areas;
- 3) No alcohol in the gym;
- 4) The common facilities must be used in a safe manner and ensure that they comply with all ACT Health and Safety regulations that apply to the use of these facilities. Owners, Occupiers and invited guests must clean these areas after use e.g. cleaning the barbeque plates, wiping down gymnasium equipment, removal of rubbish, etc;
- 5) Before leaving the Sky Park, residents must ensure they are dry in order to not track excess water into the common area and lifts;
- 6) An Owner or Occupier must be present when their guests use the BBQ, gymnasium and pool areas;
- 7) Persons under 16 should be supervised in these areas at all times;
- 8) Any loss or damage, particularly from vandalism, will be investigated by the Building Manager and all information will be provided to the Police. Any loss or damage will be recovered from the person (or unit owner) responsible.
- 9) In the interests of safety, persons are not permitted to ride bicycles, skate boards or play games in the sky park area, and should always be accompanied by an adult while in this area.
- 10) Smoking is not permitted in the sky park area, which includes the BBQ, pool, spa, alfresco area and gymnasium.



INFINITY

- 11) Wipe your machine after use, use a towel when you work out and turn off the air conditioning before leaving the gym;
- 12) Residents must ensure at all times they are suitably clothed in the BBQ, gymnasium and pool areas;
- 13) No food is allowed in the pool at any time.

21. Appearance

The appearance of the complex is an important factor in the overall enjoyment of Infinity.

- 1) Washing, towels, bedding, rugs, mats or clothing etc must not hang in/on any part of an apartment or Common Property in such a way as to be visible from outside the building or to create an eyesore when viewed from the common property or other apartment.

22. Window Treatments

- 1) Owners must ensure curtains or blinds are within keeping of the buildings aesthetics and design. Temporary curtains or blinds are not to remain on windows for more than 60 days;
- 2) No window tinting or treatment that would affect the appearance of the building is permitted. Suitable window treatments and tints may be approved at the absolute discretion of the Executive Committee. All applications must be forwarded in writing to the Owners Corporation for consideration;
- 3) Only white or black backed blinds or other window treatments can be installed in a unit;
- 4) Owners must not fit any awnings on the common property without the prior approval of the Executive Committee.

23. Balconies

- 1) Fixed washing structures are not permitted on balconies;
- 2) Balconies are not to be used as storage areas;
- 3) Objects should not be thrown or dropped from balconies.

24. Satellite Dishes and TV Antennas

Other than those servicing the whole complex, satellite dishes and TV antennas are not permitted anywhere on or about the building.



INFINITY

25. Pets

Owners and occupiers are entitled to keep small domestic pets, provided tenants seek approval from the unit owner prior to applying. Applications to keep pets Infinity are subject to Section 32 of the Unit Titles (Management) Act 2011 and the Pet Owner's Policy and each application will be heard on its merit. Owners must apply through the Managing Agent to the EC for approval to keep pets. The EC will review these applications on their merit

Pet owners must ensure that their pet:

- 1) Does not disturb other residents;
- 2) Does not damage plants, furniture and fittings in Common Areas;
- 3) Is secured within their Unit and is not able to roam the complex;
- 4) Is kept under control at all times when in Common Areas (i.e dogs on leashes);
- 5) Only have access to the Sky Park when being transited through the complex by being carried, contained or on lead and;
- 6) Does not defecate on common property.

Pet owners may be charged for the cost of cleaning or repairs to damage caused by their pet within the complex.

26. Storage Cages

Each unit has an allocated storage space. The Storage Cages in the basement are not waterproofed. The Owners Corporation will not be held responsible for any water damage sustained to the goods, chattels or other property of any owner, occupier or user of a unit, which is kept in a Storage Cage in the basement.

- 1) The Owner, Occupier or User of a unit must not hold spare keys to their unit or fobs in their storage locker
- 2) The Owner, Occupier or User of a unit must not store items on top of the storage cage as this is a fire hazard.

27. Rubbish Disposal

- 1) Dumping of whitegoods, electrical equipment, or furniture on any common property including the garbage room is not permitted. Residents are responsible for the appropriate disposal of these items. Units responsible for the dumping of the abovementioned items will be billed for their removal;
- 2) All garbage must be enclosed in an acceptable outer container, such as a plastic bag or garbage bin liner, fastened securely and then placed in garbage chutes located in the hallway of each level;



INFINITY

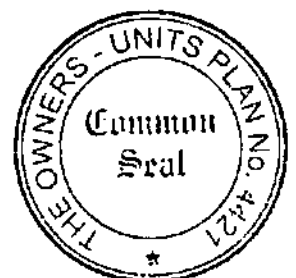
- 3) Kitty litter or other pet waste should be double bagged before being placed in the chute;
- 4) Residents are encouraged to recycle where possible. Recycling bins are located on each level. Recyclable materials should not be deposited in fastened plastic bags, as such bags will not be opened and emptied at the recycling centre;
- 5) Organic matter must not be dropped or placed into any garden beds on the property. Dispose of these items in the garbage bins;
- 6) Appropriate use of garbage chutes i.e blockages, do not force items into chutes as this will cause blockages.

28. Security

- 1) All faults with the security access system and/or individual residents' access fobs should be reported to the Strata Manager;
- 2) A maximum of 7 fobs (3 for a 1 bedroom, 5 for a two bedroom and the maximum of 7 for a 3 bedroom) will be allocated to a unit at any time, applications for further fobs can be made to the Executive Committee for approval;
- 3) In order to maintain the security of Infinity, all external doors are to be kept closed at all times, including doors to the garbage rooms, the stairwells and carparks. Residents and their guests must ensure that security doors are closed and locked after entering or leaving the building;
- 4) Unknown or unauthorised persons must not be admitted to the building;
- 5) The Owners Corporation is unable to provide access to residents if locked out of their unit or the building. Residents are urged to have a contingency plan for such an eventuality, for example, leaving an additional set of access keys with a friend or relative.

29. General

- 1) Residents are responsible for any damage caused on the premises by their guests and for any annoyance caused by them.
- 2) These will be enforced by the Owners Corporation through the Executive Committee.





ACT
Government

**Access
Canberra.**



SR\$3422830

27/11/2025 12:25:25 McCa J

Chief Minist

3422830

**SPECIAL RESOLUTION
BY OWNERS CORPORATION**

SR

Land Titles Act 1925

LODGING PARTY DETAILS

CSE Name	<i>genny@capitalsettlementservices.com.au</i> Email Address	Contact Telephone Number
Mikaela McCracken <i>Belinda Read</i>	<i>mikaela@firstchoicestrata.com</i> <i>belinda@firstchoicestrata.com</i>	02 6241 4000

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	UNITS PLAN NUMBER
2329:60	Gungahlin	209	7	4421

DETAILS OF ARTICLE/S BEING AMENDED (Insert article number/s)

Alteration to Current House Rules - Addition of 5 (9)

SUPPORTING DOCUMENTATION

(Please tick appropriate item - Original signed copy must be supplied)

- ☒ Sealed copy of Minutes of Meeting
- ☒ Sealed copy of Resolution/Motion
- ☒ Other (specify) -
Approved Alterations to Rules

COMMON SEAL OF OWNERS CORPORATION



CERTIFICATION * Delete the inapplicable

Applicant

~~* The Certifier has taken reasonable steps to verify the identity of the Registered Proprietor/Managing Agent or his, her or its Administrator or attorney.~~

* The Certifier has retained the evidence to support this Registry Instrument or Document.

* The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

Mikaela

Mikaela McCracken
Administrator

Belinda Read
Strata Manager

for: First Choice Strata

on behalf of the Registered Proprietor/Managing Agent

witness: *Tina*

Tina Koutsikamanis

OFFICE USE ONLY			
Lodged by		Annexures/Attachments	<u>Minutes/Resolution/Motion</u>
Data entered by		Evidence Manager Appointed	Yes ☐
Registered by		Registration Date	LMT - 11/12/2025

VOI Sighted X 1

Change of Name by

Authority to Deal HR

ASIC Y

Category 3

Signed by Jen McCauley

Date 27/11/2025



Access
Canberra.

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

ANNEXURE

Form 029 - ANN

Land Titles Act 1925

TITLE AND LAND DETAILS					
Volume & Folio	District/Division	Section	Block	Unit	Consideration (Only complete is if requesting transactions not be aggregated)
2329:60	Gungahlin	209	7	4421	

ANNEXURE TO (insert dealing type)	TOTAL NUMBER OF PAGES IN ANNEXURE
SR	25

PARTIES TO DOCUMENT (Please state all parties this annexure relates to/supports)
OWNERS CORPORATION 4421 and FIRST CHOICE STRATA

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions[†]

A1 The Owners—Units Plan No 4421

A2 General meeting

Date (or dates) of general meeting

at which the reduced quorum

decision or decisions were made— 27 August 2025

Tick applicable box, or both boxes if applicable:

☐ **Regularly convened**

The general meeting was regularly convened (not following any adjournment under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

☒ **Convened after adjournment**

The general meeting was convened following an adjournment or adjournments (under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

A3 Reduced quorum decisions

[If there is insufficient space here, tick ☐ and attach details to the notice]

Date of decision	Full text of reduced quorum decision
27 August 2025	See Minutes attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

.....10 September 2025.....

[Affix owners corporation seal in accordance with the corporation articles]



[†] In this notice, *UTMA* means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A **reduced quorum decision** is a decision of a general meeting of the owners corporation made while a quorum (a **reduced quorum**) smaller than a **standard quorum** was present.
- A **standard quorum** is those people entitled to vote (on the motion) in relation to not less than ½ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of **reduced quorum decision**, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a **standard quorum** for the motion (see above) is not present a reduced quorum decision may be made if a **reduced quorum** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a **reduced quorum** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a **standard quorum** for the motion (see above) nor a **reduced quorum** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within ½ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a **reduced quorum** made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also **reduced quorum decisions** (UTMA s 3.9 (6) (a), part 3.1, schedule 3).

B2 *When does a reduced quorum decision take effect?*

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's *date of effect*) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 *How may reduced quorum decisions be disallowed?*

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3).

The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 *How may reduced quorum decisions be confirmed?*

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 *How may reduced quorum decisions be revoked?*

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

Minutes of Infinity Apartments 2025 Annual General Meeting (Following Adjournment)

Date: 27 August 2025

Venue: Zoom

Time: 5:30 – 8:35 pm

1. ELECTION OF CHAIRPERSON, NOTIFICATION OF PROXIES, AND APOLOGIES

Election of Chairperson

D Biffin of Unit 296 was elected as Chairperson of the meeting.

Quorum Status

As a standard quorum was not present, the decisions taken at the meeting were Reduced Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles (Management) Act 2011.

All decisions made at the meeting will take effect after 28 days as per Reduced Quorum rules.

Present:

Units 2, 4, 11, 13, 15, 23, 28, 32, 47, 52, 63, 75, 78, 79, 82, 83, 89, 101, 105, 106, 127, 129, 132, 139, 142, 144, 150, 153, 156, 159, 160, 162, 172, 177, 182, 185, 190, 192, 200, 205, 209, 213, 217, 220, 223, 229, 230, 237, 242, 244, 246, 252, 273, 278, 293, 296, 304, 309, 334, 340, 349, 351, 359, 381, 390, 397, 398, 399, 405, 407, 414, 420, 422, 424, 425, and 426.

First Choice Strata (FCS):

B Read, L Critchlow, M McCracken

Chambers Russell Lawyers:

D Russell and W Lim

Proxies:

36 IFO C Andrew & L Carmichael of Unit 422
330 IFO C Andrew & L Carmichael of Unit 422
204 IFO L & C Finter of Unit 209
99 IFO C Stinson of Unit 351
176 IFO C Andrew & L Carmichael of Unit 422
253 IFO A Donaldson of Unit 381
255 IFO A Flaherty of Unit 427

Secretarial note: These were not stated at the Meeting but were received prior to the meeting and have been counted and documented.

Absentee Votes:

Units 111, 337, 348, 370, 392, 368, 235, 405, 201, 233, 259, and 400.

2. LEGAL AND DEFECTS UPDATE

Chambers Russell Lawyers were in attendance to provide an update to owners in relation to the legal and defects matter. There have been multiple major proceedings, such as the ACAT matter, and legal proceedings regarding the building defects.

W Lim advised that, when it comes to the Supreme Court proceedings, the Owners Corporation was broadly successful in defending two concurrent strike-out applications filed by the builder and the

Fourteenth Defendant. The Owners Corporation has also progressed obtaining specific documentary evidence from various defendants, partially achieved by filing an interim application to issue subpoenas on those defendants and the Supreme Court proceedings itself. The Construction Occupations Registrar (Access Canberra) has progressed the rectification order to finality, which was contested by the builder at ACAT. This is currently sitting with The Construction Occupations Registrar to consider what further steps it will take in relation to a broader rectification order, as well as the making of a potential emergency rectification order in relation to the balustrades.

As the interim events have been concluded, the focus for the Owners Corporation in the coming months should be to progress and complete its partial expert liability evidence and investigations that have been occurring throughout the commencement of the proceedings until current. After that, enquiries should be made as to whether the defendants are willing to return to the development to remediate the alleged defects. Chambers Russell Lawyers have been making progress in relation to the evidence, including the partial completion of several reports, as well as working on a substantive schedule which particularises the defects in greater detail. This matter is progressing behind the scenes, and Chambers Russell Lawyers will provide updates where possible.

3. ADOPTION OF MEETING MINUTES

Motion 1 (Ordinary Resolution):

That the minutes of the last Annual General Meeting, held on 5 November 2024, be confirmed as an accurate record of that meeting.

Motion Carried

4. FINANCIAL STATEMENTS

Motion 2 (Ordinary Resolution):

That the financial statements for the period 1 March 2024 – 28 February 2025 be accepted.

Motion Carried

5. FINANCIAL REVIEW OF OWNERS CORPORATION RECORDS

Moved by: Mr Evaane Mark Chadwick, Lot Owner, Unit 176

Motion 3 (Ordinary Resolution):

The Owners Corporation resolves to commission an independent financial review of its financial records for the past 24 months, to be conducted by a qualified and independent accountant or forensic accountant with relevant strata financial expertise. This is to be carried out within a maximum budget of \$8,000 AUD, to be funded from the Admin Fund or another appropriate account, with the final cost will be based on quotes obtained from qualified professionals.

Motion Carried

6. INSURANCE RENEWAL

Motion 4 (Ordinary Resolution):

That the incoming Executive Committee be authorised to place and adjust the insurance policies of the Owners Corporation in accordance with statutory requirements.

Motion Carried

7. BUILDING SECURITY REVIEW

Motion 5 (Ordinary Resolution):

That the Owners Corporation raise a Special Purpose levy in the amount of \$1,436,635.20 inclusive of GST to be allocated by lot entitlements for the purpose of engaging a security guarding service, on the basis of two guards always being present on site on a twelve (12) month service agreement.

Motion Defeated

8. MAINTENANCE ITEMS

The Chairperson noted that the below maintenance items were listed as part of the agenda:

- Replacement of Steel Spa Structure over Spa
- Replacement of Sky Park Umbrellas
- Repair of tiling to West Podium external lobby landing area
- Car Park Directional Marking (Arrows)
- Fire Door replacements – various across building's perimeter, and internal areas

9. FIRE SAFETY REVIEW

A Fire Safety Review was conducted, and the certification was included in the combined agenda documents.

10. HOUSE RULES

Motion 6 (Special Resolution):

That the House Rules be amended to include the following new rule, and that it be subsequently registered in accordance with the Unit Titles (Management) Act 2011 (ACT):

"Commercial shopping trolleys are not to be brought into the building."

Motion Carried

11. ADEQUACY OF AUTHORISATIONS, DELEGATION AND APPOINTMENTS

Motion 7 (Ordinary Resolution):

That the Executive Committee review the current authorities, delegations, and appointments and adjust them from time to time as appropriate.

Motion Carried

12. GENERAL AND SINKING FUND BUDGETS AND LEVIES

Motion 8 (Ordinary Resolution)

That the proposed General Fund budget of \$1,534,258.00 (excluding GST) for the period 1 March 2025 – 28 February 2026 be accepted.

Motion Carried

Motion 9 (Ordinary Resolution):

That the Owners Corporation strike a General Fund levy of \$1,687,683.80 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

Motion 10 (Ordinary Resolution):

That the proposed Sinking Fund budget of \$53,240.01 (excluding GST) for the period 1 March 2025 – 28 February 2026 be accepted.

Motion Carried

Motion 11 (Ordinary Resolution):

That the Owners Corporation strike a Sinking Fund levy of \$429,664.50 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

Standard Levy Due Dates: 20 October 2025 and 1 February 2026.

Please note: We will endeavour to issue the standard levy notices at least 28 days prior to the due date. However, it is imperative that you plan and prepare your payments as the due dates will not change.

13. STRATA MANAGEMENT

Motion 12 (Ordinary Resolution):

That the Owners Corporation approves the appointment of First Choice Strata Pty Ltd for a period of three years in accordance with the proposed Agency Agreement.

Motion Defeated

14. ELECTION OF EXECUTIVE COMMITTEE

Motion 13 (Ordinary Resolution):

That the Owners Corporation creates between 3 and 7 Executive Committee Positions and considers nominations to fill those positions.

Motion Carried

Motion 14 (Ordinary Resolution):

That the Owners Corporation elects between 3 and 7 Executive Committee members from the list of nominees formed by expressions of interest during the meeting following Motion 13.

Secretarial note – as there was a total of 9 nominees, each of whom expressed their interest at the meeting, this motion was called from the floor to determine the majority favor of nominees.

The following owners were elected to the Executive Committee:

- Calvin Li
- Dianne Biffin
- Reza Mohajerpoor
- Corey Stinson
- Evaane Chadwick
- Chris Walker
- Shantanu Joshi

Ann Morrison, who was a member of the Executive Committee prior to the election of the incoming members, was widely thanked by the floor, First Choice Strata, and Chairperson for her time, efforts, and service as an EC member, notably in the defect rectification and legal processes.

15. GENERAL BUSINESS

Data Breach

- First Choice Strata was recently made aware of a data breach, where documents posted to the portal could be found on the web. This was immediately brought to the attention of the service provider, who confirmed that there was an issue with the portal configuration at their end. The portal was shut down while the issue was rectified. First Choice Strata was not initially aware of the issue, nor did FCS provide consent for any changes to be made to the configuration and settings for the portal. Senior management of the service provider have been engaged, and have submitted a limited admission of liability. The incoming Executive Committee may wish to action or address this further.
- The report was made to Chambers Russell Lawyers, however any other issues must be reported to First Choice Strata in the first instance so that rectifications can be made and the service provider can be contacted immediately.

Misuse of the Owners Portal

- Discussions were also held regarding the misuse of the Owners Portal. Owners were advised of the responsibility and liability implications of posting comments on any other content on digital platforms, the Community Wall in this case, by First Choice Strata. This includes but is not limited to defamatory content regarding other owners, contractors, or FCS. Unlike other platforms such as Facebook, any publication is not filtered or administrated, meaning that once a post has been made, it is visible to all members, regardless of the content or its appropriateness. Owners were contacted individually where needed however this did not prevent the behavior.

- The misuse of the portal and the content distributed by owners is a psychosocial hazard to other owners as well as FCS, in line with laws and the Code of Practice titled *Managing Psychosocial Hazards at Work*, which came into effect in November of 2023. including. This includes bullying, harassment, and conflict via social media platforms, such as the Owners Portal Community wall.
- Access to the Community Wall was terminated in the best interests of owners and First Choice Strata, and owners have created a group on the social media platform, *WhatsApp*. Infinity Towers also has a Facebook group dedicated to all owners and residents at Infinity. This is not managed, monitored, moderated, or regulated by First Choice Strata.

General Meeting

- The new Executive Committee has been tasked with organizing a follow-up General Meeting within the next 1-2 weeks to address any outstanding matters.

Strata Management Updates

- The Owners were advised that Konika Topic has resigned from her position as Senior Strata Manager with First Choice Strata (FCS).
- Following her departure and in the interim period (approximately 3 weeks), FCS undertook an extensive recruitment process, actively searching for a new member to step into the role of Senior Strata Manager. During this time, business continued in accordance with legal and legislative requirements under a Class 1 License, and a strata specialist lawyer was engaged in any instance requiring high-end advice. Mikaela McCracken of FCS was intensely and meticulously trained by K Topic for a 12-month period, is an upcoming junior strata manager, and managed all strata-based administrative duties in the interim period under the instruction of Belinda Read (Director, Co-Founder, and Senior Facilities Manager for FCS).
- First Choice Strata has since employed Lisa Critchlow to fulfil this role; Lisa has an extensive Curriculum Vitae and reference check, including from specialist lawyers and other non-connected strata management bodies.

Ongoing Lift Matters

- There were some recent issues with the functionality of the lifts across Infinity; the cause and solutions have since been found. A range of issues occurred with the head units, and Leader Security have been of great assistance, replacing the units as needed. Difficulties arose with the handover of encryption details and software access for the access control system, which Leader Security navigated with the previous service provider, and have received encryption details and access to all necessary elements. Leader Security have since migrated this into the access control and security system at Infinity Towers.
- Belinda Read has been in contact with the senior technicians at Leader Security, who have found that the components which continue to fail are caused by electronic cabling behind the head units in the lifts have become non-functional. Leader Security have been working collaboratively with Electra, who are the contracted service providers for the Lifts, and the matters should be rectified in the coming days.
- Mechanical issues with the lifts were caused by sensors which were not consistently connecting with the lifts themselves. Electra will likely replace the sensors in each lift on each level across Infinity Towers in the coming days, meaning that it is unlikely for the issues to sporadically arise again. As Electra have a maintenance contract with Infinity, it is in their best interests to action this as soon as possible and with utmost effectiveness, to reduce potential labor and issues in future, as well as to look after the residents at Infinity in this aspect.

Complaints of Cleaning Service Quality

- First Choice Strata have been sending warnings to specific owners and residents regarding the muddy footprints and other mess in the hallways across Infinity. If the behavior does not cease following the issuance of a warning, cleaning fees associated with rectifying the damage are on-charged to the responsible unit. Residents are encouraged to send photos and videos which identify specific units which cause these issues, i.e. taking a photo or video of the trail leading to a unit, and sending the evidence to First Choice Strata for further action.
- There was a decrease in the cleaning service standard a few months ago, which seems to have returned to the usual standard. The company is highly recommended by First Choice Strata in terms of value and work output compared to the market average based on outcomes. Two cleaners are currently contracted to service Infinity Towers.

With no further business, the meeting closed at 8:40 pm.

Units Plan 4421 – Infinity – House Rules

Owner Corporation Rules

The Infinity Towers House Rules are maintained by the Executive Committee and may be updated periodically. To ensure you hold the current version, please contact the contracted Strata Manager.

The House Rules are designed for the benefit of all owners and residents to ensure that all enjoy a maximum of convenience, comfort, and privacy and that their investment and interests are protected. These House Rules are intended to keep annoyance to a minimum and to provide guidelines for residents and their guests. They are to be included as an integral part of any leasing arrangement between a unit proprietor and the tenant.

Enclosed in this document you will find the below affiliated documents:

- Executive Committee Member Policy
- CCTV Privacy Policy
- Infinity Towers – Real Estate Signage Guide
- Infinity Towers – Bollard Policy

Your cooperation in ensuring you and your guests abide by the House Rules is appreciated. Should you have any suggestions on how to make our community more enjoyable, please let us know.

Note: No Rules listed in this document may contradict the Unit Titles (Management) Act 2011.

1) Definitions and Interpretation

1. In these rules:

Act means the Unit Titles (Management) Act 2011.

Executive Committee representative means a person authorised in writing by the Executive Committee under rule 10(4). **owner, occupier or user**, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit. **territory** means the Australian Capital Territory.

unit includes a unit subsidiary (balconies, car parks and storage).

2. A word or expression in the Act and the Unit Titles (Management) Act 2011 has the same meaning in these rules.

2) Payment of rates and taxes by unit owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

3) Repairs and Maintenance

The Owners Corporations insurance does not cover private contents, which includes carpets, curtains, light fittings, free standing appliances etc. The Owners Corporation will not be responsible for the repair or replacement of any items due to an owner not having contents insurance. The unit owner is responsible for ensuring they have public liability cover inside of their unit.

1. A unit owner must ensure that the unit is in a state of good repair.

2. A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a territory law.

4) Erections and Alterations

If you wish to make any changes to your unit, please contact your Strata Manager to confirm if prior approval is required.

1. A unit owner may erect or alter any structure in or on the unit or the common property only—
 - a. in accordance with the express written permission of the Executive Committee; and
 - b. in accordance with the requirements of any applicable territory law (for example, a law requiring development approval to be obtained for the erection or alteration).
2. Permission may be given subject to conditions stated in the resolution.
3. Prior to any construction work internal to a unit, residents are to letterbox drop surrounding units with at least 7 days' notice, advising of the date and times of the works. Emergency rectification works should be notified to the Strata Manager for notice to be distributed.

5) Use of Common Property

1. A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit.
2. A unit owner must not dispose of any refuse or rubbish on the common property except in receptacles provided for that purpose. If a unit owner soils or dirties any part of the common property, the unit owner must clean that part of the common property at the unit owner's expense.
3. The cost of damage to common property resulting from negligence, or where rules have not been followed, will be billed by the Owners Corporation to the owner of the unit responsible for the damage.
4. Entrance doors to buildings, fire doors, garage doors and lift doors must not be obstructed in any way.
5. For amenity, safety, regulatory and public liability reasons, residents must not use common property areas such as corridors, stairwells and fire cupboards to store their personal possessions such as, but not limited to, shoes, shoe racks or shopping trolleys.
6. Doormats are to be placed in the alcove of doors, must not have inappropriate slogans or text, be kept in good condition and compliment the common areas. They are subject to scrutiny by the EC for removal or replacement.
7. No shopping trolleys are to be stored within the common property, including the car park areas and must be immediately removed from the complex.
8. Residents must not use common electricity for personal use at any time.
9. Commercial shopping trolleys are not to be brought into the building.

6) Hazardous Use of Unit

1. A unit owner must not use the unit, or permit it to be used, so as to cause a hazard to an owner, occupier or user of another unit.
2. Storage of materials and personal effects in the garage is only permitted inside unit storage sheds except in accordance with the written permission from the Executive Committee.
3. Flammable liquids must not be stored in storage cages or car spaces at any time.

7) Use of Unit – Nuisance or Annoyance

1. A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.
2. This rule does not apply to a use of a unit if the Executive Committee has given an owner, occupier or user of the unit written permission for that use.
3. Permission may be given subject to stated conditions.
4. Permission may be withdrawn by special resolution of the Owners Corporation.
5. Residents must not open apartment doors adjoining corridors to assist in eliminating odours, steam or smoke when cooking. Such actions are a nuisance and could cause smoke alarms to activate. If necessary, to ventilate the units, residents should open balcony doors instead.

8) Noise

1. A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.
2. This rule does not apply to the making of a noise if the Executive Committee has given the person responsible for making the noise written permission to do so.
3. Permission may be given subject to stated conditions.
4. Permission may be withdrawn by special resolution of the Owners Corporation.
5. Residents must ensure that noise levels are kept to a minimum whilst using the pool, gym, BBQ and alfresco area. The use of speaker systems is prohibited in these areas due to noise penetration into surrounding units.

9) Illegal Use of Unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the territory.

10) What May an Executive Committee Representative Do?

1. An Executive Committee representative may do any of the following in relation to a unit at all reasonable times:
 - a. If the committee has reasonable grounds for suspecting that there is a breach of the Act or the rules in relation to a unit, inspect the unit to investigate the breach;
 - b. Carry out any maintenance required under the Act or these rules;
 - c. Do anything else the Owners Corporation is required to do under the Act or these rules.
2. An Executive Committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in sub-rule 1) of this rule.
3. An Executive Committee representative is not authorised to do anything in relation to a unit mentioned in sub-rule 1) of this rule unless:
 - a. The Executive Committee or the representative has given the owner, occupier or user of the unit reasonable notice of his or her intention to do the thing; or
 - b. In an emergency, it is essential that it be done without notice.
4. The Executive Committee may give a written authority to a person to represent the corporation under this rule.

11) Seal of Owners Corporation

1. Sealing of documents - for the attaching of the seal of the Owners Corporation to a document to be effective the:
 - a. Seal must be attached by decision of the Executive Committee;
 - b. Seal must be attached in the presence of two Executive Committee members; and
 - c. The Executive Committee members witnessing the attaching of the seal must sign the document as witnesses.
2. Managing agent may affix seal
 - a. The seal may be attached to documents by the manager appointed by the owners' corporation by decision of the Executive Committee.
3. The manager appointed by the owners' corporation may attach the seal to certificates issued under s119 of the Act.

12) Recovery of Legal Fees

If the Owners Corporation incurs legal fees as a result of the conduct of a unit owner (including the recovery of a debt owed to the Owners Corporation), the unit owner shall be liable to pay to the Owners Corporation the amount of the legal fees incurred by the Owners Corporation in undertaking legal action against the unit owner.

13) Air Conditioning

1. All unit owners will be responsible for the repair and maintenance of the air conditioning system that services their unit, notwithstanding the fact that part of the air conditioning plant may be located on the common property.
2. The Owners Corporation will not be responsible for contributing to the repair and maintenance of air conditioning plant except where it services the common property.
3. The unit owners must ensure individual air conditioning units are maintained on a regular basis to manufacturer's specifications so as to minimise noise disturbance to other residents.

14) Signage

1. Unit owners are not permitted to display any signs in any visible external windows to their unit or on the common property except with the prior approval of the Executive Committee.
2. Without limiting sub-rule 1), signs including real estate "for sale" and "to let/lease" signs are not permitted to be erected on the common property-unless they meet the signage guide enclosed on page 12.
3. Signage installed that violates the signage guide will be removed by the Owners Corporation.
4. From time to time the Executive Committee may make reasonable requests of residents and any signage outlining these requests must be followed.

15) Load Limits

A unit owner must not overload any floors or balconies and observe the maximum floor loading and any maximum load limits in the common property and their unit.

16) Protection of Lift Interiors and Common Property

1. If any damage sustained to the common property, including damage to walls and paint work, is caused by an owner, occupier or user (or their agent or contractor) of a unit, then the cost of repairing the damage sustained to the common property must be borne by the unit owner as per rule 5 of these Rules. For example, damage to lifts and carpets caused by moving bicycles through the interior of the complex, or appliance deliveries, will be billed to the unit owner.
2. The owner, occupier or user of any unit must ensure that removalists utilise internal coverings to the walls of the lifts and the building where necessary, when moving furniture into or out of units and through the common property. The Owners Corporation provides protection to lift interiors by way of internal coverings which will be installed by the building manager provided that at least one full business days' notice is given.

17) Smoking

1. Smoking is not permitted in any common property areas including foyers, lifts, fire escape stairwells, the garage and in front of any external entry door to the building.
2. Cigarette butts and ash must be contained and disposed of appropriately and must be prevented from being air borne. Cigarette butts left on balconies pose a serious fire and health hazard especially in windy weather.

18) Contracts

The Executive Committee is delegated the authority by owners to enter into contracts on behalf of the Owners Corporation for a term not exceeding 3 years induration.

19) Parking

1. Residents are to park their vehicles only in the car space(s) allocated to their apartment, and not intrude onto any other parking space or common property.
2. Residents must not park or stop in the 15-minute parking for longer than a 15-minute time period.
3. Vehicles must not be parked on the concrete access driveway *i.e. the cul-de-sac*, or in any position where they may cause an obstruction to others.
4. The spaces are for vehicles only: including passenger cars, trailers, motorcycles, scooters, bicycles, and private small trolleys.
5. To the extent permissible by law, the Owners Corporation and Executive Committee accept no responsibility for loss or damage to belongings left on common property, including the aforementioned carpark.
6. Car spaces are not to be used as workshops, work benches and tools must not be left in spaces at any time.
7. Drivers must take extra care on approaches to and within the car park and keep to a 10 km/h speed limit.
8. Do not tailgate other vehicles into or out of the secured car garage, stopping after entry/exit until the door closes so other vehicles or pedestrians cannot follow you into the basement unless they use a fob.
9. The Owners Corporation may arrange for the stains to be removed, and the costs recovered from the owner of the unit.

10. In the interests of safety, children are not permitted to ride bicycles, skate boards or play games in the car park area or the driveway access, and should always be accompanied by an adult while in this area.
11. Residents are not to wash their vehicles in their car space.
12. All vehicle owners agree fully and willingly to the signage and house rules of parking on Infinity grounds. The association of the vehicles owner to Infinity is that they understand, accept and obey our parking rules.
13. Residents are responsible for their guests complying with the Parking Rules and any costs associated with Guests disobeying rules will be passed along to the applicable unit owner.
14. Residents can install bollards within their car space in line with the Bollard Policy at their own cost (enclosed from page 13 – 14).

20) Use of Pool, Gym, BBQ and Alfresco Area

The BBQs, gymnasium and pool area are Common Property and are provided to benefit all Owners, Occupiers, and their guests only. These areas are not for general public use.

Users of the common property recreation areas are expected to respect the community atmosphere engendered by these areas and make every effort to keep it clean and tidy. Items are not to be removed from the gym at any time.

The barbecue and pool areas are open for use from 6:00 am to 10:00 pm daily. The gymnasium is accessible 24/7 as determined by the Executive Committee. These areas are subject to the Rules relating to noise and nuisance.

1. Owners Occupiers and Users must comply with any conditions of use of the BBQ, gymnasium and pool areas that the Owners Corporation or the Executive Committee give reasonable notice of by displaying those conditions in the relevant areas.
2. No glassware, including, containers, bottles and drinking glasses are permitted in the BBQ, gymnasium and pool areas.
3. Alcohol is prohibited in the gym, pool, spa and on the pool concourse.
4. The common facilities must be used in a safe manner and ensure that they comply with all ACT Health and Safety regulations that apply to the use of these facilities. Owners, Occupiers and invited guests must clean these areas after use e.g. cleaning the barbeque plates, wiping down gymnasium equipment, removal of rubbish, etc.
5. Before leaving the Sky Park, residents must ensure they are dry in order to not track excess water into the common area and lifts.
6. An Owner or Occupier must be present when their guests use the BBQ, gymnasium and pool areas.
7. Persons under 16 should be supervised in these areas at all times.
8. Any loss or damage, particularly from vandalism, will be investigated by the Building Manager and all information will be provided to the Police. Any loss or damage will be recovered from the person (or unit owner) responsible.
9. In the interests of safety, persons are not permitted to ride bicycles, skateboards or play games in the sky park area, and should always be accompanied by an adult while in this area.
10. Smoking is not permitted in the sky park area, which includes the BBQ, pool, spa, alfresco area and gymnasium.

11. Wipe your machine after use, use a towel when you work out and turn off the air conditioning before leaving the gym.
12. Residents must ensure at all times they are suitably clothed in the BBQ, gymnasium and pool areas.
13. No food is allowed in the pool at any time.
14. The use of inflatables in the pool and sky park can be a hazard during high winds and can prohibit other from utilising the facilities. The use of inflatables larger than the persons using them is not permitted at any time.
15. Groups exceeding 10 must notify strata for EC awareness. This registers the intent of use, additional communication of common area rules to ensure respect for residents in the area.

21) Appearance

The appearance of the complex is an important factor in the overall enjoyment of Infinity.

1. Washing, towels, bedding, rugs, mats or clothing etc must not hang in/on any part of an apartment or Common Property in such a way as to be visible from outside the building or to create an eyesore when viewed from the common property or other apartment.

22) Window Treatments

1. Owners must ensure curtains or blinds are within keeping of the buildings aesthetics and design. Temporary curtains or blinds are not to remain on windows for more than 60 days.
2. No window tinting or treatment that would affect the appearance of the building is permitted. Suitable window treatments and tints may be approved at the absolute discretion of the Executive Committee. All applications must be forwarded in writing to the Owners Corporation for consideration.
3. Only white or black backed blinds or other window treatments can be installed in a unit.
4. Owners must not fit any awnings on the common property without the prior approval of the Executive Committee.

23) Balconies

1. Fixed washing structures are not permitted on balconies.
2. Balconies are not to be used as storage areas.
3. Objects should not be thrown or dropped from balconies.
4. Residents are not to feed birds from their balcony at any time.

24) Satellite Dishes and TV Antennas

Other than those servicing the whole complex, satellite dishes and TV antennas are not permitted anywhere on or about the building.

25) Pets

Owners and occupiers are entitled to keep small domestic pets, provided tenants seek approval from the unit owner prior to applying. Applications to keep pets Infinity are subject to Section 32 of the Unit Titles (Management) Act 2011 and the Pet Owner's Policy and each application will be heard on

its merit. Owners must apply through the Managing Agent to the EC for approval to keep pets. The EC will review these applications on their merit

Pet owners must ensure that their pet:

1. Does not disturb other residents.
2. Does not damage plants, furniture and fittings in Common Areas.
3. Is secured within their Unit and is not able to roam the complex.
4. Is kept under control at all times when in Common Areas (i.e. dogs on leashes).
5. Only have access to the Sky Park when being transited through the complex by being carried, contained or on lead.
6. Does not defecate or urinate on common property.
7. Pet owners may be charged for the cost of cleaning or repairs to damage caused by their pet within the complex.

26) Storage Cages

Each unit has an allocated storage space. The Storage Cages in the basement are not waterproofed. The Owners Corporation will not be held responsible for any water damage sustained to the goods, chattels or other property of any owner, occupier or user of a unit, which is kept in a Storage Cage in the basement.

1. The Owner, Occupier or User of a unit must not hold spare keys to their unit or fobs in their storage locker.
2. The Owner, Occupier or User of a unit must not store items on top of the storage cage as this is a fire hazard.

27) Rubbish Disposal

1. Dumping of whitegoods, electrical equipment, or furniture on any common property including the garbage room is not permitted. Residents are responsible for the appropriate disposal of these items. Units responsible for the dumping of the abovementioned items will be billed for their removal.
2. All garbage must be enclosed in an acceptable outer container, such as a plastic bag or garbage bin liner, fastened securely and then placed in garbage chutes located in the hallway of each level.
3. Kitty litter or other pet waste should be double bagged before being placed in the chute;
4. Residents are encouraged to recycle where possible. Recycling bins are located on each level. Recyclable materials should not be deposited in fastened plastic bags, as such bags will not be opened and emptied at the recycling centre.
5. Organic matter must not be dropped or placed into any garden beds on the property. Dispose of these items in the garbage bins.
6. Appropriate use of garbage chutes i.e blockages, do not force items into chutes as this will cause blockages.

28) Security

1. All faults with the security access system and/or individual residents' access fobs should be reported to the Strata Manager.

2. A maximum of 7 fobs (3 for a 1 bedroom, 5 for a two bedroom and the maximum of 7 for a 3 bedroom) will be allocated to a unit at any time, applications for further fobs can be made to the Executive Committee for approval.
3. In order to maintain the security of Infinity, all external doors are to be kept closed at all times, including doors to the garbage rooms, the stairwells and carparks. Residents and their guests must ensure that security doors are closed and locked after entering or leaving the building;
4. Unknown or unauthorised persons must not be admitted to the building.
5. The Owners Corporation is unable to provide access to residents if locked out of their unit or the building. Residents are urged to have a contingency plan for such an eventuality, for example, leaving an additional set of access keys with a friend or relative.

29) General

1. Residents are responsible for any damage caused on the premises by their guests and for any annoyance caused by them.
2. These will be enforced by the Owners Corporation through the Executive Committee.

Units Plan 4421 – Executive Committee Member Policy

To ensure the Infinity Towers Owners Corporation receives the best representation from its Executive Committee, the following policy has been put in place to guide the daily governance of the Executive Committee and to assist owners who are thinking about joining the Executive Committee.

Although the position of an Executive Committee is voluntary, members must ensure they are committed to their role throughout their term as changes in membership or lack of participation can severely disrupt the running of Infinity Towers.

While this policy is not exhaustive, it is meant to serve as a guidebook to assist owners who may wish to join the Executive Committee or to serve as educational use for current members.

If you are thinking of joining the Executive Committee and have any queries, please contact the Strata Manager.

Code of Conduct

Each Executive Committee Member must ensure they adhere to the Code of Conduct outlined in the Unit Titles (Management) Act 2011. A copy is enclosed with this policy.

Executive Committee Requirements

1. Must be able to commit to attending monthly Executive Committee Meetings either in person or via zoom. Executive Committee Meetings are typically held after hours on a weeknight.
2. Must be able to utilise emails to vote on or share opinions on pertinent issues at Infinity Towers as they arise.
3. Must supply a valid Working with Vulnerable People card within two months of being elected to join the Executive Committee.
4. Must supply a valid Police Clearance within two months of being elected to join the Executive Committee.
5. If circumstances arise that would void the Police Clearance, the member must immediately inform the Executive Committee and the Strata Manager and resign from their position.
6. Must act fairly and honestly at all times.
7. Must be up to date with all levies.

Quorum

As outlined in the Unit Titles (Management) Act 2011, a quorum is required to hold a valid Executive Committee Meeting. For this reason, participation and attendance at Executive Committee Meetings is vital.

Decisions are made on a majority basis, with the Chair holding a casting vote should there be a deadlock in the decision making.

Decision Making

The Owners Corporation entrusts the Executive Committee to make decisions on their behalf, many of these decisions will impact the day-to-day life of residents and as such, should be treated carefully.

1. From time-to-time members of the Executive Committee may have varying views on an issue. Despite any differences in opinion, members must ensure they are respectful to each other, and the Strata Management staff.
2. Members must base decision making on the best interests of all owners, rather than the interests of an individual unit.
3. Members must declare any potential conflict of interest and exclude themselves from voting if required.

Resignation from Position

Occasionally Executive Committee Members may need to resign from their position during their term whether for personal reasons or due to other extraordinary issues that affect the running of the Committee.

1. Should a member act dishonestly or in violation of the Code of Conduct within the Unit Titles (Management) Act 2011, the member should immediately resign from their position if asked by other members.
2. Any member that does not comply with this policy may be asked by other members of the Executive Committee to resolve their behaviour or should consider immediately resigning from their position.
3. Only current owners can be members of the Executive Committee and members must resign upon exchange or settlement of their unit.
4. If circumstances arise that would void the Police Clearance provided by the member, the member must immediately inform the Executive Committee and the Strata Manager and resign from their position.

Units Plan 4421 – CCTV Privacy Policy

The Owners Corporation of Units Plan 4421 are committed to ensuring that personal information collected by CCTV is dealt with in accordance with the Information Privacy Principles contained in the Information Privacy Act 2014 (ACT) and the Australian Privacy Principles contained in the Privacy Act 1988 (Cth). This Policy details the procedures and protocols that the Infinity Owners Corporation will expect the Executive Committee, Strata Manager and any related contractors to follow to ensure the CCTV System is managed appropriately.

Closed Circuit Television (CCTV) refers to camera surveillance systems that capture images of people and activity.

CCTV is used throughout Infinity Towers to help ensure the safety and security of our residents, staff and property, to detect and deter criminal behaviour and to assist with the enforcement of house rules. Any footage collected will be used solely for these purposes.

CCTV operates 24 hours a day, seven days a week. Footage of events and the movements of people will be captured and may be viewed live or via recordings that are retained. The Owner's Corporation has engaged a security contractor (currently SBRE Security) to regularly monitor the complex physically and via the CCTV system, as well as use the CCTV system to assist with intervening during security incidents.

Camera locations may change from time to time, coverage may expand or contract, and not all cameras will necessarily be visible. Cameras will only be located throughout common areas and the perimeter of the complex.

Footage will only be viewed if required to investigate an incident or if a security problem is identified, or in the normal course of business of our security contractors. The CCTV system is only accessible by authorised representatives of our security contractors and the building manager. Members of the Owner's Corporation or Executive Committee will not have access to the system unless in exceptional circumstances, to review the appropriateness of issuing a breach of house rules, and only then when supervised by the security contractor.

If any criminal behaviour is identified via CCTV, the footage will be provided to the relevant law enforcement agency. Any house rule breaches identified will be passed by the security contractor or building manager to the Executive Committee of the Owner's Corporation for approval for the Strata Manager to issue a breach.

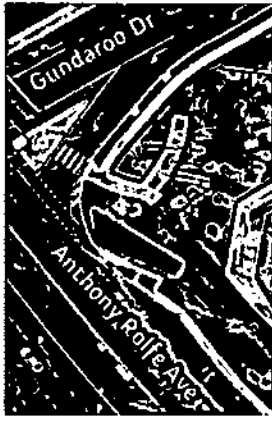
Footage will not be provided to residents, including those who have experienced a theft or other problem, but can be provided to law enforcement if requested by an appropriate agency.

The security contractor will conduct audits of access to the system no less frequently than quarterly, to provide a report to the Executive Committee on the security of the system. Any breaches or inappropriate access identified will be investigated and, if relevant, referred to law enforcement.

If you have any questions or complaints about the use of CCTV, please contact us.

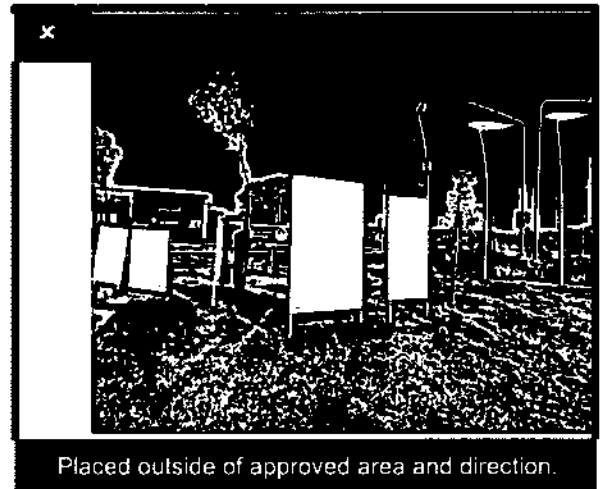
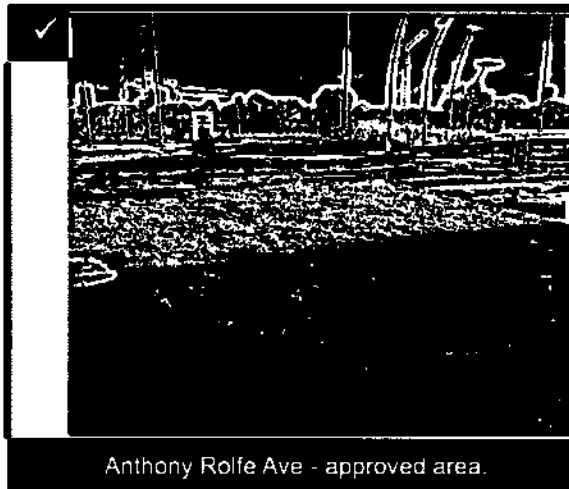
Units Plan 4421 – Infinity – Real Estate Signage Policy

As per Rule 14 (2) of the Infinity House Rules, please ensure all real estate signs are installed ONLY in the area indicated.



- All signage must relate to specific units at Infinity.
- Facing Anthony Rolfe Avenue
- Positioned within the allocated area
- Please be respectful and do not obscure any existing signs
- Incorrectly placed signs may be removed at the expense of the relevant real estate agency.

INFINITY TOWERS



Please contact First Choice Strata if you have any questions relating to placement of signage.

Units Plan 4421 – Infinity – Bollard Policy

As per Rule 19 (14) of the Infinity House Rules, residents can install bollards within their private car space in line with this bollard policy.

Residents do not need to seek the approval of the Executive Committee prior to installing a bollard however any variation from these instructions must be presented to the Executive Committee for consideration

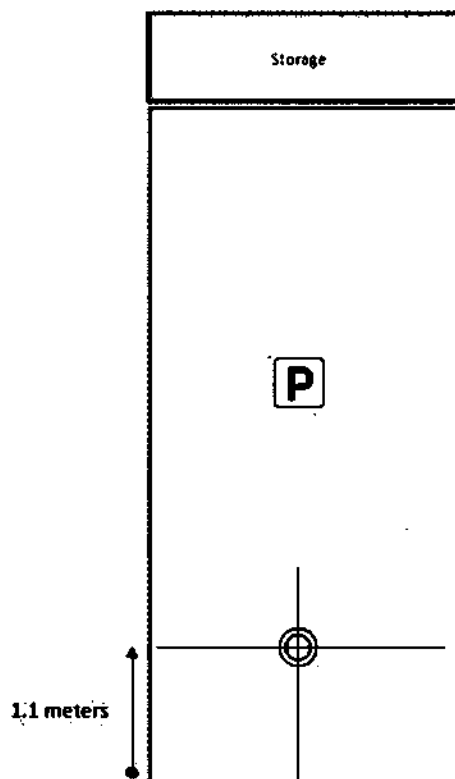
- Residents must seek permission from the Owner or Property Manager (if applicable) prior to installation.
- The bollard must be installed in the middle of the car space.
- Residents who have installed a bollard in line with previous policy, are able to keep their bollard.
- The only automatic bollard that can be installed in a car space is available to purchase from this online link:

<https://www.safetyxpress.com.au/bollards/bollards-parking-protection/automatic-parking-lock-2-x-remote-controls-incl-plus-smart-phone-app-bluetooth-controlled/>

Approved Bollard Installation Instructions

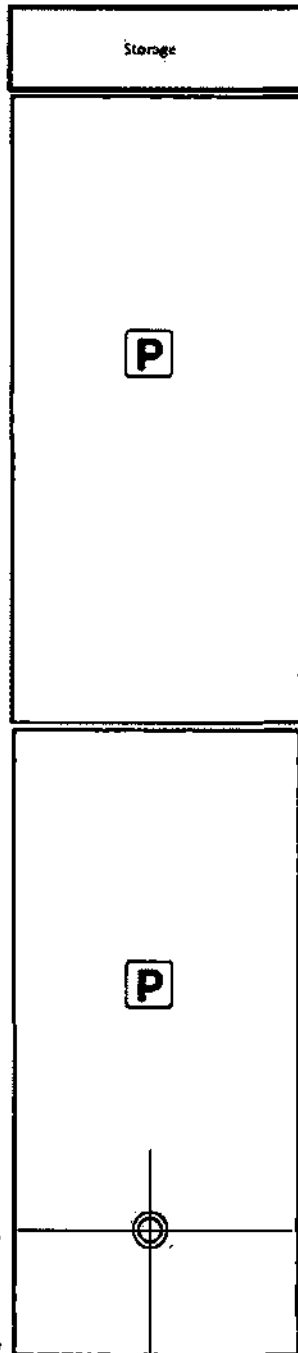
Example 1

Legend	
Symbol	Description
	Bollard
	Parking Space



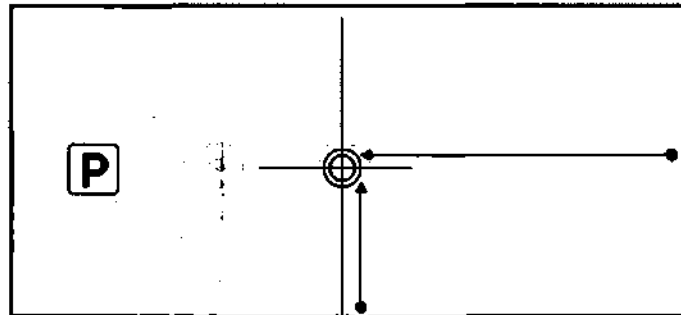
Parking Bollard must be centred and 1.1 meters (1100mm) from the front of the car space

Example 2.



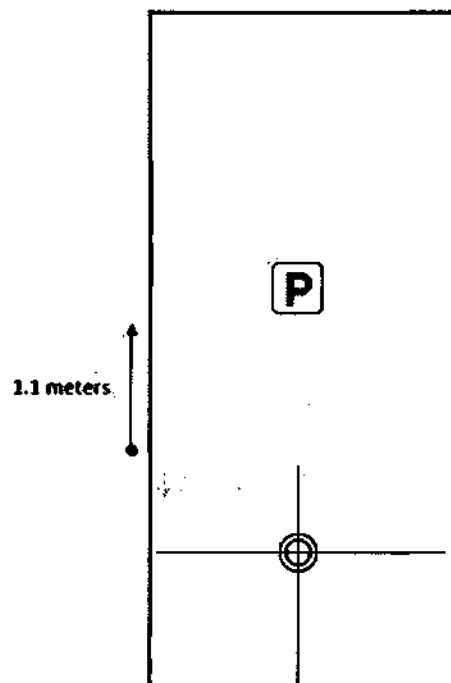
Legend	
Symbol	Description
	Bollard
	Parking Space

Example 3



Parking Bollard must be centred in the car space

Example 4

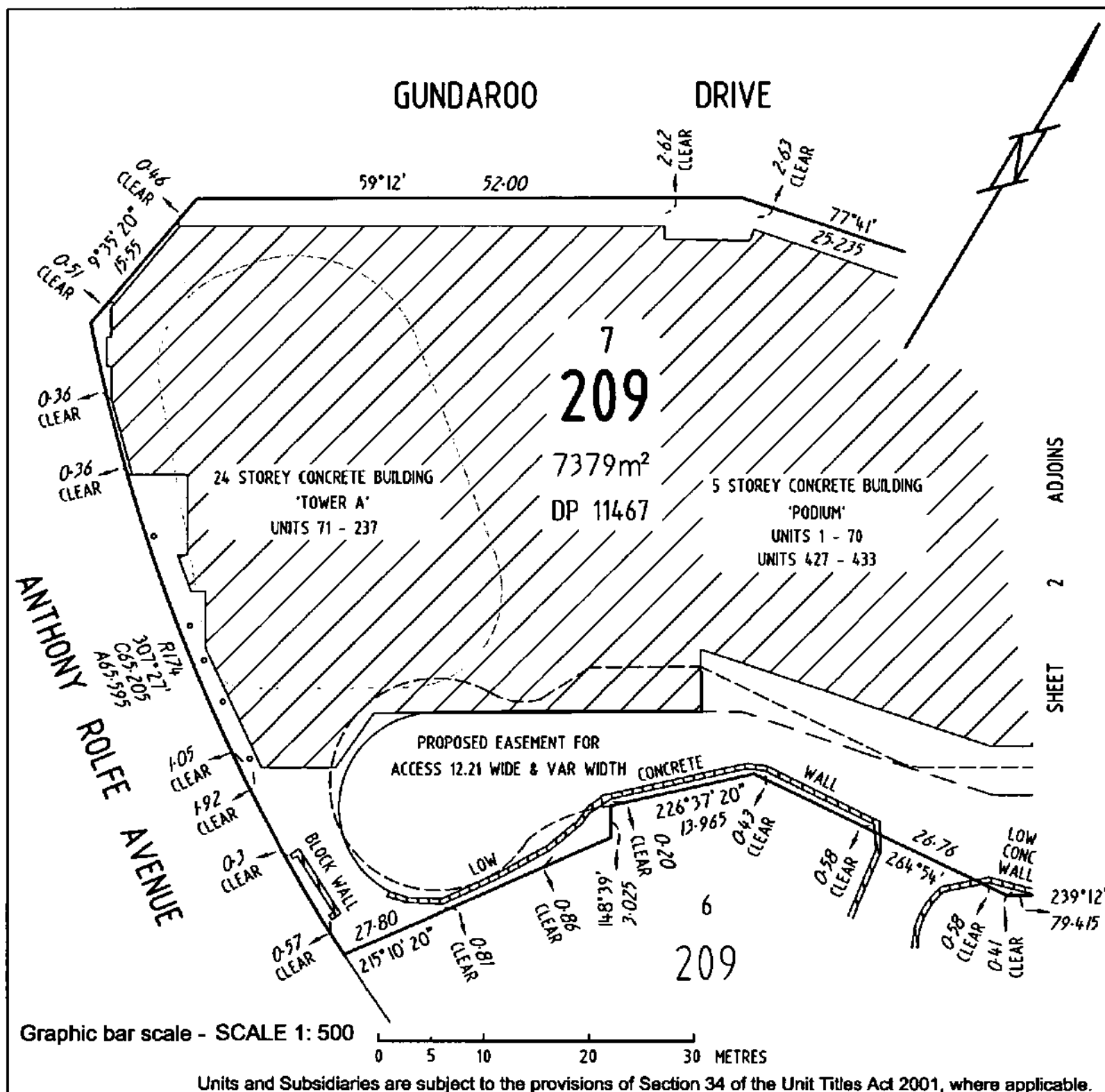


Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
GUNGAHLIN	209	7	A	4421



NG LANDHOLDINGS No.1 PTY LTD
 ACN: 601913839

[Signature]
 NIKOLAOS GEORGALIS
 SOLE DIRECTOR
 Registered Proprietor

[Signature] 26/02/2018
 Registered Surveyor

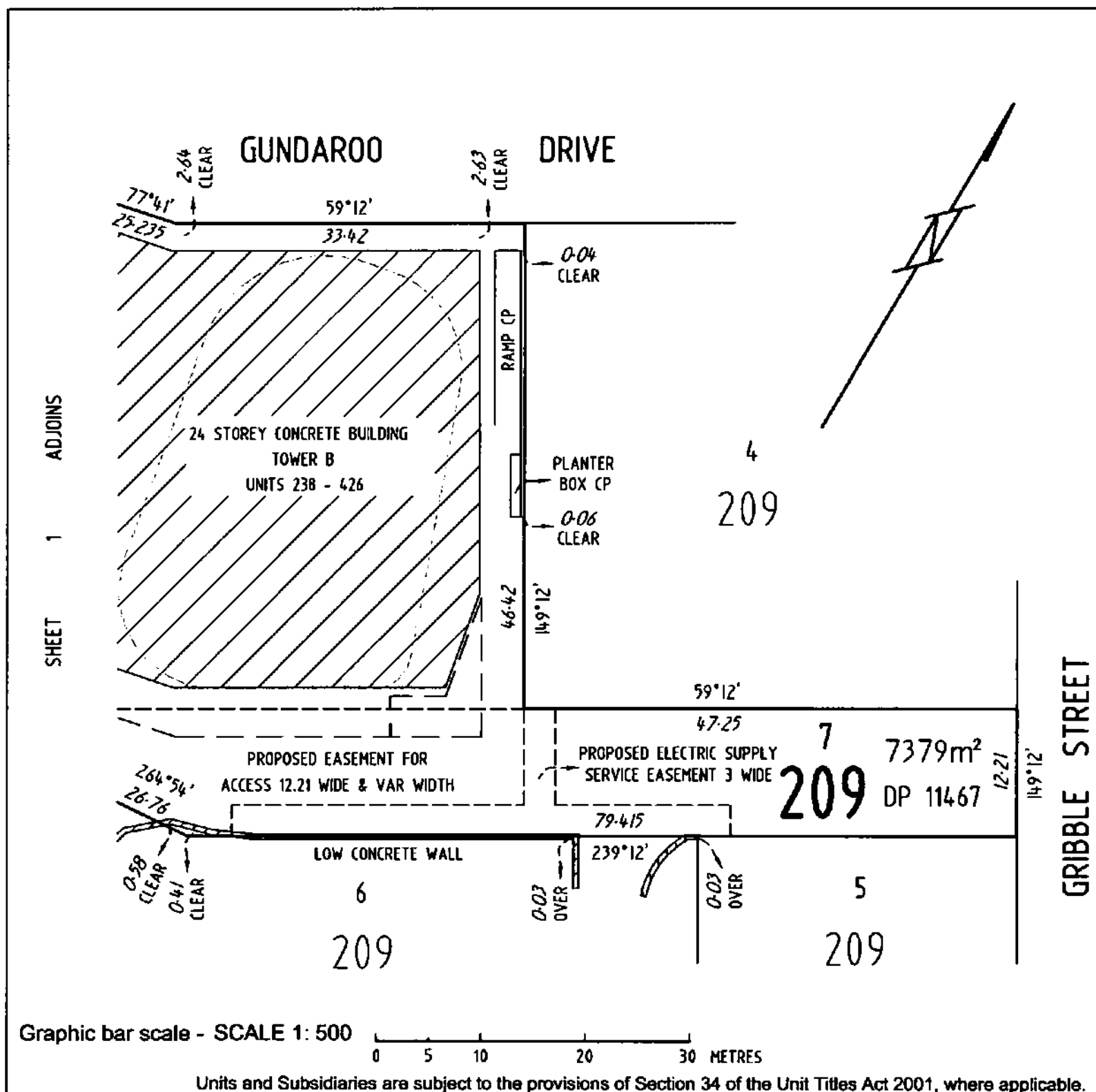
[Signature]
 Delegate of the
 ACT Planning and Land Authority

Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
GUNGAHLIN	209	7	A	4421



NG LANDHOLDINGS No.1 PTY LTD ACN: 601913839 NIKOLAOS GEORGALIS SOLE DIRECTOR Registered Proprietor	 16/02/2018 Registered Surveyor	 SAMUEL ZELLER Delegate of the ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the Land Titles Act 1925 (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessible at www.legislation.act.gov.au


ACT
 Government

Justice and Community Safety

LAND TITLES
 OFFICE OF REGULATORY SERVICES
 ACT Justice and Community Safety Directorate

SURVEYOR'S DECLARATION

Form 087 - SD

Land Titles Act 1925

LAND DETAILS					
Volume & Folio	District / Division	Section	Block	Deposited Plan Number	Units Plan Number
2267:74	GUNGAHLIN	209	7	11467	4421

NAME OF MANAGER / OWNERS CORPORATION
Raine & Horne Strata

ADDRESS FOR SERVICE OF NOTICE
2 Kennedy Street, Kingston ACT 2604

SURVEYOR'S DECLARATION

 I, **DAVID AMBROSE STONE** of **VERIS AUSTRALIA PTY LIMITED**

 A surveyor registered under the *Surveyors Act 2007*, hereby certify that:

- The survey represented by the diagrams on forms 1A and 3 of this plan are accurate and have been made by me / under my immediate supervision (delete whichever is not applicable) and was completed on 13/02/2018

- The survey is in accordance with the following Acts:

- *Unit Titles Act 2001*;
- *Land Titles (Unit Titles) Act 1970*;
- *Land Titles Act 1925*; and,
- any other Regulation made under those Acts and in accordance with the *Surveyors Practice Directions*.

CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY – 3(a)-(c) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AN ATTACHMENT AS DEFINED BY THE UNIT TITLES ACT 2001.

- Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.

OR

3 (a), (b), (c)

- All units and unit subsidiaries shown in the diagrams are wholly within the parcel;
- The diagram clearly indicates the existence, nature and extent of any encroachment by a building (including anything attached to it), beyond the boundaries of the parcel; and,
- The diagrams clearly indicate the existence, nature and extent of any easement granted and registered, or to be granted and registered upon registration of this proposed plan, pertaining to the parcel.

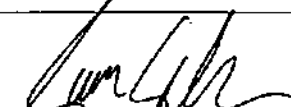
Signature of Registered Surveyor

13/02/2018

Dated

APPROVED UNDER THE UNIT TITLES ACT 2001,

AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE MENTIONED PARCEL OF LAND

	SAMUEL ZELLER Delegate of the Authority / Executive	7 March 2018		Dated
OFFICE USE ONLY				

LODGED BY		REGISTERED BY	<i>10</i>
EXAMINED BY	<i>P</i>	REGISTRATION DATE	16 MAR 2018
DATA ENTERED BY			

SUE

Form 078



SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
1	32	3	2329	61
2	32	3	2329	62
3	32	3	2329	63
4	32	3	2329	64
5	40	4	2329	65
6	35	3	2329	66
7	27	4	2329	67
8	32	4	2329	68
9	32	3	2329	65
10	32	3	2329	70
11	33	3	2329	71
12	33	3	2329	72
13	23	3	2329	73
14	16	3	2329	74
15	21	3	2329	75
16	16	3	2329	76
17	16	3	2329	77
18	16	3	2329	78
19	15	3	2329	79
20	15	3	2329	80
21	16	3	2329	81
22	19	3	2329	82
23	17	3	2329	83
24	17	3	2329	84
25	17	3	2329	85

Aggregate

NG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839
NIKOLAOS GEORGALIS
SOLE DIRECTOR

Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume

Folio

2329

60

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Seventh this day of March 2018

SAMUEL ZELLER

Delegate of the Authority/Executive

David Snowden
Registrar-General



Deputy Registrar-General

SUE

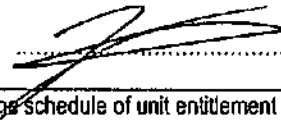
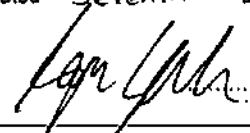
Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
26	17	3	2329	86
27	17	3	2329	87
28	17	3	2329	88
29	17	3	2329	89
30	17	3	2329	90
31	15	3	2329	91
32	17	3	2329	92
33	17	3	2329	93
34	17	3	2329	94
35	17	3	2329	95
36	16	3	2329	96
37	16	3	2329	97
38	16	3	2329	98
39	16	3	2329	99
40	16	3	2329	100
41	19	3	2330	1
42	17	3	2330	2
43	17	3	2330	3
44	17	3	2330	4
45	17	3	2330	5
46	17	3	2330	6
47	17	3	2330	7
48	17	3	2330	8
49	17	3	2330	9
50	15	3	2330	10
Aggregate			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
NG LANDHOLDINGS No.1 PTY LTD ACN: 601913839 NIKOLAOS GEORGALIS SOLE DIRECTOR  Signature of Lessee			Volume	Folio
			2329	60
Column 1 above is the schedule of unit entitlement approved for the subdivision. Dated Seventh this day of March 2018  SAMUEL ZELLER Delegate of the Authority/Executive			 David Snowden Registrar-General/Deputy Registrar-General 	

SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
51	18	3	2330	11
52	17	3	2330	12
53	17	3	2330	13
54	17	3	2330	14
55	16	3	2330	15
56	16	3	2330	16
57	16	3	2330	17
58	16	3	2330	18
59	17	3	2330	19
60	20	3	2330	20
61	18	3	2330	21
62	17	3	2330	22
63	17	3	2330	23
64	17	3	2330	24
65	17	3	2330	25
66	15	3	2330	26
67	18	3	2330	27
68	17	3	2330	28
69	17	3	2330	29
70	17	3	2330	30
71	27	3	2330	31
72	19	3	2330	32
73	27	3	2330	33
74	17	3	2330	34
75	24	3	2330	35

Aggregate

NG LANDHOLDINGS No.1 PTY LTD

ACN: 601913839

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Seventh this day of March 2018

SAMUEL ZELLER
 Delegate of the Authority/Executive

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume

Folio

2329

60

David Snowden
David Snowden
 Registrar-General

Deputy Registrar-General



SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
76	21	3	2330	36
77	34	3	2330	37
78	23	3	2330	38
79	21	3	2330	39
80	35	3	2330	40
81	24	4	2330	41
82	24	4	2330	42
83	16	3	2330	43
84	21	4	2330	44
85	14	3	2330	45
86	22	3	2330	46
87	16	3	2330	47
88	25	4	2330	48
89	21	3	2330	49
90	22	3	2330	50
91	28	4	2330	51
92	25	4	2330	52
93	24	4	2330	53
94	17	3	2330	54
95	21	4	2330	55
96	15	3	2330	56
97	22	3	2330	57
98	17	3	2330	58
99	25	4	2330	59
100	21	3	2330	60

Aggregate

NG LANDHOLDINGS No.1 PTY LTD
 ACN: 601913839
 NIKOLAOS GEORGALIS
 SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Seventh this day of March 2018

SAMUEL ZELLER

Delegate of the Authority/Executive

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume

Folio

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David Snowden
 David Snowden
 Registrar-General



Deputy Registrar-General

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Form 078



SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No

4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
101	22	3	2330	61
102	28	4	2330	62
103	25	4	2330	63
104	25	4	2330	64
105	17	3	2330	65
106	22	4	2330	66
107	15	3	2330	67
108	22	3	2330	68
109	17	3	2330	69
110	25	4	2330	70
111	21	3	2330	71
112	22	3	2330	72
113	28	4	2330	73
114	25	4	2330	74
115	25	4	2330	75
116	17	3	2330	76
117	22	4	2330	77
118	15	3	2330	78
119	22	3	2330	79
120	17	3	2330	80
121	26	4	2330	81
122	22	3	2330	82
123	23	3	2330	83
124	29	4	2330	84
125	25	4	2330	85

Aggregate

NG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839
NIKOLAOS GEORGALIS
SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Seventh this day of March 2018

SAMUEL ZELLER
Delegate of the Authority/Executive

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David Snowden
Registrar-General



Deputy Registrar-General

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Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
126	25	4	2330	86
127	17	3	2330	87
128	22	4	2330	88
129	15	3	2330	89
130	23	3	2330	90
131	17	3	2330	91
132	26	4	2330	92
133	22	3	2330	93
134	23	3	2330	94
135	29	4	2330	95
136	25	4	2330	96
137	25	4	2330	97
138	17	3	2330	98
139	22	4	2330	99
140	16	3	2330	100
141	23	3	2331	1
142	17	3	2331	2
143	26	4	2331	3
144	22	3	2331	4
145	23	3	2331	5
146	29	4	2331	6
147	26	4	2331	7
148	26	4	2331	8
149	18	3	2331	9
150	23	4	2331	10

Aggregate

NG LANDHOLDINGS No.1 PTY LTD
 ACN: 601913839
 NIKOLAOS GEORGALIS
 SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Seventh this day of March 2018

SAMUEL ZELLER

Delegate of the Authority/Executive

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60

David Snowden
 David Snowden
 Registrar-General



Deputy Registrar-General

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Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
151	16	3	2331	11
152	23	3	2331	12
153	18	3	2331	13
154	26	4	2331	14
155	22	3	2331	15
156	23	3	2331	16
157	29	4	2331	17
158	26	4	2331	18
159	26	4	2331	19
160	18	3	2331	20
161	23	4	2331	21
162	16	3	2331	22
163	23	3	2331	23
164	18	3	2331	24
165	26	4	2331	25
166	23	3	2331	26
167	24	3	2331	27
168	30	4	2331	28
169	26	4	2331	29
170	26	4	2331	30
171	18	3	2331	31
172	23	4	2331	32
173	16	3	2331	33
174	24	3	2331	34
175	18	3	2331	35

Aggregate

NG LANDHOLDINGS No.1 PTY LTD
 ACN: 601913839
 NIKOLAOS GEORGALIS
 SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Seventh this day of March 2018

SAMUEL ZELLER
 Delegate of the Authority/Executive

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David Snowden
 Registrar-General

Deputy Registrar-General



SUE

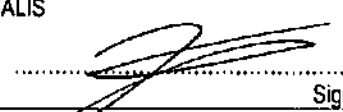
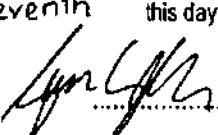
Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGARLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
176	27	4	2331	36
177	23	3	2331	37
178	24	3	2331	38
179	30	4	2331	39
180	26	4	2331	40
181	26	4	2331	41
182	18	3	2331	42
183	23	4	2331	43
184	17	3	2331	44
185	24	3	2331	45
186	18	3	2331	46
187	27	4	2331	47
188	23	3	2331	48
189	24	3	2331	49
190	30	4	2331	50
191	27	4	2331	51
192	27	4	2331	52
193	19	3	2331	53
194	23	4	2331	54
195	17	3	2331	55
196	24	3	2331	56
197	19	3	2331	57
198	27	4	2331	58
199	23	3	2331	59
200	24	3	2331	60
Aggregate			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
NG LANDHOLDINGS No.1 PTY LTD ACN: 601913839 NIKOLAOS GEORGALIS SOLE DIRECTOR			Volume	Folio
 Signature of Lessee			2329	60
Column 1 above is the schedule of unit entitlement approved for the subdivision. Dated Seventh this day of March 2018  SAMUEL ZELLER Delegate of the Authority/Executive			 David Snowden Registrar-General  Deputy Registrar-General	

SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
201	30	4	2331	61
202	27	4	2331	62
203	27	4	2331	63
204	19	3	2331	64
205	24	4	2331	65
206	17	3	2331	66
207	24	3	2331	67
208	19	3	2331	68
209	27	4	2331	69
210	23	3	2331	70
211	24	3	2331	71
212	30	4	2331	72
213	27	4	2331	73
214	27	4	2331	74
215	19	3	2331	75
216	24	3	2331	76
217	17	3	2331	77
218	24	3	2331	78
219	19	3	2331	79
220	28	4	2331	80
221	23	3	2331	81
222	24	3	2331	82
223	31	4	2331	83
224	27	4	2331	84
225	27	4	2331	85

Aggregate

NG LANDHOLDINGS No.1 PTY LTD
 ACN: 601913839
 NIKOLAOS GEORGALIS
 SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Seventh this day of March 2018

SAMUEL ZELLER
 Delegate of the Authority/Executive

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume

Folio

2329

60

David Snowden
David Snowden
 Registrar-General



Deputy Registrar-General

SUE

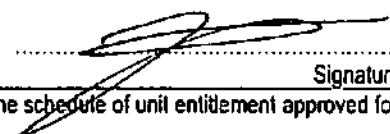
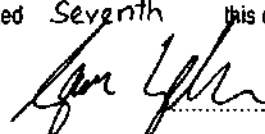
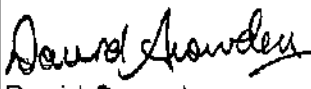
Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
226	27	3	2331	86
227	27	3	2331	87
228	19	3	2331	88
229	28	4	2331	89
230	24	3	2331	90
231	25	3	2331	91
232	31	4	2331	92
233	54	4	2331	93
234	50	4	2331	94
235	45	3	2331	95
236	53	4	2331	96
237	51	3	2331	97
238	27	3	2331	98
239	33	3	2331	99
240	25	3	2331	100
241	21	3	2332	1
242	34	3	2332	2
243	19	3	2332	3
244	28	3	2332	4
245	17	3	2332	5
246	28	3	2332	6
247	20	3	2332	7
248	23	4	2332	8
249	26	4	2332	9
250	22	3	2332	10
Aggregate				
NG LANDHOLDINGS No.1 PTY LTD ACN: 601913839 NIKOLAOS GEORGALIS SOLE DIRECTOR			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
			Volume	Folio
			2329	60
Signature of Lessee 				
Column 1 above is the schedule of unit entitlement approved for the subdivision.				
Dated <u>Seventh</u> this day of <u>March</u> 2018  SAMUEL ZELLER Delegate of the Authority/Executive			 David Snowden Registrar-General	
			 Deputy Registrar-General	

SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
251	21	3	2332	11
252	25	4	2332	12
253	17	3	2332	13
254	21	3	2332	14
255	15	3	2332	15
256	21	4	2332	16
257	17	4	2332	17
258	23	4	2332	18
259	23	4	2332	19
260	26	4	2332	20
261	22	3	2332	21
262	21	3	2332	22
263	25	4	2332	23
264	17	3	2332	24
265	21	3	2332	25
266	15	3	2332	26
267	21	4	2332	27
268	17	3	2332	28
269	23	4	2332	29
270	23	4	2332	30
271	26	4	2332	31
272	22	3	2332	32
273	21	3	2332	33
274	26	4	2332	34
275	17	3	2332	35

Aggregate

NG LANDHOLDINGS No.1 PTY LTD
 ACN: 601913839
 NIKOLAOS GEORGALIS
 SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Seventh this day of March 2018

SAMUEL ZELLER

Delegate of the Authority/Executive

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume

Folio

2329

60

David Snowden
David Snowden
 Registrar-General

Deputy Registrar-General



SUE

Form 078



SCHEDULE OF UNIT ENTITLEMENTS

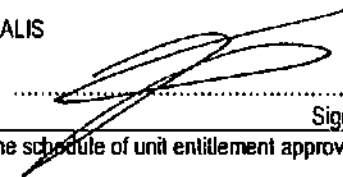
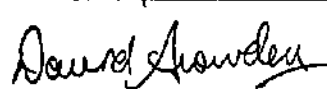
1. LAND

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No

4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
276	22	3	2332	36
277	16	3	2332	37
278	22	4	2332	38
279	18	3	2332	39
280	24	4	2332	40
281	24	4	2332	41
282	27	4	2332	42
283	23	3	2332	43
284	22	3	2332	44
285	26	4	2332	45
286	18	3	2332	46
287	22	3	2332	47
288	16	3	2332	48
289	22	4	2332	49
290	18	3	2332	50
291	24	4	2332	51
292	24	4	2332	52
293	27	4	2332	53
294	23	3	2332	54
295	22	3	2332	55
296	26	4	2332	56
297	18	3	2332	57
298	22	3	2332	58
299	16	3	2332	59
300	22	4	2332	60
Aggregate			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
NG LANDHOLDINGS No.1 PTY LTD ACN: 601913839 NIKOLAOS GEORGALIS SOLE DIRECTOR  Signature of Lessee			Volume	Folio
			2329	60
Column 1 above is the schedule of unit entitlement approved for the subdivision. Dated Seventh this day of March 2018  SAMUEL ZELLER Delegate of the Authority/Executive			 David Snowden Registrar-General  Deputy Registrar-General	

SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
301	18	3	2332	61
302	24	4	2332	62
303	24	4	2332	63
304	27	4	2332	64
305	23	3	2332	65
306	22	3	2332	66
307	26	4	2332	67
308	18	3	2332	68
309	22	3	2332	69
310	16	3	2332	70
311	22	4	2332	71
312	18	3	2332	72
313	24	4	2332	73
314	24	4	2332	74
315	27	4	2332	75
316	23	3	2332	76
317	22	3	2332	77
318	26	4	2332	78
319	18	3	2332	79
320	23	3	2332	80
321	17	3	2332	81
322	23	4	2332	82
323	19	3	2332	83
324	24	4	2332	84
325	24	4	2332	85

Aggregate

NG LANDHOLDINGS No.1 PTY LTD

ACN: 601913839

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Seventh this day of March 2018

SAMUEL ZELLER

Delegate of the Authority/Executive

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume

Folio

2329

60

David Snowden

David Snowden
Registrar-General

Deputy Registrar-General



SUE

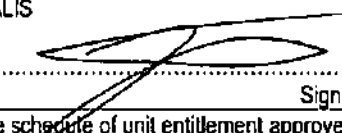
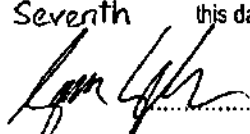
Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
326	28	4	2332	86
327	24	3	2332	87
328	23	3	2332	88
329	27	4	2332	89
330	19	3	2332	90
331	23	3	2332	91
332	17	3	2332	92
333	23	4	2332	93
334	19	3	2332	94
335	25	4	2332	95
336	25	4	2332	96
337	28	4	2332	97
338	24	3	2332	98
339	23	3	2332	99
340	27	4	2332	100
341	19	3	2333	1
342	23	3	2333	2
343	17	3	2333	3
344	23	4	2333	4
345	19	3	2333	5
346	25	4	2333	6
347	25	4	2333	7
348	28	4	2333	8
349	24	3	2333	9
350	23	3	2333	10
Aggregate			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
NG LANDHOLDINGS No.1 PTY LTD ACN: 601913839 NIKOLAOS GEORGALIS SOLE DIRECTOR  Signature of Lessee			Volume	Folio
			2329	60
Column 1 above is the schedule of unit entitlement approved for the subdivision. Dated <u>Seventh</u> this day of <u>March</u> 2018  SAMUEL ZELLER Delegate of the Authority/Executive			David Snowden Registrar-General  Deputy Registrar-General	

SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
351	27	4	2333	11
352	19	3	2333	12
353	23	3	2333	13
354	17	3	2333	14
355	23	4	2333	15
356	19	3	2333	16
357	25	4	2333	17
358	25	4	2333	18
359	28	4	2333	19
360	24	3	2333	20
361	23	3	2333	21
362	27	4	2333	22
363	19	3	2333	23
364	23	3	2333	24
365	17	3	2333	25
366	23	4	2333	26
367	19	3	2333	27
368	25	4	2333	28
369	26	4	2333	29
370	28	4	2333	30
371	24	3	2333	31
372	23	3	2333	32
373	28	4	2333	33
374	19	3	2333	34
375	24	3	2333	35

Aggregate

NG LANDHOLDINGS No.1 PTY LTD
 ACN: 601913839
 NIKOLAOS GEORGALIS
 SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated **Seventh** this day of **March** 2018

SAMUEL ZELLER

Delegate of the Authority/Executive

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume

Folio

2329**60**

David Snowden
David Snowden
 Registrar-General



Deputy Registrar-General

SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No

4421**2. APPROVAL UNDER UNIT TITLES ACT 2001**

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
376	18	3	2333	36
377	24	4	2333	37
378	20	3	2333	38
379	26	4	2333	39
380	26	4	2333	40
381	29	4	2333	41
382	24	3	2333	42
383	23	3	2333	43
384	28	4	2333	44
385	20	3	2333	45
386	24	3	2333	46
387	18	3	2333	47
388	24	4	2333	48
389	20	3	2333	49
390	26	4	2333	50
391	26	4	2333	51
392	29	4	2333	52
393	25	3	2333	53
394	24	3	2333	54
395	28	4	2333	55
396	20	3	2333	56
397	24	3	2333	57
398	18	3	2333	58
399	24	4	2333	59
400	20	3	2333	60

Aggregate

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume

Folio

2329

60

NG LANDHOLDINGS No.1 PTY LTD

ACN: 601913839

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated *seventh* this day of *March* 20*06*

SAMUEL ZELLER
 Delegate of the Authority Executive

David Snowden
David Snowden
 Registrar-General



Deputy Registrar-General

SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
401	26	4	2333	61
402	26	4	2333	62
403	29	4	2323	63
404	25	3	2333	64
405	24	3	2333	65
406	28	4	2333	66
407	20	3	2333	67
408	24	3	2333	68
409	18	3	2333	69
410	20	3	2333	70
411	20	3	2333	71
412	26	4	2333	72
413	28	4	2333	73
414	29	4	2333	74
415	26	3	2733	75
416	24	3	2833	76
417	28	4	2333	77
418	19	3	2333	78
419	27	3	2333	79
420	27	3	2333	80
421	28	4	2333	81
422	60	4	2333	82
423	56	3	2333	83
424	52	4	2333	84
425	47	3	2333	85
Aggregate			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
NG LANDHOLDINGS No.1 PTY LTD ACN: 601913839 NIKOLAOS GEORGALIS SOLE DIRECTOR <i>[Signature]</i> Signature of Lessee			Volume	Folio
			2329	60
Column 1 above is the schedule of unit entitlement approved for the subdivision. Dated <u>Seventh</u> this day of <u>March</u> 20 <u>18</u> <i>[Signature]</i> SAMUEL ZELLER Delegate of the Authority/Executive			<i>[Signature]</i> David Snowden Registrar-General Deputy Registrar-General	



Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
GUNGAHLIN	209	7

Unit Plan No
4421

2. APPROVAL UNDER UNIT TITLES ACT 2001

[illegible]

LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block
GUNGAHLIN	209	7

UNITS PLAN No.
4421

ADDRESS	BUILDING	UNIT IDENTIFIER				YARD / BALCONY		CARPORT		STORE ROOM		SUBSIDIARY TOTAL
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	
		1	36, 45	G, 1	1	1	36	2	42	3	44	3
		2	36, 45	G, 1	2	1	36	2	42	3	44	3
		3	36, 45	G, 1	3	1	36	2	42	3	44	3
		4	37, 46	G, 1	4	1	37	2	42	3	44	3
		5	37, 46	G, 1	5	1, 2	37, 46	3	42	4	44	4
		6	38, 47	G, 1	6	1	38	2	34	3	35	3
		7	38, 47	G, 1	7	1, 2	38, 47	3	32	4	32	4
		8	38, 47	G, 1	8	1, 2	38, 47	3	32	4	32	4
		9	39, 48	G, 1	9	1	39	2	30	3	35	3
		10	39, 48	G, 1	10	1	39	2	31	3	31	3
		11	39, 48	G, 1	11	1	39	2	31	3	31	3
		12	52	1	12	1	52	2	46	3	46	3
		13	52	1	13	1	52	2	45	3	45	3
		14	52	1	14	1	52	2	45	3	53	3
		15	45	1	15	1	45	2	45	3	53	3
		16	45	1	16	1	45	2	45	3	53	3
		17	61	2	17	1	61	2	61	3	61	3
		18	61	2	18	1	61	2	60	3	60	3
		19	61	2	19	1	61	2	60	3	60	3
		20	61	2	20	1	61	2	60	3	60	3
		21	61	2	21	1	61	2	61	3	61	3
		22	54	2	22	1	54	2	54	3	62	3
		23	54	2	23	1	54	2	54	3	62	3
		24	54	2	24	1	54	2	54	3	62	3
		25	54	2	25	1	54	2	54	3	62	3
		26	54	2	26	1	54	2	55	3	62	3
		27	55	2	27	1	55	2	54	3	62	3
		28	55	2	28	1	55	2	55	3	55	3
		29	55	2	29	1	55	2	55	3	55	3
		30	56	2	30	1	56	2	56	3	56	3
		31	56	2	31	1	56	2	56	3	56	3
		32	56	2	32	1	56	2	57	3	57	3
		33	57	2	33	1	57	2	57	3	57	3
		34	57	2	34	1	57	2	57	3	57	3
		35	57	2	35	1	57	2	56	3	56	3
		36	70	3	36	1	70	2	70	3	70	3
		37	70	3	37	1	70	2	69	3	69	3
		38	70	3	38	1	70	2	69	3	69	3
		39	70	3	39	1	70	2	69	3	69	3
		40	70	3	40	1	70	2	70	3	70	3
		41	63	3	41	1	63	2	63	3	71	3
		42	63	3	42	1	63	2	64	3	71	3
		43	63	3	43	1	63	2	64	3	64	3
		44	63	3	44	1	63	2	63	3	71	3
		45	63	3	45	1	63	2	69	3	71	3
		46	64	3	46	1	64	2	63	3	71	3
		47	64	3	47	1	64	2	69	3	71	3
		48	64	3	48	1	64	2	64	3	64	3
		49	65	3	49	1	65	2	66	3	66	3
		50	65	3	50	1	65	2	67	3	67	3
		51	65	3	51	1	65	2	67	3	67	3
		52	66	3	52	1	66	2	67	3	67	3
		53	66	3	53	1	66	2	66	3	71	3
		54	66	3	54	1	66	2	67	3	67	3
		55	79	4	55	1	79	2	79	3	79	3
		56	79	4	56	1	79	2	78	3	80	3
		57	79	4	57	1	78	2	78	3	80	3
		58	79	4	58	1	79	2	79	3	79	3
		59	79	4	59	1	79	2	72	3	80	3
		60	72	4	60	1	72	2	72	3	80	3
		61	72	4	61	1	72	2	73	3	80	3
		62	72	4	62	1	72	2	73	3	80	3
		63	72	4	63	1	72	2	72	3	80	3
		64	72	4	64	1	72	2	73	3	80	3
		65	73	4	65	1	73	2	72	3	80	3
		66	74	4	66	1	74	2	74	3	73	3
		67	74	4	67	1	74	2	74	3	73	3
		68	75	4	68	1	75	2	74	3	73	3
		69	75	4	69	1	75	2	75	3	75	3
		70	76	4	70	1	75	2	74	3	74	3
		71	81	5	71	1	81	2	48	3	48	3
		72	84	5	72	1	84	2	56	3	54	3

NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

.....
SAMUEL ZELLER Delegate of the
 ACT Planning and Land Authority

LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

ADDRESS	BUILDING	UNIT IDENTIFIER				YARD/BALCONY		CARPORT		STORE ROOM		SUBSIDIARY TOTAL
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	
ANTHONY 1 ROUFE AVENUE BUILDING A		73	84	5	73	1	84	2	89	3	44	3
		74	84	5	74	1	84	2	37	3	37	3
		75	84	5	75	1	84	2	60	3	62	3
		76	84	5	76	1	84	2	56	3	54	3
		77	81	5	77	1	81	2	51	3	53	3
		78	81	5	78	1	81	2	68	3	71	3
		79	81	5	79	1	81	2	78	3	80	3
		80	81	5	80	1	81	2	51	3	53	3
		81	85	6	81	1,2	85,85	3	78	4	80	4
		82	85	6	82	1,2	85,85	3	61	4	42	4
		83	85	6	83	1	85	2	50	3	49	3
		84	85	6	84	1,2	85,85	3	69	4	71	4
		85	85	6	85	1	85	2	38	3	38	3
		86	85	6	86	1	85	2	77	3	73	3
		87	85	6	87	1	85	2	50	3	49	3
		88	85	6	88	1,2	85,85	3	73	4	80	4
		89	85	6	89	1	85	2	60	3	62	3
		90	85	6	90	1	85	2	79	3	79	3
		91	85	6	91	1,2	85,85	3	69	4	71	4
		92	87	7	92	1,2	87,87	3	59	4	38	4
		93	87	7	93	1,2	87,87	3	78	4	78	4
		94	87	7	94	1	87	2	50	3	53	3
		95	87	7	95	1,2	87,87	3	68	4	44	4
		96	87	7	96	1	87	2	58	3	58	3
		97	87	7	97	1	87	2	77	3	80	3
		98	87	7	98	1	87	2	50	3	42	3
		99	87	7	99	1,2	87,87	3	73	4	80	4
		100	87	7	100	1	87	2	68	3	44	3
		101	87	7	101	1	87	2	69	3	71	3
		102	87	7	102	1,2	87,87	3	69	4	69	4
		103	89	8	103	1,2	89,89	3	78	4	78	4
		104	89	8	104	1,2	89,89	3	68	4	38	4
		105	89	8	105	1	89	2	50	3	49	3
		106	89	8	106	1,2	89,89	3	69	4	71	4
		107	89	8	107	1	89	2	63	3	71	3
		108	89	8	108	1	89	2	78	3	80	3
		109	89	8	109	1	89	2	50	3	53	3
		110	89	8	110	1,2	89,89	3	79	4	79	4
		111	89	8	111	1	89	2	68	3	71	3
		112	89	8	112	1	89	2	68	3	44	3
		113	89	8	113	1,2	89,89	3	69	4	71	4
		114	91	9	114	1,2	91,91	3	79	4	79	4
		115	91	9	115	1,2	91,91	3	47	4	45	4
		116	91	9	116	1	91	2	50	3	42	3
		117	91	9	117	1,2	91,91	3	77	4	73	4
		118	91	9	118	1	91	2	54	3	62	3
		119	91	9	119	1	91	2	78	3	78	3
		120	91	9	120	1	91	2	45	3	45	3
		121	91	9	121	1,2	91,91	3	69	4	71	4
		122	91	9	122	1	91	2	65	3	63	3
		123	91	9	123	1	91	2	65	3	71	3
		124	91	9	124	1,2	91,91	3	64	4	71	4
		125	93	10	125	1,2	93,93	3	60	4	62	4
		126	93	10	126	1,2	93,93	3	61	4	61	4
		127	93	10	127	1	93	2	50	3	42	3
		128	93	10	128	1,2	93,93	3	78	4	80	4
		129	93	10	129	1	93	2	45	3	53	3
		130	93	10	130	1	93	2	78	3	78	3
		131	93	10	131	1	93	2	50	3	53	3
		132	93	10	132	1,2	93,93	3	69	4	69	4
		133	93	10	133	1	93	2	52	3	74	3
		134	93	10	134	1	93	2	70	3	70	3
		135	93	10	135	1,2	93,93	3	60	4	60	4
		136	95	11	136	1,2	95,95	3	42	4	44	4
		137	95	11	137	1,2	95,95	3	60	4	62	4
		138	95	11	138	1	95	2	50	3	48	3
		139	95	11	139	1,2	95,95	3	78	4	80	4
		140	95	11	140	1	95	2	45	3	53	3
		141	95	11	141	1	95	2	78	3	78	3
		142	95	11	142	1	95	2	50	3	53	3
		143	95	11	143	1,2	95,95	3	69	4	71	4
		144	95	11	144	1	95	2	65	3	63	3

NG LANDHOLDINGS No.1 PTY LTD

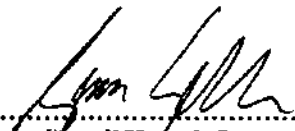
ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor


 Delegate of the
 ACT Planning and Land Authority

LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block
GUNGAHLIN	209	7

UNITS PLAN No.
4421

ADDRESS	BUILDING	UNIT IDENTIFIER				YARD/BALCONY		GARPORT		STORE ROOM		SUBSIDIARY TOTAL
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	
		145	95	11	145	1	95	2	77	3	73	3
		146	95	11	146	1, 2	95, 95	3	80	4	82	4
		147	97	12	147	1, 2	97, 97	3	42	4	44	4
		148	97	12	148	1, 2	97, 97	3	68	4	71	4
		149	97	12	149	1	97	2	50	3	74	3
		150	97	12	150	1, 2	97, 97	3	74	4	73	4
		151	97	12	151	1	97	2	52	3	52	3
		152	97	12	152	1	97	2	69	3	69	3
		153	97	12	153	1	97	2	59	3	38	3
		154	97	12	154	1, 2	97, 97	3	84	4	84	4
		155	97	12	155	1	97	2	70	3	36	3
		156	97	12	156	1	97	2	78	3	80	3
		157	97	12	157	1, 2	97, 97	3	55	4	55	4
		158	99	13	158	1, 2	99, 99	3	47	4	49	4
		159	99	13	159	1, 2	99, 99	3	47	4	45	4
		160	99	13	160	1	99	2	51	3	51	3
		161	99	13	161	1, 2	99, 99	3	73	4	80	4
		162	99	13	162	1	99	2	36	3	44	3
		163	99	13	163	1	99	2	78	3	80	3
		164	99	13	164	1	99	2	60	3	62	3
		165	99	13	165	1, 2	99, 99	3	63	4	71	4
		166	99	13	166	1	99	2	77	3	73	3
		167	99	13	167	1	99	2	78	3	80	3
		168	99	13	168	1, 2	99, 99	3	60	4	62	4
		169	101	14	169	1, 2	101, 101	3	43	4	44	4
		170	101	14	170	1, 2	101, 101	3	47	4	49	4
		171	101	14	171	1	101	2	51	3	53	3
		172	101	14	172	1, 2	101, 101	3	84	4	84	4
		173	101	14	173	1	101	2	36	3	44	3
		174	101	14	174	1	101	2	51	3	53	3
		175	101	14	175	1	101	2	60	3	60	3
		176	101	14	176	1, 2	101, 101	3	60	4	62	4
		177	101	14	177	1	101	2	77	3	76	3
		178	101	14	178	1	101	2	78	3	80	3
		179	101	14	179	1, 2	101, 101	3	55	4	62	4
		180	103	15	180	1, 2	103, 103	3	51	4	53	4
		181	103	15	181	1, 2	103, 103	3	51	4	53	4
		182	103	15	182	1	103	2	56	3	58	3
		183	103	15	183	1, 2	103, 103	3	73	4	80	4
		184	103	15	184	1	103	2	36	3	44	3
		185	103	15	185	1	103	2	69	3	71	3
		186	103	15	186	1	103	2	60	3	38	3
		187	103	15	187	1, 2	103, 103	3	55	4	55	4
		188	103	15	188	1	103	2	78	3	78	3
		189	103	15	189	1	103	2	78	3	80	3
		190	103	15	190	1, 2	103, 103	3	51	4	51	4
		191	105	16	191	1, 2	105, 105	3	46	4	46	4
		192	105	16	192	1, 2	105, 105	3	51	4	51	4
		193	105	16	193	1	105	2	60	3	62	3
		194	105	16	194	1, 2	105, 105	3	73	4	80	4
		195	105	16	195	1	105	2	42	3	42	3
		196	105	16	196	1	105	2	60	3	62	3
		197	105	16	197	1	105	2	56	3	54	3
		198	105	16	198	1, 2	105, 105	3	60	4	62	4
		199	105	16	199	1	105	2	78	3	80	3
		200	105	16	200	1	105	2	78	3	80	3
		201	105	16	201	1, 2	105, 105	3	47	4	45	4
		202	107	17	202	1, 2	107, 107	3	52	4	52	4
		203	107	17	203	1, 2	107, 107	3	69	4	71	4
		204	107	17	204	1	107	2	60	3	62	3
		205	107	17	205	1, 2	107, 107	3	78	4	80	4
		206	107	17	206	1	107	2	42	3	42	3
		207	107	17	207	1	107	2	47	3	53	3
		208	107	17	208	1	107	2	60	3	62	3
		209	107	17	209	1, 2	107, 107	3	60	4	60	4
		210	107	17	210	1	107	2	78	3	80	3
		211	107	17	211	1	107	2	69	3	69	3
		212	107	17	212	1, 2	107, 107	3	51	4	53	4
		213	109	18	213	1, 2	109, 109	3	46	4	46	4
		214	109	18	214	1, 2	109, 109	3	51	4	53	4
		215	109	18	215	1	109	2	60	3	62	3
		216	109	18	216	1	109	2	60	3	44	3

NG LANDHOLDINGS No.1 PTY LTD

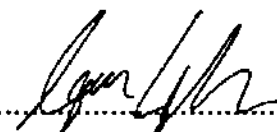
ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor


 DANIEL ZELLER Delegate of the
 ACT Planning and Land Authority

LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block
GUNGAHLIN	209	7

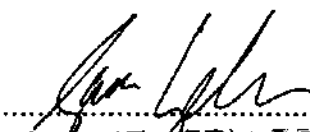
UNITS PLAN No.
4421

ADDRESS	BUILDING	UNIT IDENTIFIER				YARD / BALCONY		CARPORT		STORE ROOM		SUBSIDIARY TOTAL
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	
Avenue	BUILDING A	217	109	18	217	1	109	2	36	3	44	3
		218	109	18	218	1	109	2	85	3	83	3
		219	109	18	219	1	109	2	60	3	62	3
		220	109	18	220	1,2	109, 109	3	51	4	53	4
		221	109	18	221	1	109	2	78	3	80	3
		222	109	18	222	1	109	2	78	3	78	3
		223	109	18	223	1,2	109, 109	3	46	4	46	4
		224	111	19	224	1,2	111, 111	3	65	4	63	4
		225	111	19	225	1,2	111, 111	3	61	4	61	4
		226	111	19	226	1	111	2	84	3	84	3
		227	111	19	227	1	111	2	72	3	80	3
		228	111	19	228	1	111	2	56	3	54	3
		229	111	19	229	1,2	111, 111	3	51	4	53	4
		230	111	19	230	1	111	2	69	3	71	3
		231	111	19	231	1	111	2	78	3	80	3
		232	111	19	232	1,2	111, 111	3	51	4	53	4
		233	113	20	233	1,2	113, 113	3	37	4	37	4
		234	113	20	234	1,2	113, 113	3	37	4	37	4
		235	113	20	235	1	113	2	42	3	44	3
		236	113	20	236	1,2	113, 113	3	42	4	44	4
		237	113	20	237	1	113	2	37	3	37	3
	BUILDING B	238	82	5	238	1	82	2	29	3	29	3
		239	82	5	239	1	82	2	34	3	34	3
		240	82	5	240	1	82	2	69	3	44	3
		241	82	5	241	1	82	2	69	3	71	3
		242	82	5	242	1	82	2	34	3	34	3
		243	83	5	243	1	83	2	76	3	73	3
		244	83	5	244	1	83	2	75	3	75	3
		245	83	5	245	1	83	2	32	3	32	3
		246	83	5	246	1	83	2	29	3	29	3
		247	83	5	247	1	83	2	69	3	62	3
		248	86	8	248	1,2	86, 86	3	78	4	80	4
		249	86	8	249	1,2	86, 86	3	30	4	35	4
ROUSE	BUILDING C	250	86	8	250	1	86	2	68	3	68	3
		251	86	8	251	1	86	2	68	3	68	3
		252	86	8	252	1,2	86, 86	3	29	4	29	4
		253	86	8	253	1	86	2	68	3	44	3
		254	86	8	254	1	86	2	34	3	34	3
		255	86	8	255	1	86	2	33	3	33	3
		256	86	8	256	1,2	86, 86	3	77	4	73	4
		257	86	8	257	1	86	2,3	76, 76	4	78	4
		258	86	8	258	1,2	86, 86	3	78	4	78	4
		259	88	7	259	1,2	88, 88	3	67	4	31	4
		260	88	7	260	1,2	88, 88	3	30	4	35	4
		261	88	7	261	1	88	2	34	3	35	3
ANTHONY	BUILDING D	262	88	7	262	1	88	2	59	3	59	3
		263	88	7	263	1,2	88, 88	3	29	4	29	4
		264	88	7	264	1	88	2	49	3	49	3
		265	88	7	265	1	88	2	68	3	67	3
		266	88	7	266	1	88	2	61	3	61	3
		267	88	7	267	1,2	88, 88	3	74	4	73	4
		268	88	7	268	1	88	2	67	3	67	3
		269	88	7	269	1,2	88, 88	3	78	4	80	4
		270	90	8	270	1,2	90, 90	3	55	4	55	4
		271	90	8	271	1,2	90, 90	3	30	4	30	4
		272	90	8	272	1	90	2	34	3	34	3
		273	90	8	273	1	90	2	65	3	65	3
		274	90	8	274	1,2	90, 90	3	29	4	29	4
		275	90	8	275	1	90	2	58	3	58	3
		276	90	8	276	1	90	2	67	3	67	3
		277	90	8	277	1	90	2	34	3	31	3
		278	90	8	278	1,2	90, 90	3	74	4	74	4
		279	90	8	279	1	90	2	78	3	78	3
		280	90	8	280	1,2	90, 90	3	75	4	75	4
		281	92	9	281	1,2	92, 92	3	60	4	60	4
		282	92	9	282	1,2	92, 92	3	30	4	35	4
		283	92	9	283	1	92	2	74	3	74	3
		284	92	9	284	1	92	2	67	3	67	3
		285	92	9	285	1,2	92, 92	3	31	4	31	4
		286	92	9	286	1	92	2	67	3	67	3
		287	92	9	287	1	92	2	66	3	66	3
		288	92	9	288	1	92	2	34	3	31	3

NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839
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 ACT Planning and Land Authority

LAND TITLES

OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

ADDRESS	BUILDING	UNIT IDENTIFIER				YARD / BALCONY		CARPORT		STORE ROOM		SUBSIDIARY TOTAL
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	
1	ANTHONY	289	92	9	289	1,2	92, 92	3	65	4	66	4
		290	92	9	290	1	92	2	77	3	80	3
		291	92	9	291	1,2	92, 92	3	67	4	67	4
		292	94	10	292	1,2	94, 94	3	58	4	58	4
		293	94	10	293	1,2	94, 94	3	32	4	32	4
		294	94	10	294	1	94	2	74	3	73	3
		295	94	10	295	1	94	2	67	3	67	3
		296	94	10	296	1,2	94, 94	3	29	4	29	4
		297	94	10	297	1	94	2	68	3	63	3
		298	94	10	298	1	94	2	75	3	75	3
		299	94	10	299	1	94	2	49	3	49	3
		300	94	10	300	1,2	94, 94	3	78	4	78	4
		301	94	10	301	1	94	2	33	3	30	3
		302	94	10	302	1,2	94, 94	3	67	4	67	4
		303	96	11	303	1,2	96, 96	3	56	4	35	4
		304	96	11	304	1,2	96, 96	3	32	4	32	4
		305	96	11	305	1	96	2	68	3	44	3
		306	96	11	306	1	96	2	68	3	68	3
		307	96	11	307	1,2	96, 96	3	31	4	31	4
		308	96	11	308	1	96	2	33	3	30	3
		309	96	11	309	1	96	2	77	3	73	3
		310	96	11	310	1	96	2	34	3	31	3
		311	96	11	311	1,2	96, 96	3	77	4	73	4
		312	96	11	312	1	96	2	31	3	31	3
		313	96	11	313	1,2	96, 96	3	59	4	54	4
		314	96	12	314	1,2	96, 96	3	48	4	48	4
		315	96	12	315	1,2	96, 96	3	33	4	30	4
		316	96	12	316	1	96	2	76	3	76	3
		317	96	12	317	1	96	2	77	3	80	3
		318	96	12	318	1,2	96, 96	3	30	4	35	4
		319	96	12	319	1	96	2	33	3	30	3
		320	96	12	320	1	96	2	65	3	67	3
		321	96	12	321	1	96	2	57	3	57	3
		322	96	12	322	1,2	96, 96	3	34	4	30	4
		323	96	12	323	1	96	2	47	3	48	3
		324	96	12	324	1,2	96, 96	3	56	4	56	4
		325	100	13	325	1,2	100, 100	3	34	4	35	4
		326	100	13	326	1,2	100, 100	3	34	4	34	4
		327	100	13	327	1	100	2	77	3	73	3
		328	100	13	328	1	100	2	77	3	73	3
		329	100	13	329	1,2	100, 100	3	31	4	31	4
		330	100	13	330	1	100	2	30	3	31	3
		331	100	13	331	1	100	2	68	3	44	3
		332	100	13	332	1	100	2	68	3	68	3
		333	100	13	333	1,2	100	3	67	4	31	4
		334	100	13	334	1	100	2	50	3	48	3
		335	100	13	335	1,2	100, 100	3	58	4	35	4
		336	102	14	336	1,2	102, 102	3	51	4	51	4
		337	102	14	337	1,2	102, 102	3	66	4	66	4
		338	102	14	338	1	102	2	76	3	80	3
		339	102	14	339	1	102	2	65	3	67	3
		340	102	14	340	1,2	102, 102	3	34	4	35	4
		341	102	14	341	1	102	2	47	3	47	3
		342	102	14	342	1	102	2	76	3	76	3
		343	102	14	343	1	102	2	75	3	75	3
		344	102	14	344	1,2	102, 102	3	56	4	62	4
		345	102	14	345	1	102	2	50	3	50	3
		346	102	14	346	1,2	102	3	46	4	48	4
		347	104	15	347	1,2	104, 104	3	49	4	49	4
		348	104	15	348	1,2	104, 104	3	68	4	68	4
		349	104	15	349	1	104	2	67	3	31	3
		350	104	15	350	1	104	2	68	3	44	3
		351	104	15	351	1,2	104, 104	3	33	4	33	4
		352	104	15	352	1	104	2	50	3	50	3
		353	104	15	353	1	104	2	77	3	75	3
		354	104	15	354	1	104	2	76	3	80	3
		355	104	15	355	1,2	104, 104	3	58	4	58	4
		356	104	15	356	1	104	2	49	3	49	3
		357	104	15	357	1,2	104, 104	3	47	4	53	4
		358	106	16	358	1,2	106, 106	3	32	4	31	4
		359	106	16	359	1,2	106, 106	3	56	4	56	4
		360	106	16	360	1	106	2	56	3	62	3

NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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Registered Proprietor

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ACT Planning and Land Authority

LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

ADDRESS	BUILDING	UNIT IDENTIFIER				YARD/BALCONY		CARPORT		STORE ROOM		SUBSIDIARY TOTAL
		UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	
AVENUE	BUILDING A	361	108	16	361	1	108	2	77	3	73	3
		362	108	16	362	1,2	108, 108	3	33	4	33	4
		363	108	16	363	1	108	2	29	3	29	3
		364	108	16	364	1	108	2	67	3	67	3
		365	108	16	365	1	108	2	76	3	76	3
		366	108	16	366	1,2	108, 108	3	58	4	58	4
		367	108	16	367	1	108	2	59	3	42	3
		368	108	16	368	1,2	108, 108	3	49	4	49	4
		369	108	17	369	1,2	108, 108	3	49	4	49	4
		370	108	17	370	1,2	108, 108	3	67	4	57	4
		371	108	17	371	1	108	2	69	3	36	3
		372	108	17	372	1	108	2	76	3	60	3
		373	108	17	373	1,2	108, 108	3	34	4	35	4
		374	108	17	374	1	108	2	49	3	49	3
		375	108	17	375	1	108	2	34	3	35	3
		376	108	17	376	1	108	2	76	3	76	3
		377	108	17	377	1,2	108, 108	3	58	4	58	4
		378	108	17	378	1	108	2	58	3	59	3
		379	108	17	379	1,2	108, 108	3	49	4	49	4
		380	110	18	380	1,2	110, 110	3	34	4	31	4
		381	110	18	381	1,2	110, 110	3	69	4	59	4
		382	110	18	382	1	110	2	58	3	35	3
		383	110	18	383	1	110	2	77	3	75	3
		384	110	18	384	1,2	110, 110	3	34	4	35	4
		385	110	18	385	1	110	2	69	3	67	3
		386	110	18	386	1	110	2	69	3	62	3
		387	110	18	387	1	110	2	70	3	70	3
		388	110	18	388	1,2	110, 110	3	34	4	35	4
		389	110	18	389	1	110	2	34	3	35	3
		390	110	18	390	1,2	110, 110	3	50	4	50	4
		391	112	19	391	1,2	112, 112	3	31	4	31	4
		392	112	19	392	1,2	112, 112	3	48	4	48	4
		393	112	19	393	1	112	2	46	3	46	3
		394	112	19	394	1	112	2	34	3	35	3
		395	112	19	395	1,2	112, 112	3	29	4	30	4
		396	112	19	396	1	112	2	69	3	58	3
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NG LANDHOLDINGS No.1 PTY LTD

ACN: 601913839

NIKOLAOS GEORGALIS

SOLE DIRECTOR
Registered Proprietor

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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

LEGEND

UC UTILITY CUPBOARD
 Y DENOTES YARD
 D DENOTES DUCT - BEING COMMON PROPERTY
 ST DENOTES STAIR
 C DENOTES COLUMN
 B DENOTES BALCONY
 S DENOTES STOREROOM
 CP DENOTES COMMON PROPERTY
 # DENOTES SUBSIDIARY BOUNDARY IS FACE OR LINE OF FACE OF COLUMN
 * DENOTES SUBSIDIARY BOUNDARY THROUGH CENTRE OR LINE OF CENTRE OF COLUMN
 ■ DENOTES SUBSIDIARY BOUNDARY IS FACE OR LINE OF FACE OF WALL
 IFOW DENOTES SUBSIDIARY BOUNDARY IS PROJECTION OF INSIDE FACE OF WALL

WHERE A YARD ABUTS THE MAIN BUILDING WALL, THIS YARD SUBSIDIARY BOUNDARY IS THE EXTERNAL FACE OF SUCH WALL, OTHERWISE THE YARD SUBSIDIARY BOUNDARIES ARE CENTRELINE OF WALL

YARDS ARE LIMITED IN DEPTH TO THE MEDIAN OF THE CONCRETE SLAB WHICH FORMS THE LOWER SURFACE OF THE YARD

YARDS ARE LIMITED IN HEIGHT TO THE PROJECTION OF THE UPPER BOUNDARY OF THE RESPECTIVE UNIT

UNITS AND SUBSIDIARIES ARE SUBJECT TO RIGHTS OF ENTRY FOR INSPECTION AND MAINTENANCE UNDER SECTION 34 OF THE UNIT TITLES ACT 2001

UNIT AREAS HAVE BEEN DETERMINED WITH REFERENCE TO THE CENTRELINES OF WALL, UNLESS NOTED OTHERWISE

THE POSITION OF WALL CENTRELINES MAY HAVE BEEN ESTIMATED (DEDUCED) TO DETERMINE THE UNIT AREA

ALL AREAS ARE APPROXIMATE. UNITS AND SUBSIDIARIES MAY CONTAIN COLUMNS AND SERVICES DUCTS, WHICH ARE COMMON PROPERTY AND MAY NOT BE SHOWN ON THE UNITS PLAN

THE OWNERS CORPORATION OR OTHER UNIT OWNERS HAVE RIGHTS OVER THESE COLUMNS AND SERVICE DUCTS UNDER SECTIONS 34 AND 35 OF THE UNIT TITLES ACT 2001

AREAS ARE SHOWN FOR THE PURPOSES OF THE UNITS PLAN ONLY & MUST NOT BE USED FOR ANY OTHER PURPOSE

NG LANDHOLDINGS No.1 PTY LTD

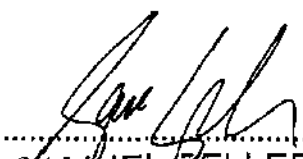
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ACN:

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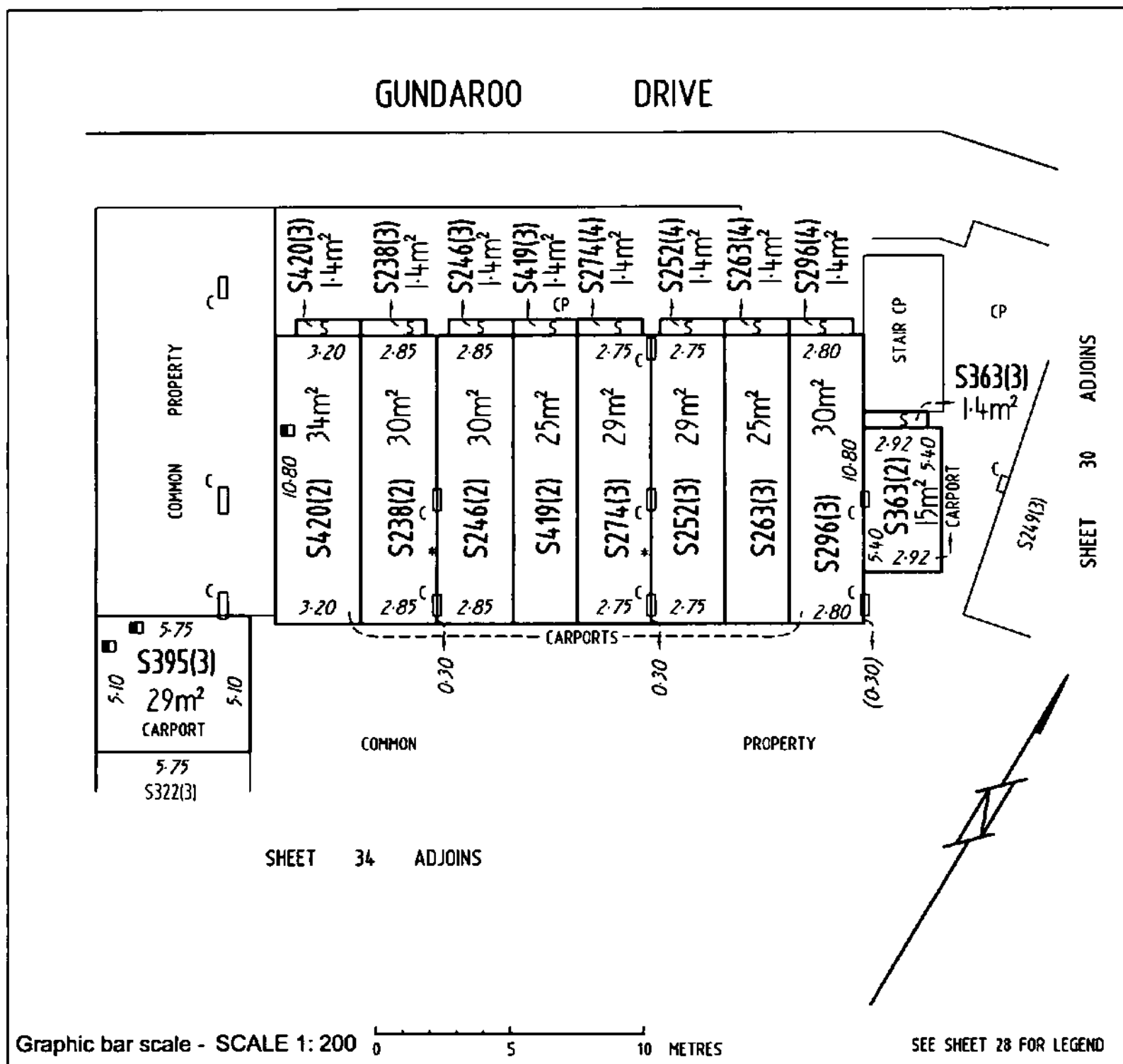
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	BASEMENT	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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Registered Proprietor

SAMUEL ZEGLER

Delegate of the

ACT Planning and Land Authority

LAND TITLES

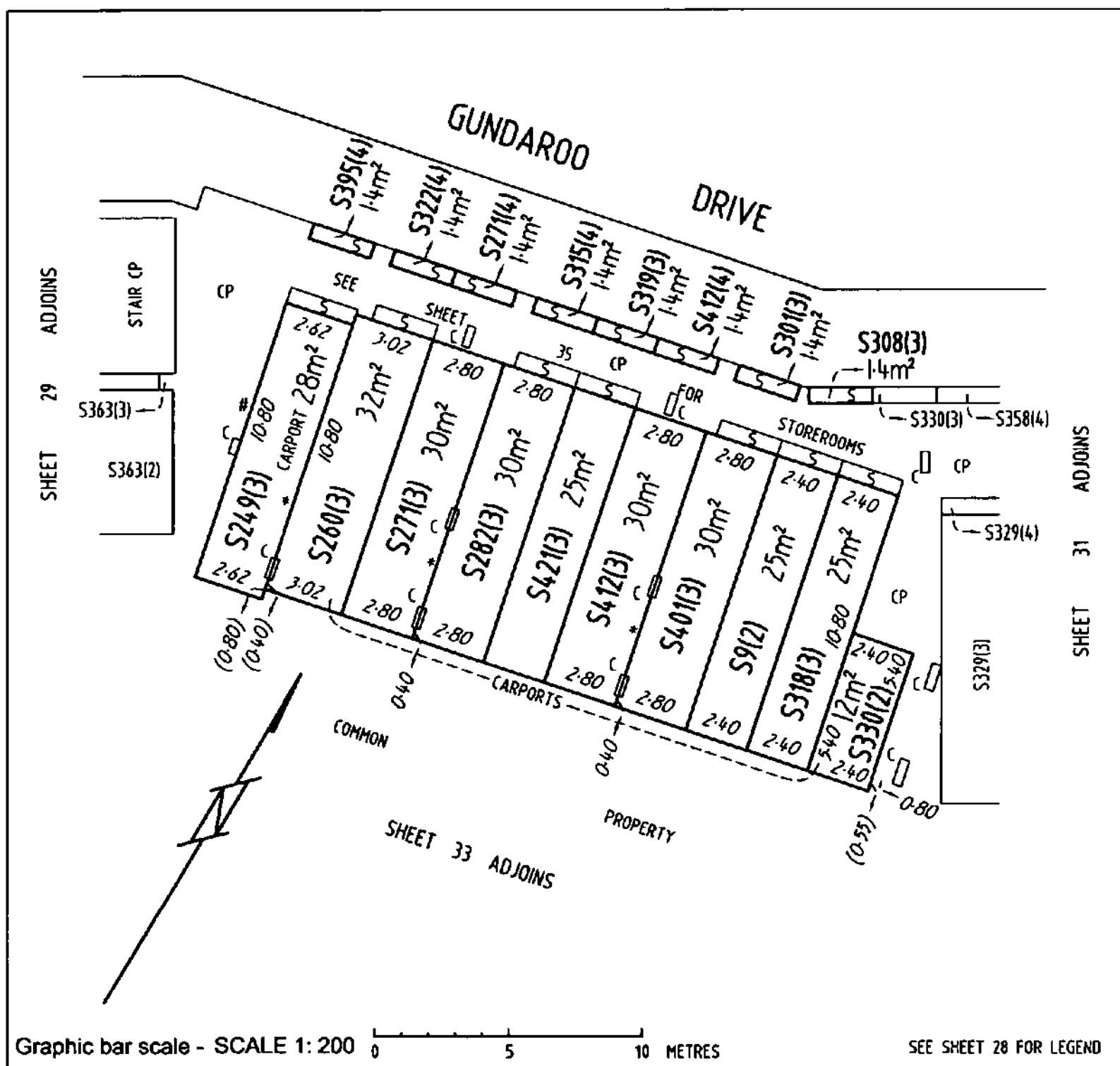
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	BASEMENT	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

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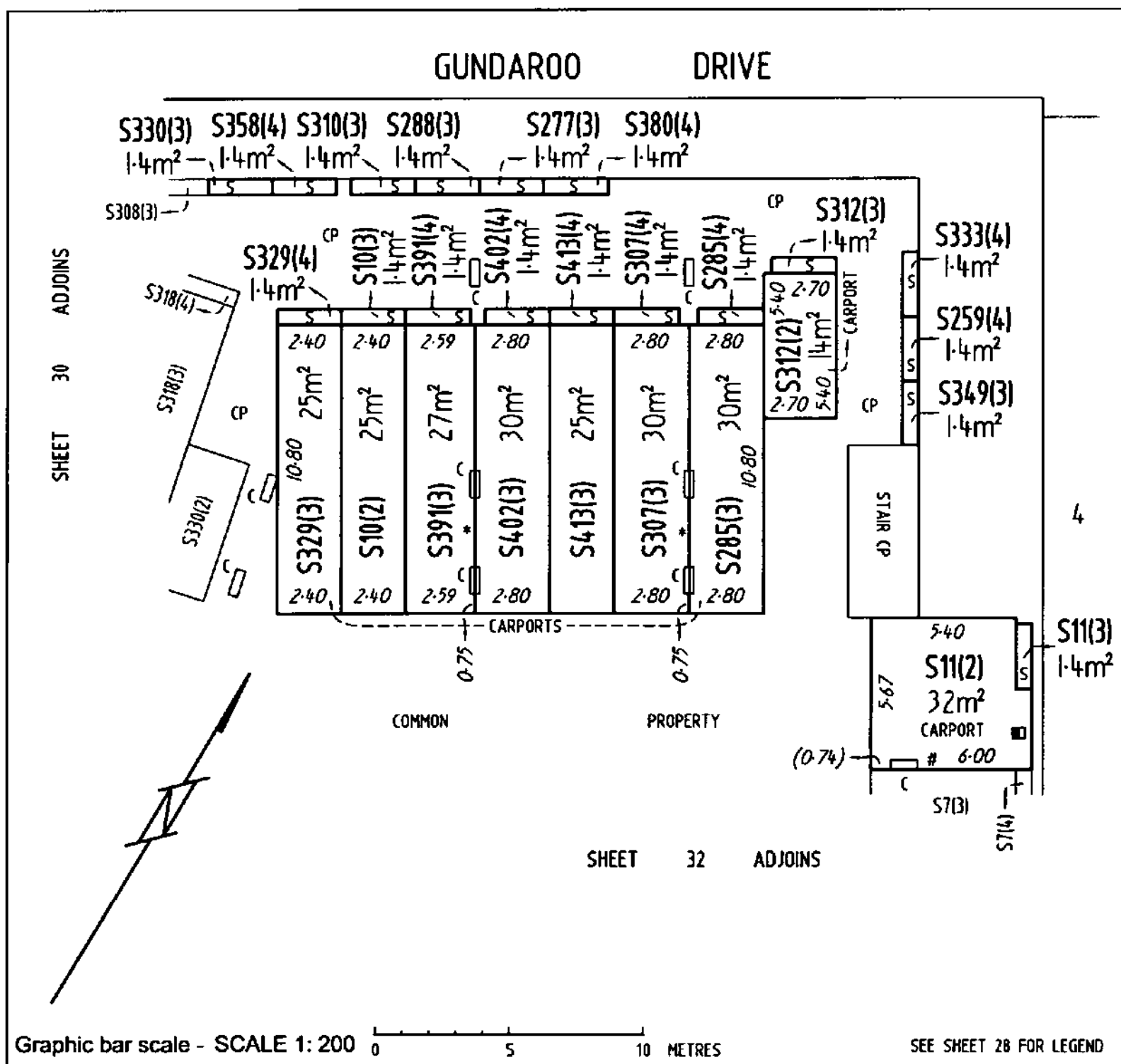
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	BASEMENT	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

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ACT Planning and Land Authority

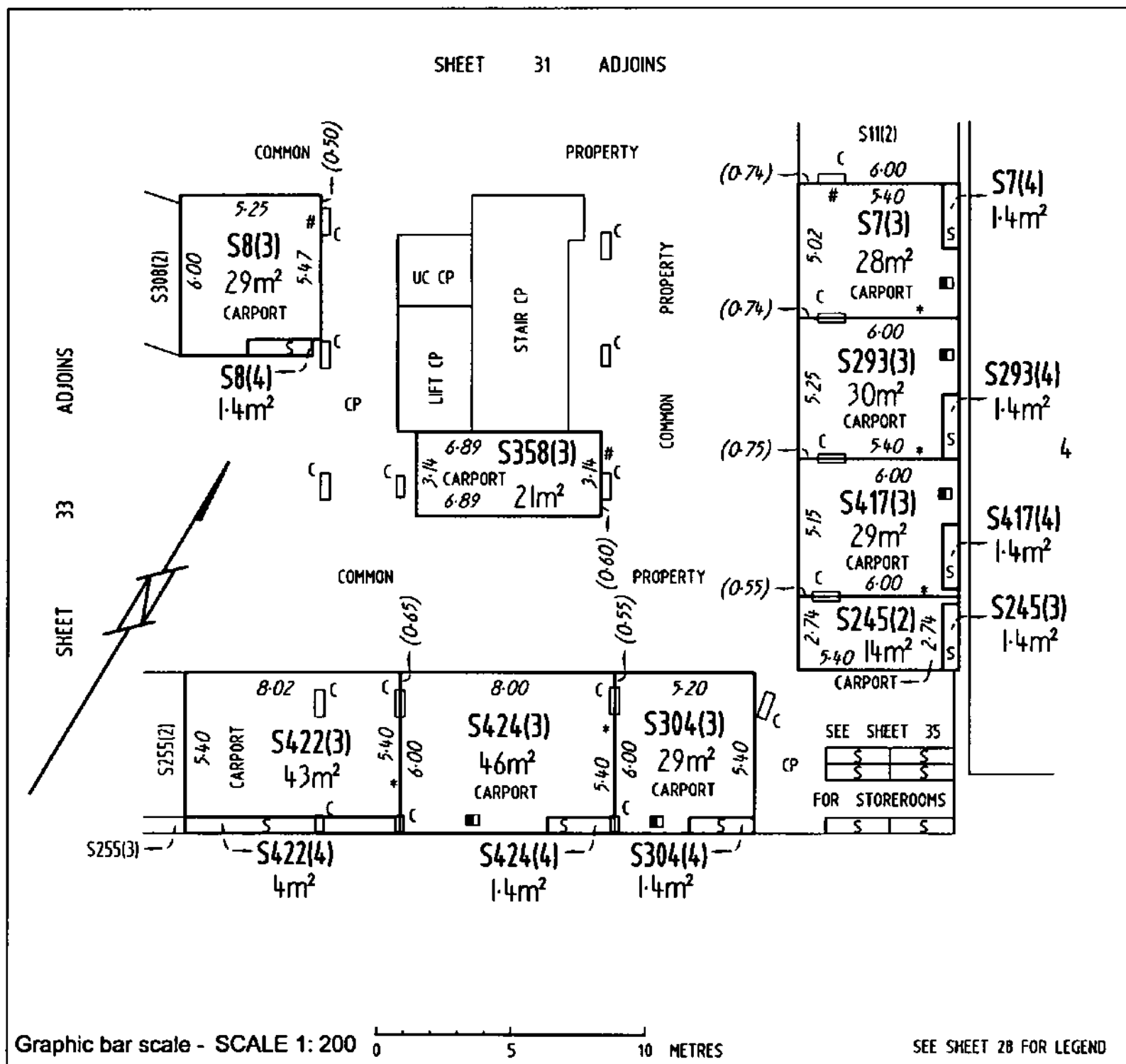
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	BASEMENT	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN- 601913839

ACN1

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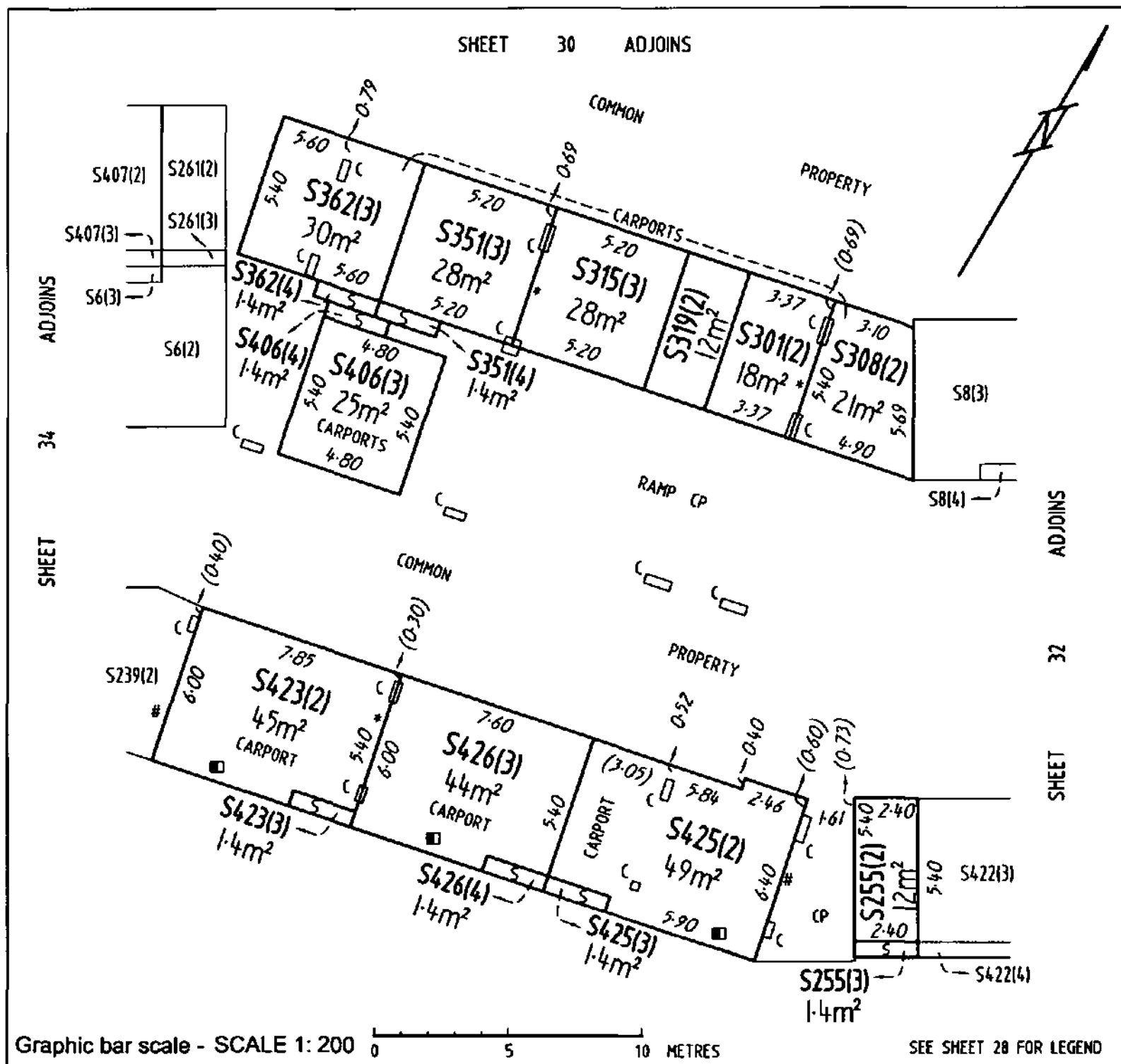
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4 421

FLOOR NUMBER	BASEMENT	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

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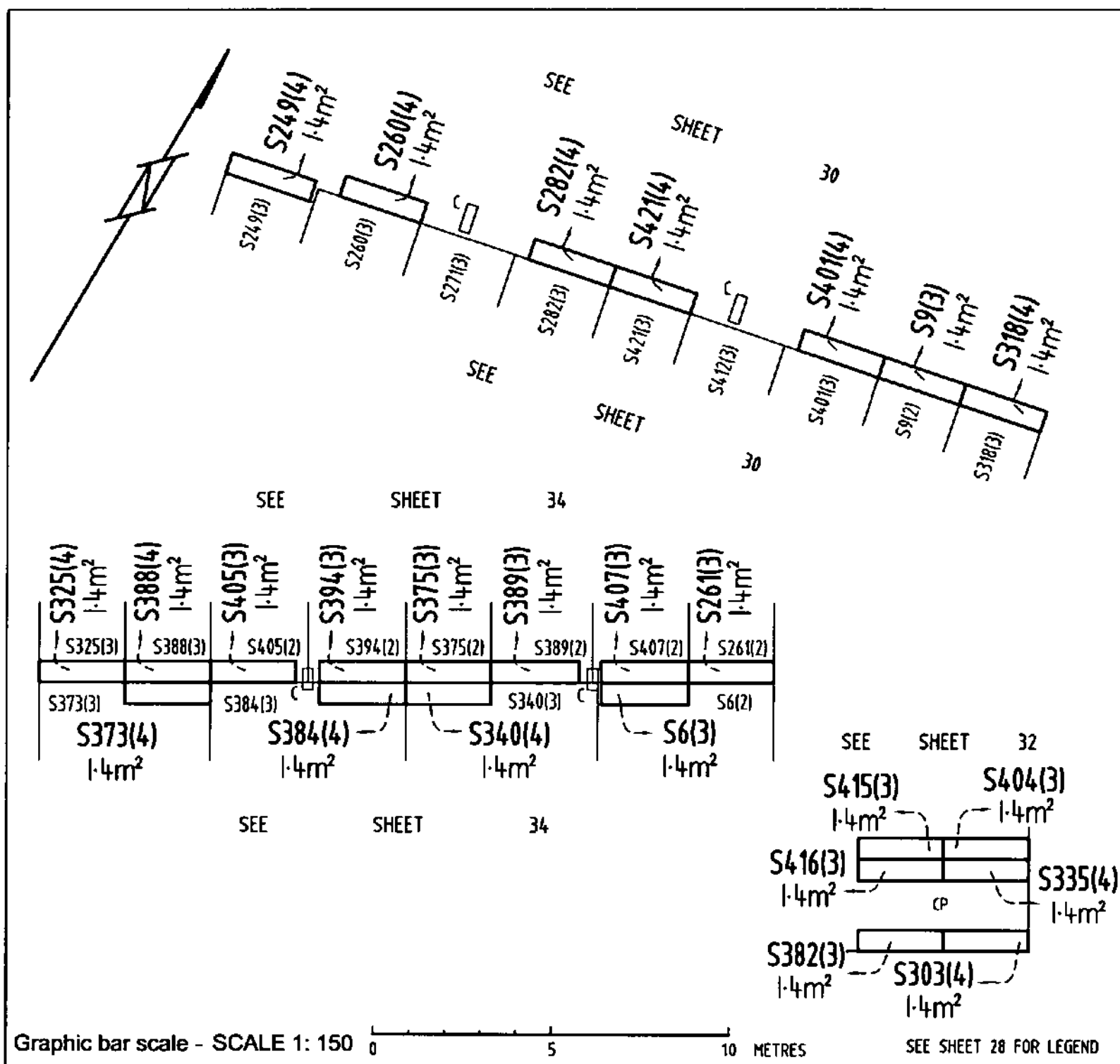
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	BASEMENT	STOREROOMS

NG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839

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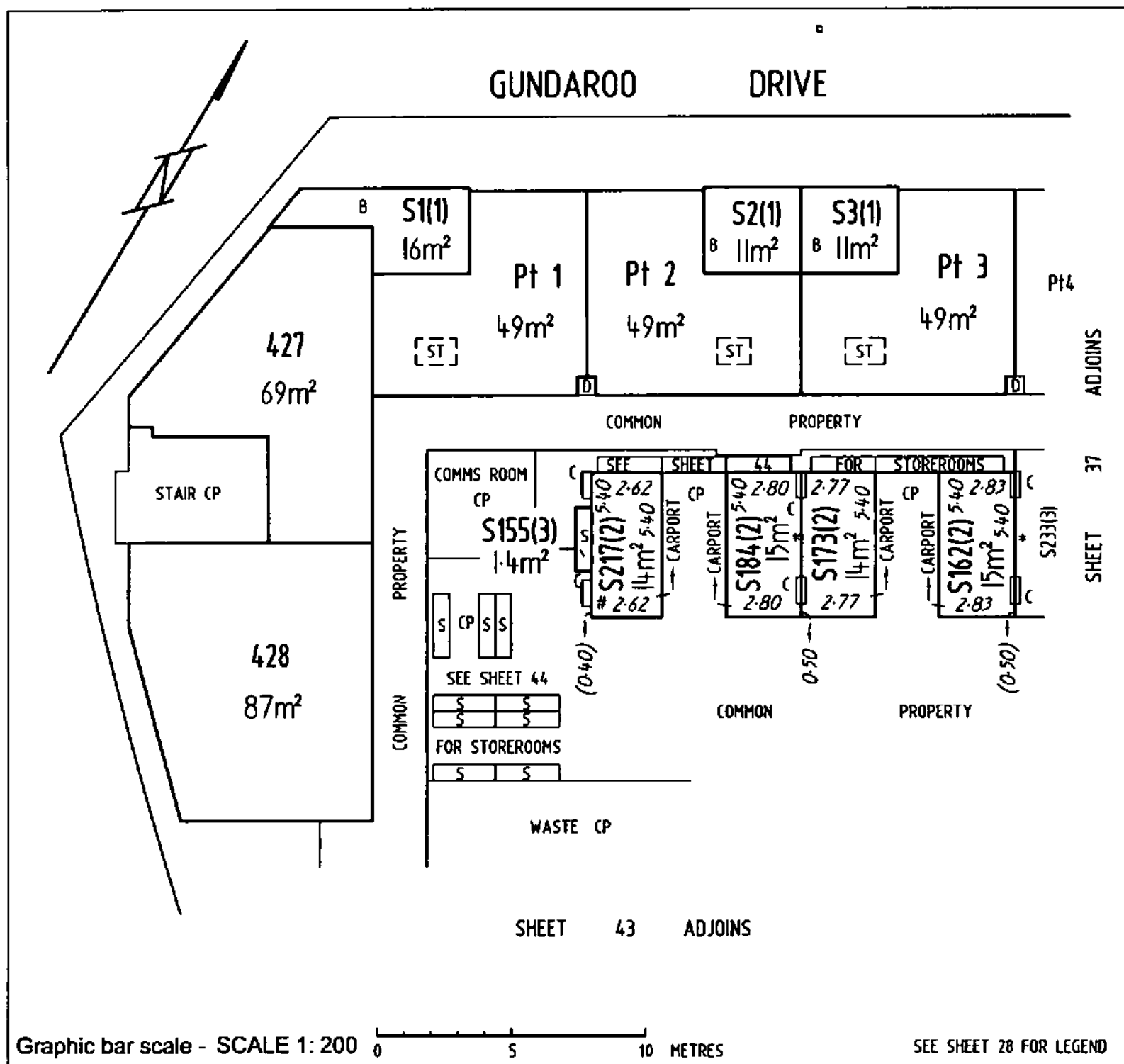
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4 421

FLOOR NUMBER	GROUND	CLASS A UNIT AND UNIT SUBSIDIARIES

NG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839

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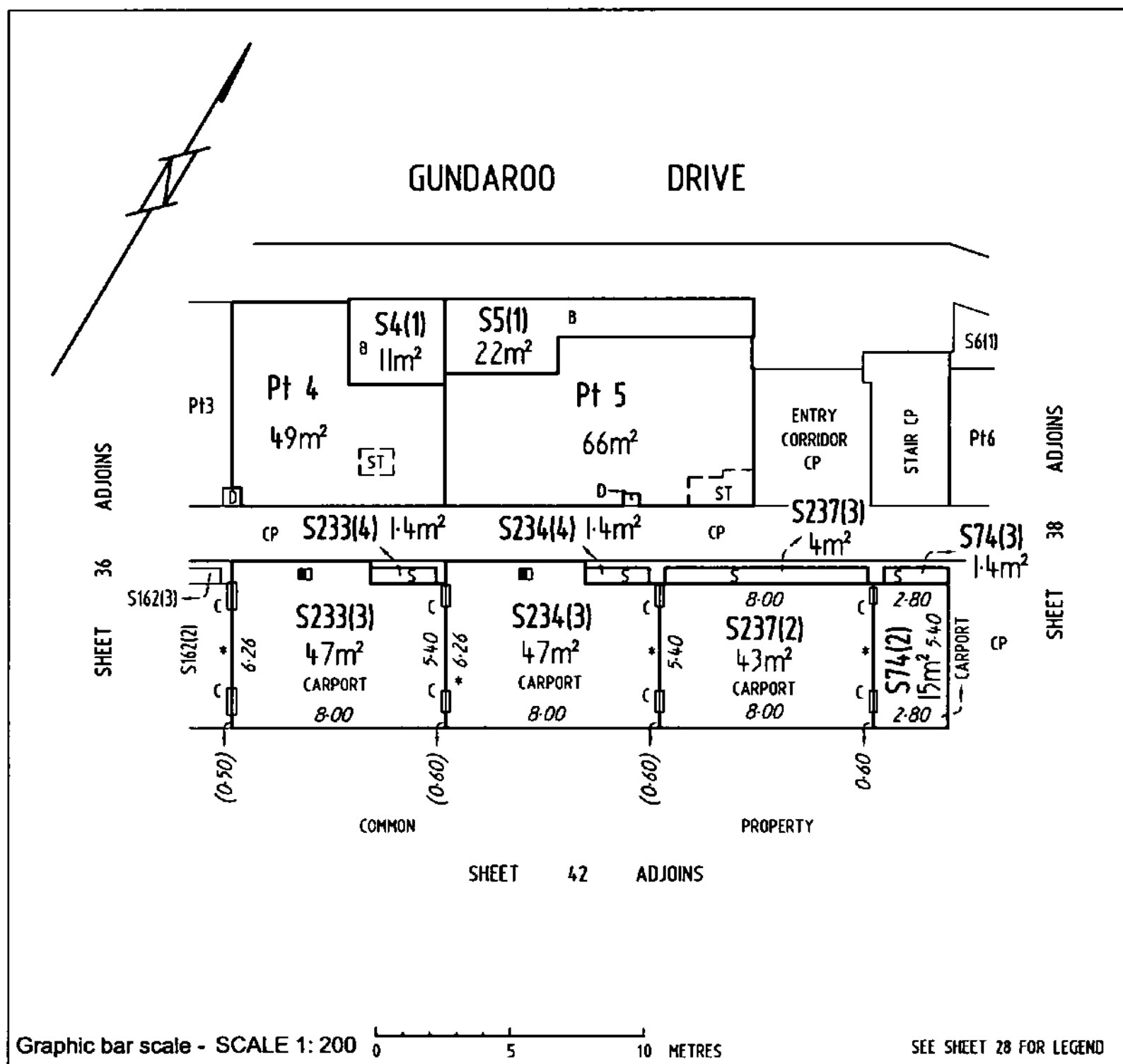
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	GROUND	CLASS A UNIT AND UNIT SUBSIDIARIES

NG LANDHOLDINGS No.1 PTY LTD
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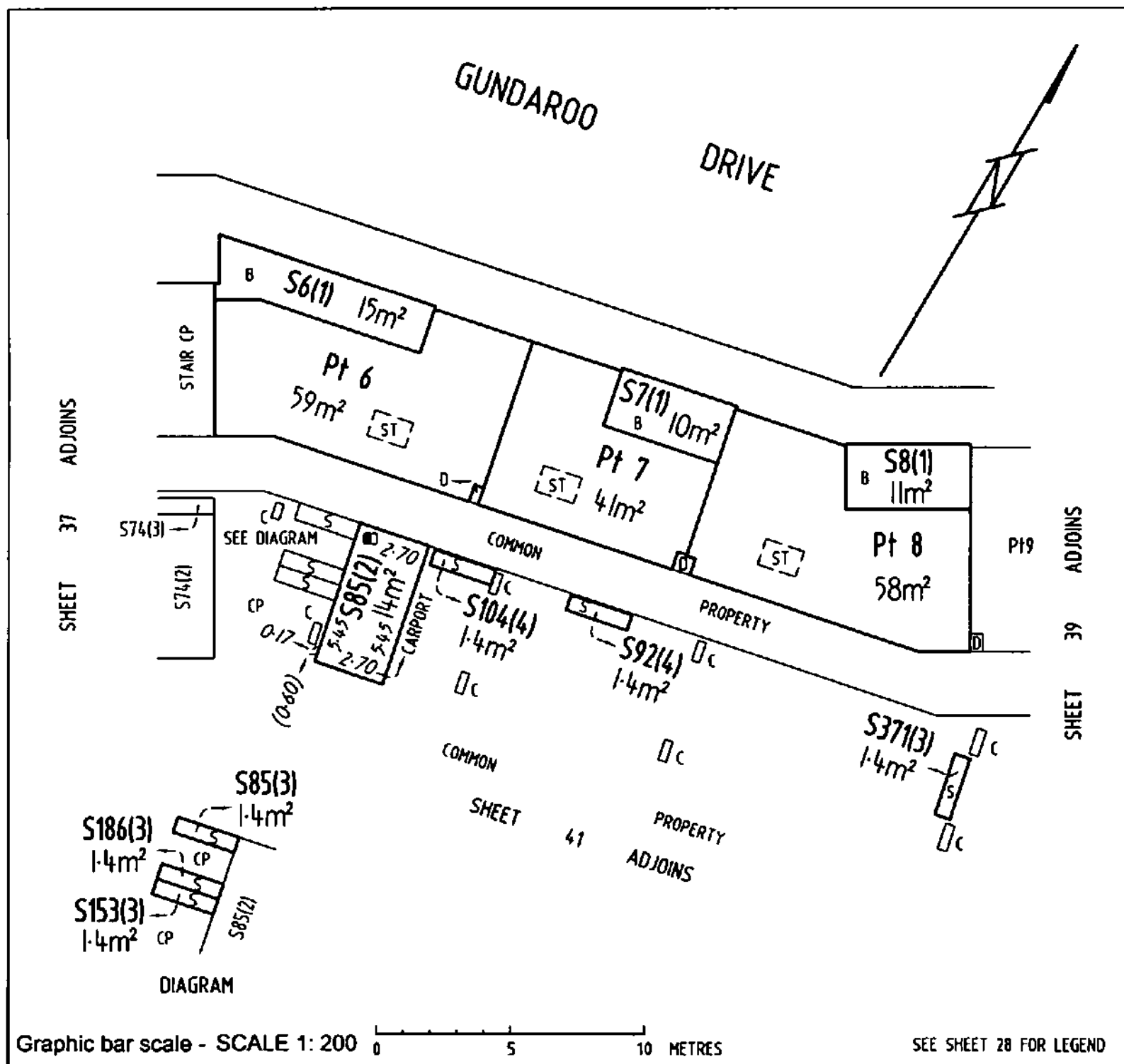
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	GROUND	CLASS A UNIT AND UNIT SUBSIDIARIES

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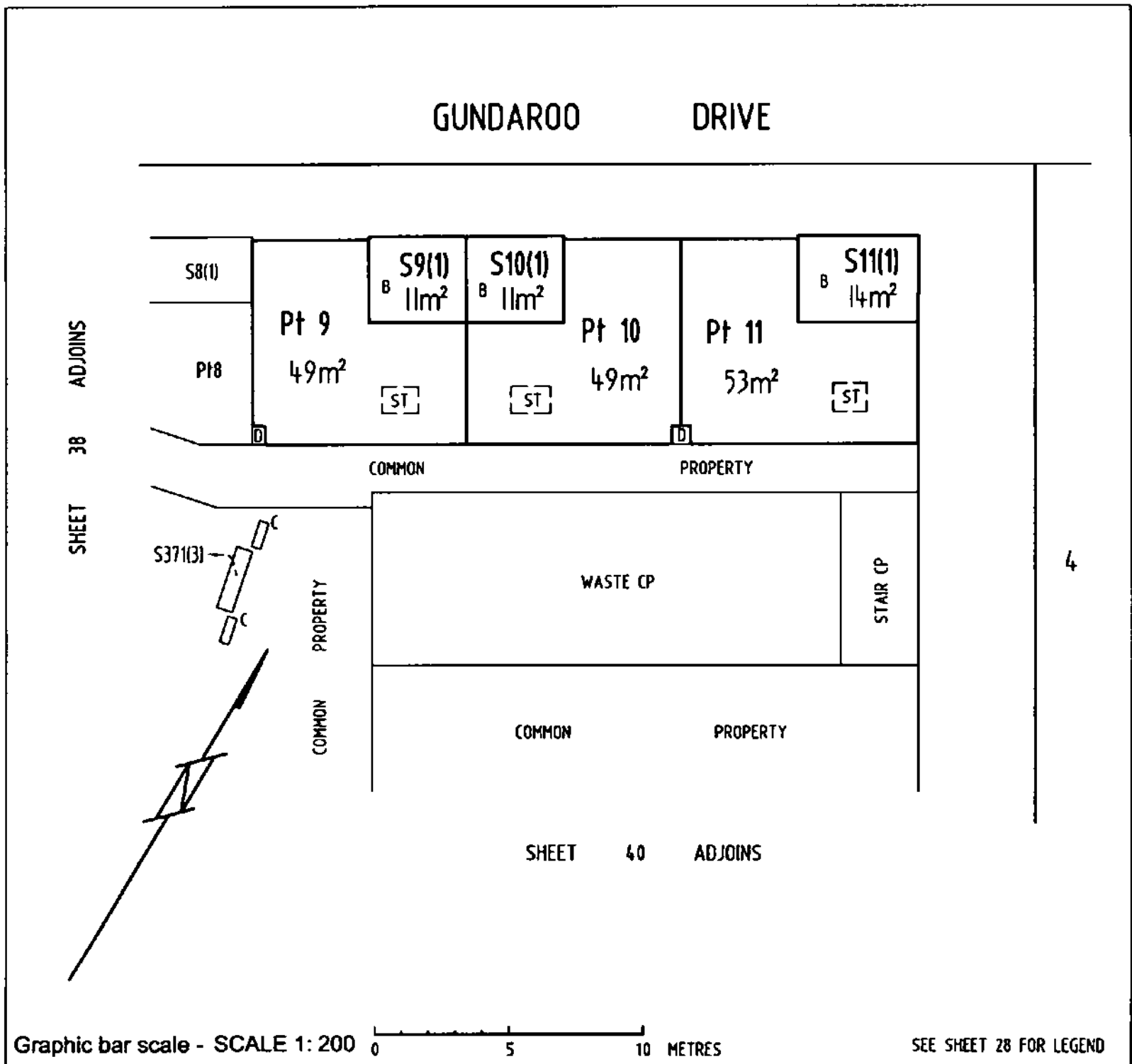
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	GROUND	CLASS A UNIT AND UNIT SUBSIDIARIES

NG LANDHOLDINGS No.1 PTY LTD
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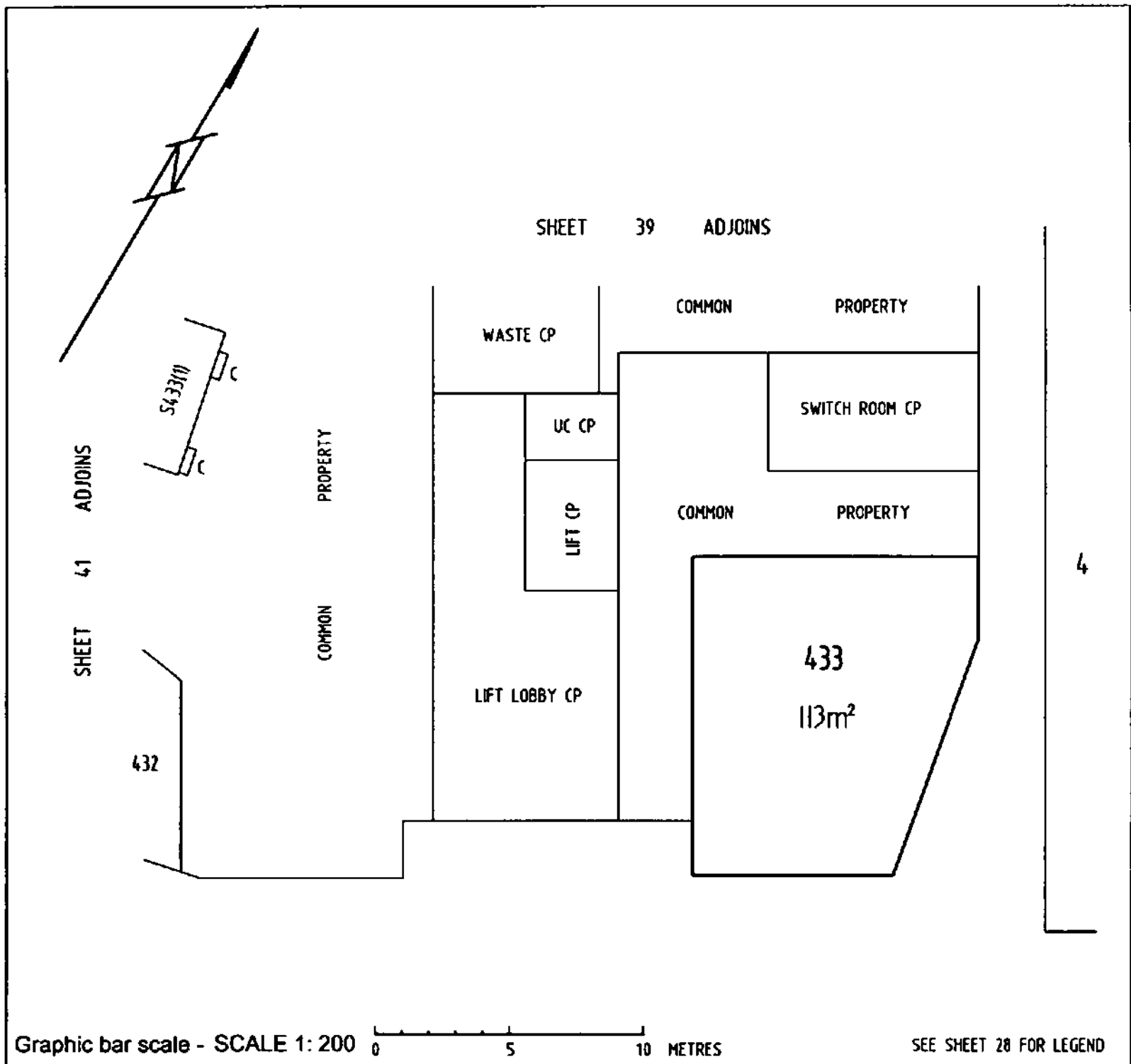
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4 421

FLOOR NUMBER	GROUND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

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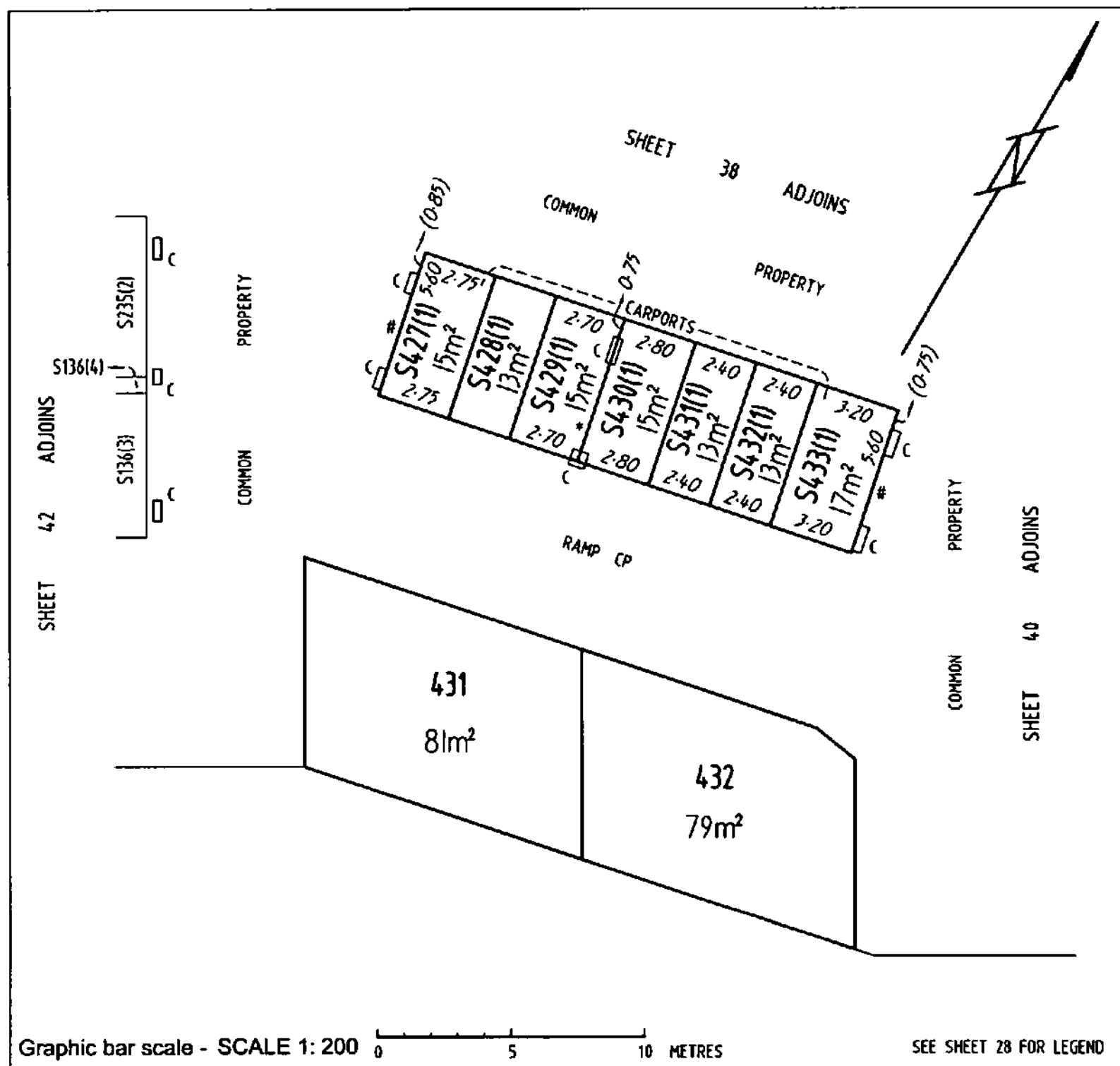
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	GROUND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD
ABN: 601913839
ACN:

NIKOLAOS GEORGALIS

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[Signature]
SAMUEL ZELLER Delegate of the
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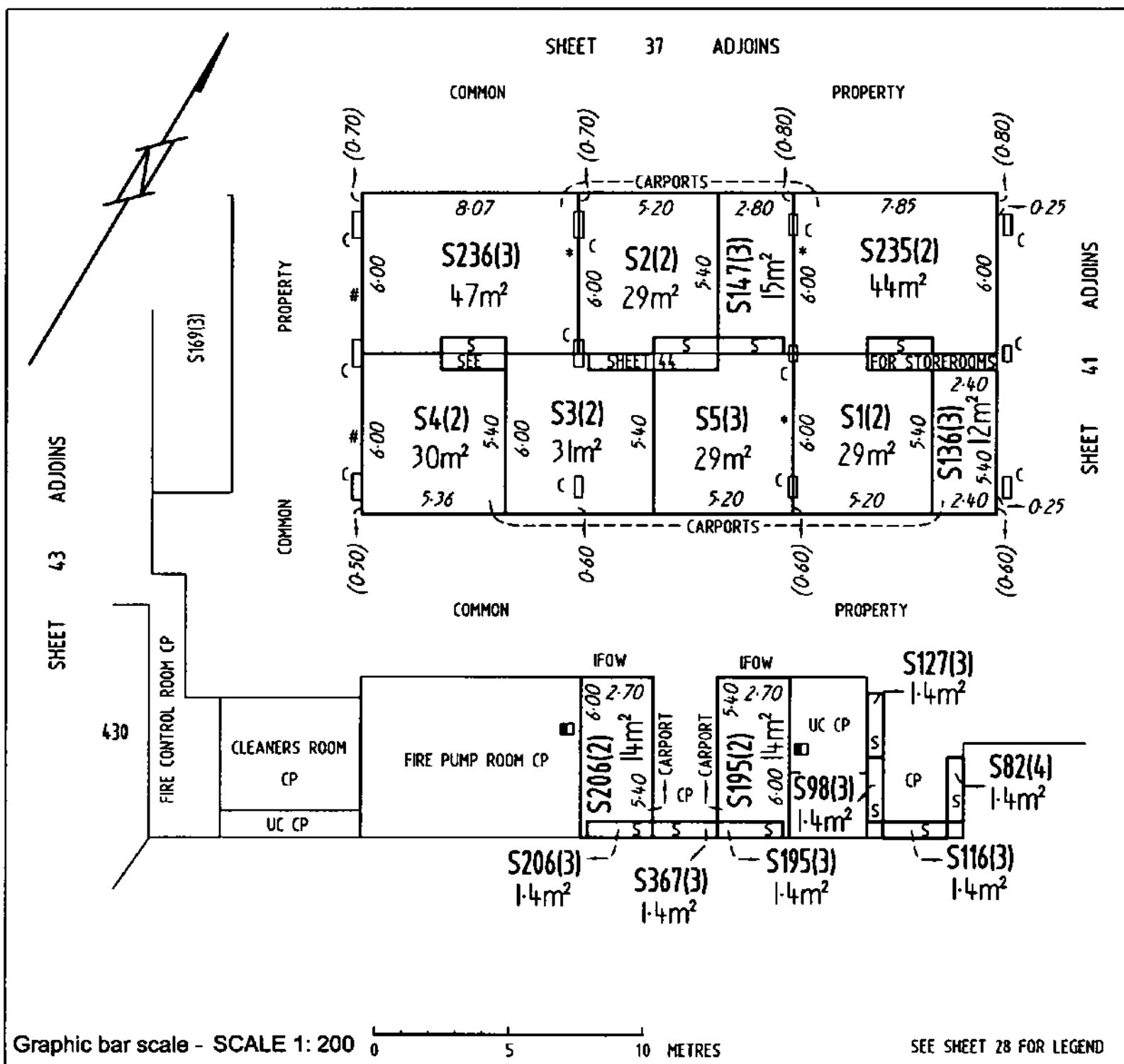
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	GROUND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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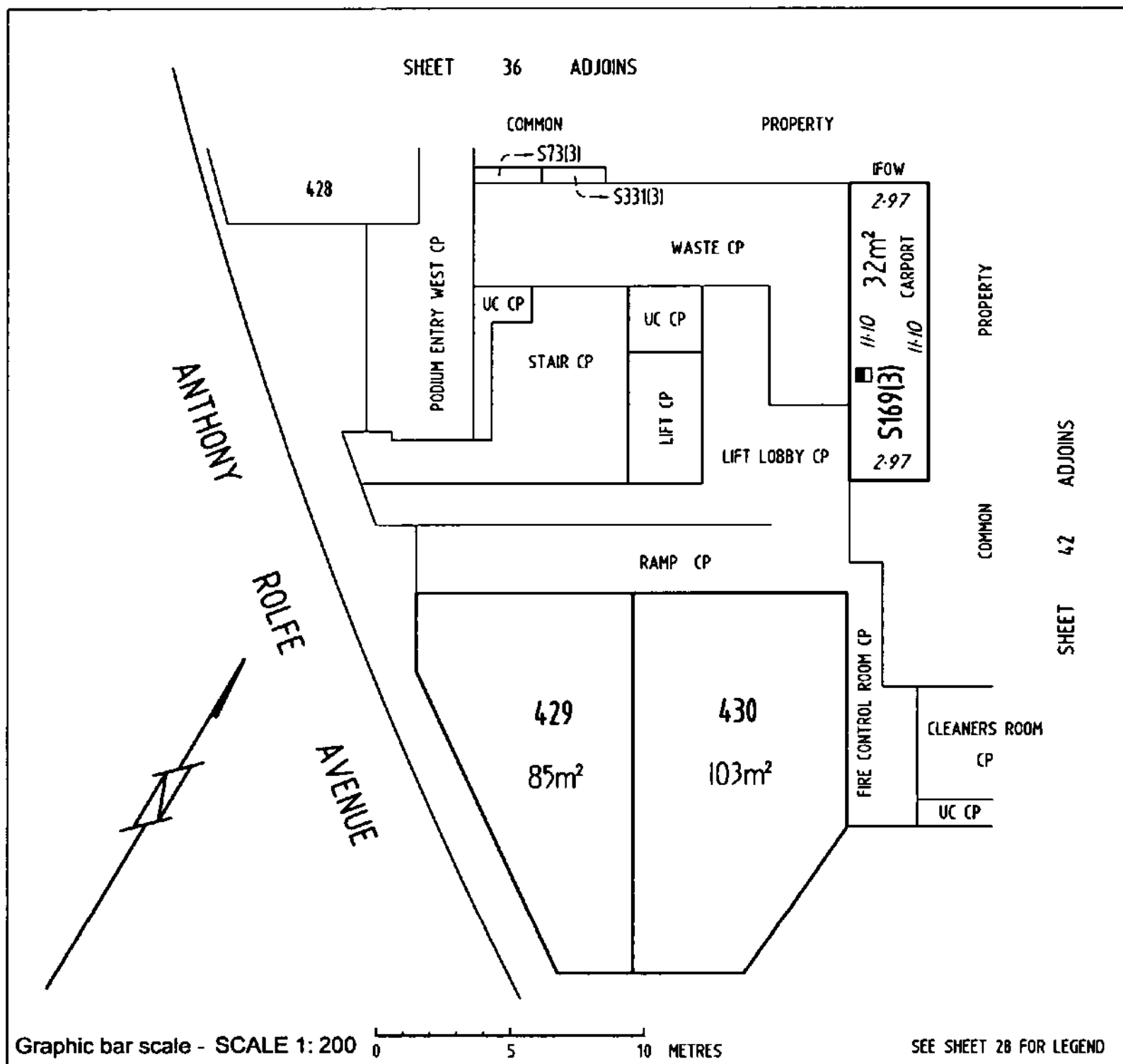
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	GROUND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

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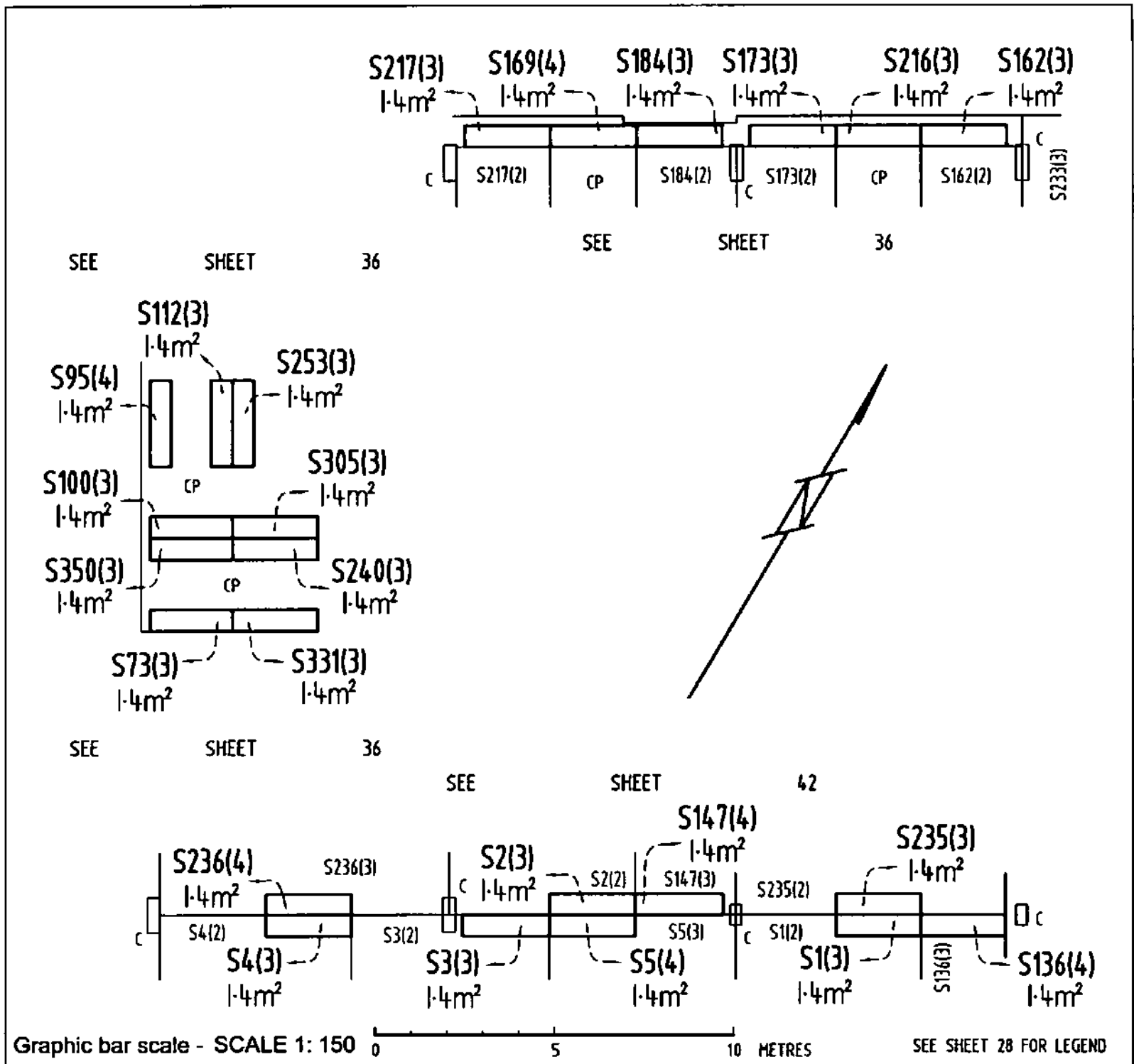
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4 421

FLOOR NUMBER	GROUND	STOREROOMS



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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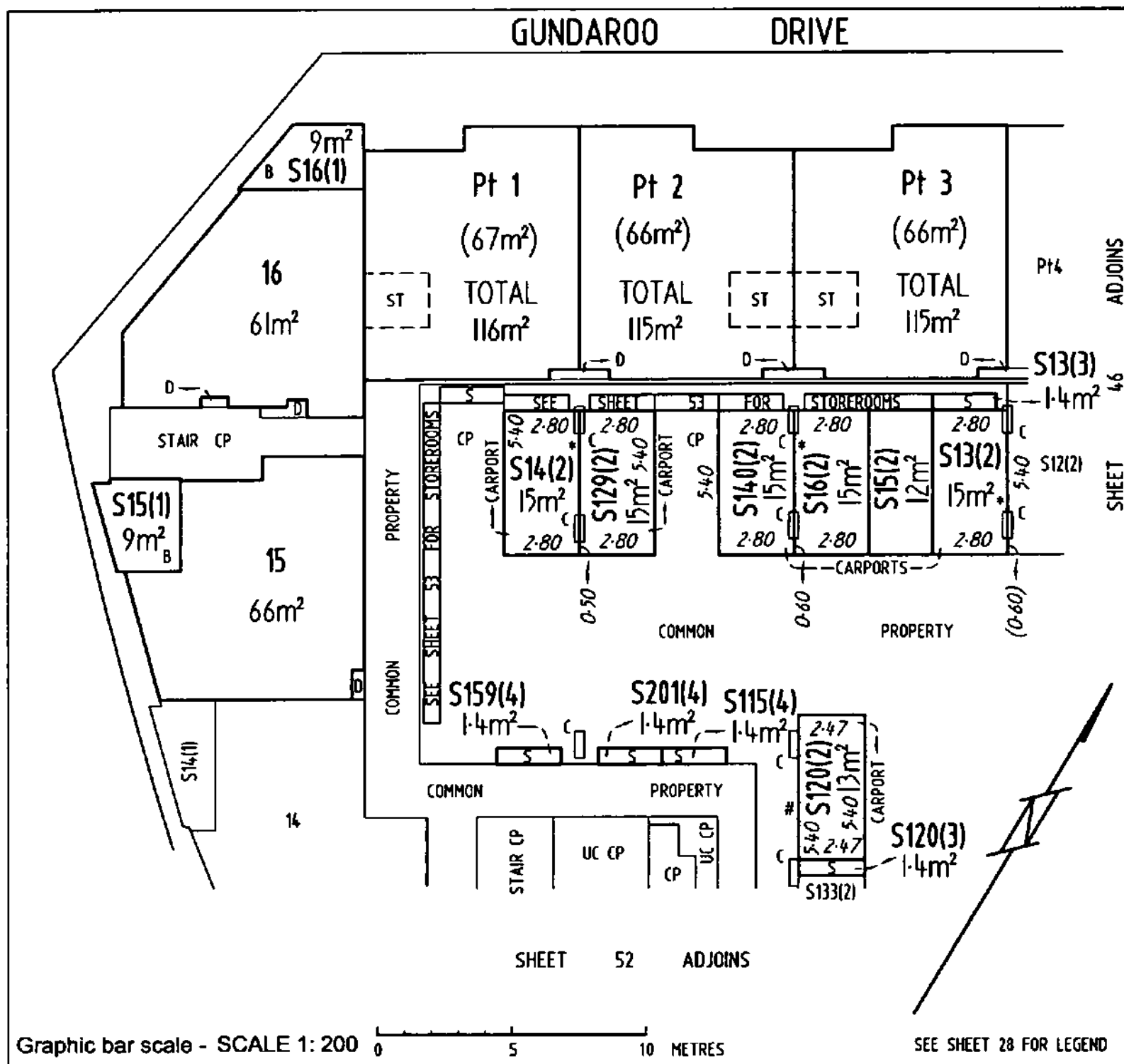
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FIRST	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839

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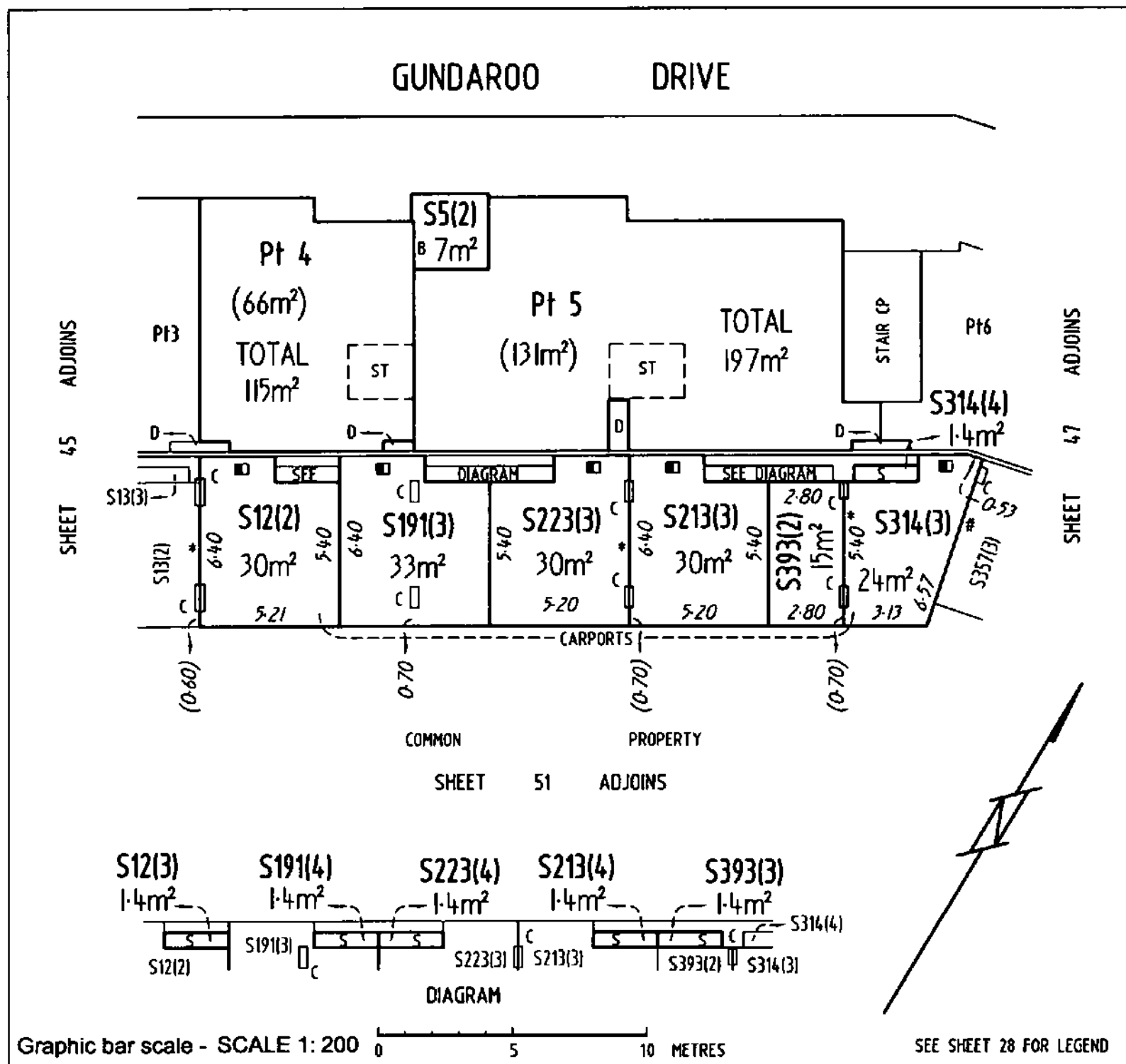
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	CLASS A UNIT AND UNIT SUBSIDIARIES
FIRST	

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ACN: 601913839

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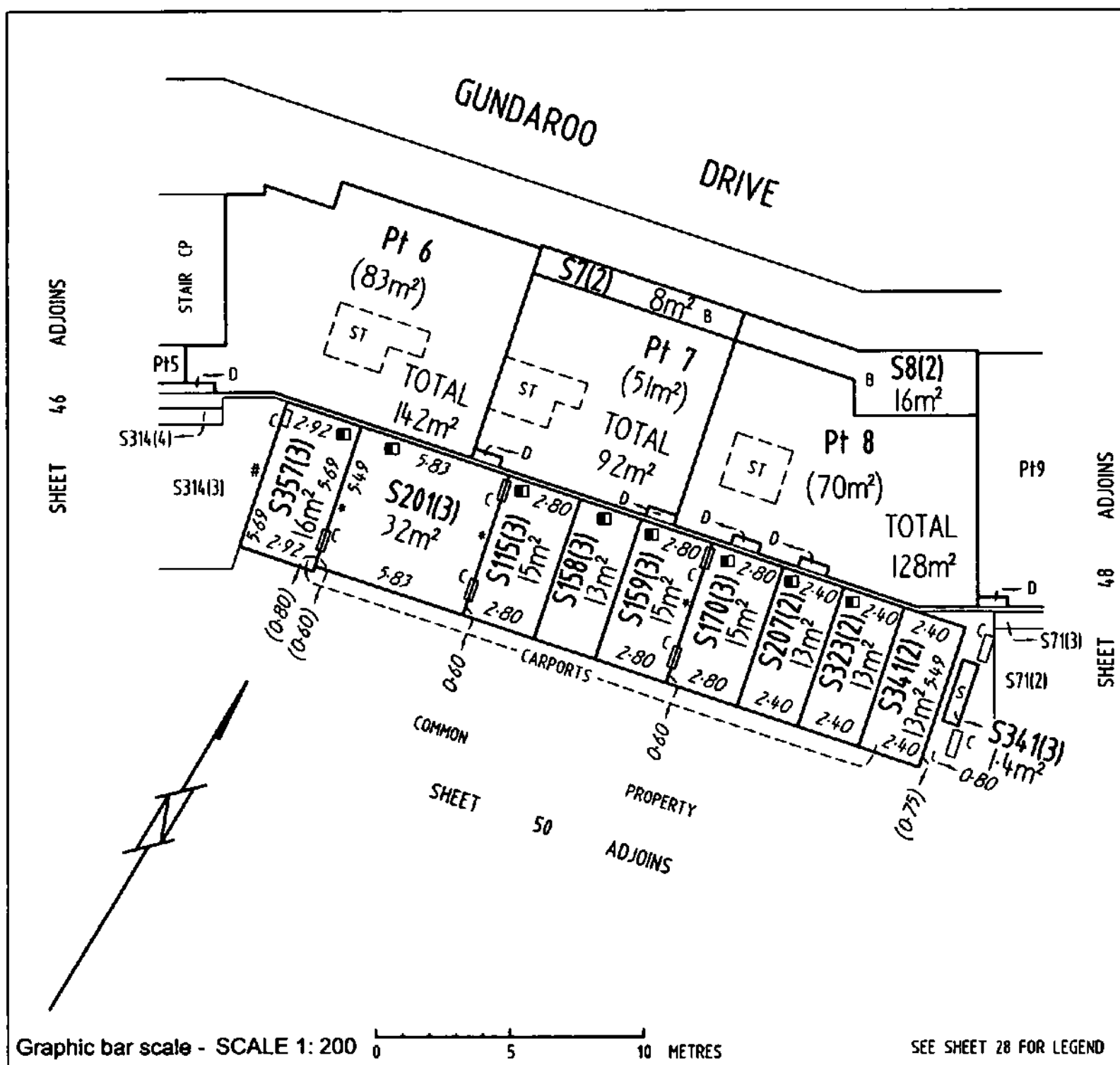
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FIRST	CLASS A UNIT AND UNIT SUBSIDIARIES



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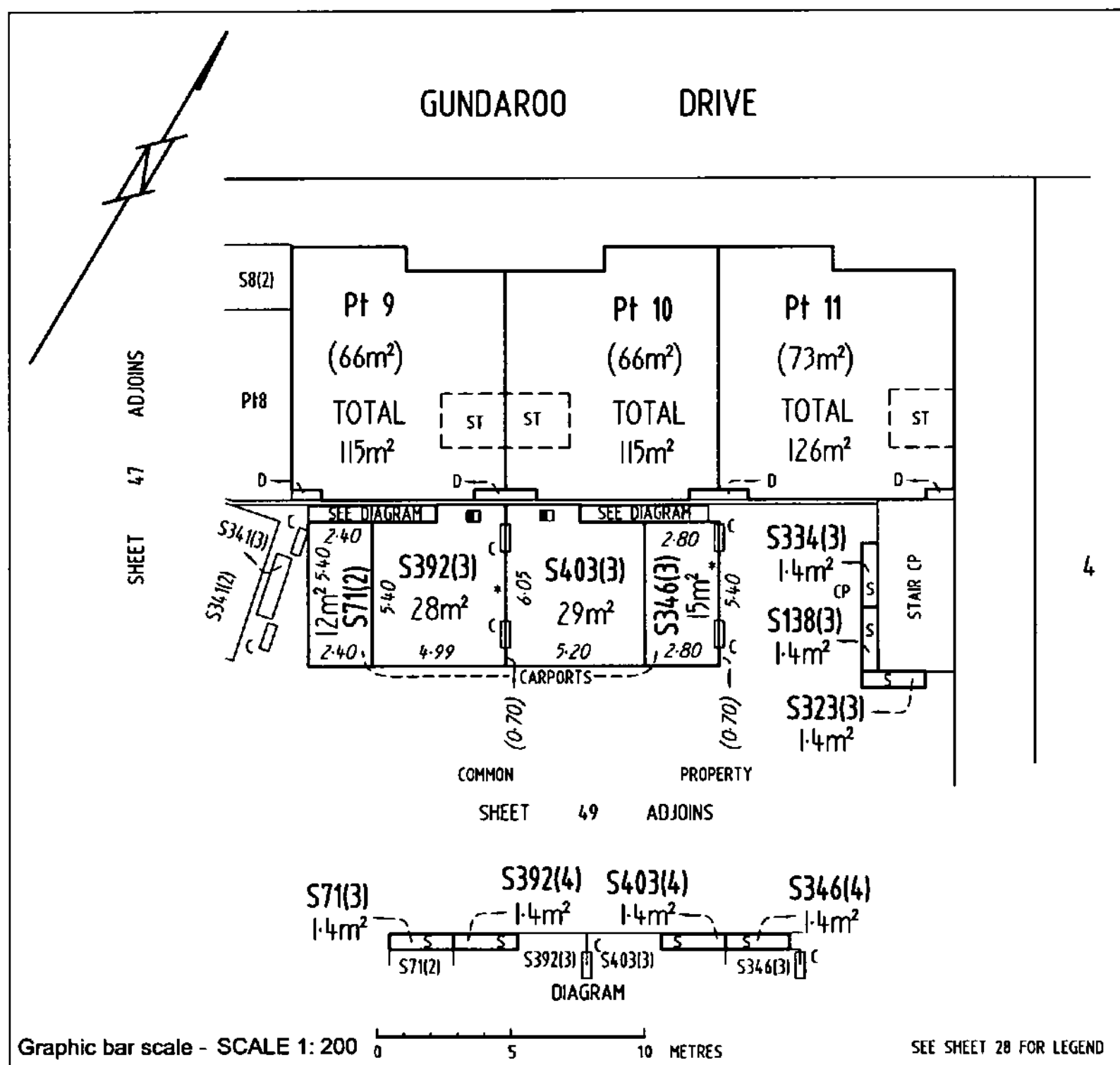
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	CLASS A UNIT AND UNIT SUBSIDIARIES
FIRST	

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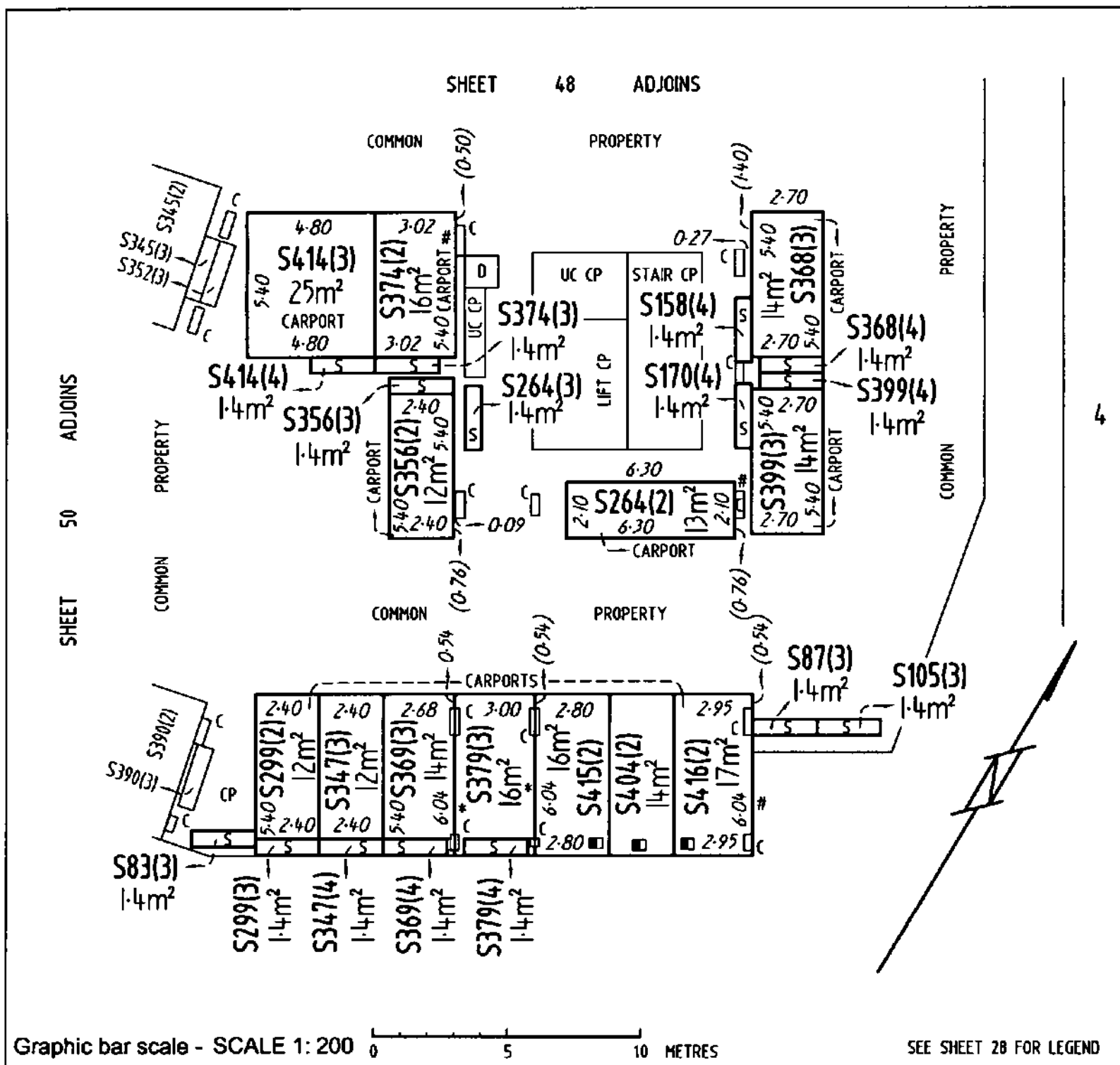
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	CLASS A UNIT AND UNIT SUBSIDIARIES
FIRST	



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

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SARAH J. ZELLER

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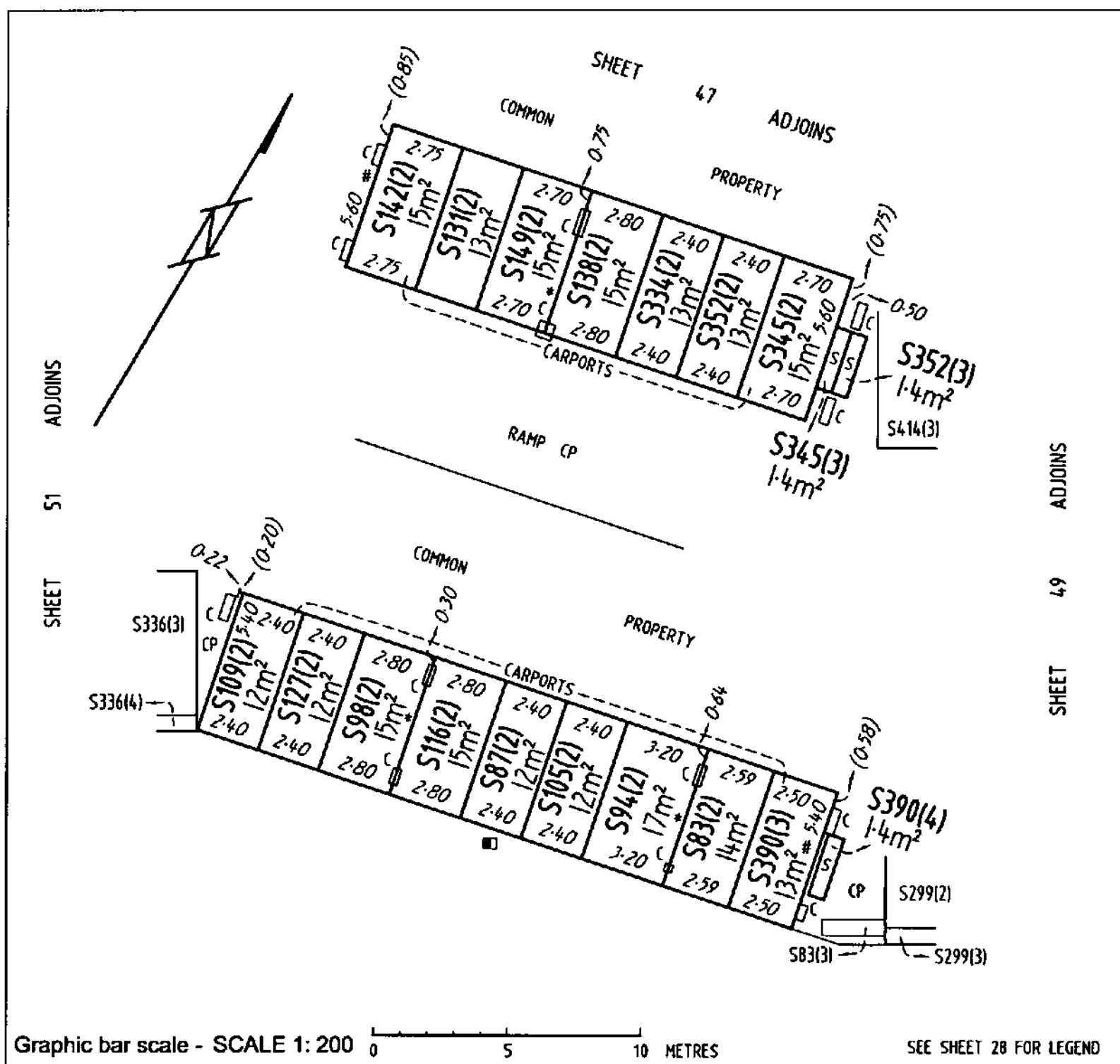
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4 421

FLOOR NUMBER	CLASS A UNIT AND UNIT SUBSIDIARIES
FIRST	



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

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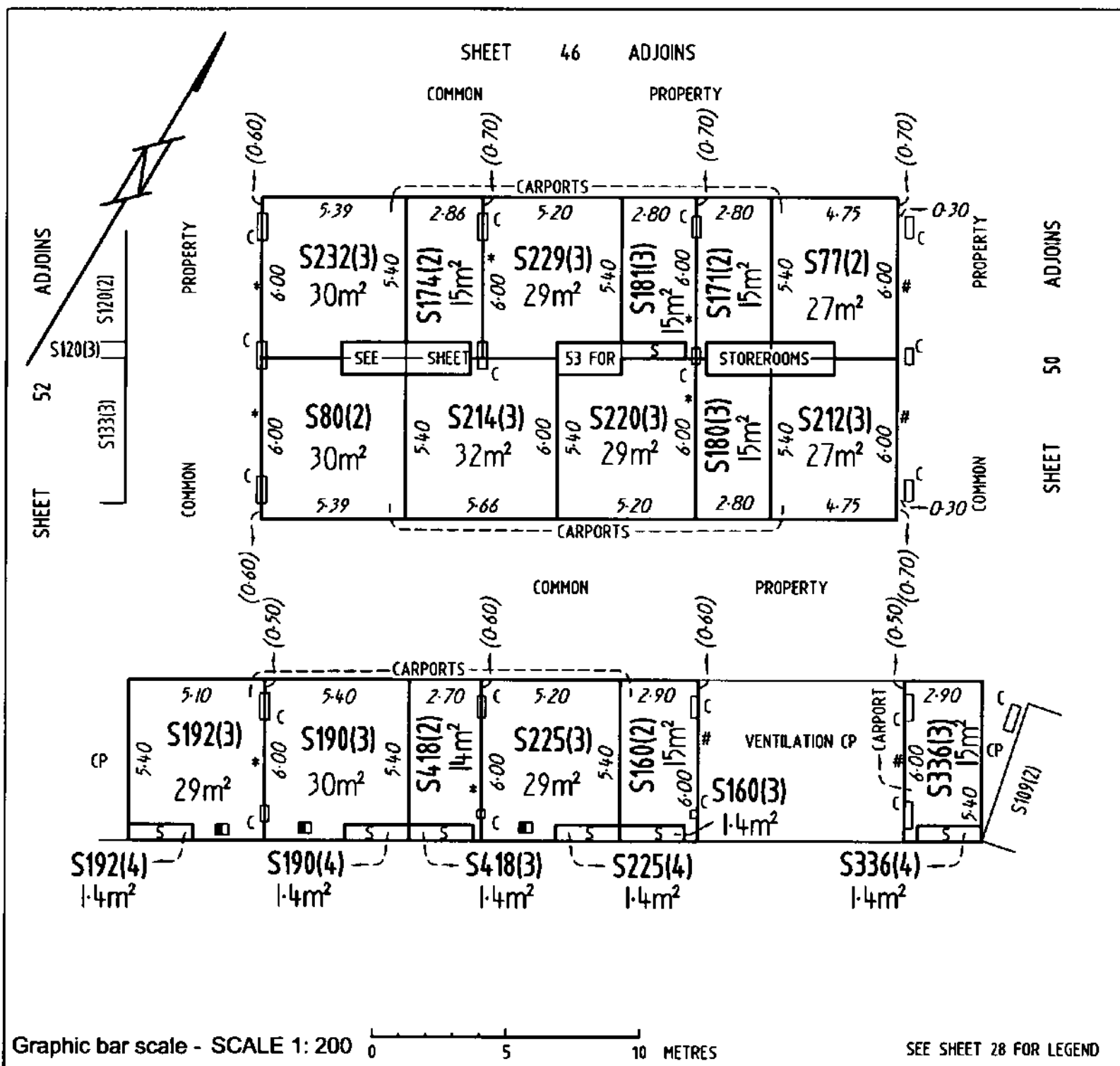
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	CLASS A UNIT AND UNIT SUBSIDIARIES
FIRST	



NG LANDHOLDINGS No.1 PTY LTD

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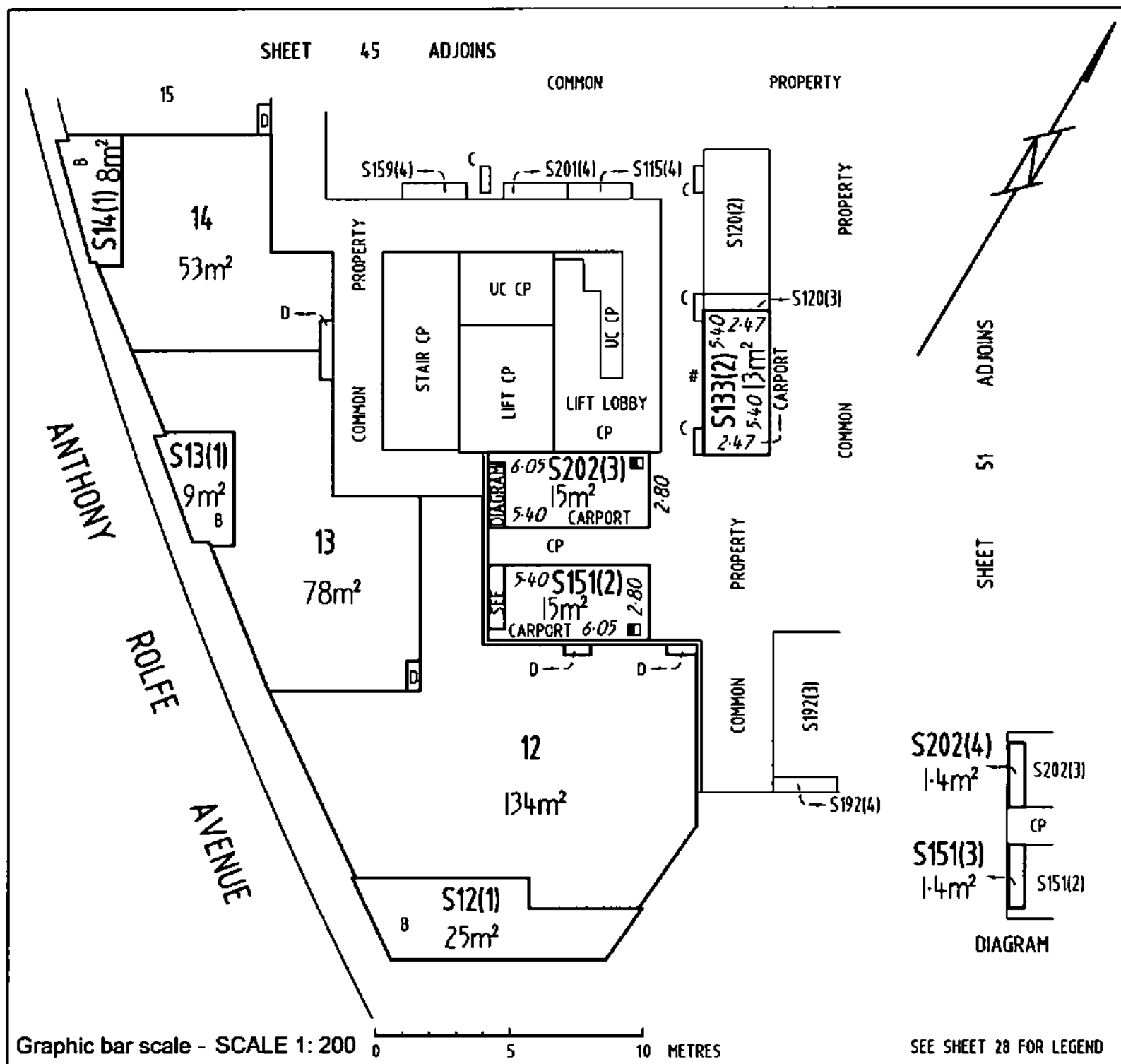
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	CLASS A UNIT AND UNIT SUBSIDIARIES
FIRST	



NG LANDHOLDINGS No.1 PTY LTD

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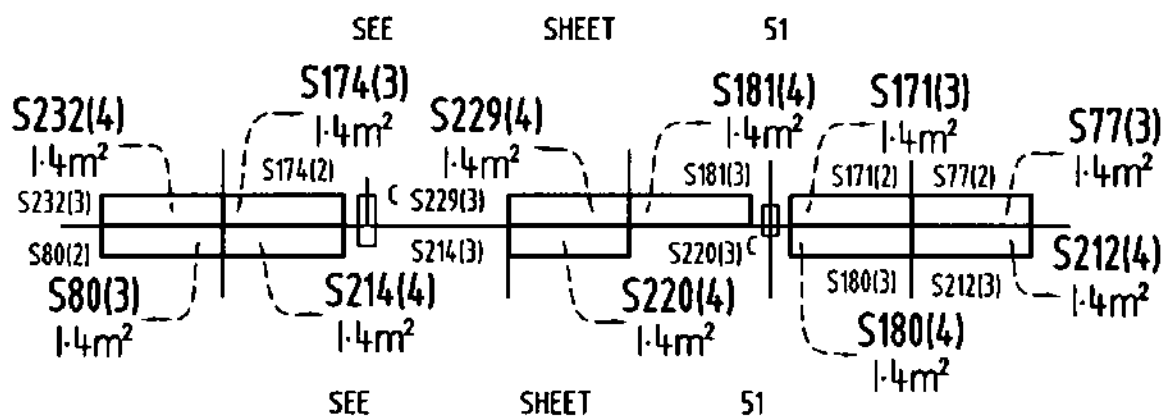
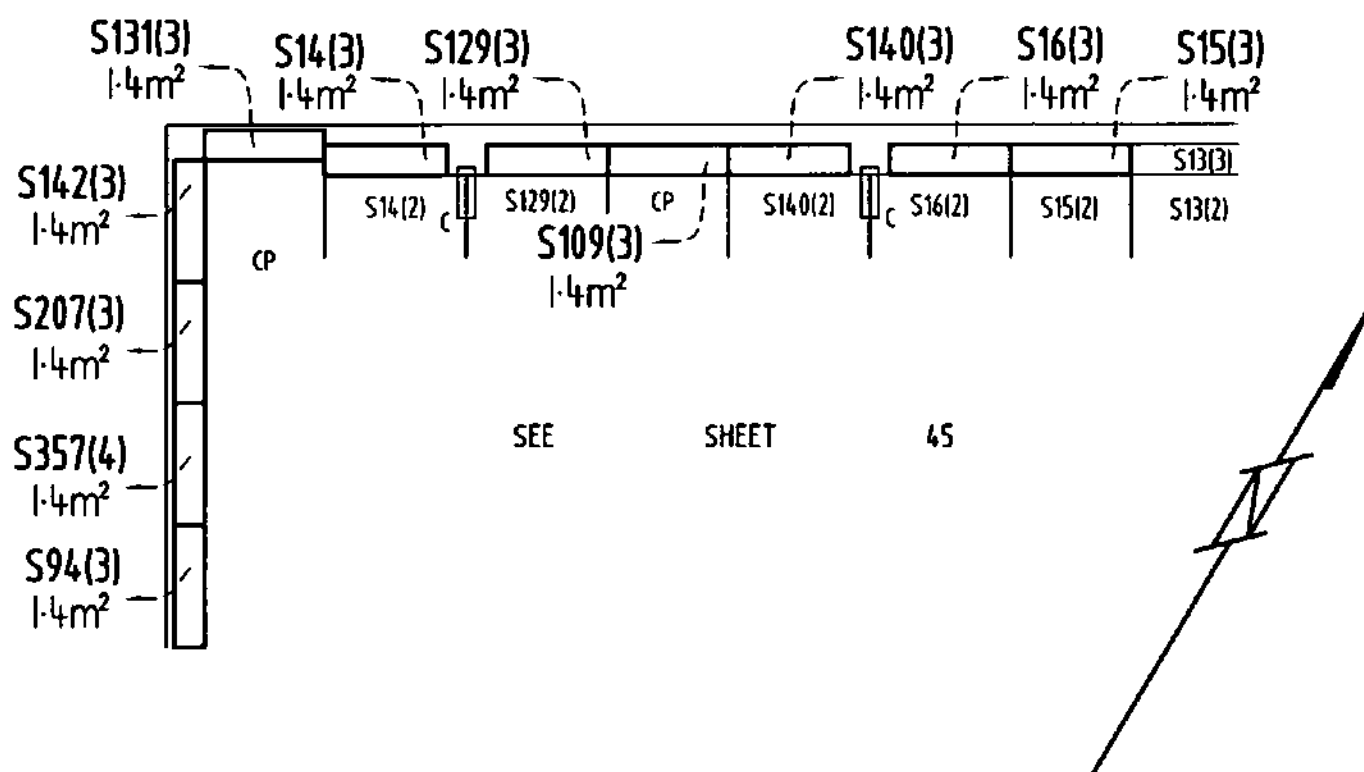
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	STOREROOMS
FIRST	



Graphic bar scale - SCALE 1: 150 0 5 10 METRES

SEE SHEET 28 FOR LEGEND

NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

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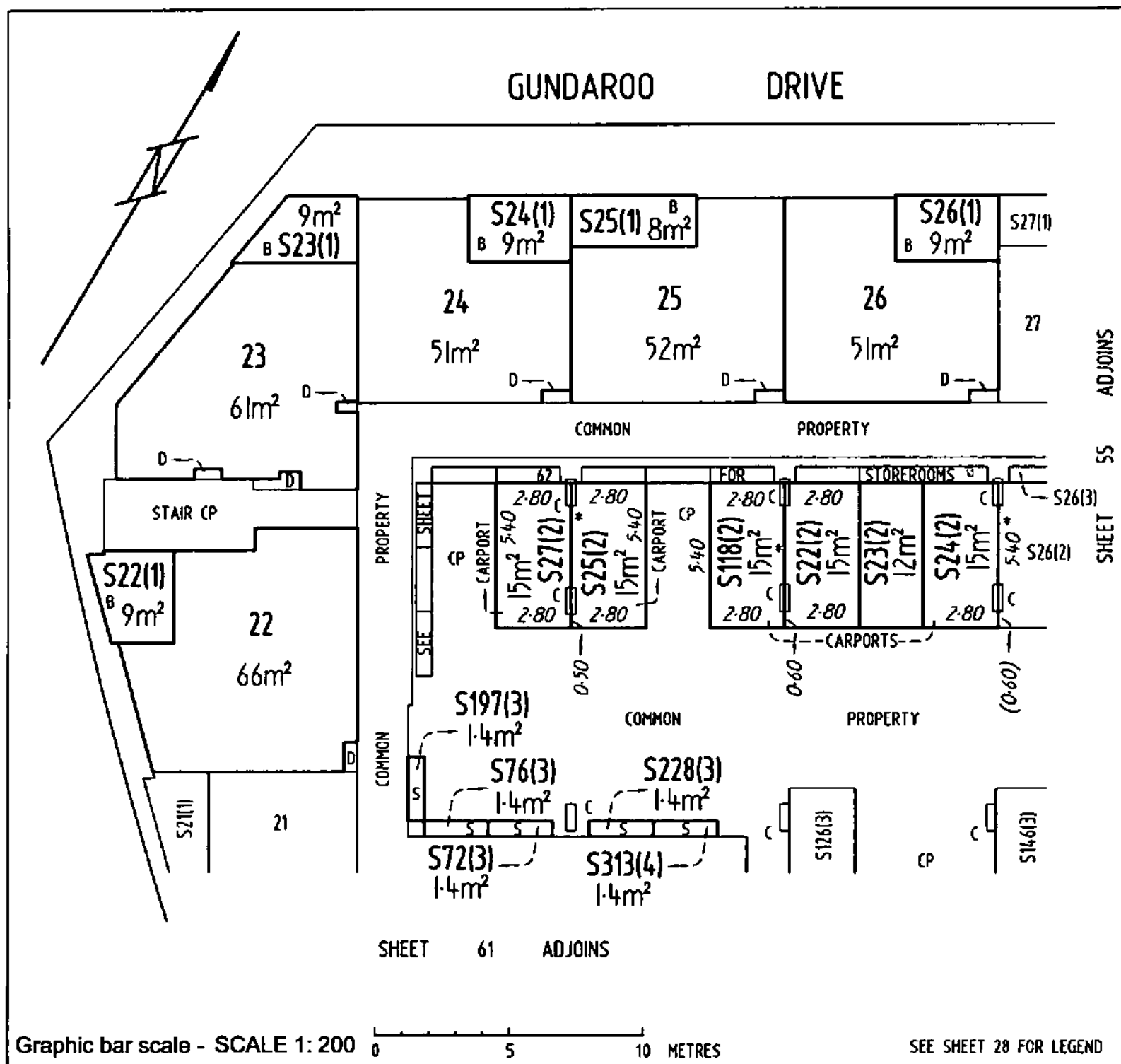
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SECOND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

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 CHRISEL ZELLER Delegate of the
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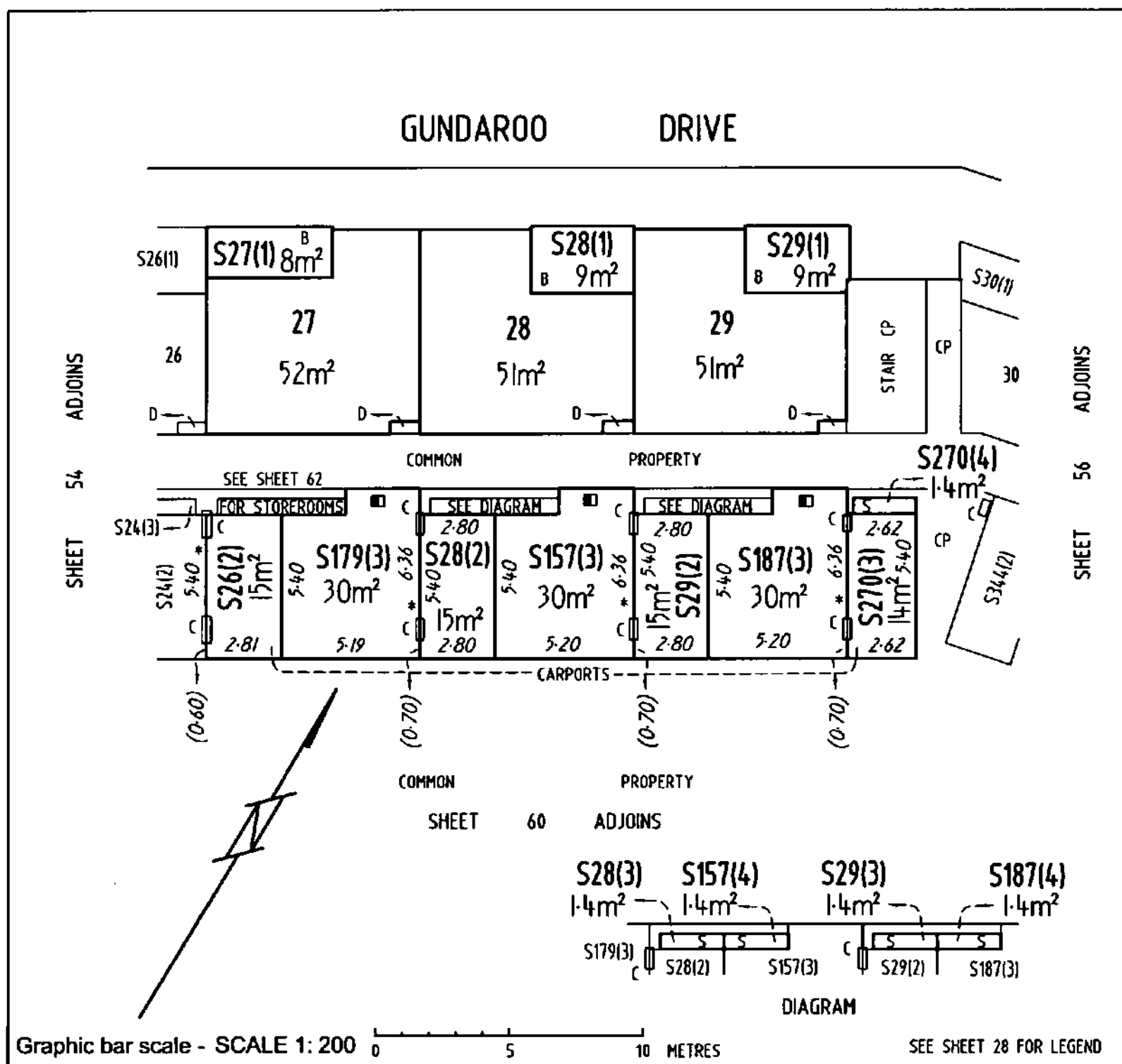
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SECOND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

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ACN:

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Delegate of the
ACT Planning and Land Authority

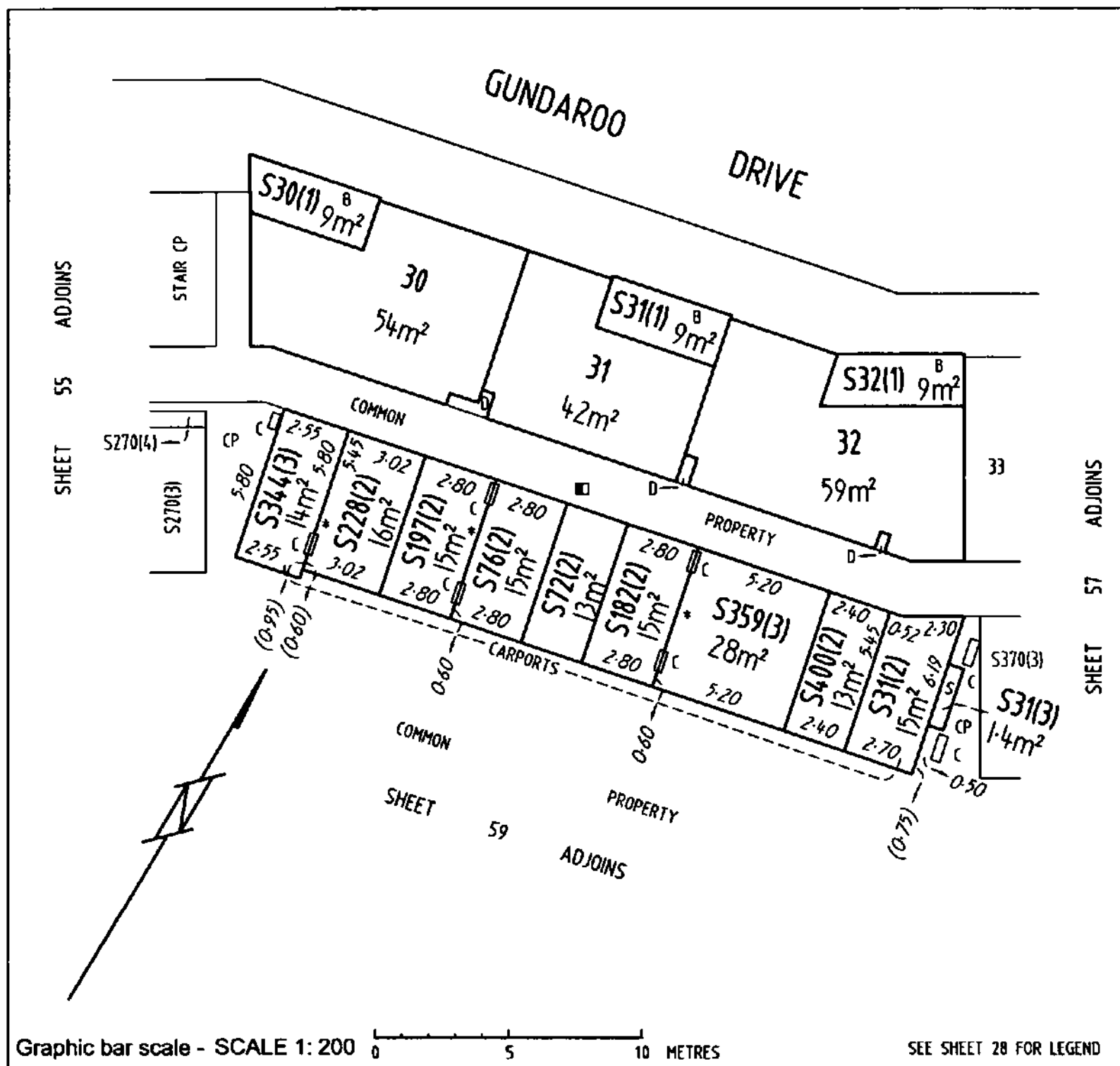
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SECOND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

SAMUEL ZILLER

Delegate of the
ACT Planning and Land Authority

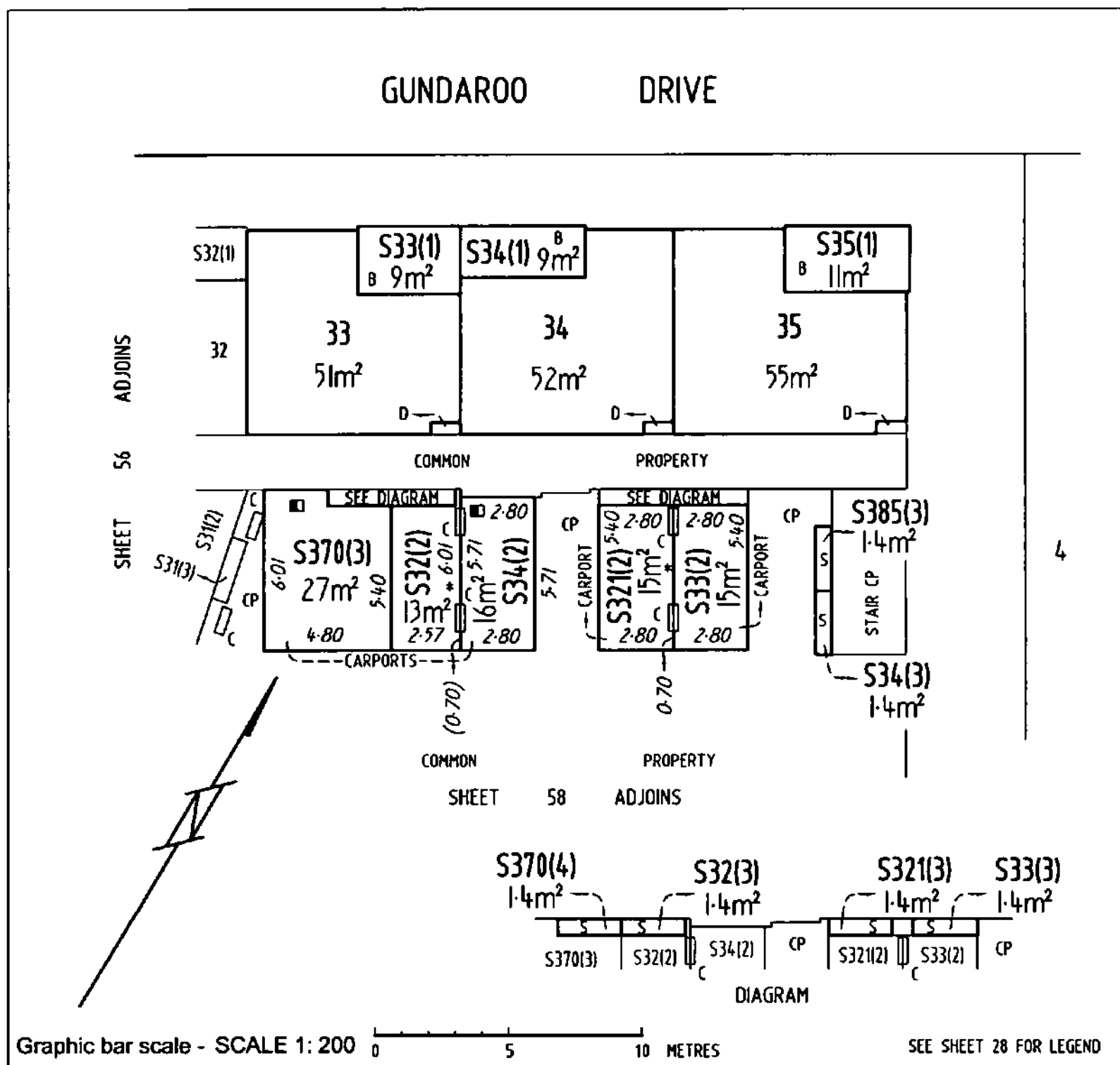
LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SECOND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

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SAMUEL ZELLER Delegate of the
 ACT Planning and Land Authority

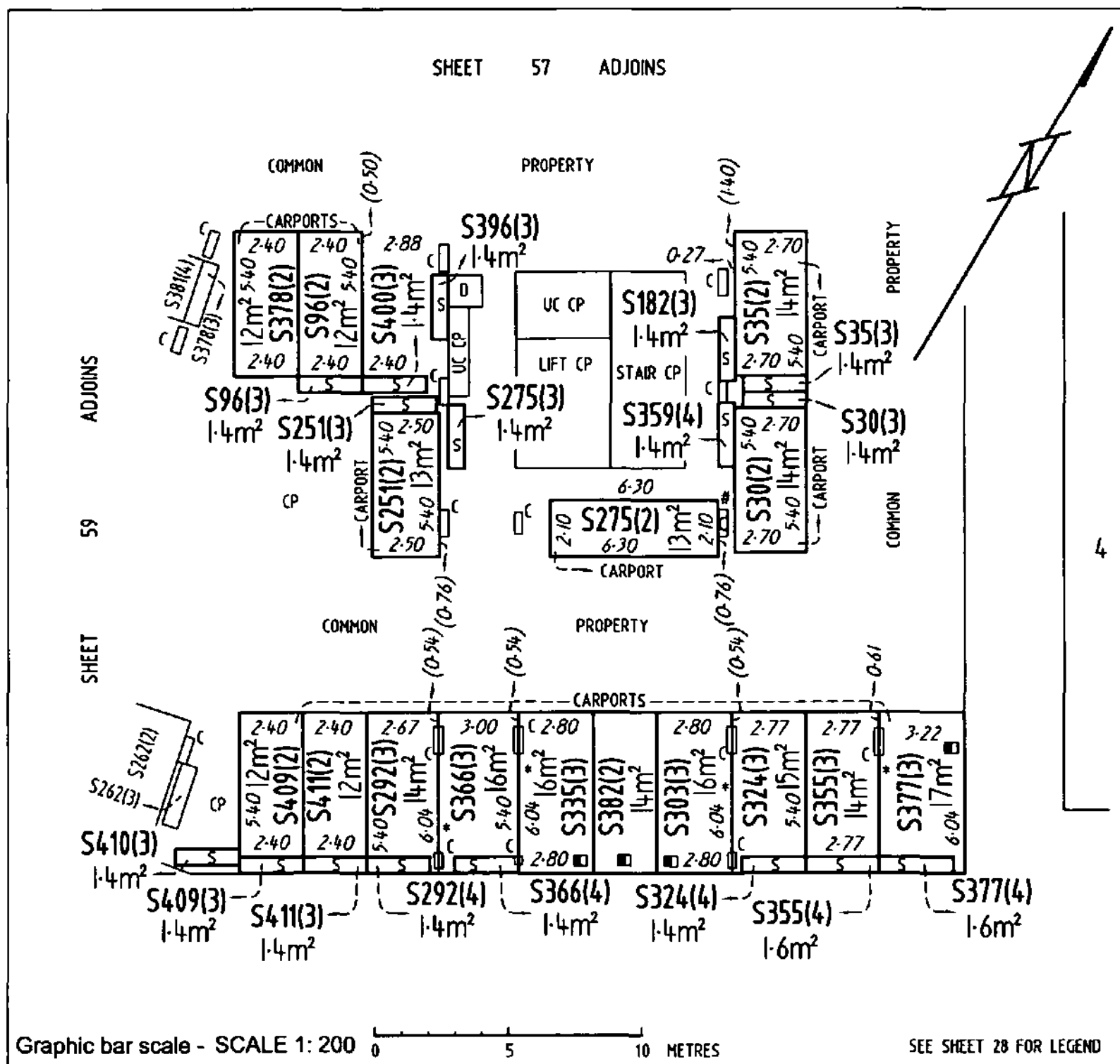
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SECOND	CLASS A UNIT AND UNIT SUBSIDIARIES

NG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839

NIKOLAOS GEORGALIS

SOLE DIRECTOR
Registered ProprietorSAMUEL ZELLER
Delegate of the
ACT Planning and Land Authority

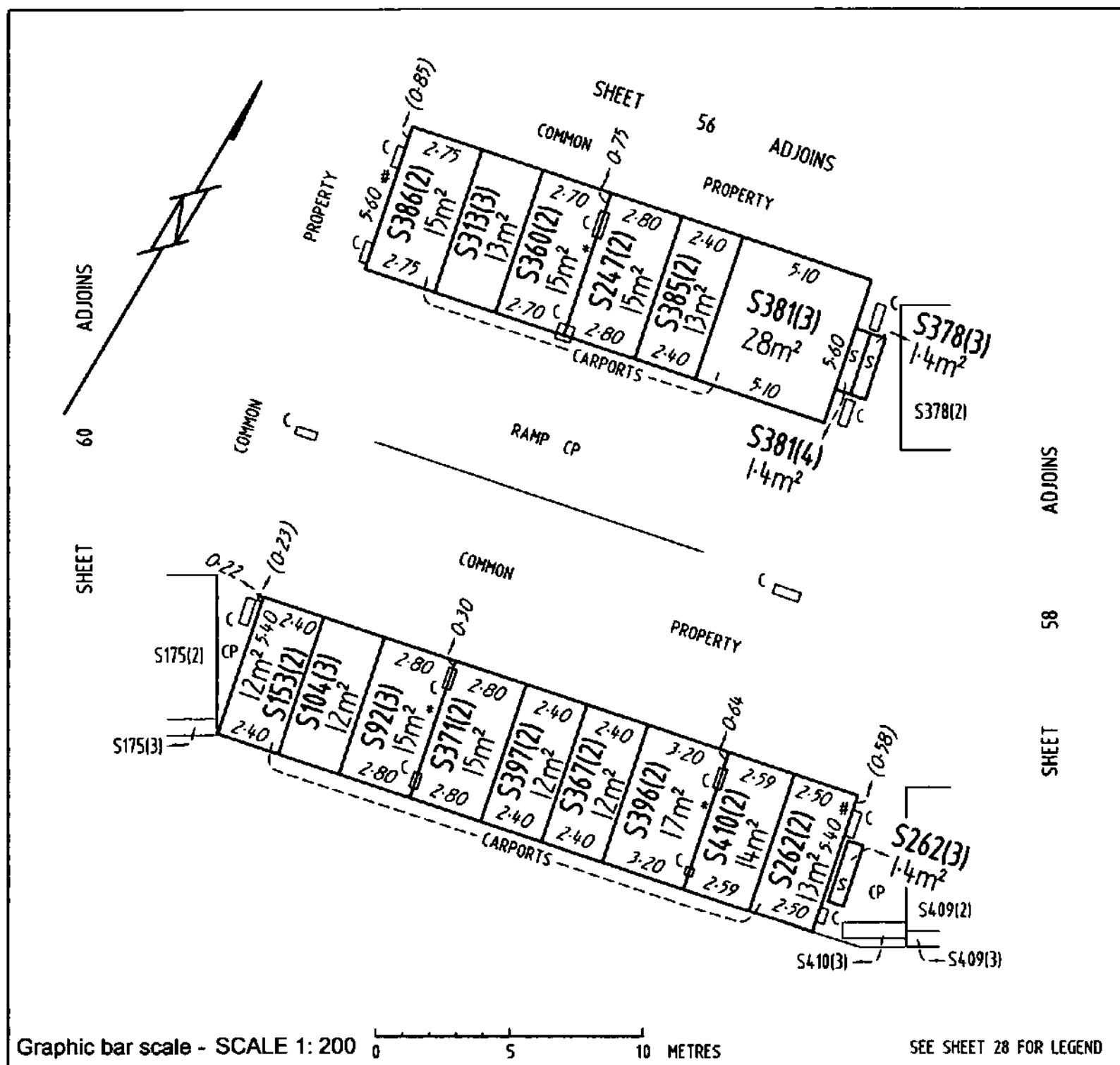
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SECOND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

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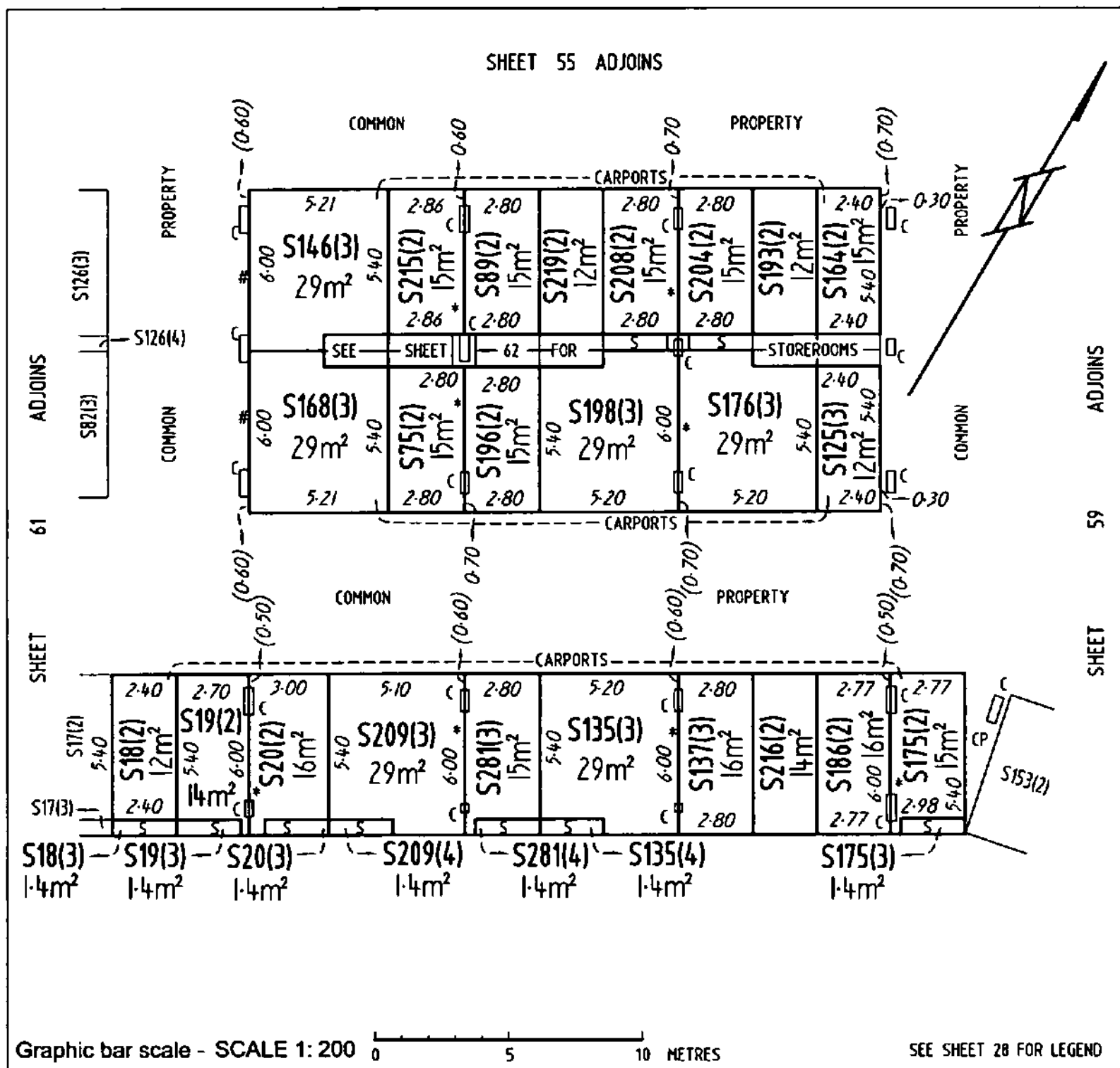
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SECOND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

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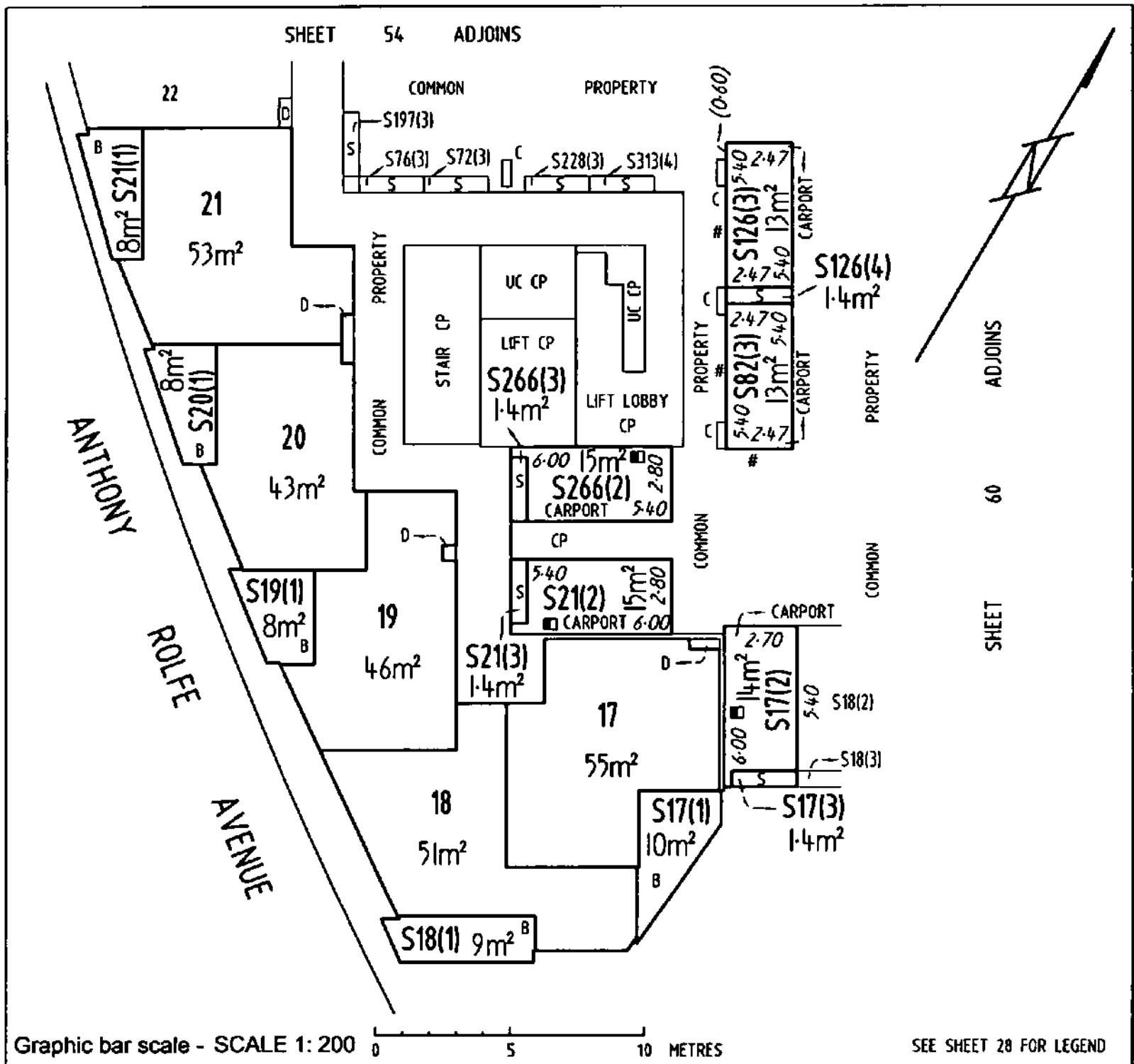
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SECOND	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

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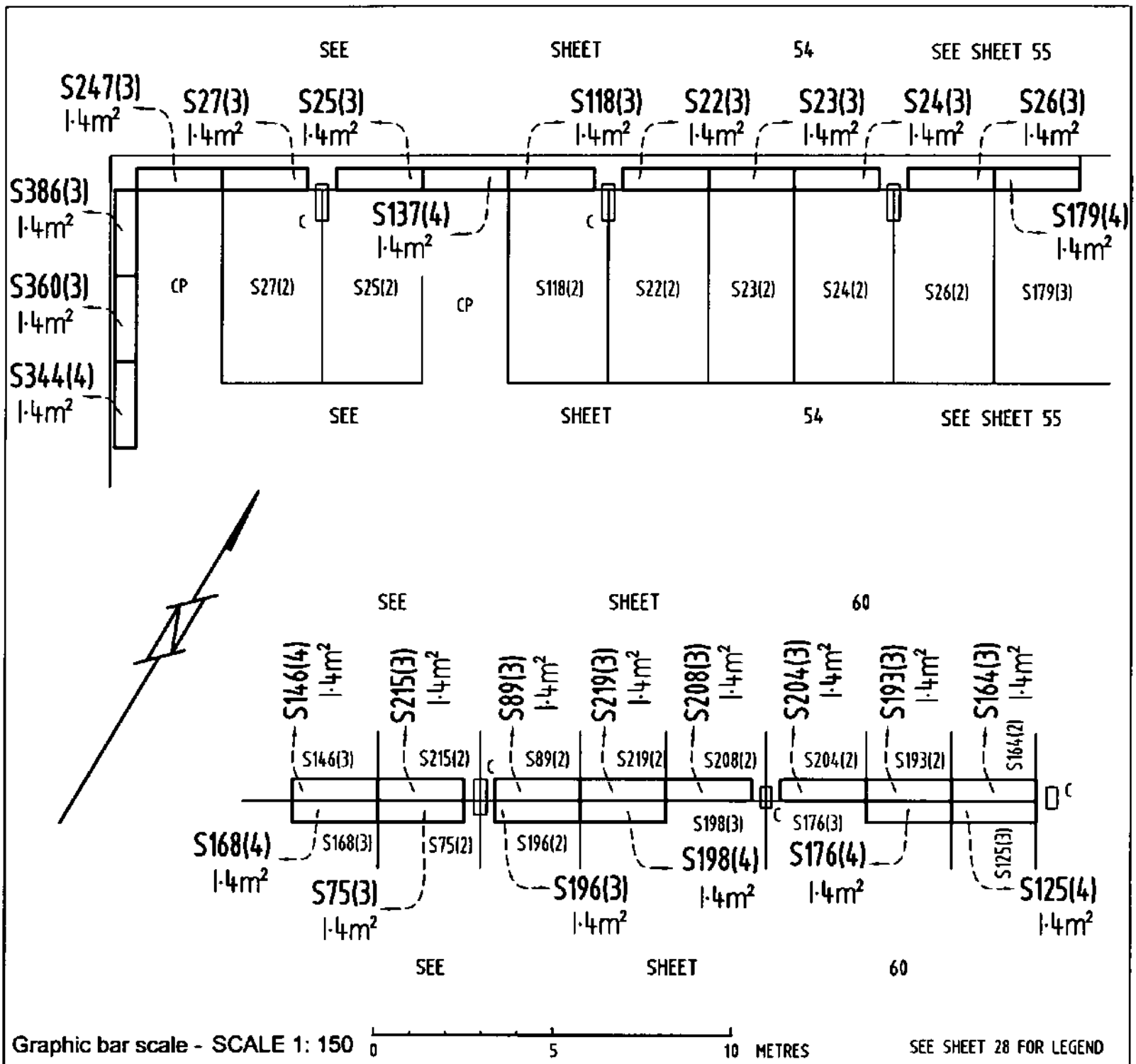
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4 421

FLOOR NUMBER	SECOND	STOREROOMS

NG LANDHOLDINGS No.1 PTY LTD
ABN: 601913839
ACN:

NIKOLAOS GEORGALIS

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Registered Proprietor

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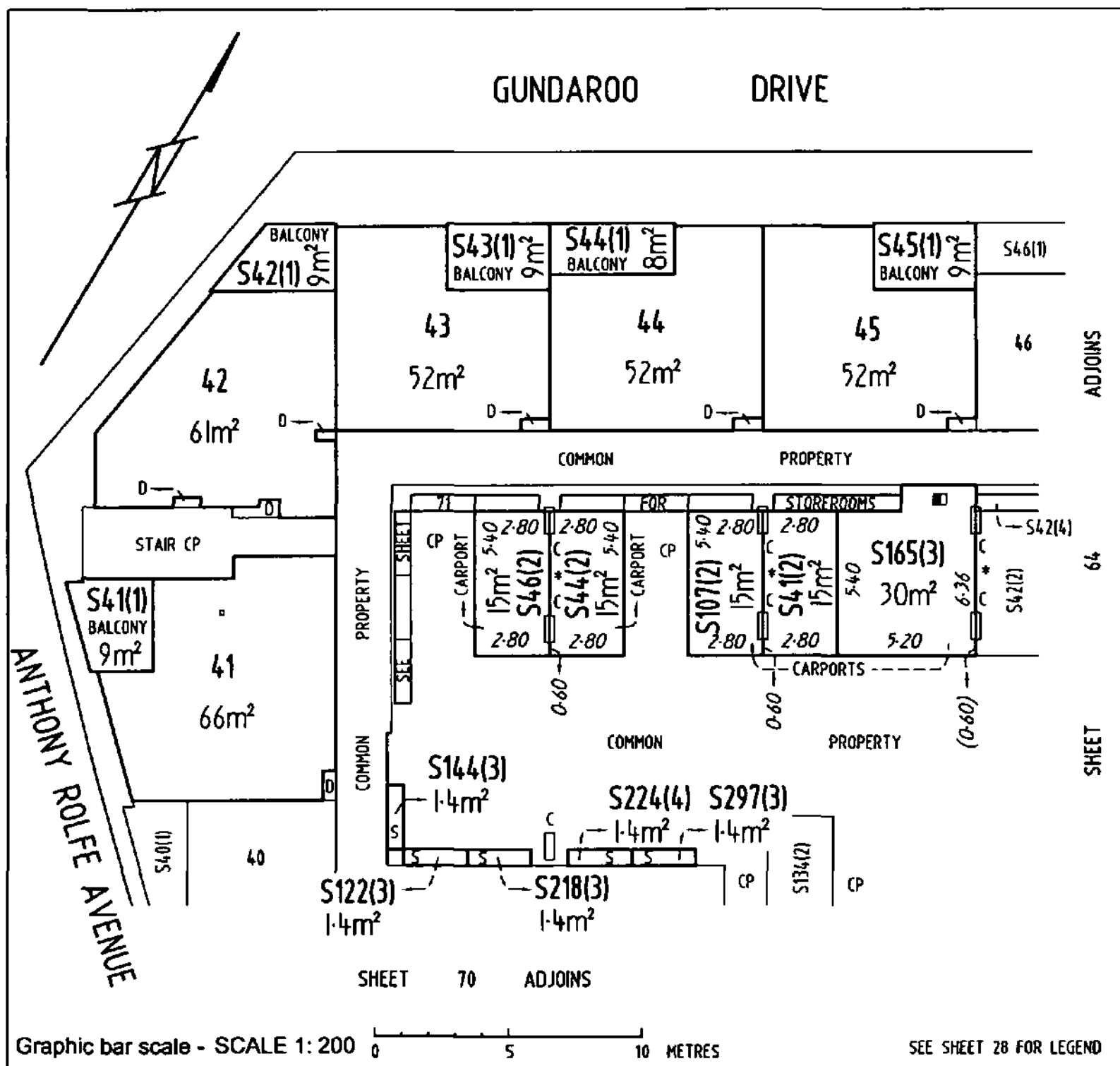
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Department of Justice and Community Safety

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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRD	CLASS A UNIT AND UNIT SUBSIDIARIES

MG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839

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ACT Planning and Land Authority

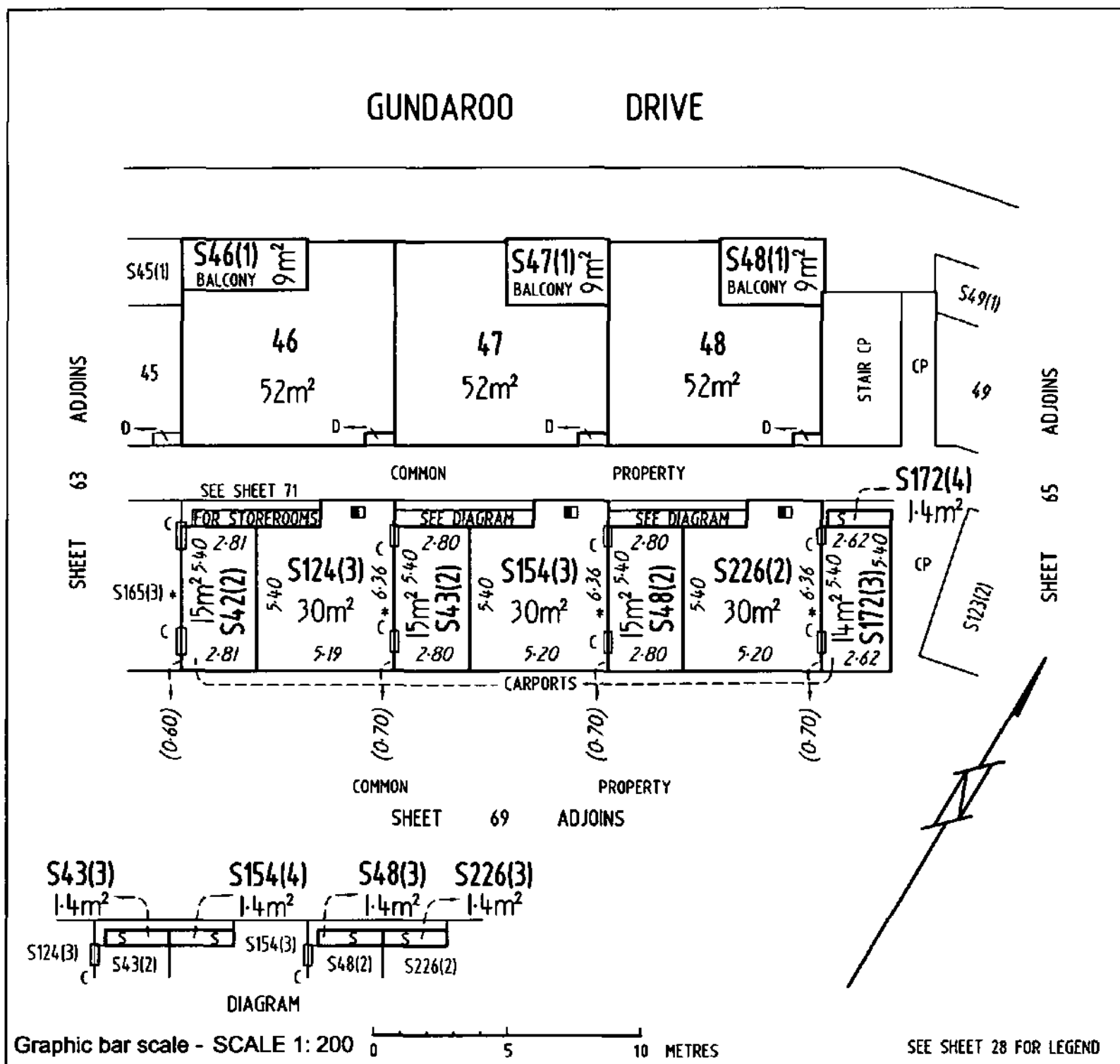
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRD	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

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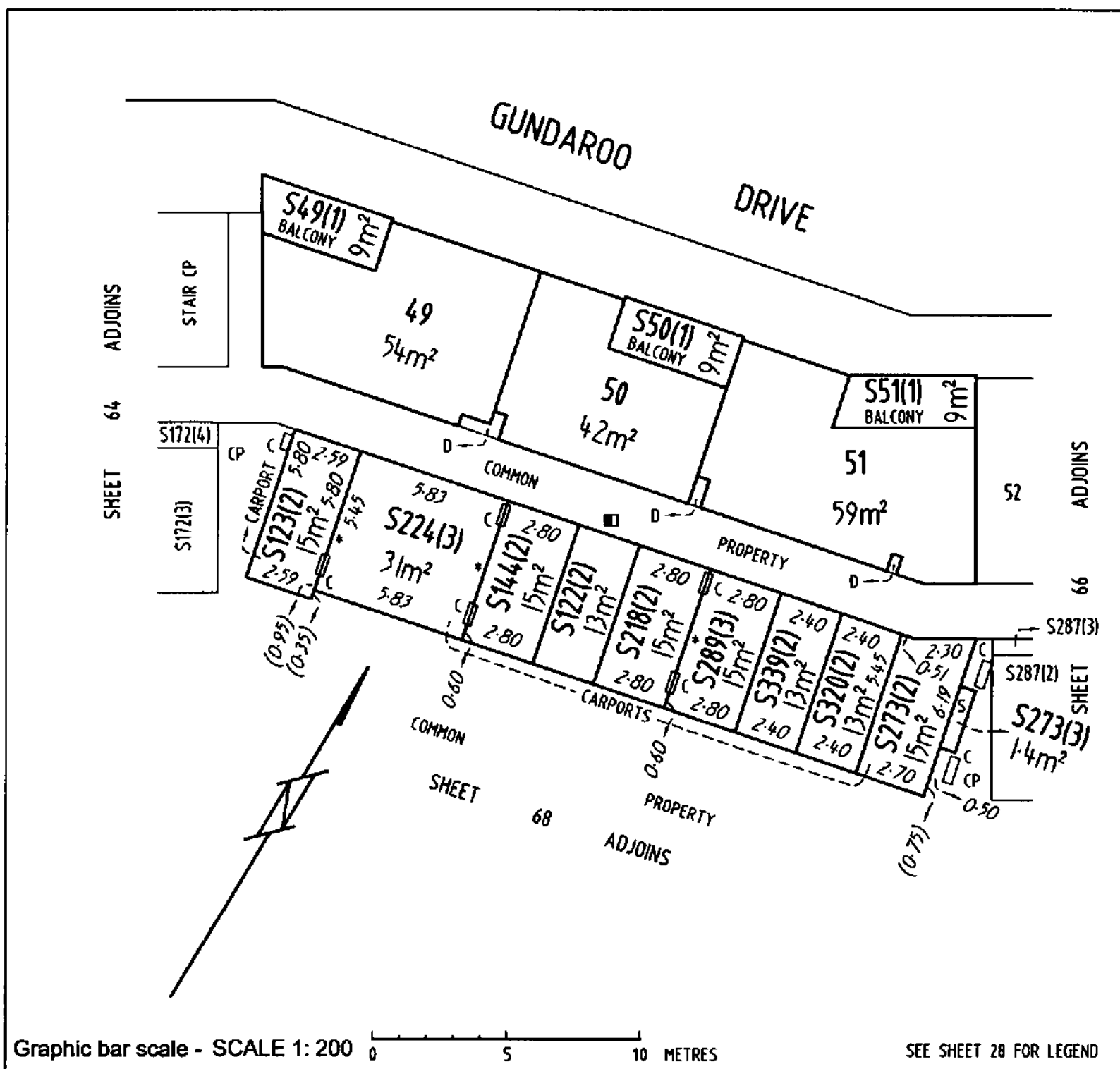
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRD	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

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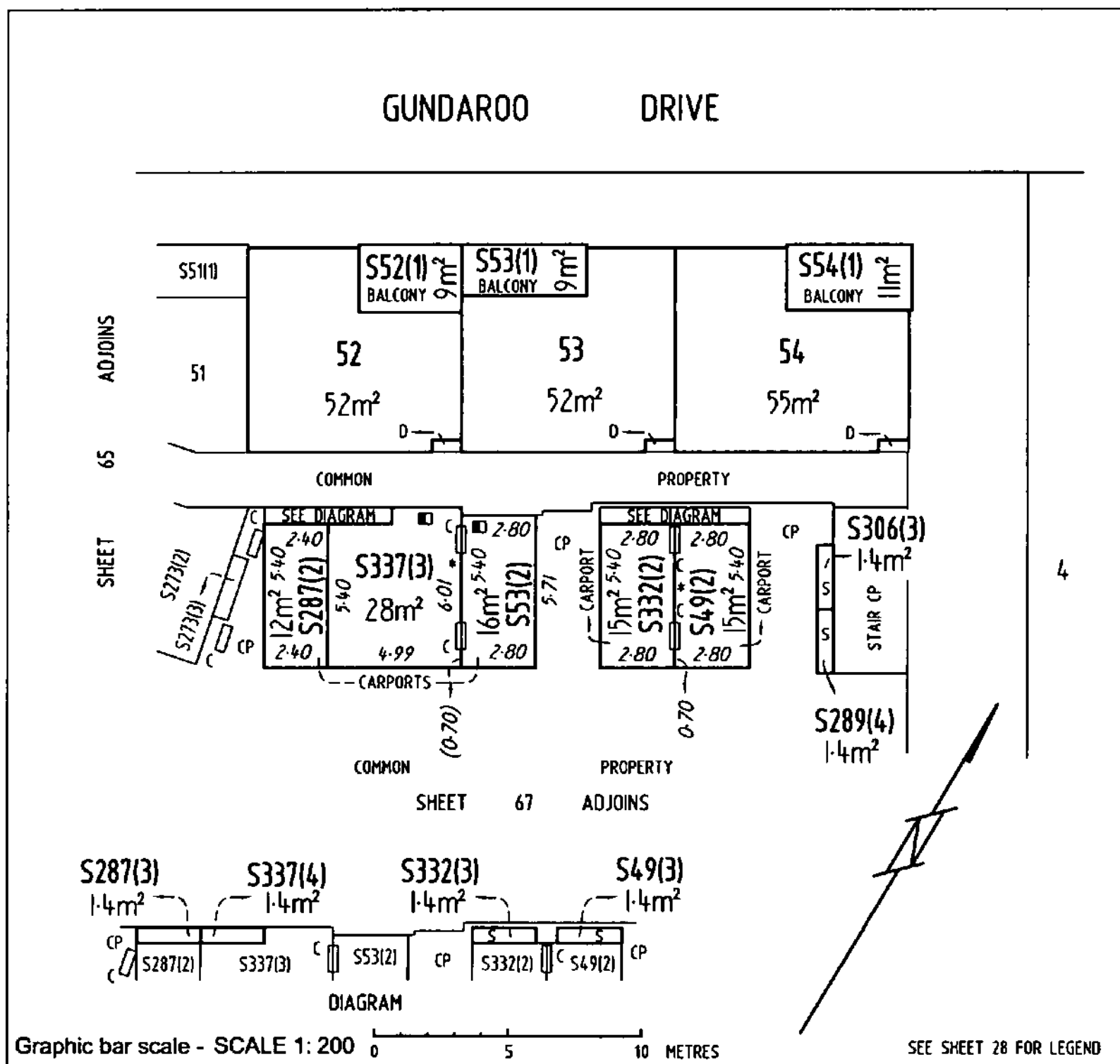
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRD	CLASS A UNIT AND UNIT SUBSIDIARIES

**NG LANDHOLDINGS No.1 PTY LTD**

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

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SAMUEL ZELLER Delegate of the
ACT Planning and Land Authority

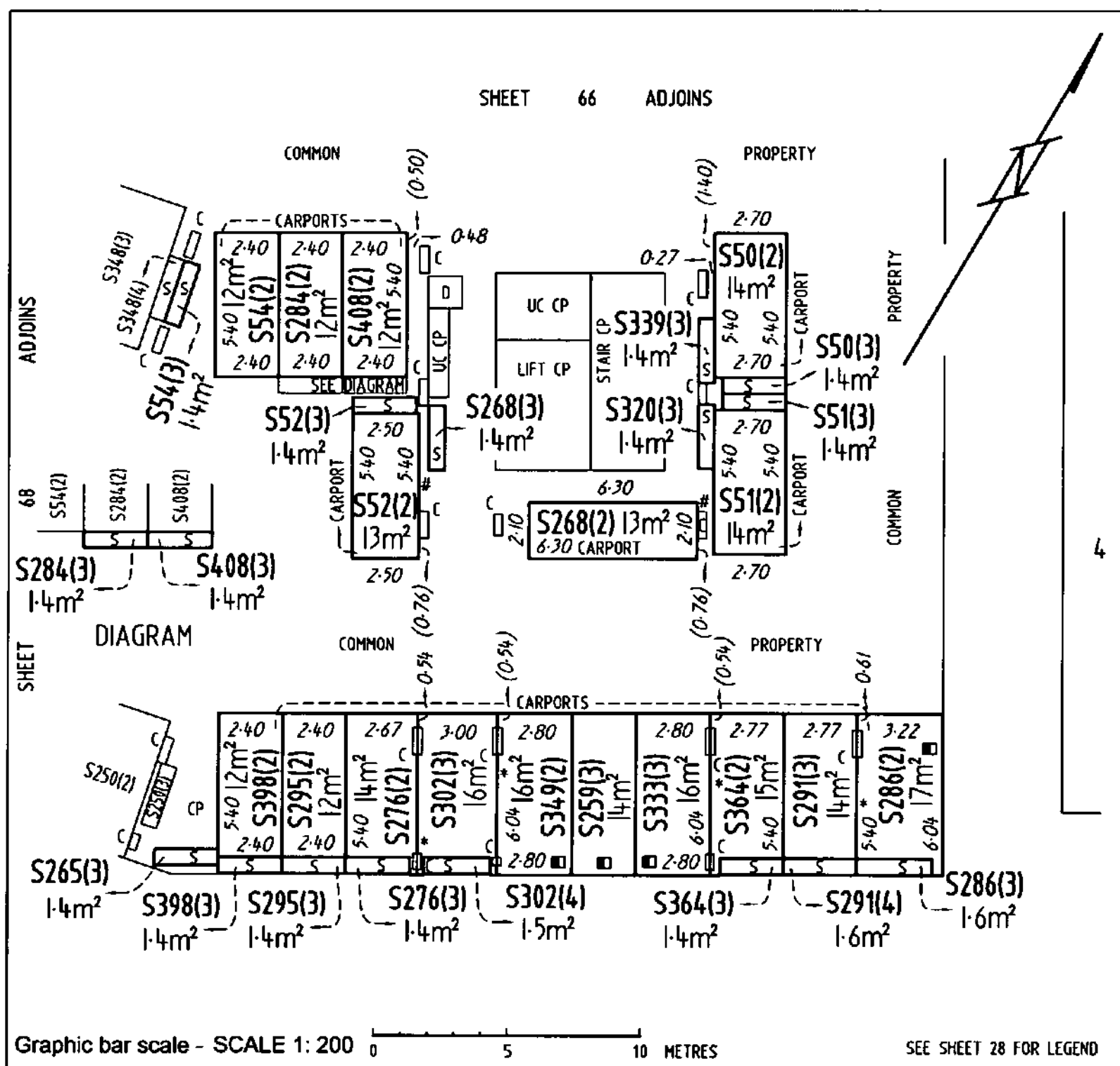
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRD	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

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Registered Proprietor

SARAH ZELLER

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ACT Planning and Land Authority

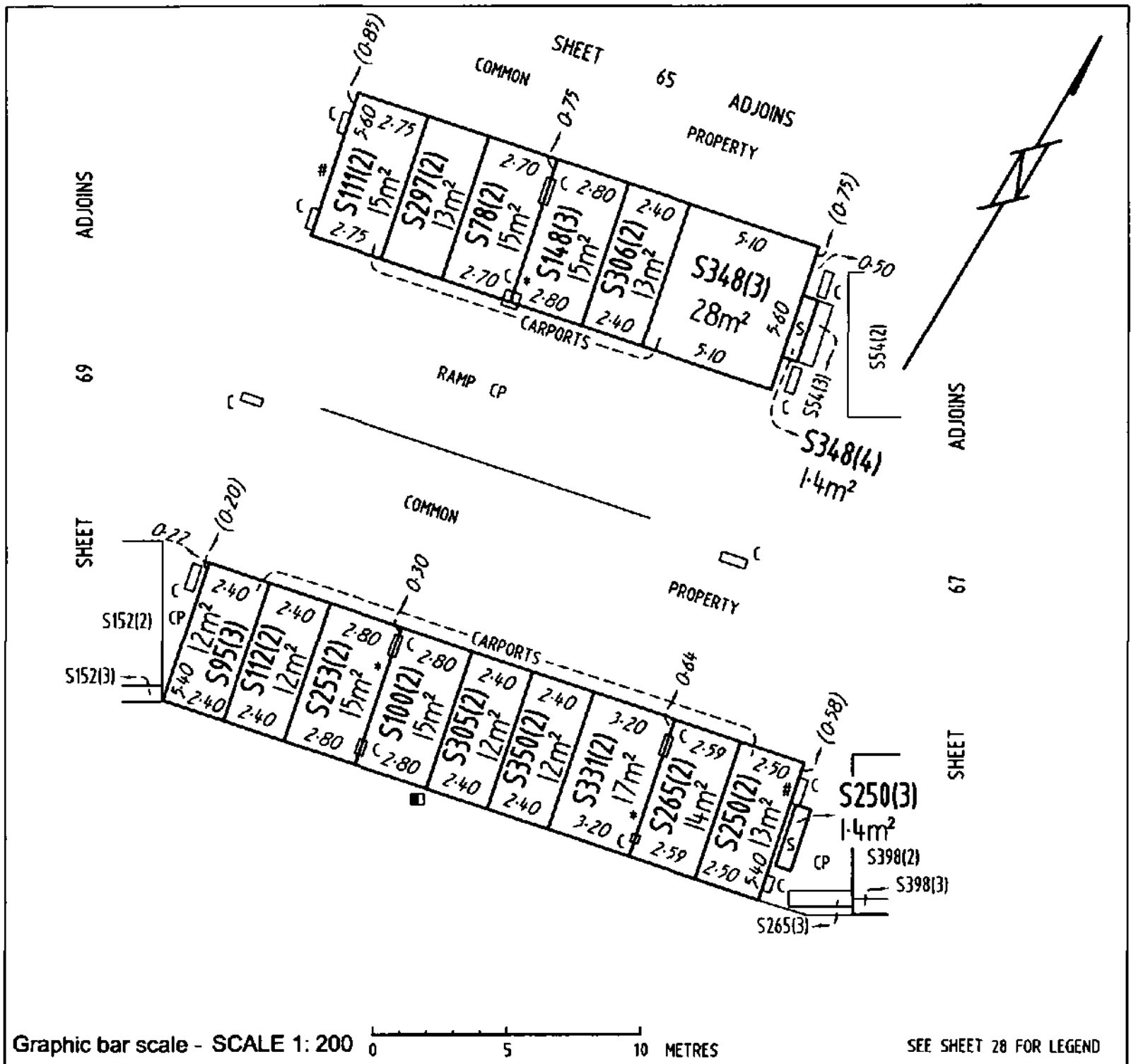
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRD	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No:1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

 SAMUEL ZELLER

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LAND TITLES

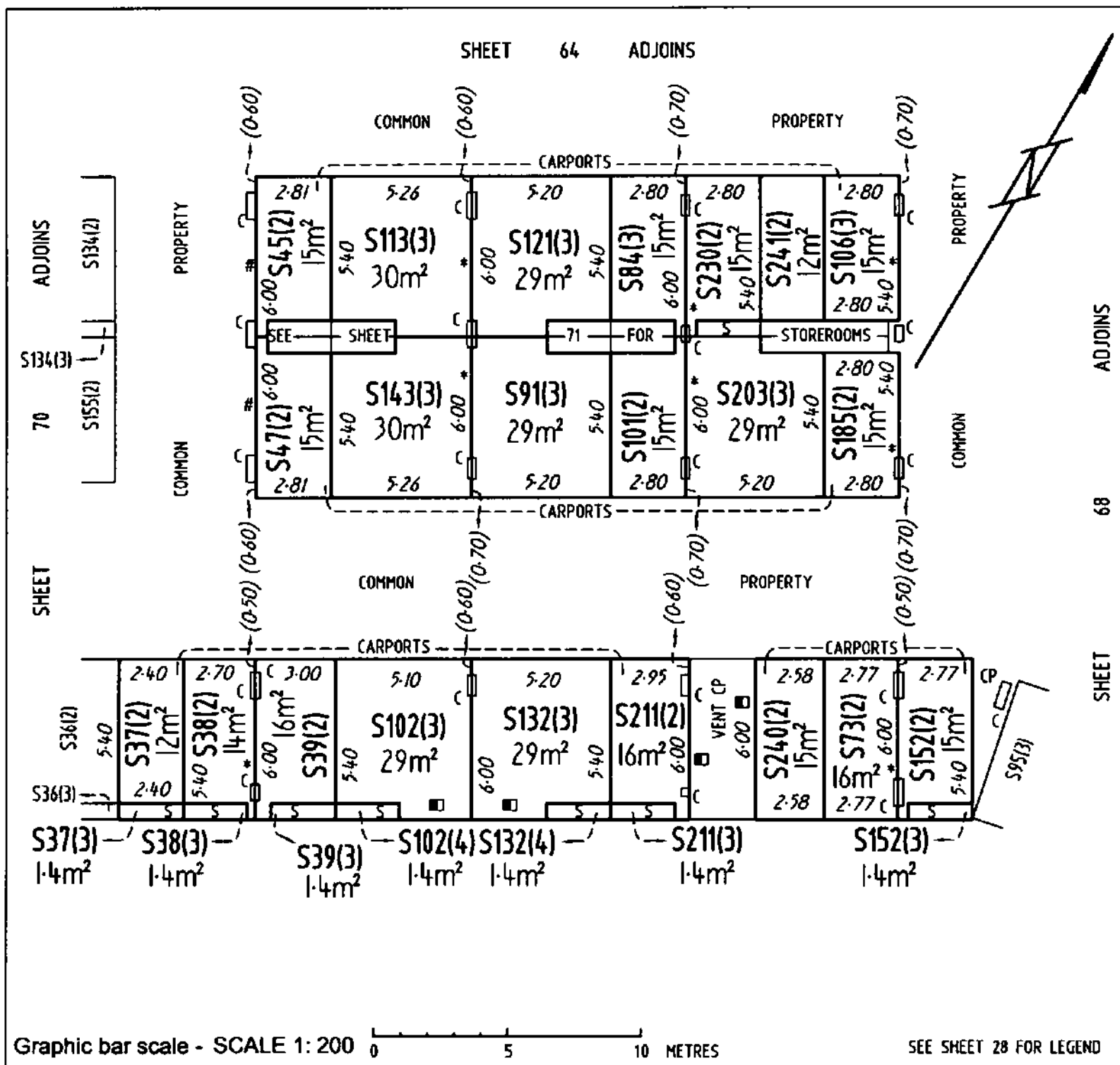
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRD	CLASS A UNIT AND UNIT SUBSIDIARIES

NG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

MICHAEL ZELLER

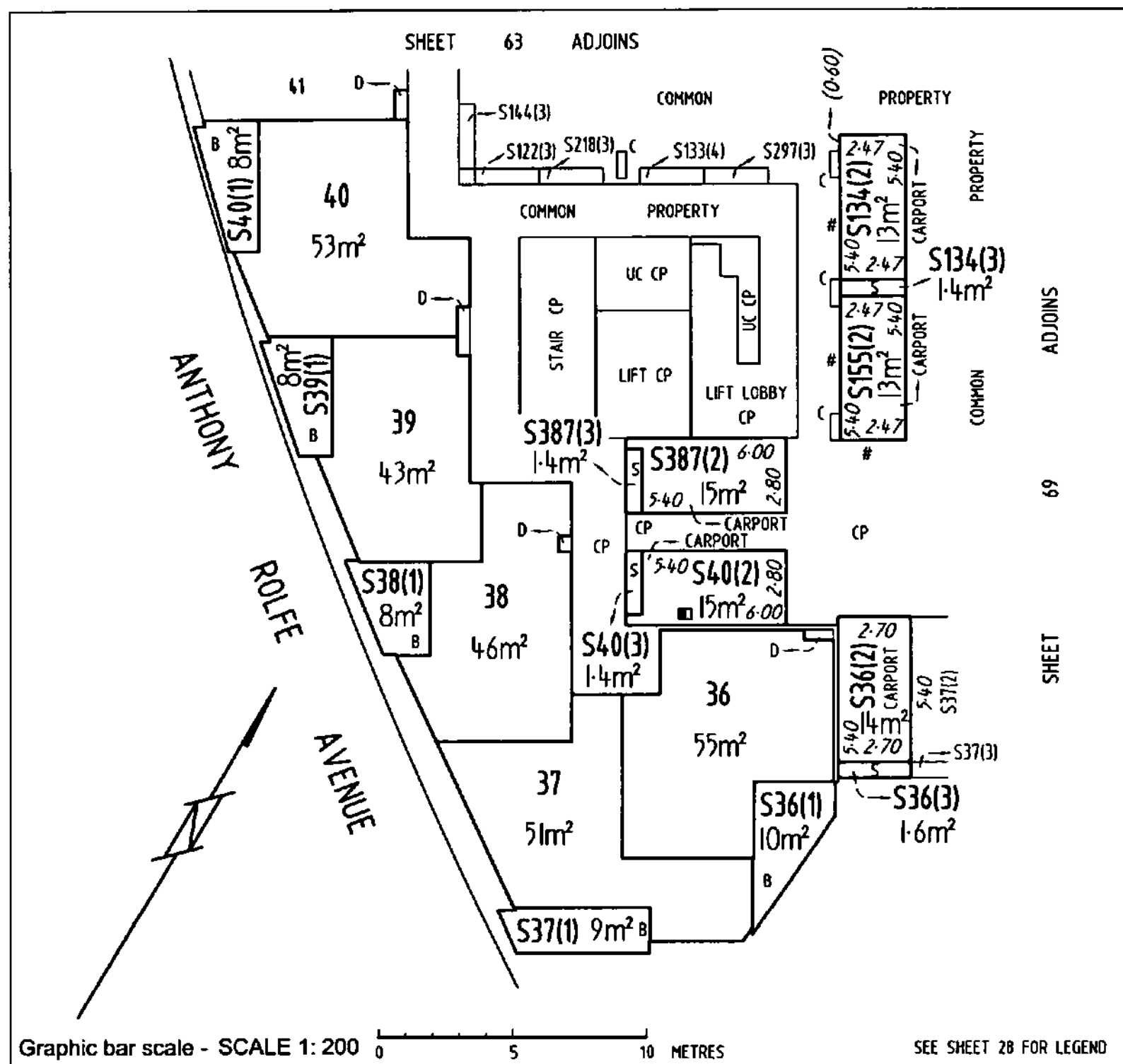
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRD	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

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ACT Planning and Land Authority

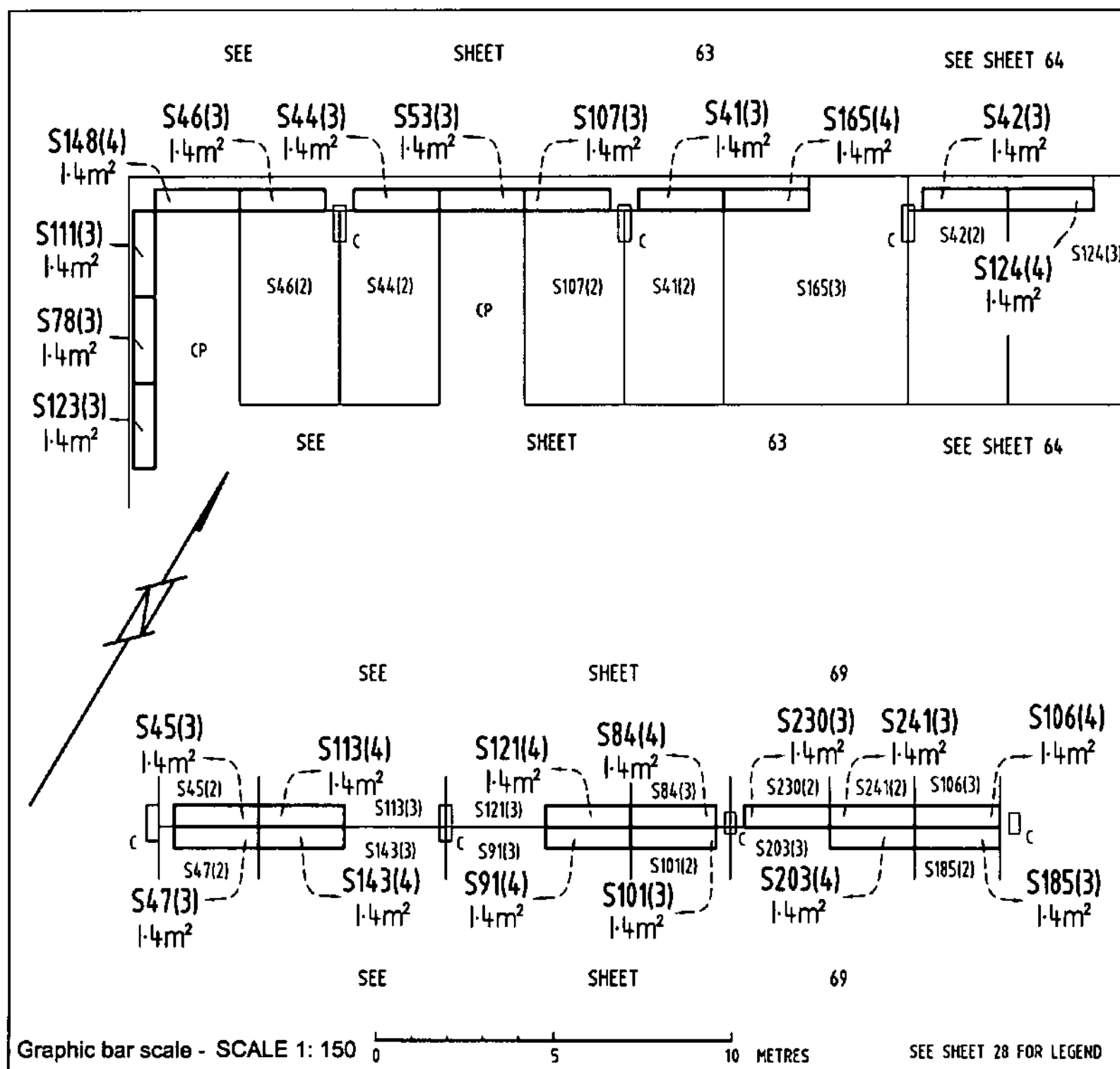
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Department of Justice and Community Safety

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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRD	STOREROOMS

NG LANDHOLDINGS No.1 PTY LTD
ACN: 601913839

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Registered Proprietor

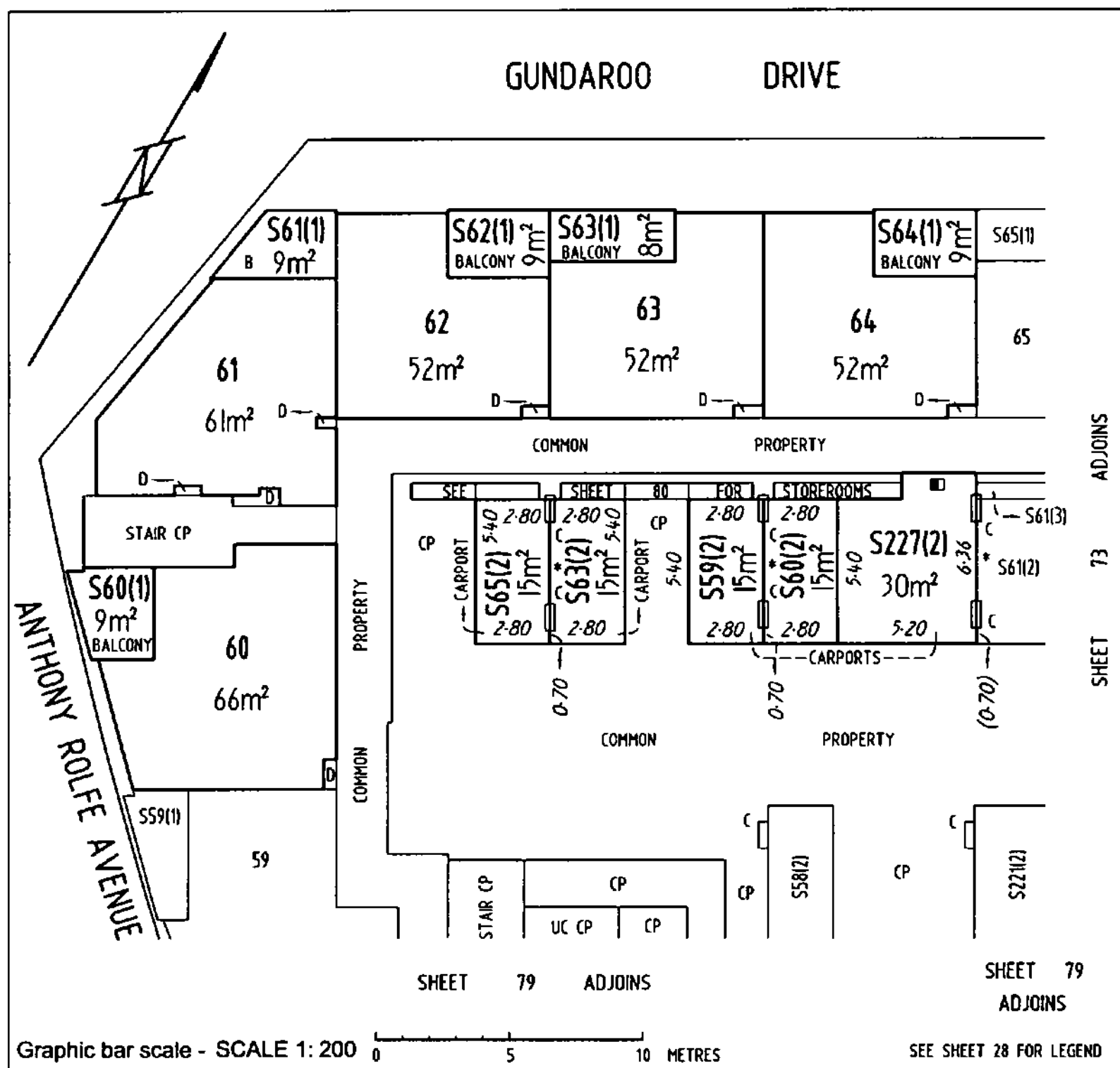
MICHAEL ZELER Delegate of the
ACT Planning and Land Authority

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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FOURTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABNF 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

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WELZEL Delegate of the
ACT Planning and Land Authority

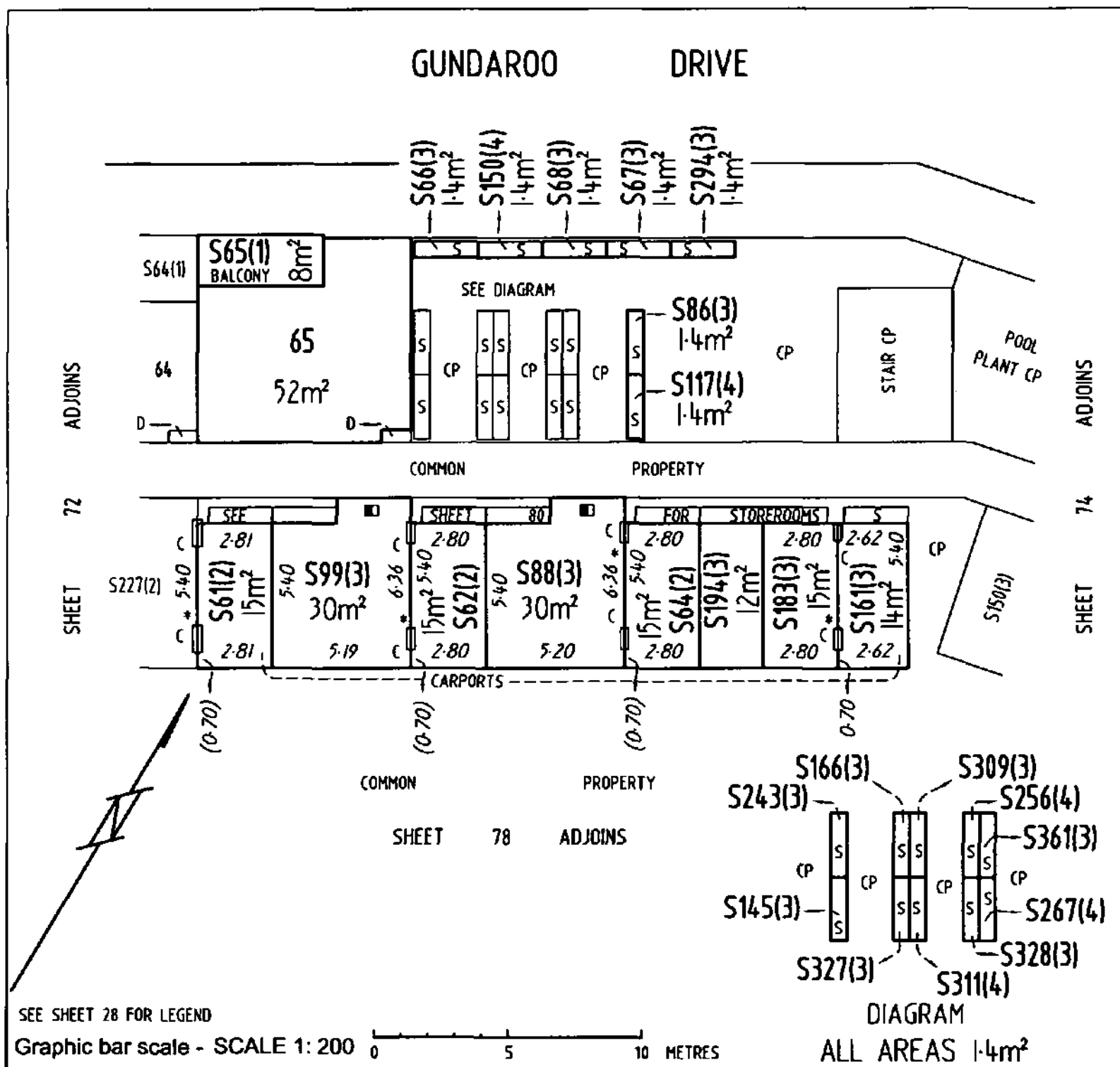
LAND TITLES
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 Department of Justice and Community Safety

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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	CLASS A UNIT AND UNIT SUBSIDIARIES
FOURTH	



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

DANIEL ZELLER

 Delegate of the
 ACT Planning and Land Authority

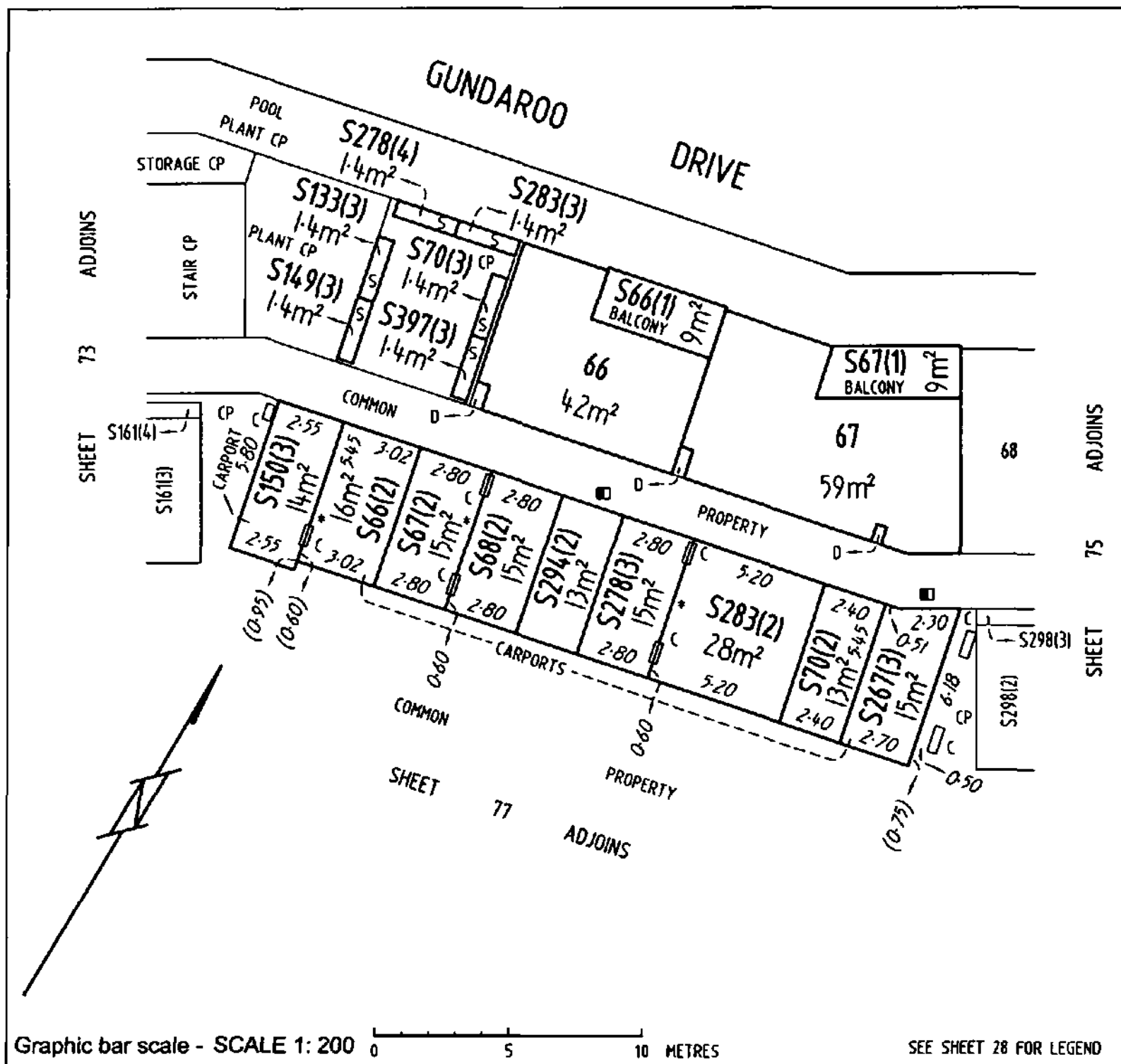
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FOURTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

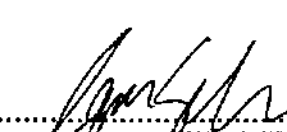
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ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor


 SAMUEL ZELLER Delegate of the
 ACT Planning and Land Authority

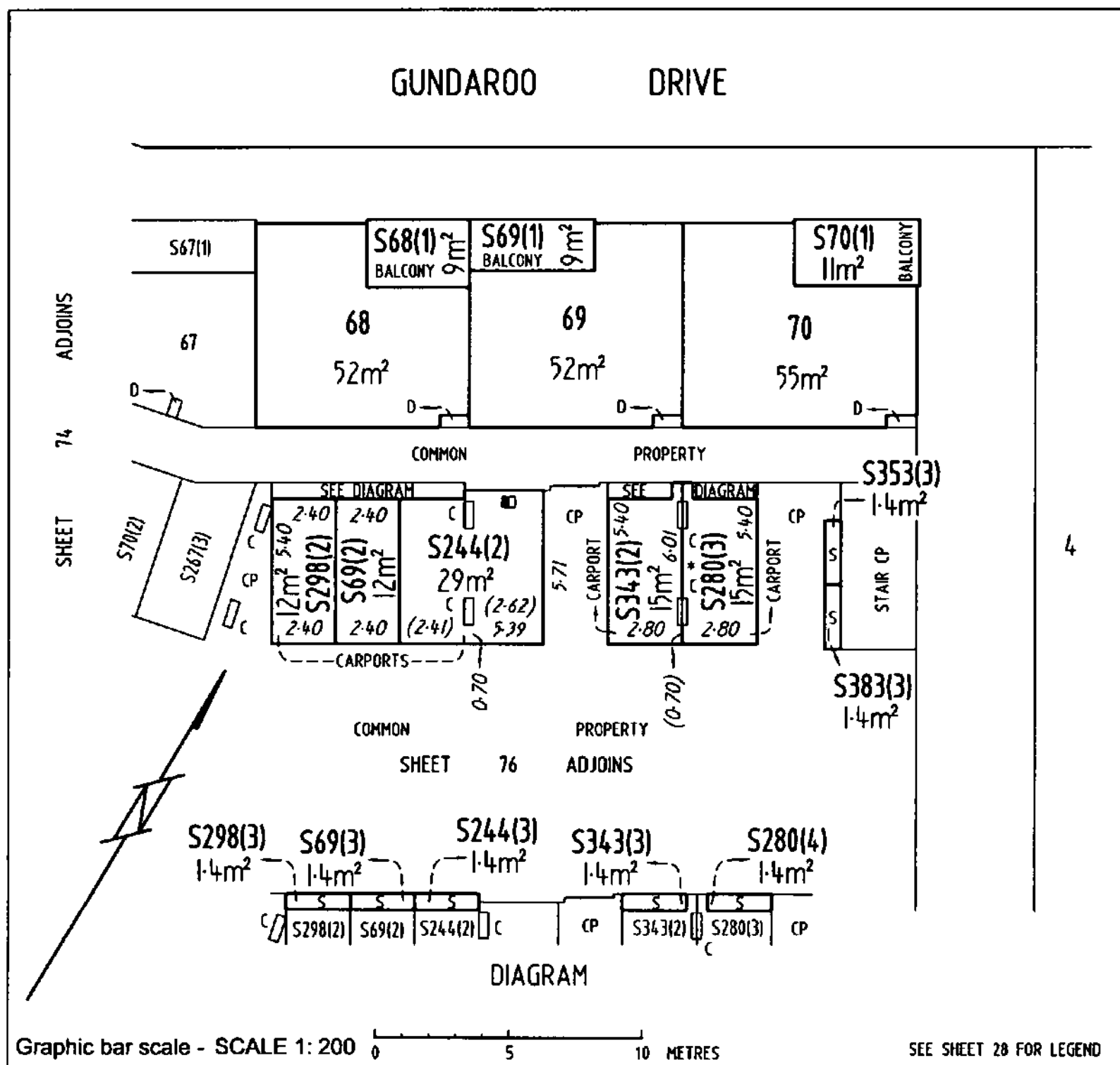
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FOURTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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 SAMUEL ZELLER Delegate of the
 ACT Planning and Land Authority

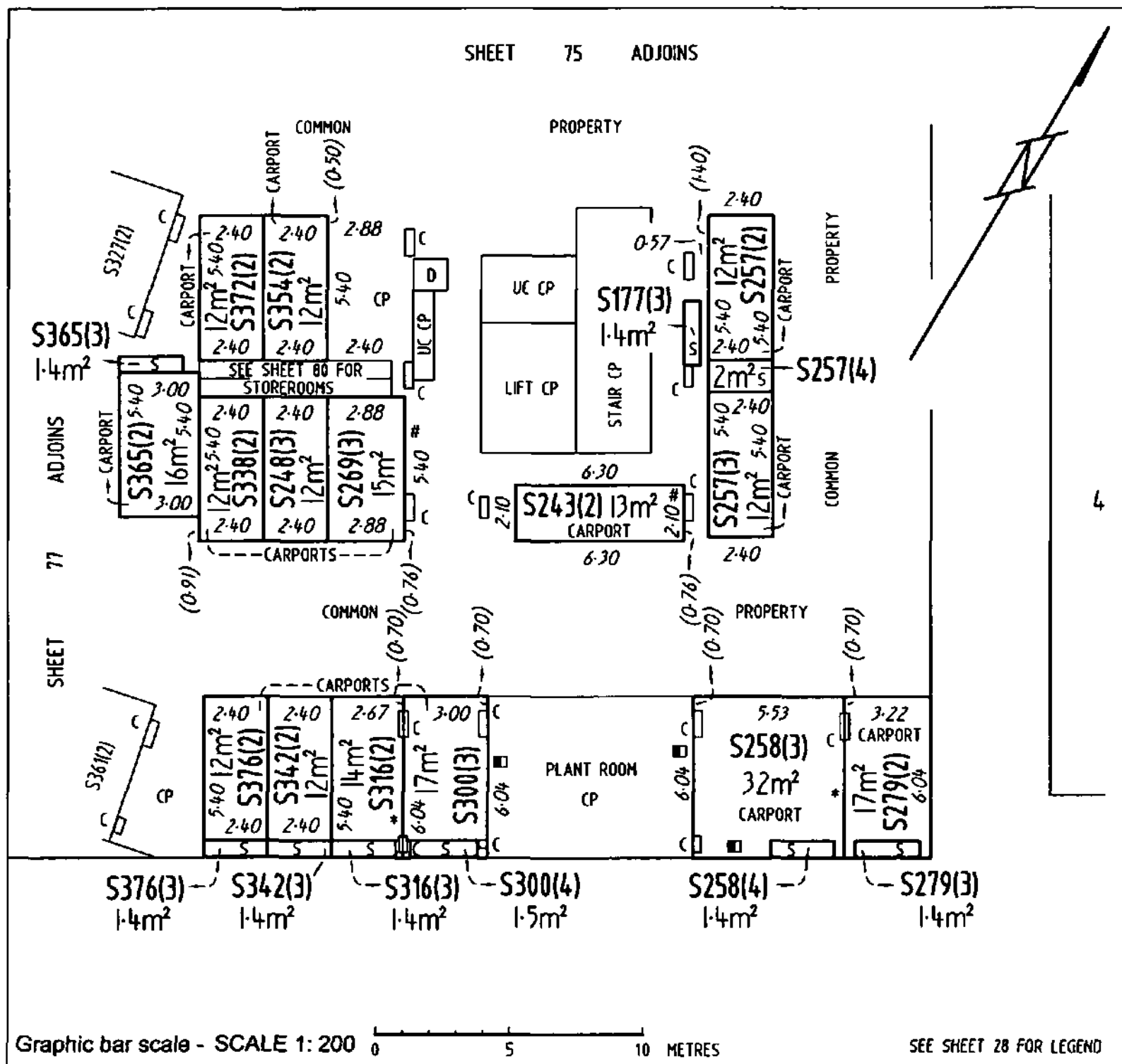
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FOURTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

SARDEL ALLEN

Delegate of the
ACT Planning and Land Authority

OFFICE OF REGULATORY SERVICES

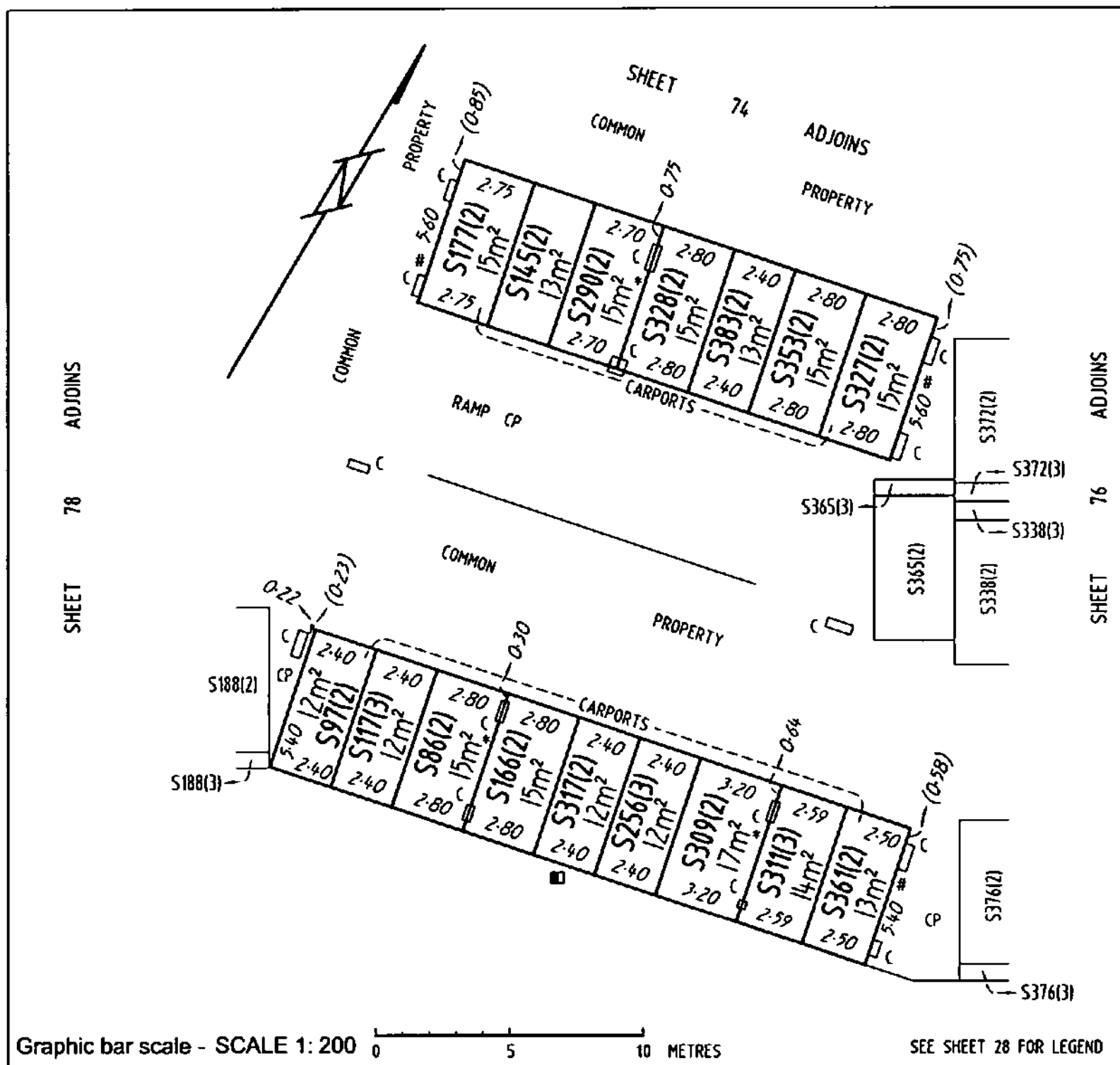
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FOURTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

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 SAMUEL ZELLER Delegate of the
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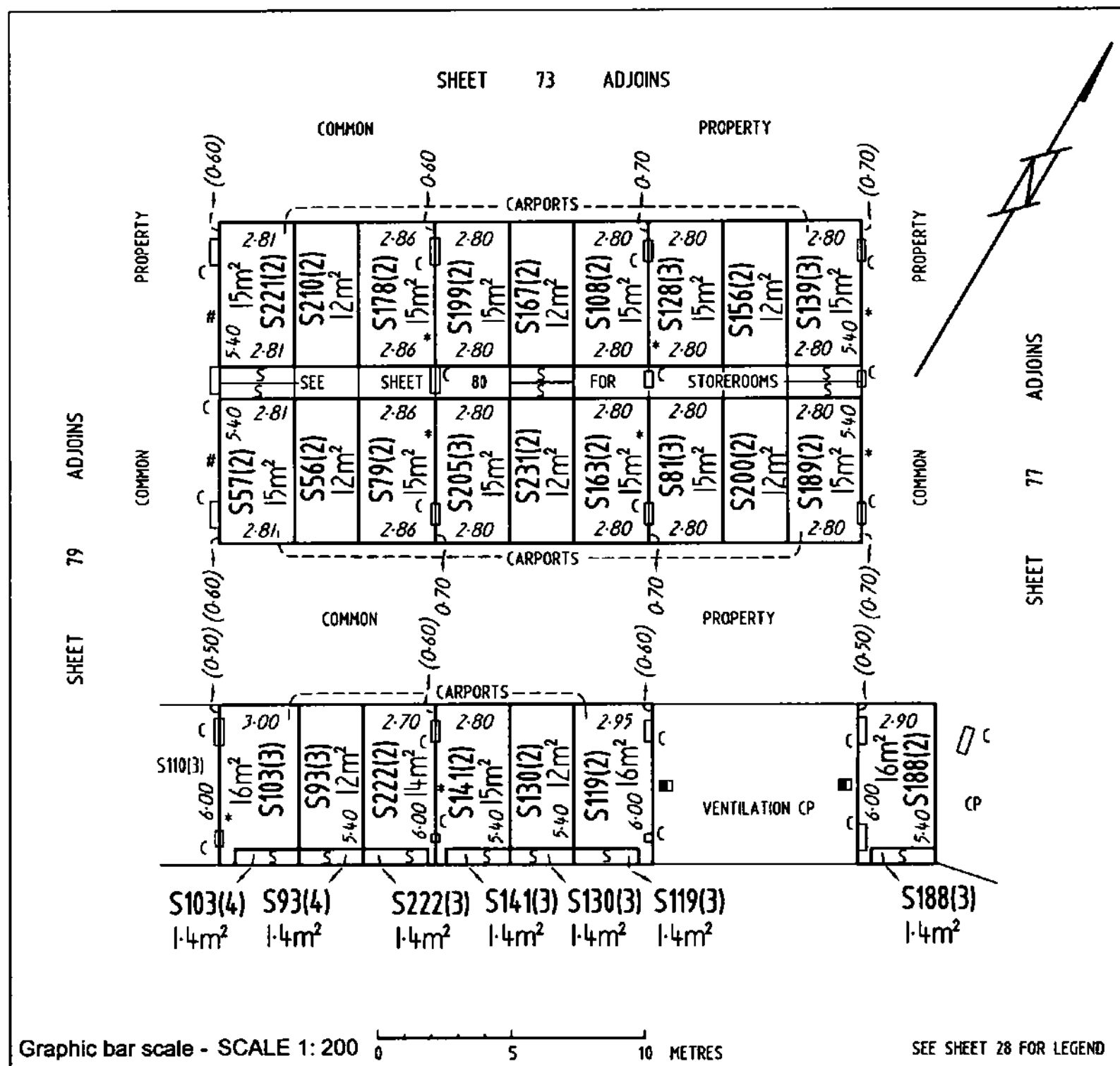
LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	CLASS A UNIT AND UNIT SUBSIDIARIES
FOURTH	



NG LANDHOLDINGS No.1 PTY LTD

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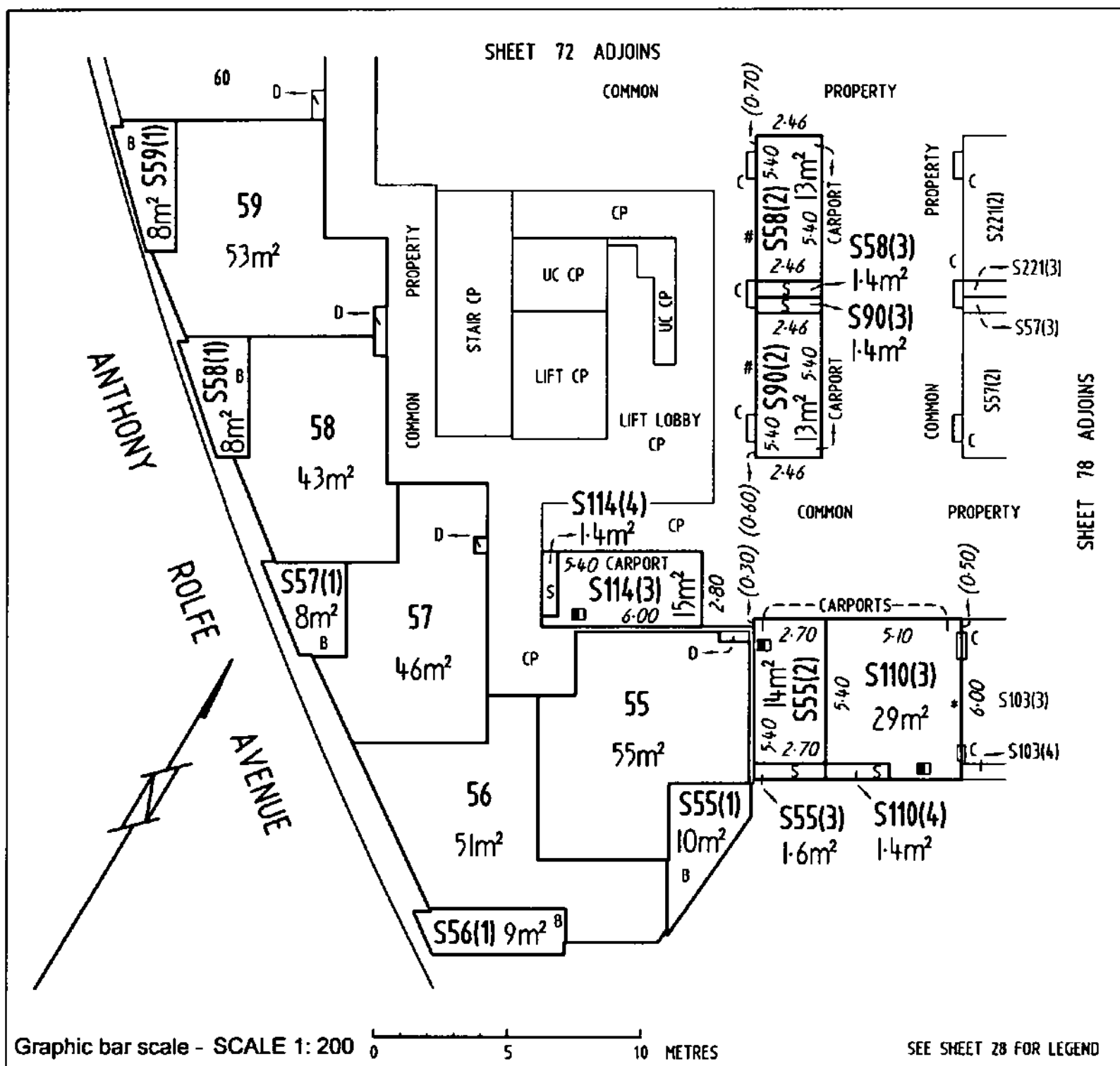
SAMUEL ZELLER Delegate of the
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FOURTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

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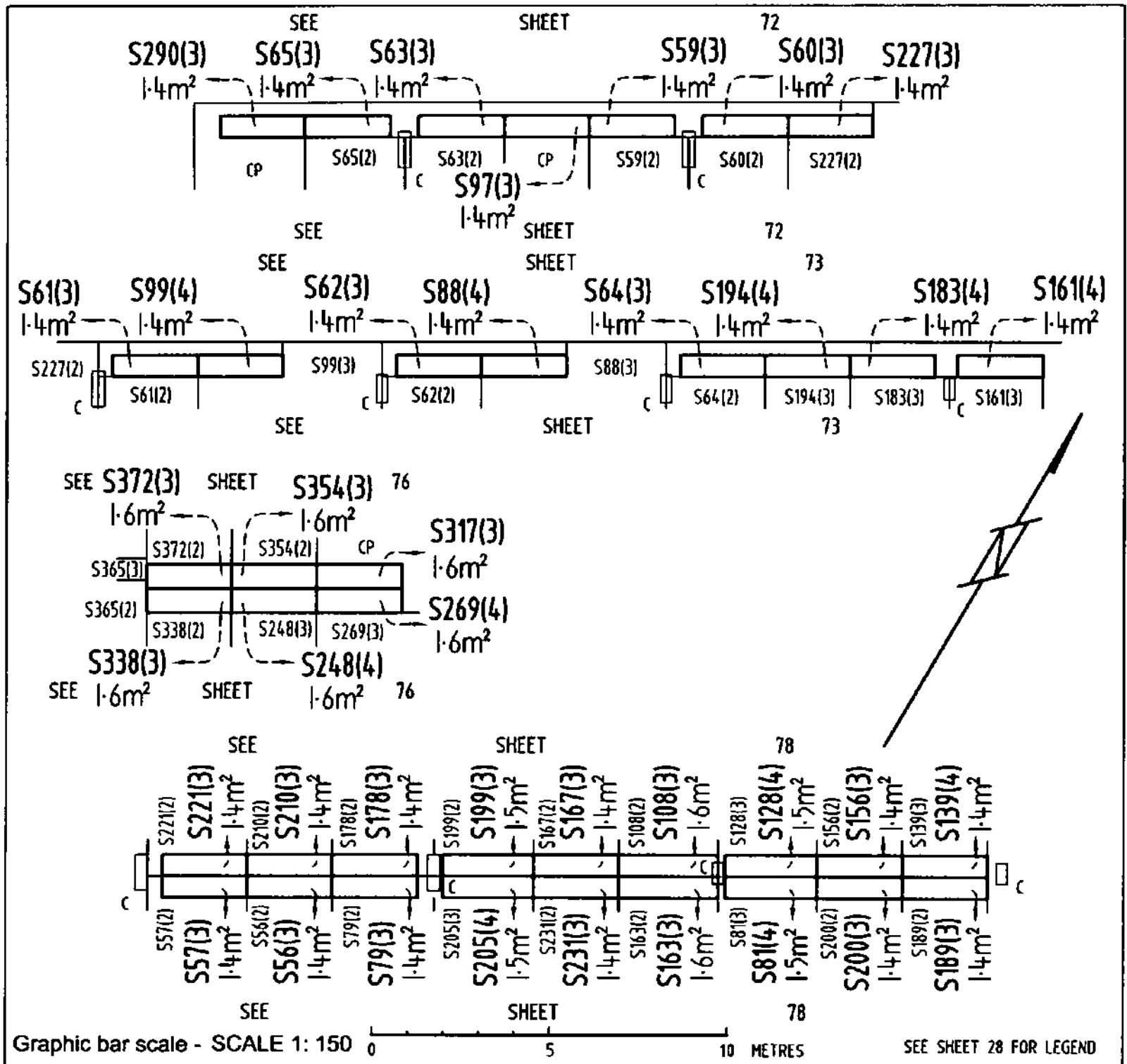
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	STOREROOMS
FOURTH	



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

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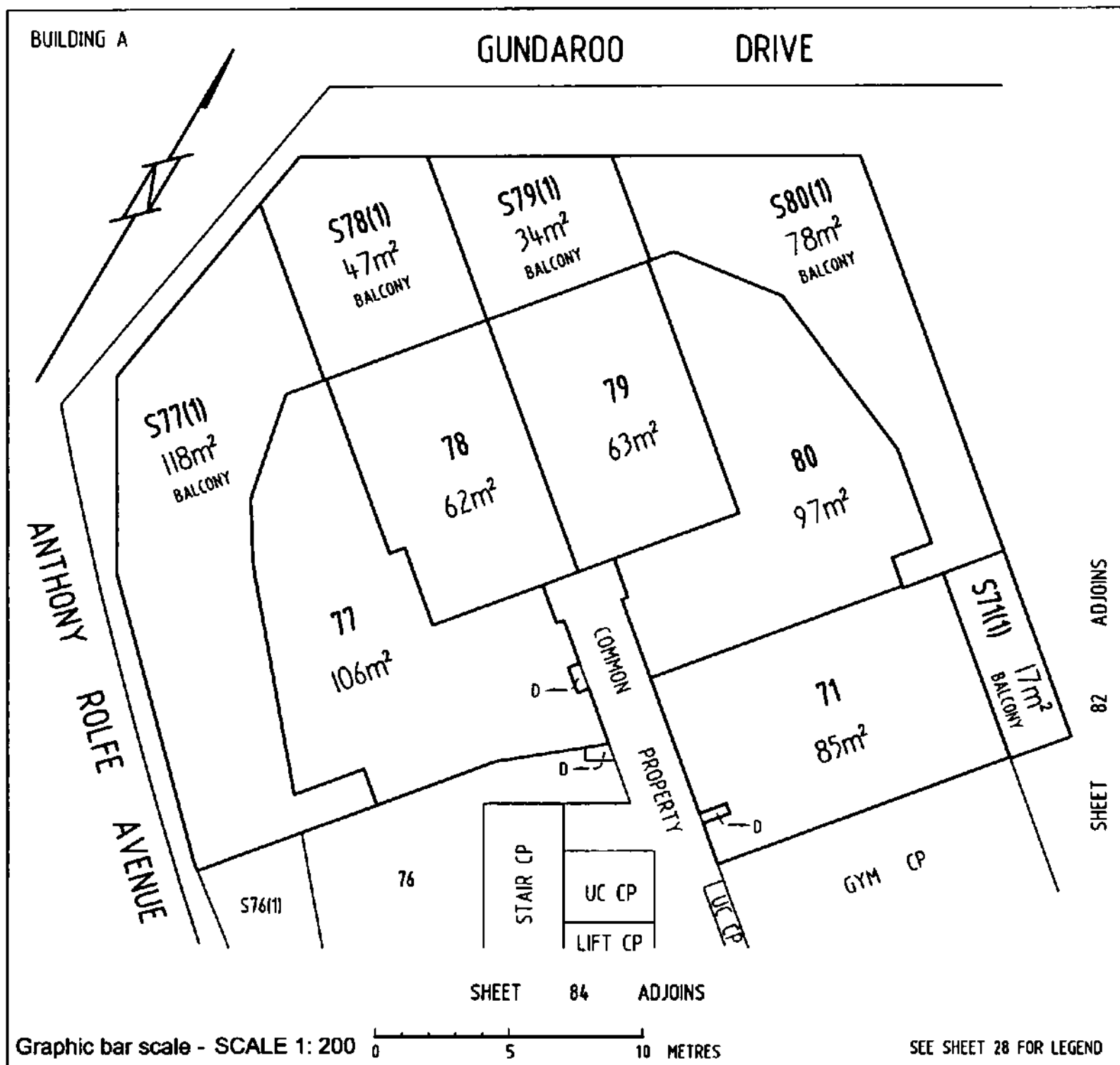
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4 421

FLOOR NUMBER	FIFTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

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SAMUEL ZELLE

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ACT Planning and Land Authority

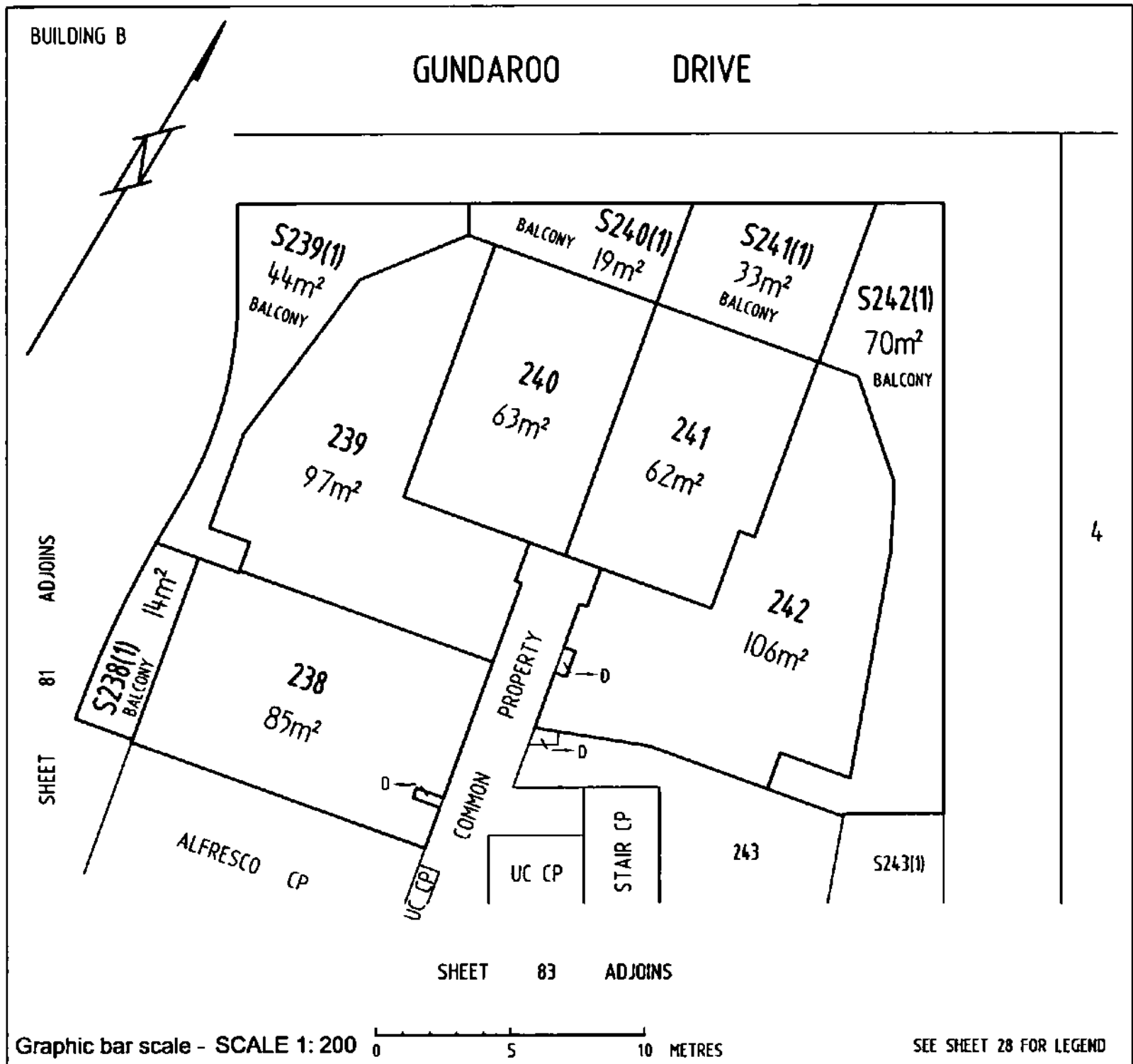
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FIFTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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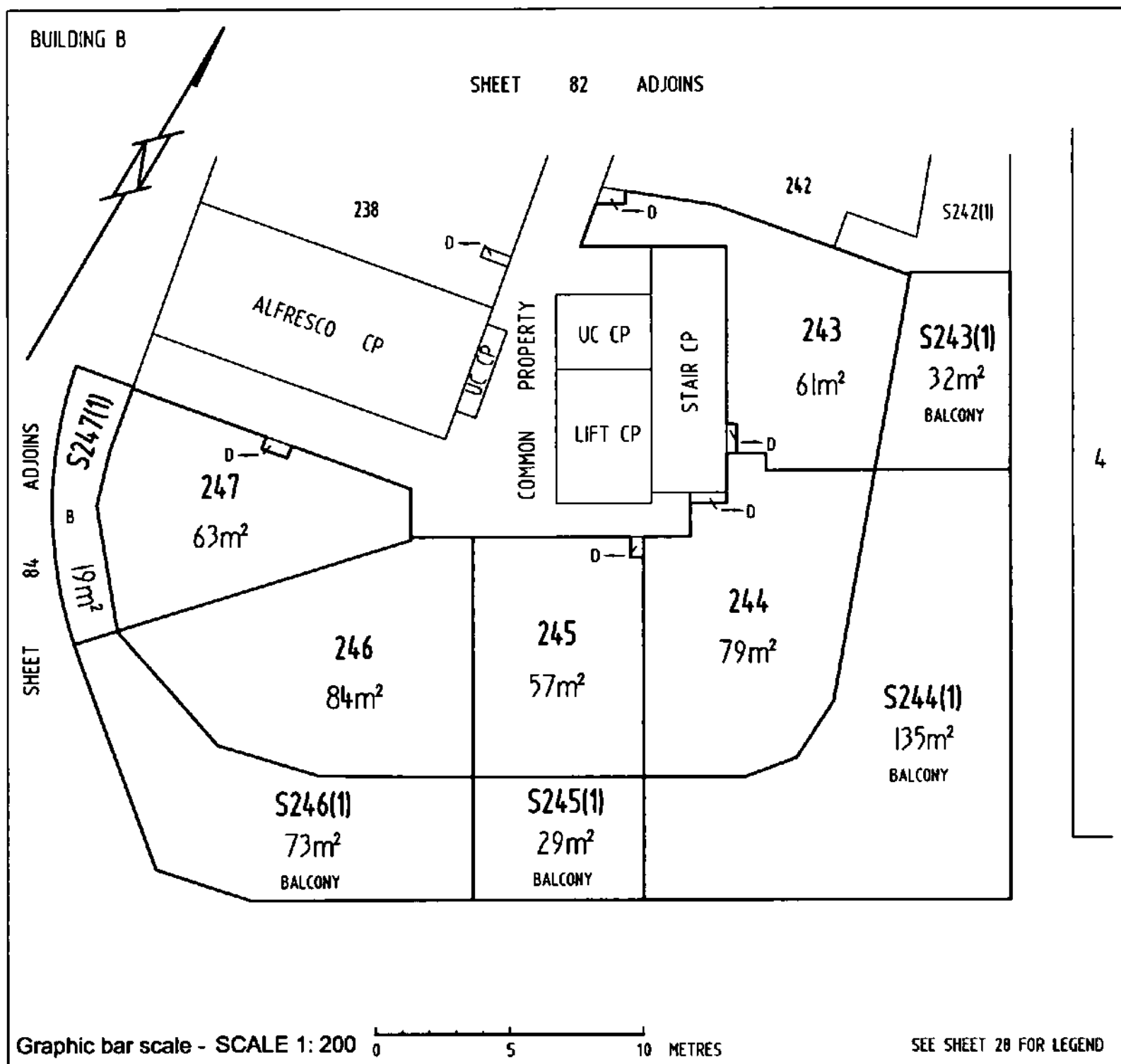
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FIFTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

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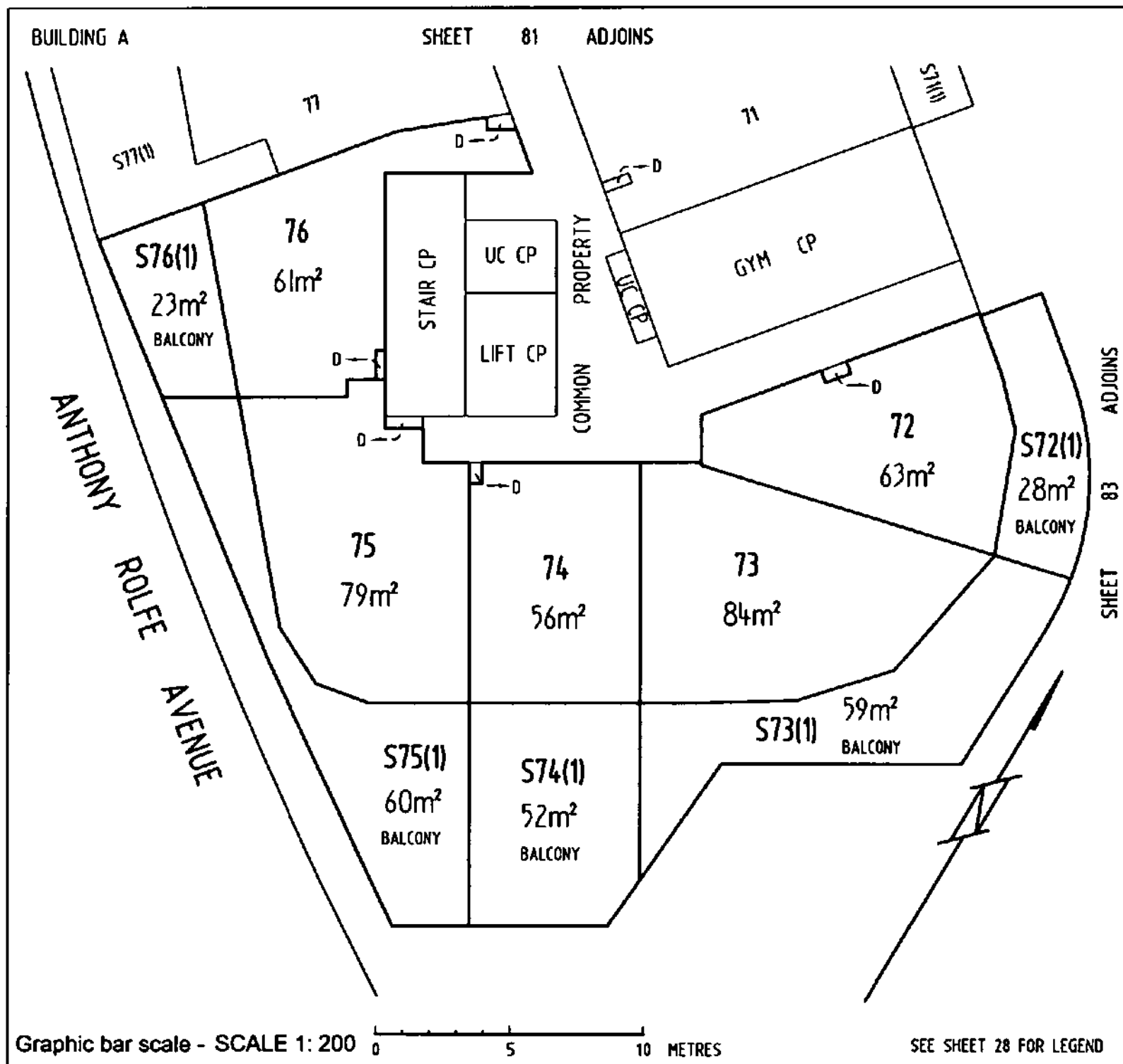
LAND TITLES
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	CLASS A UNIT AND UNIT SUBSIDIARIES
FIFTH	



NG LANDHOLDINGS No.1 PTY LTD

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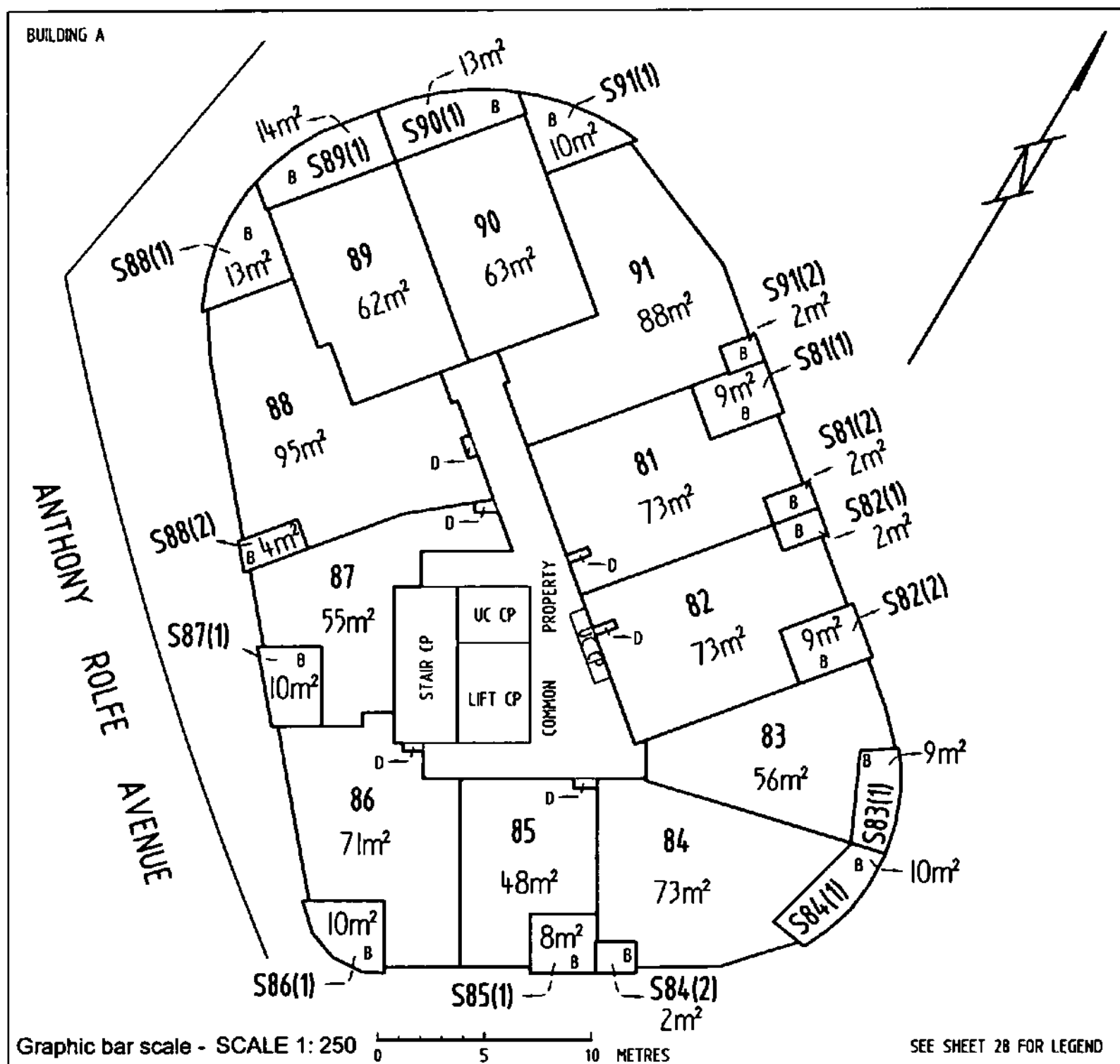
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SIXTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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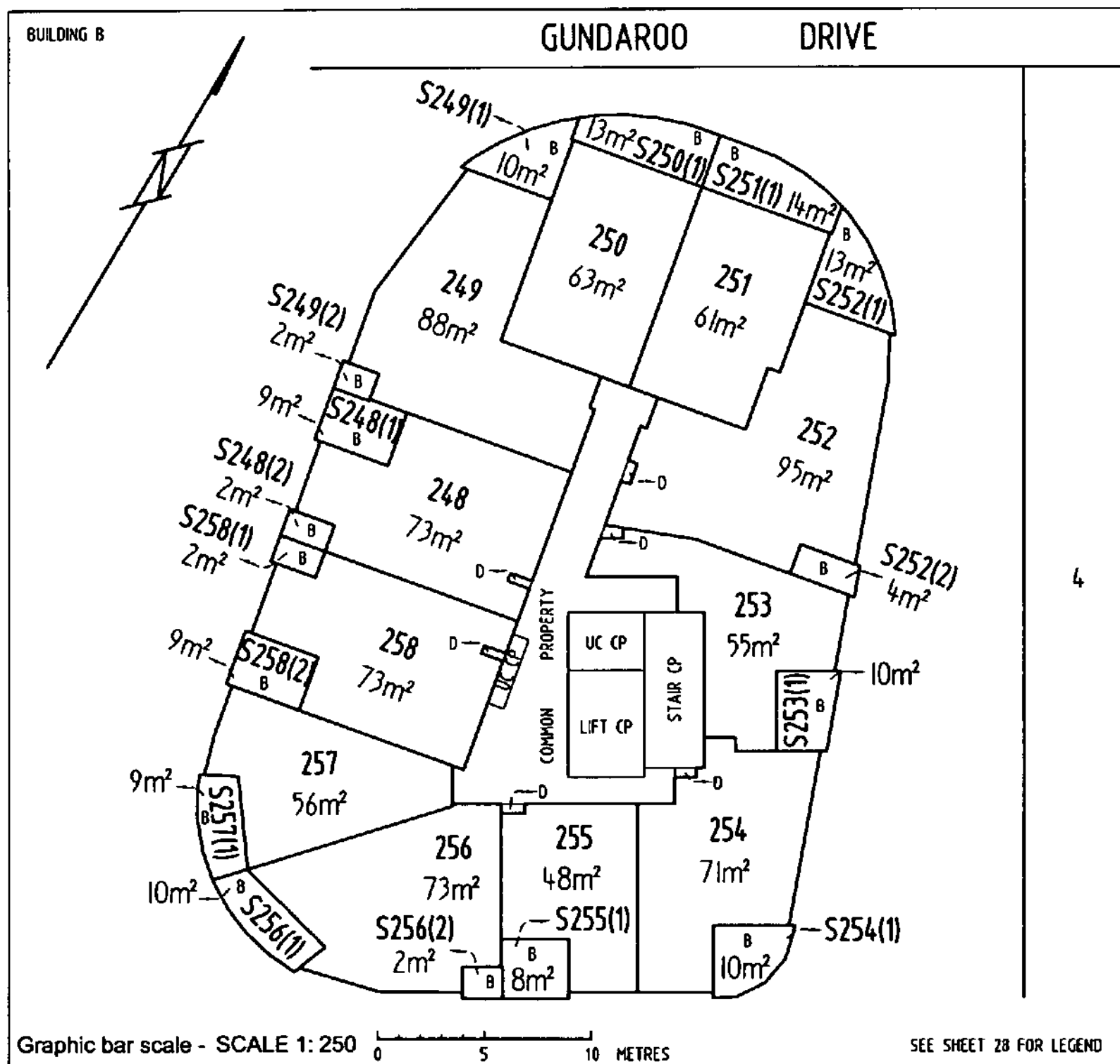
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SIXTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN 601913839

ACN:

NIKOLAOS GEORGALIS

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Registered Proprietor

AMBLER

Delegate of the

ACT Planning and Land Authority

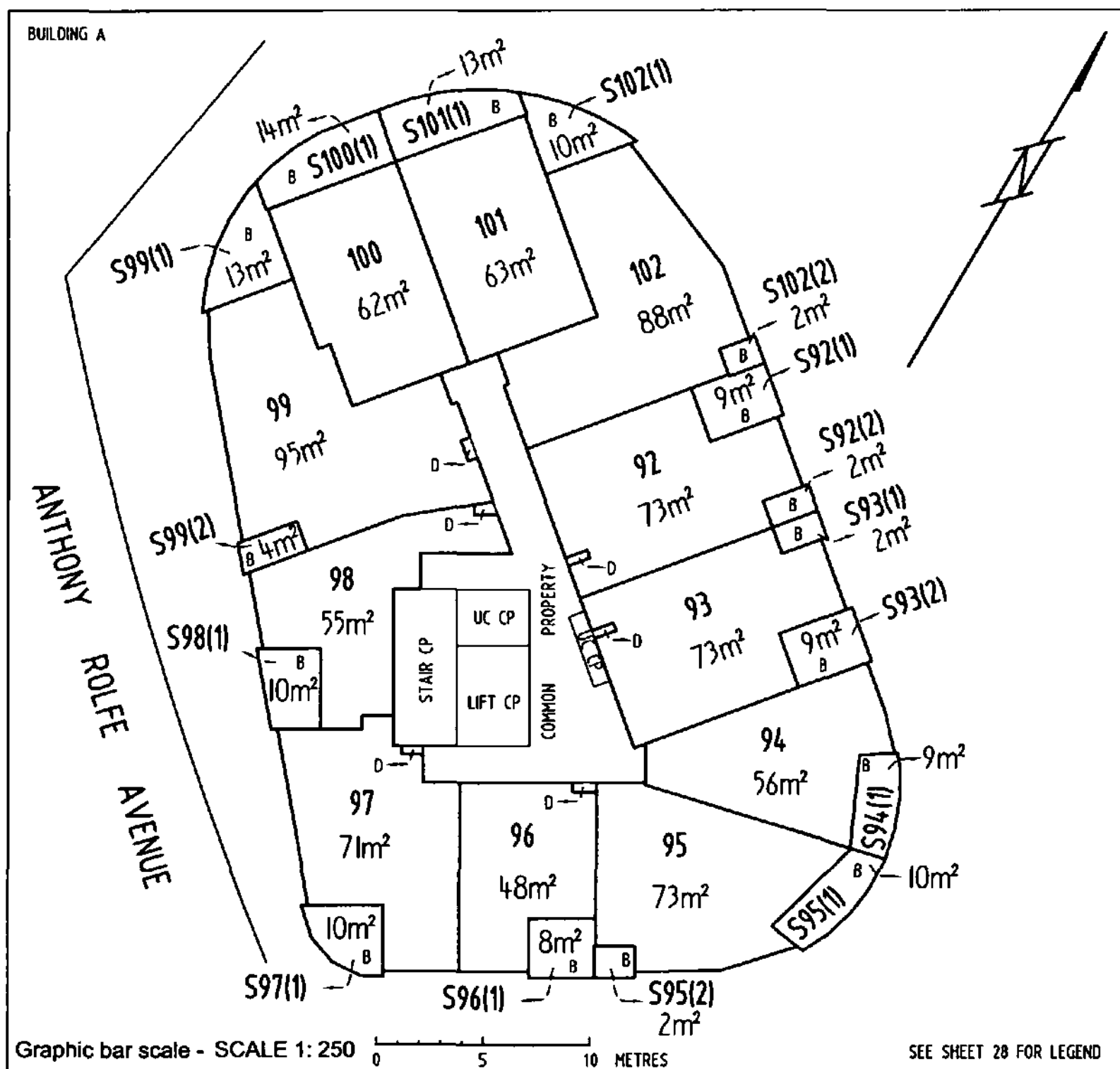
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Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SEVENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

SAMUEL ZELLER
Delegate of the
ACT Planning and Land Authority

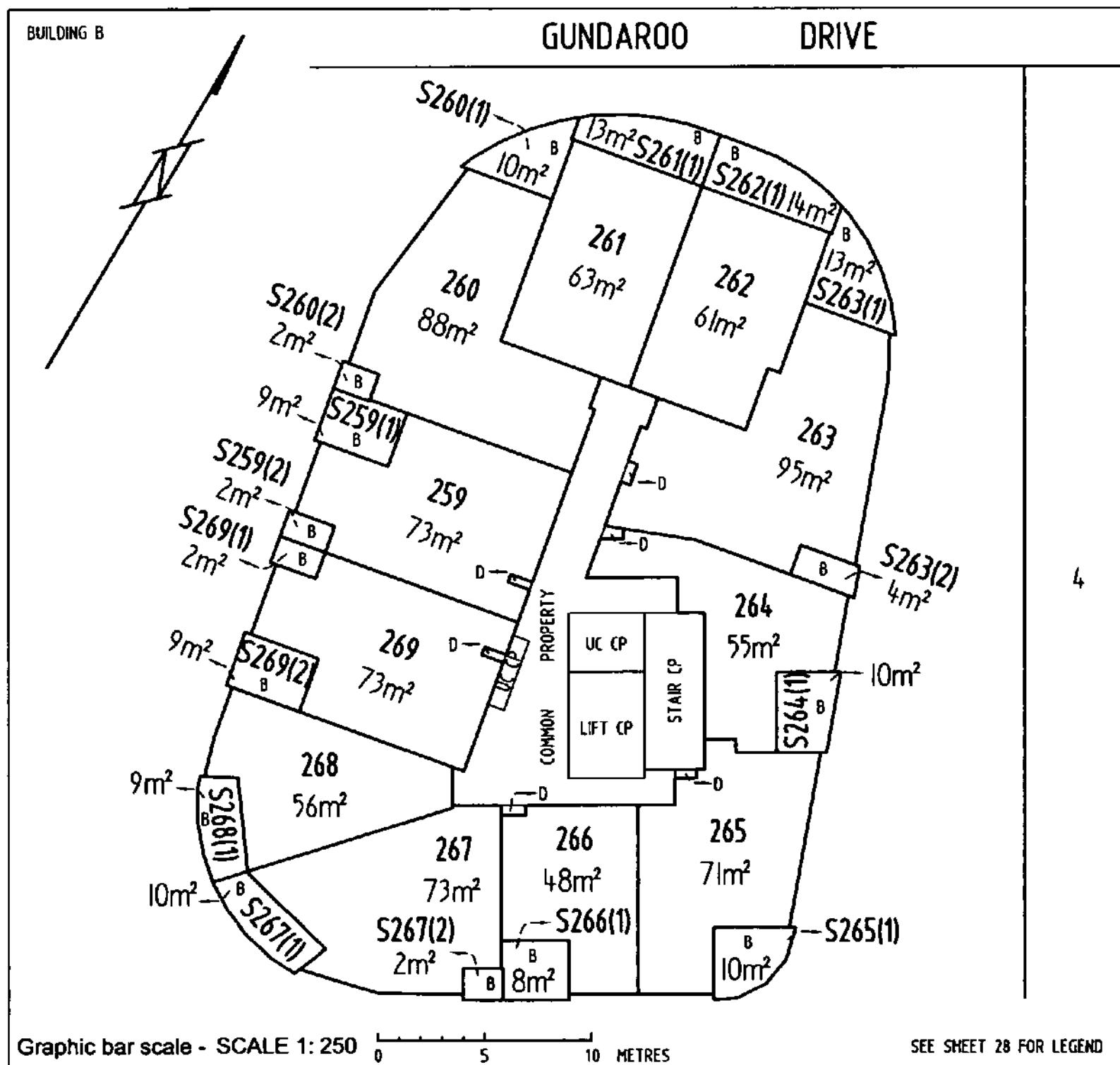
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SEVENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGAKIS

SOLE DIRECTOR

Registered Proprietor

ANUEL ZELLER

Delegate of the
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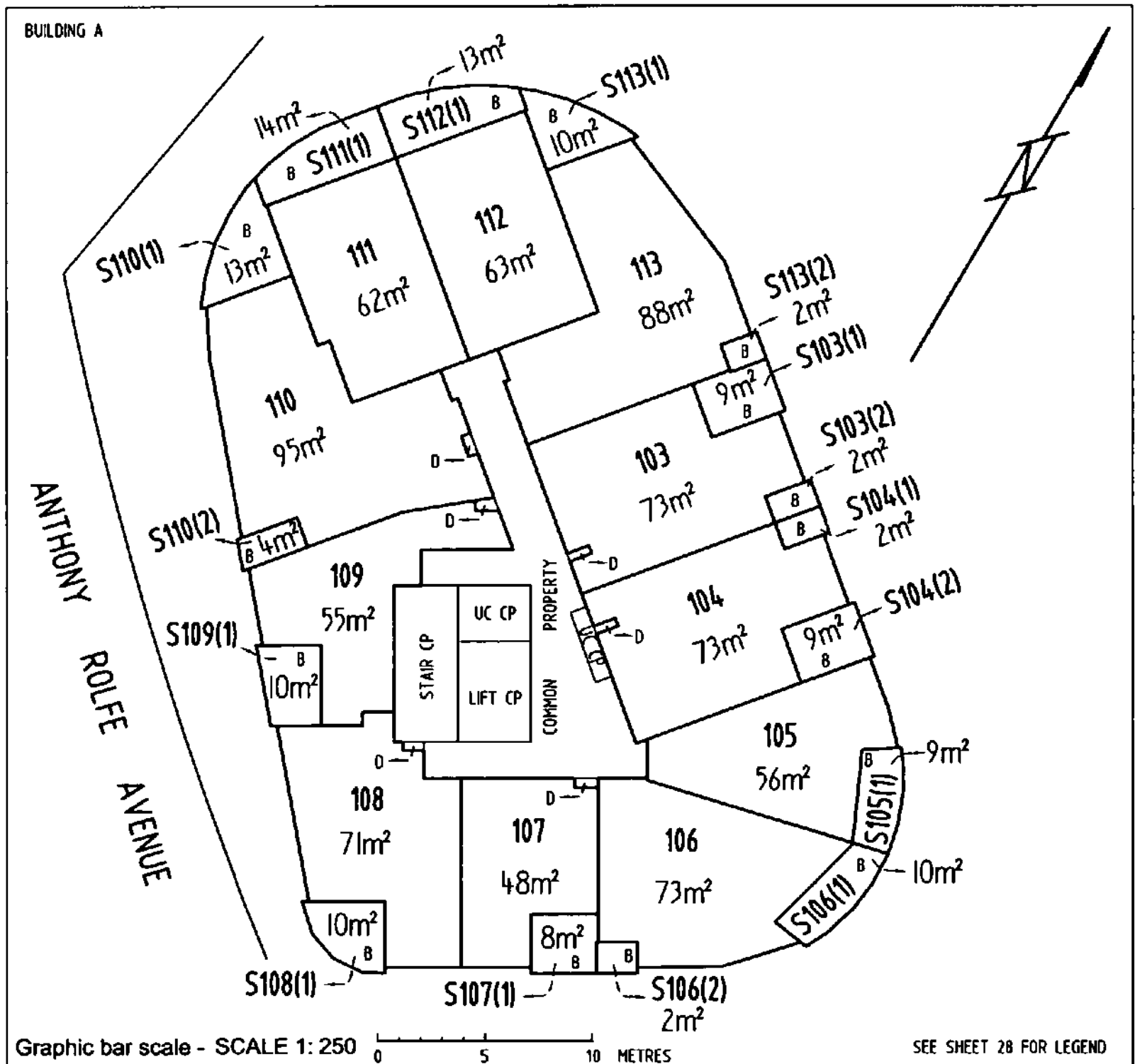
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FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	EIGHTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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Delegate of the
ACT Planning and Land Authority

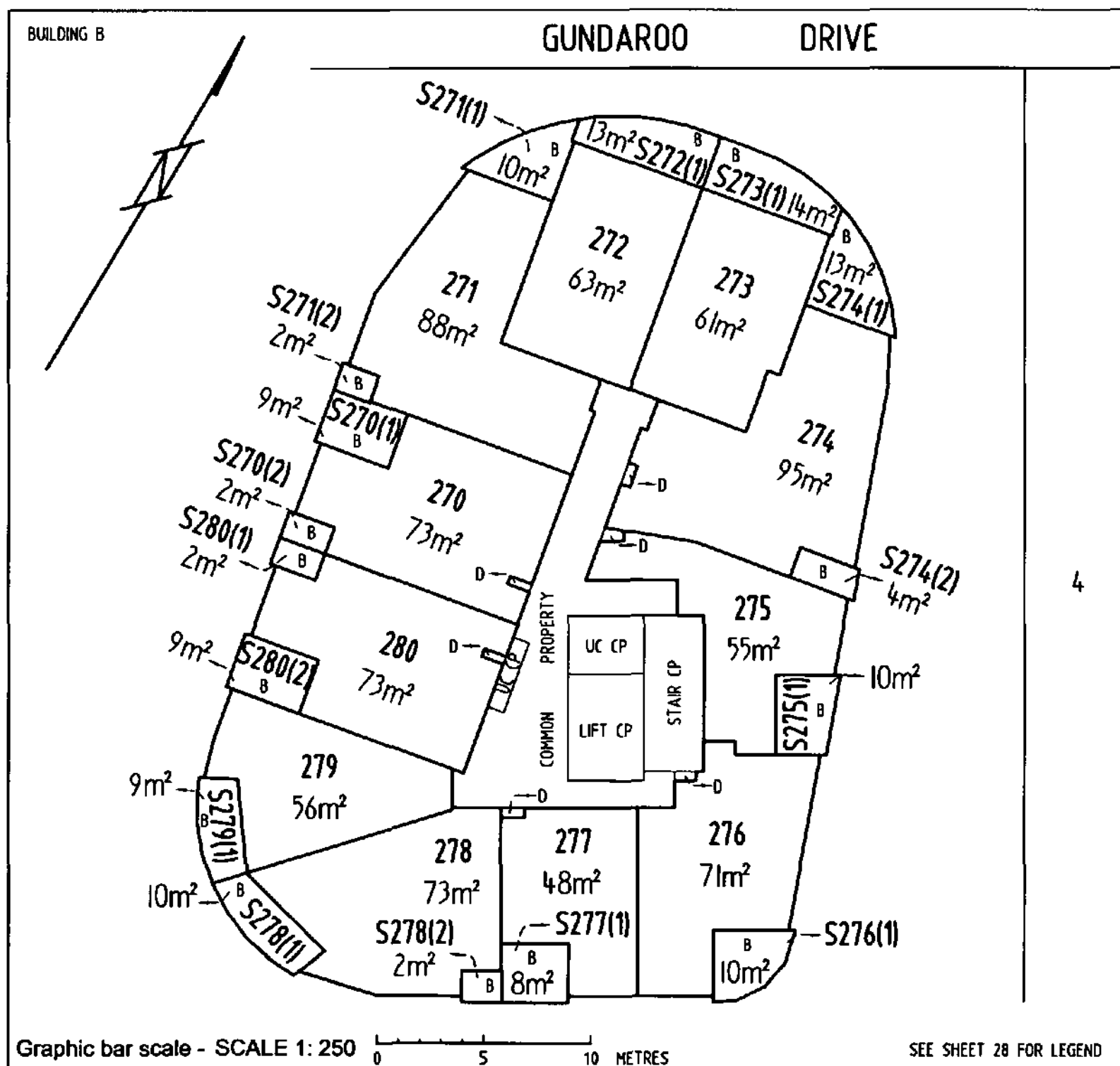
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	EIGHTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

Delegate of the
ACT Planning and Land Authority

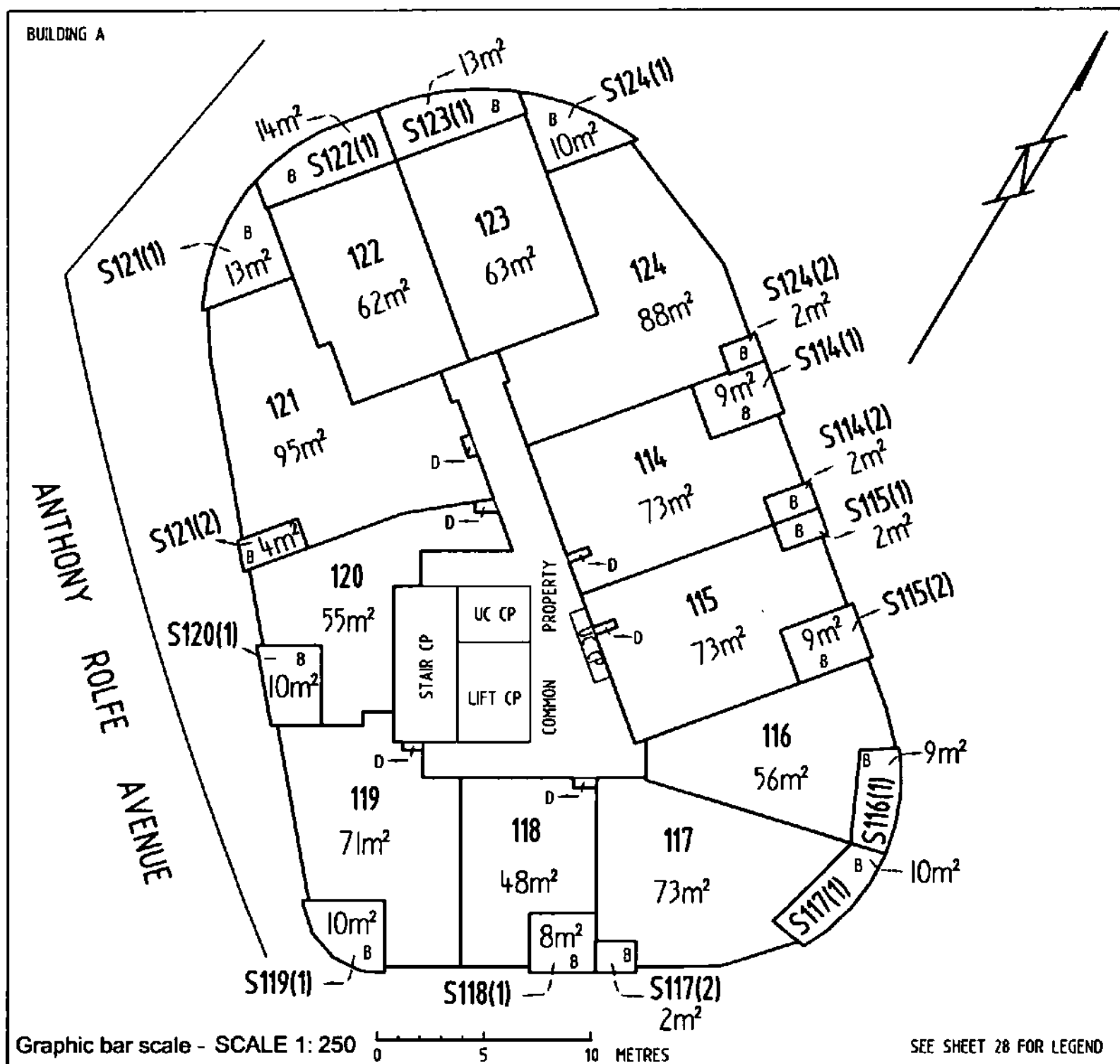
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	NINTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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ACT Planning and Land Authority

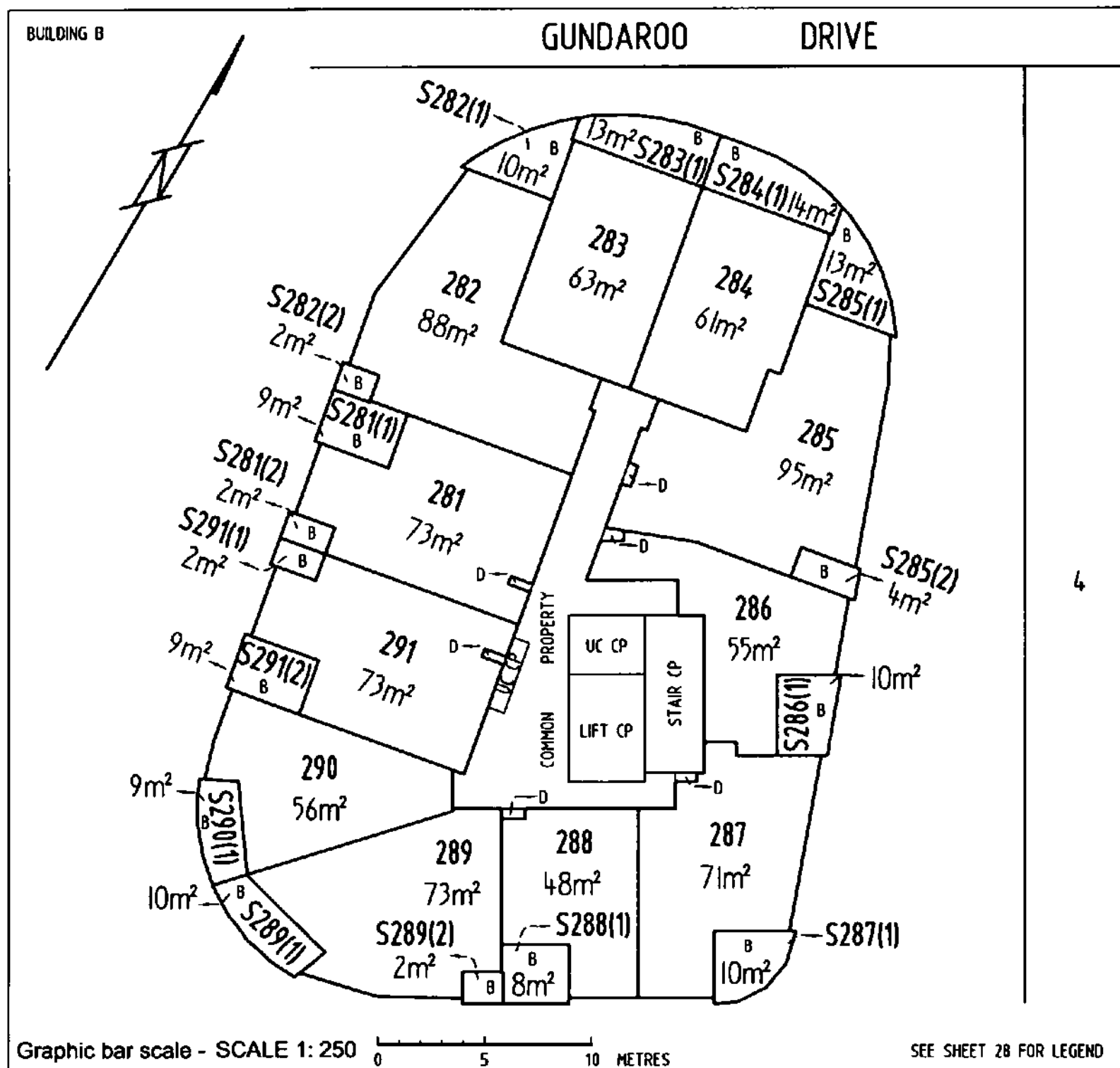
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	NINTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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Delegate of the
ACT Planning and Land Authority

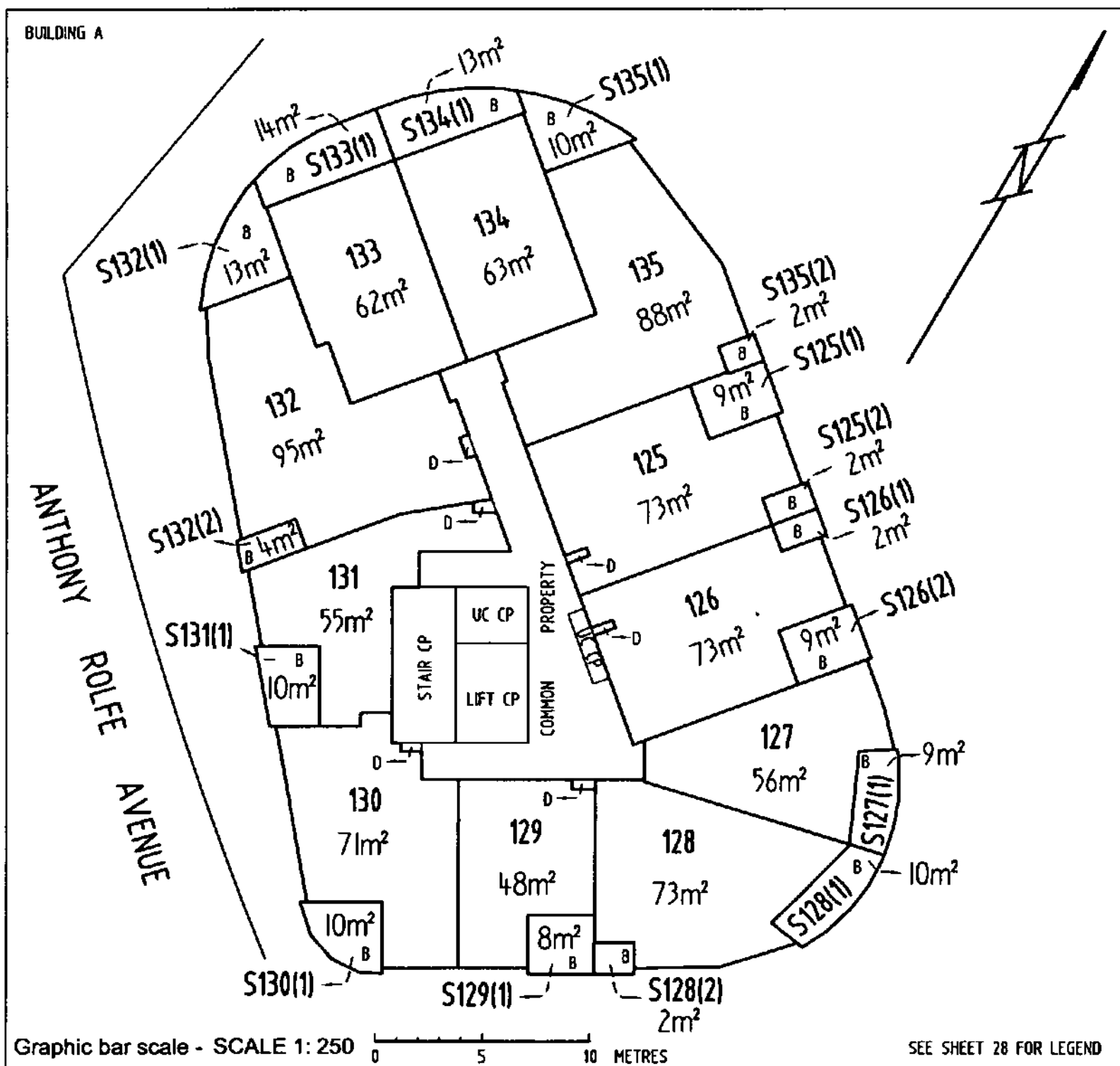
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	TENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

NIKOLAOS GEORGALIS

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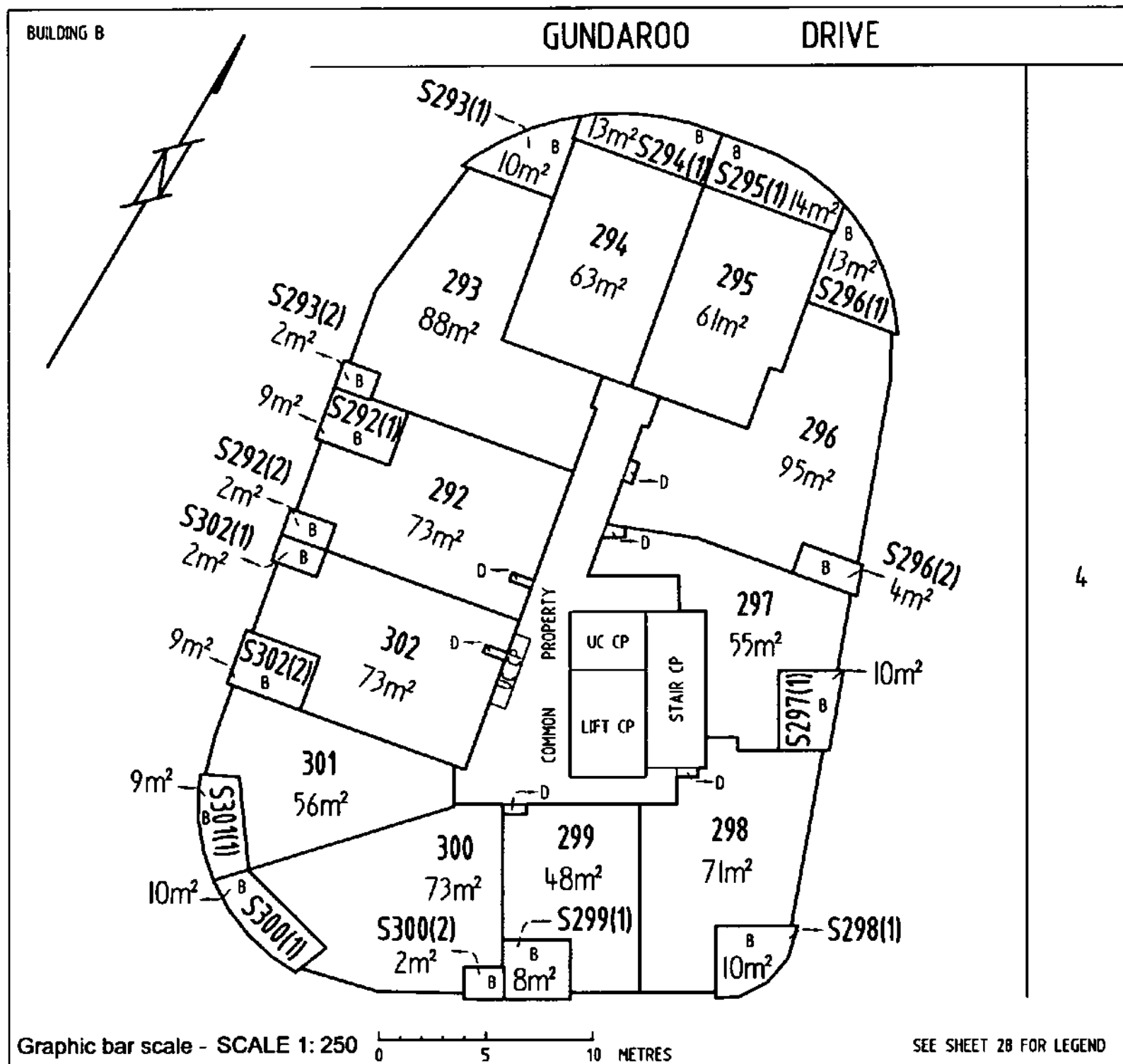
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	TENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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ACT Planning and Land Authority

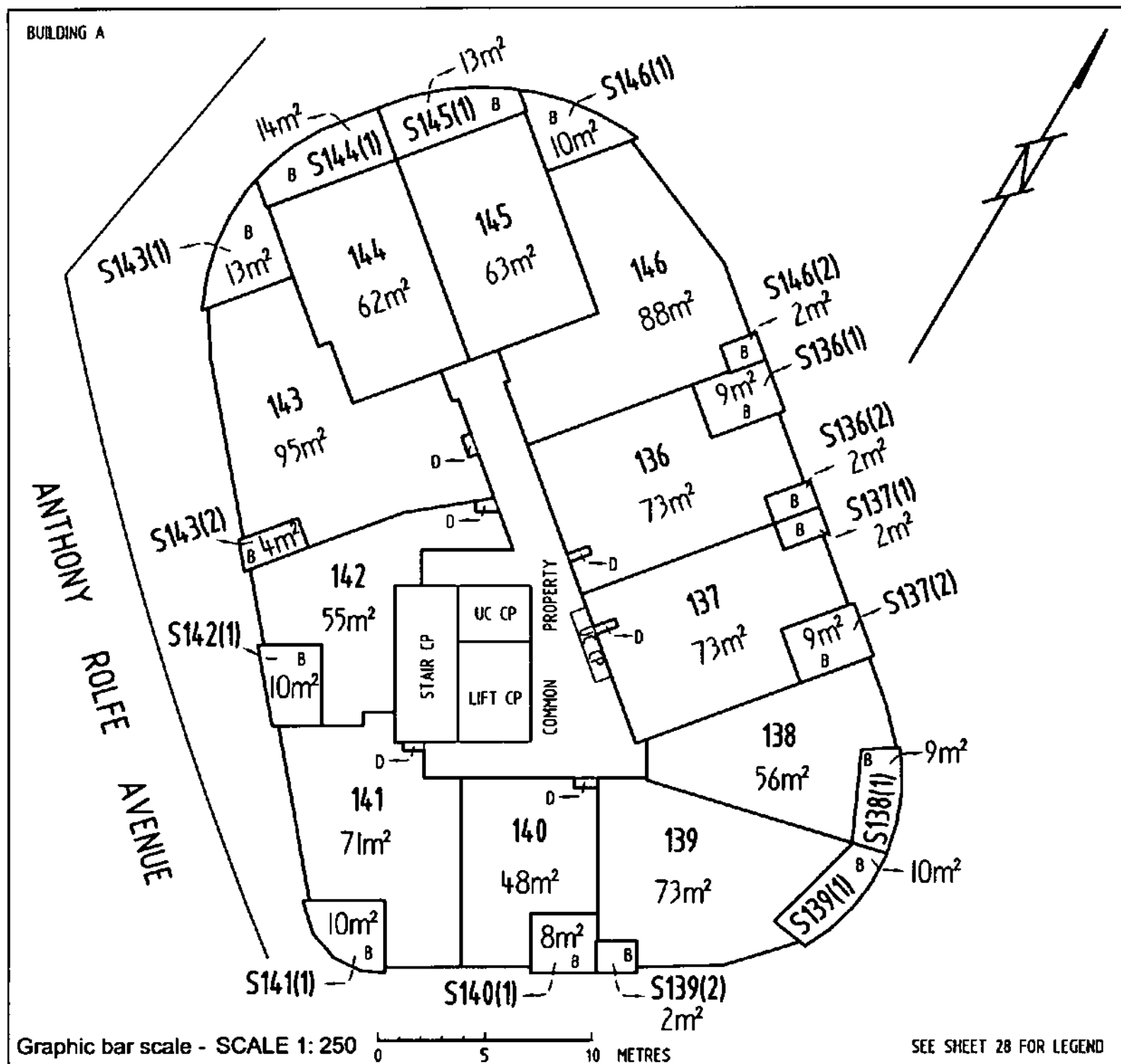
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	ELEVENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

YANJUEL ZELLER Delegate of the
ACT Planning and Land Authority

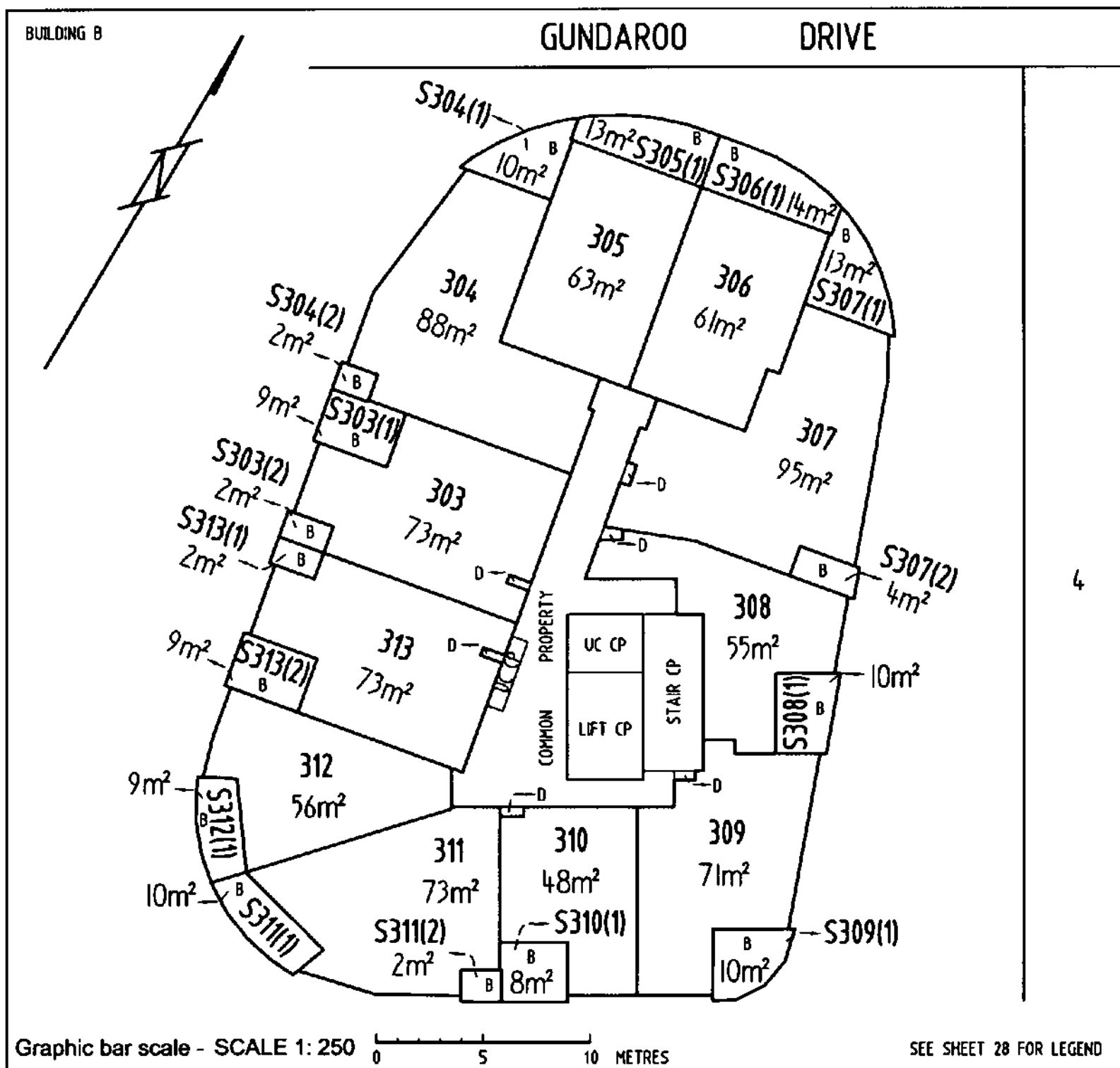
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	ELEVENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

Delegate of the
ACT Planning and Land Authority

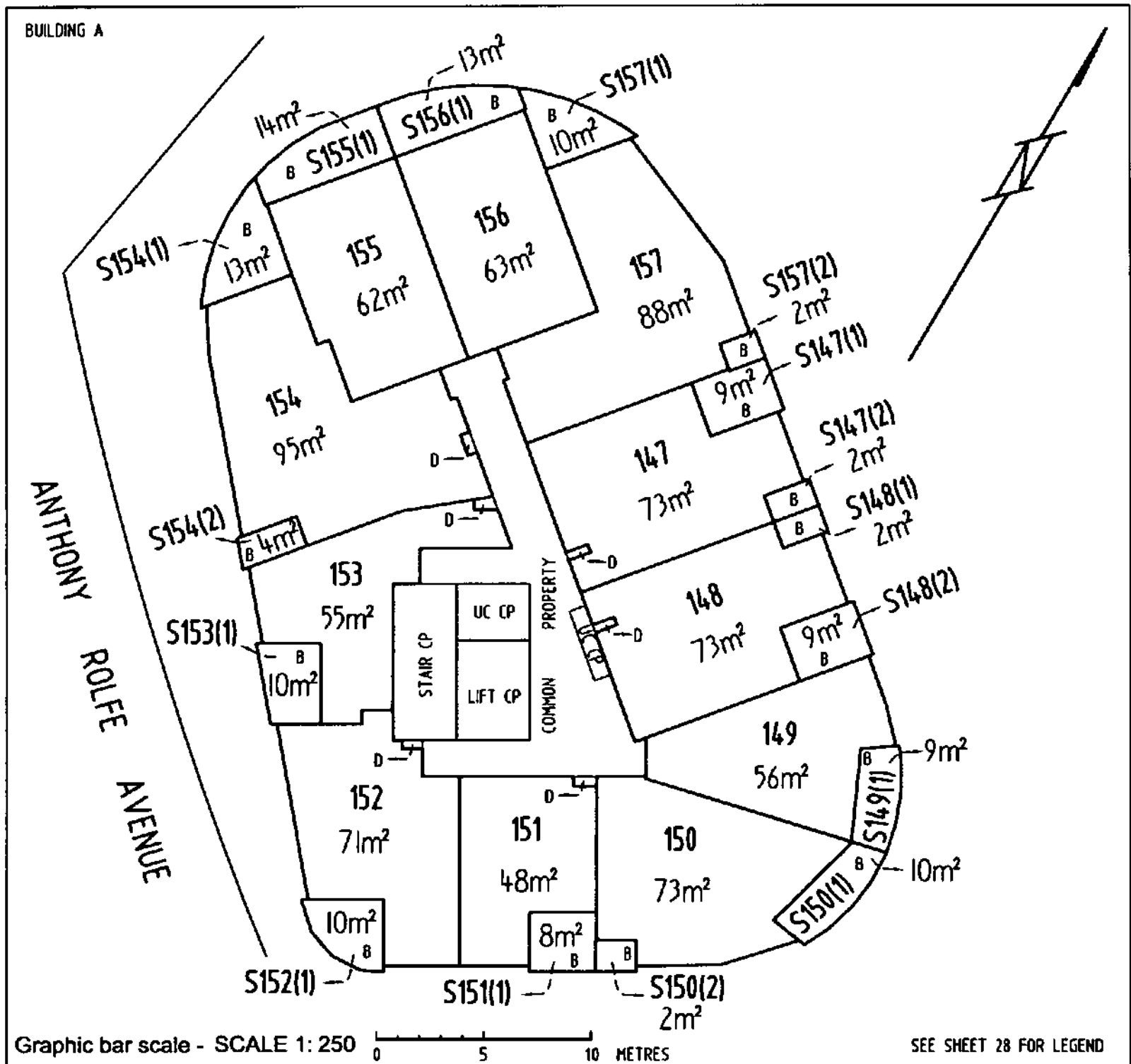
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Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	TWELFTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

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Registered Proprietor

Delegate of the
ACT Planning and Land Authority

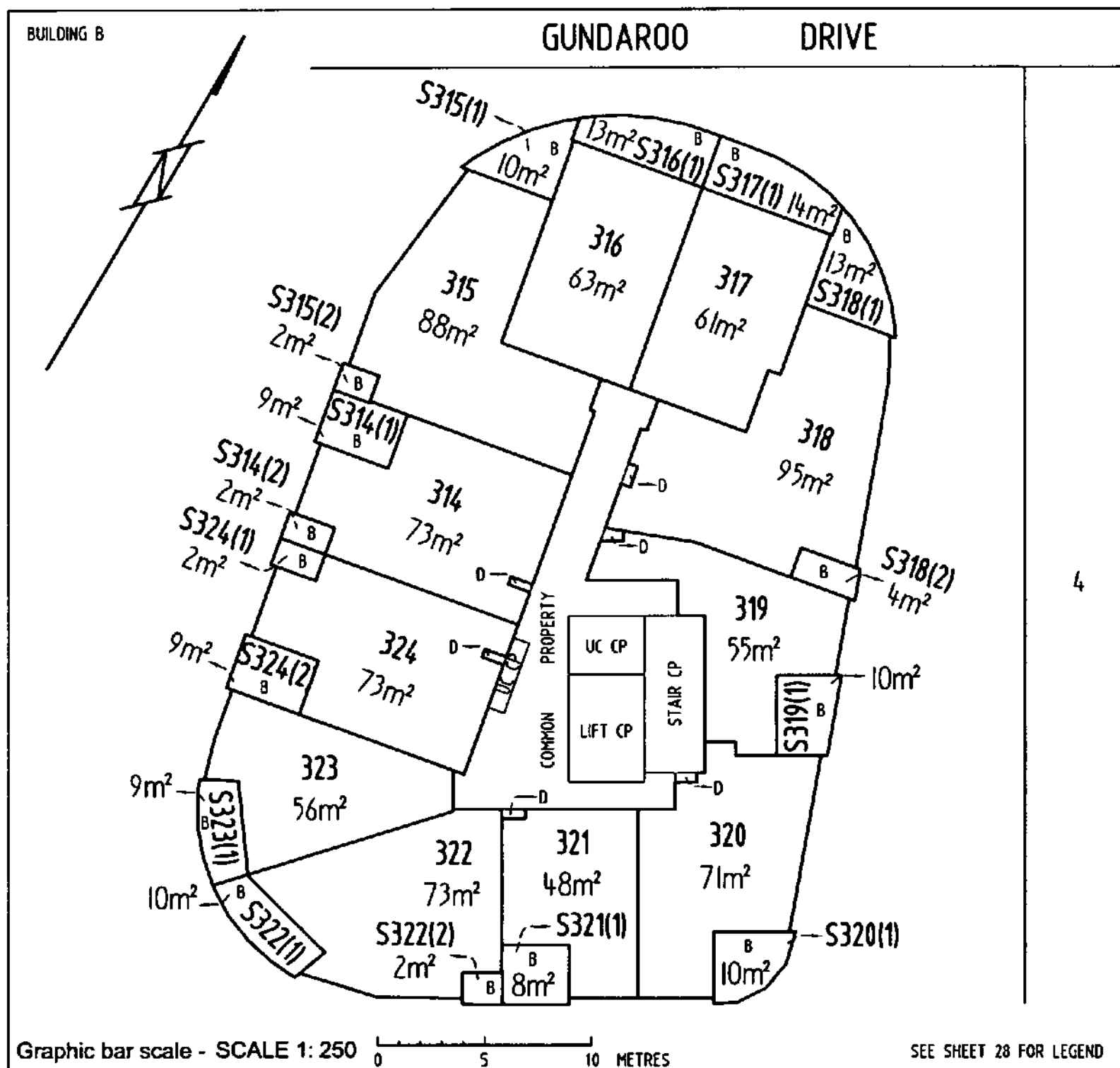
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	TWELFTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839
ACN:

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Delegate of the
ACT Planning and Land Authority

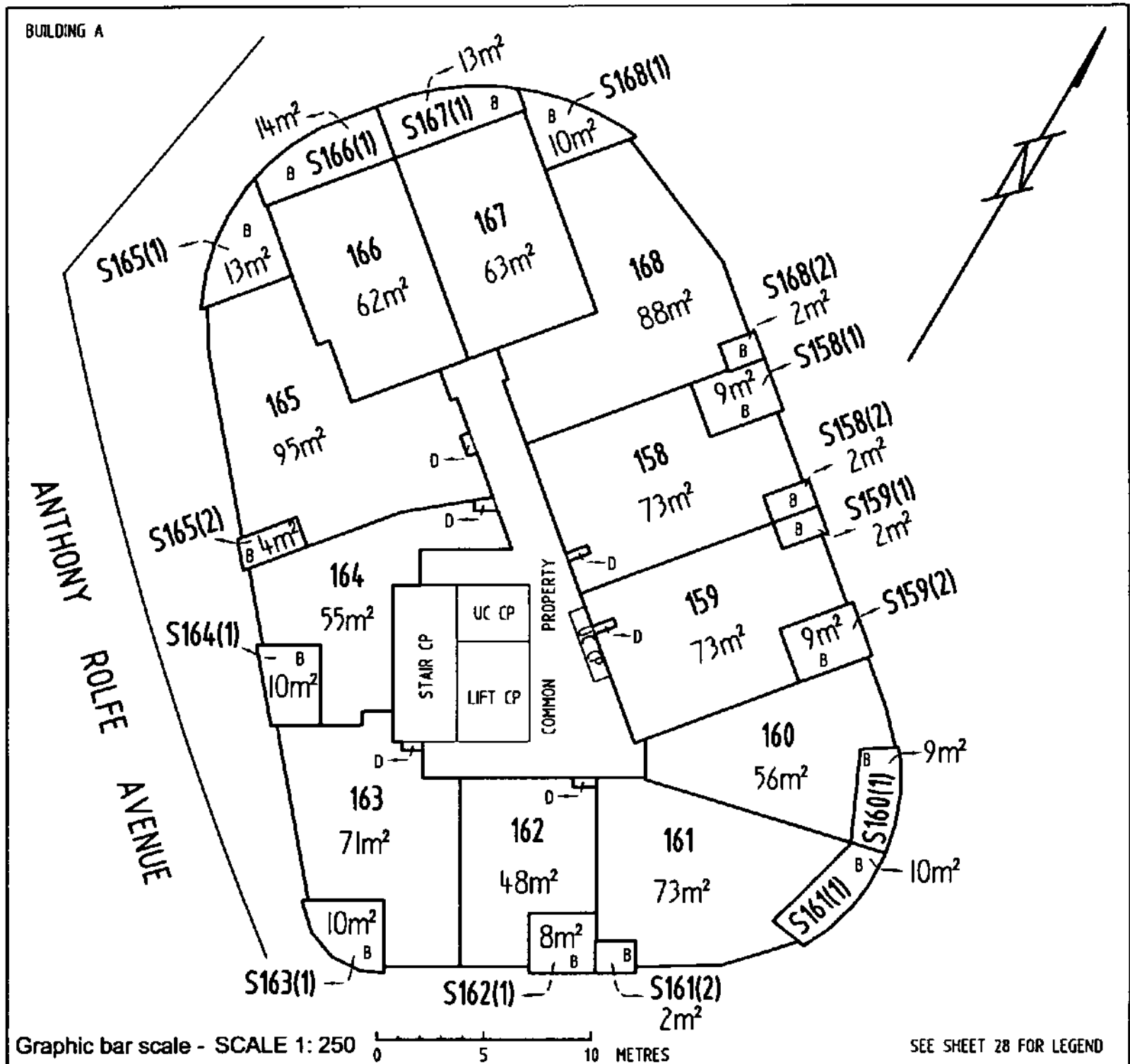
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

GABRIEL ZELLER Delegate of the
ACT Planning and Land Authority

LAND TITLES

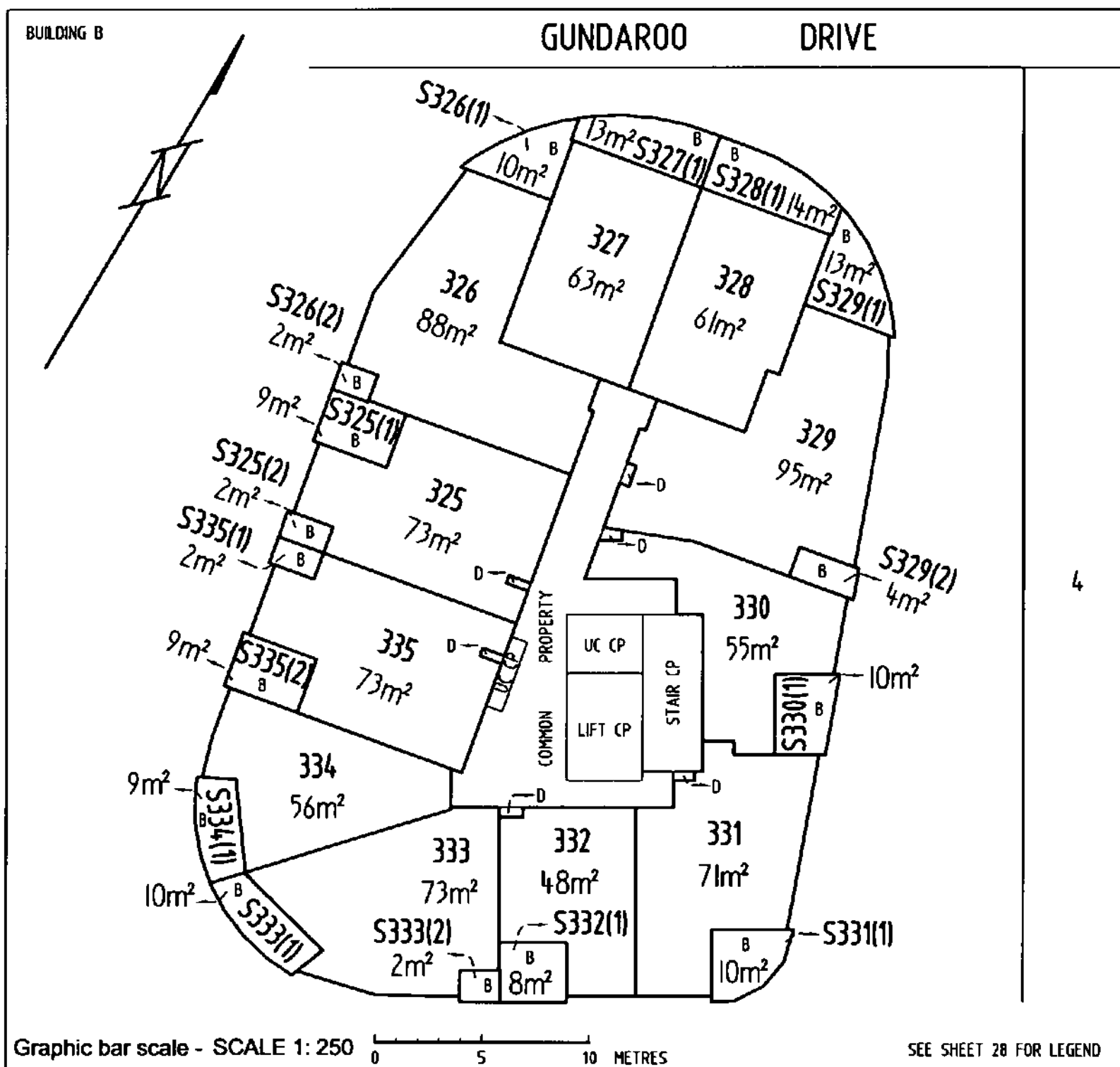
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	THIRTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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Registered Proprietor

Delegate of the
ACT Planning and Land Authority

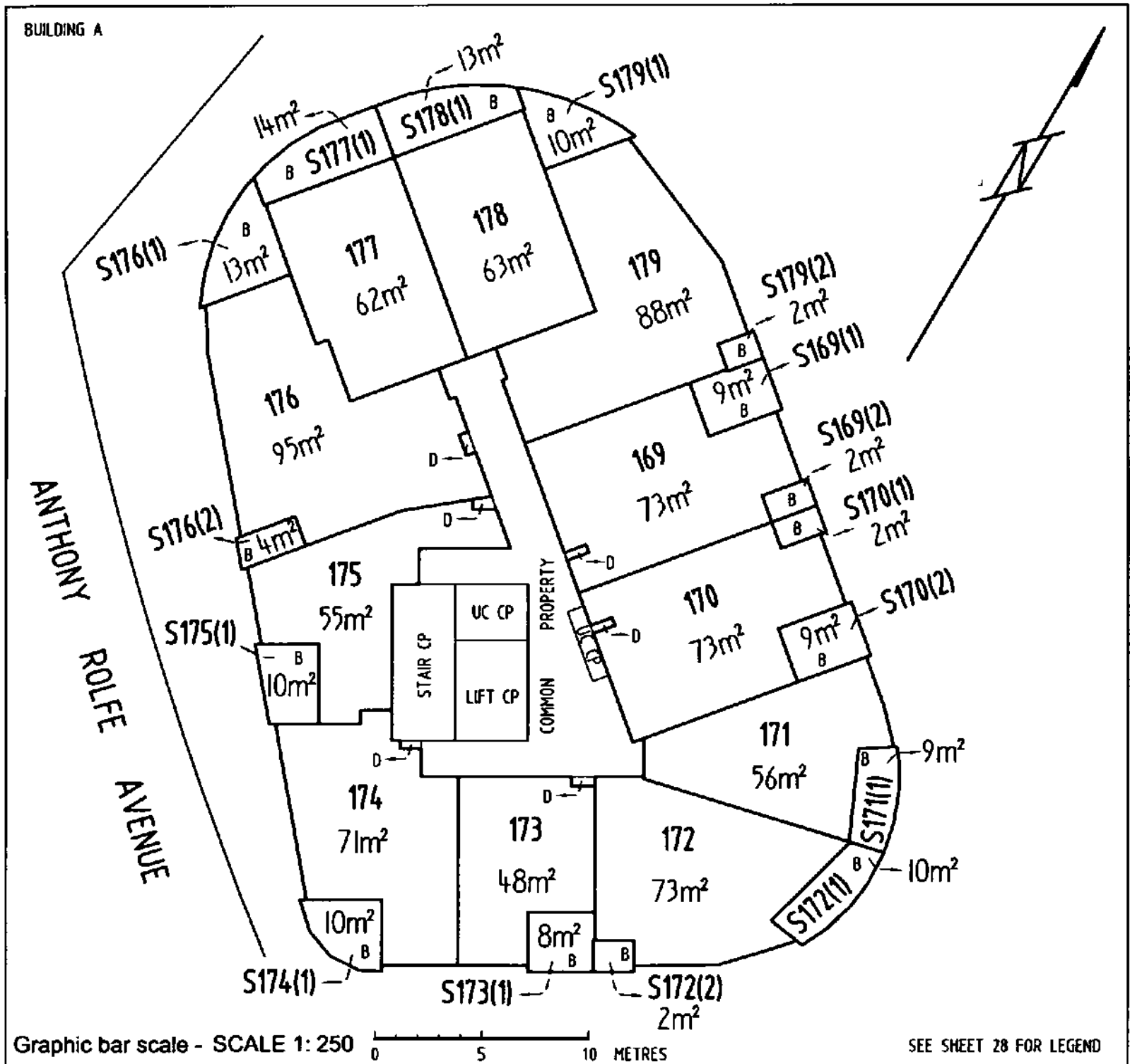
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FOURTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

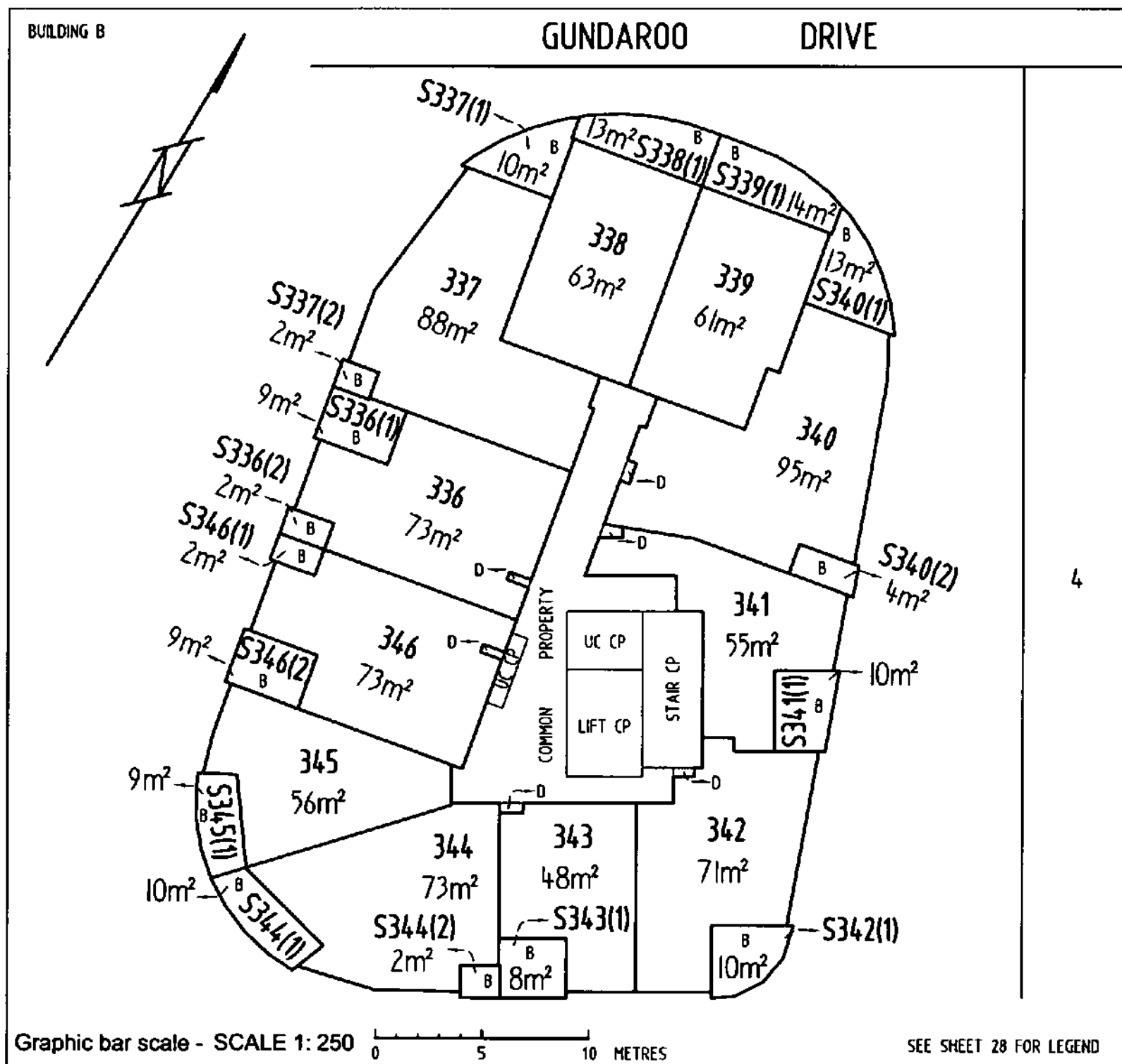
Delegate of the
ACT Planning and Land Authority

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FOURTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

-ABN: 601913839

ACN's

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

~~ACT 2000~~ Delegate of the
ACT Planning and Land Authority

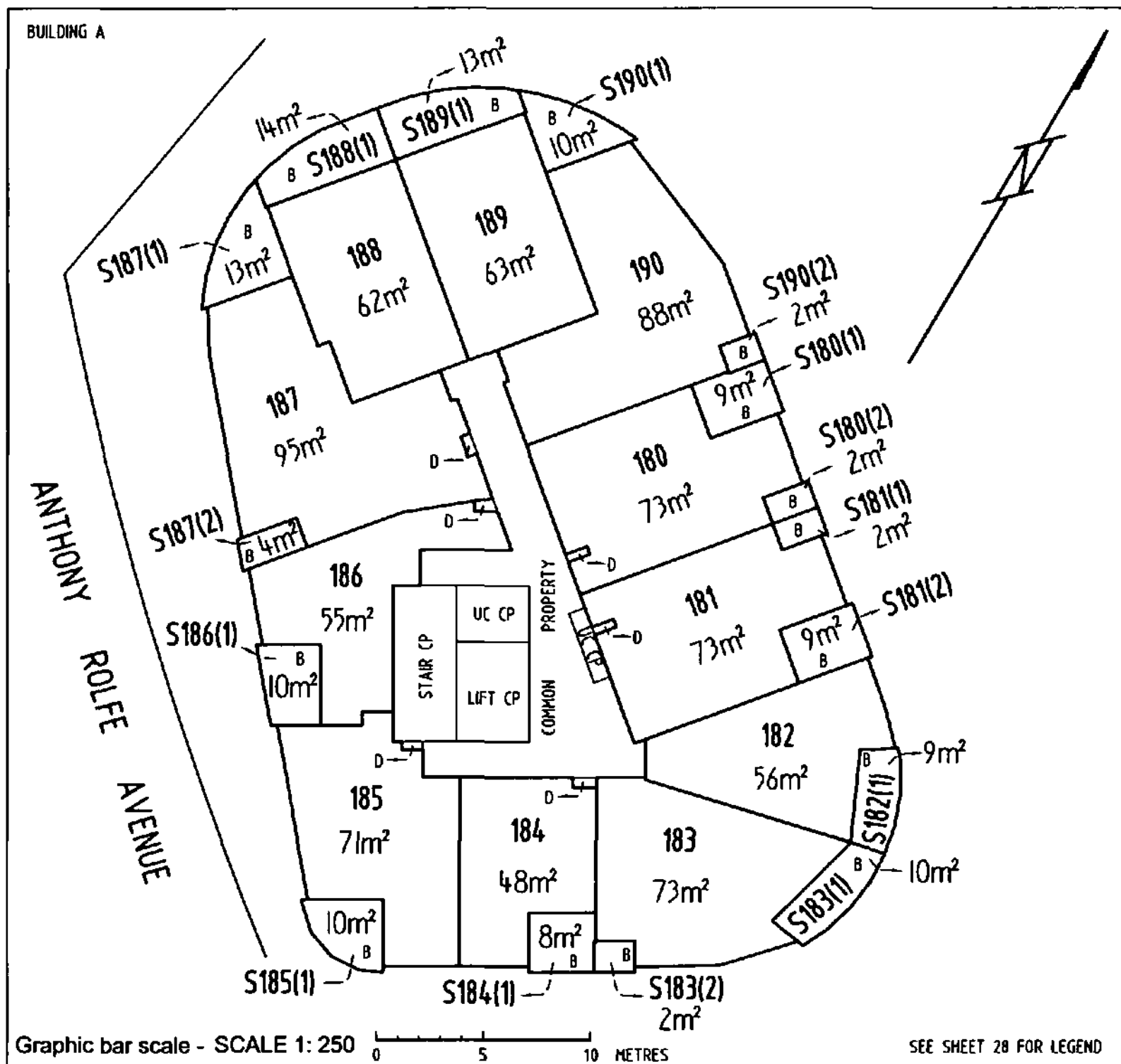
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FIFTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

Delegate of the
ACT Planning and Land Authority

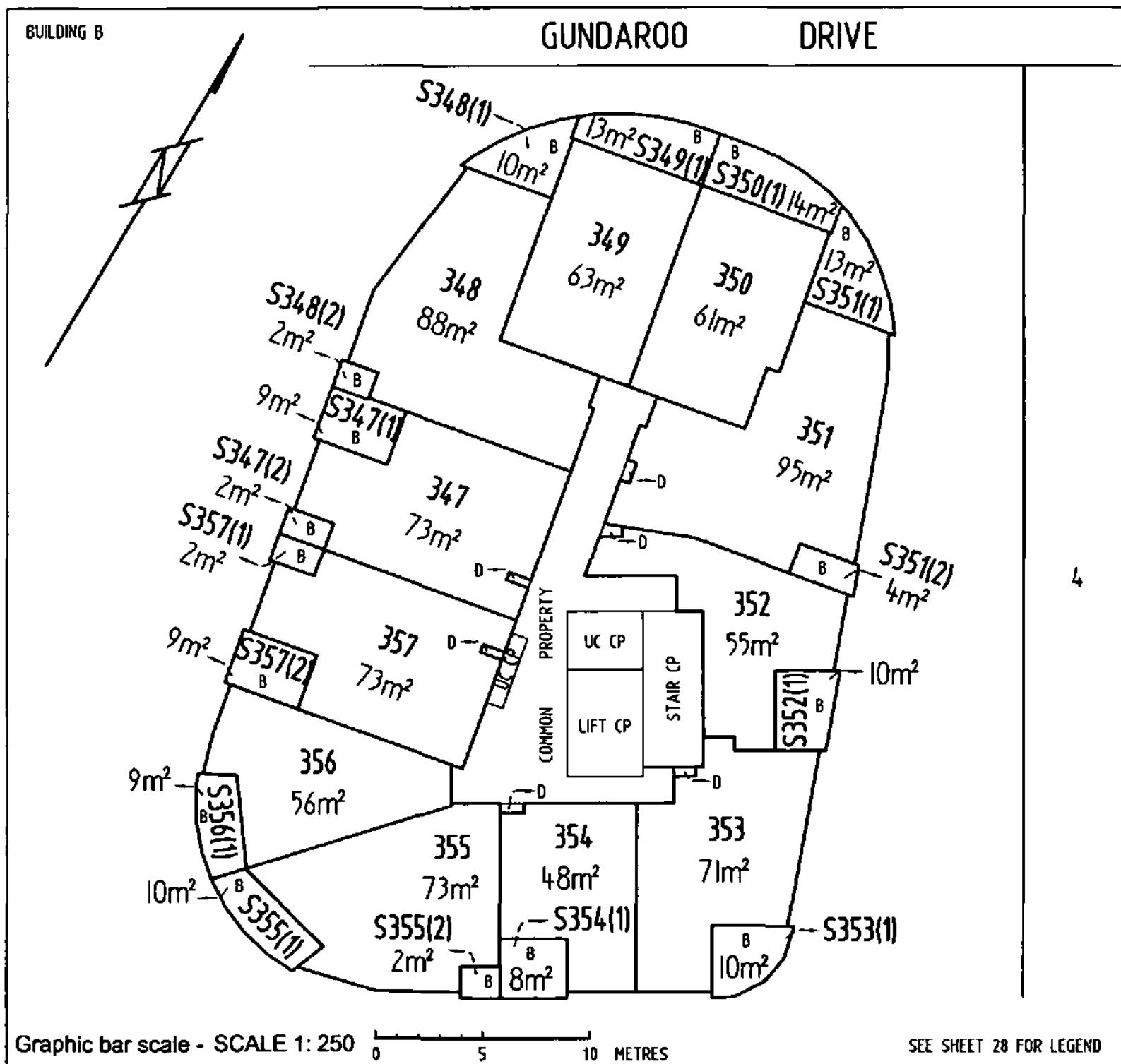
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	FIFTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

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Registered Proprietor

SAMUEL ZELLE Delegate of the
ACT Planning and Land Authority

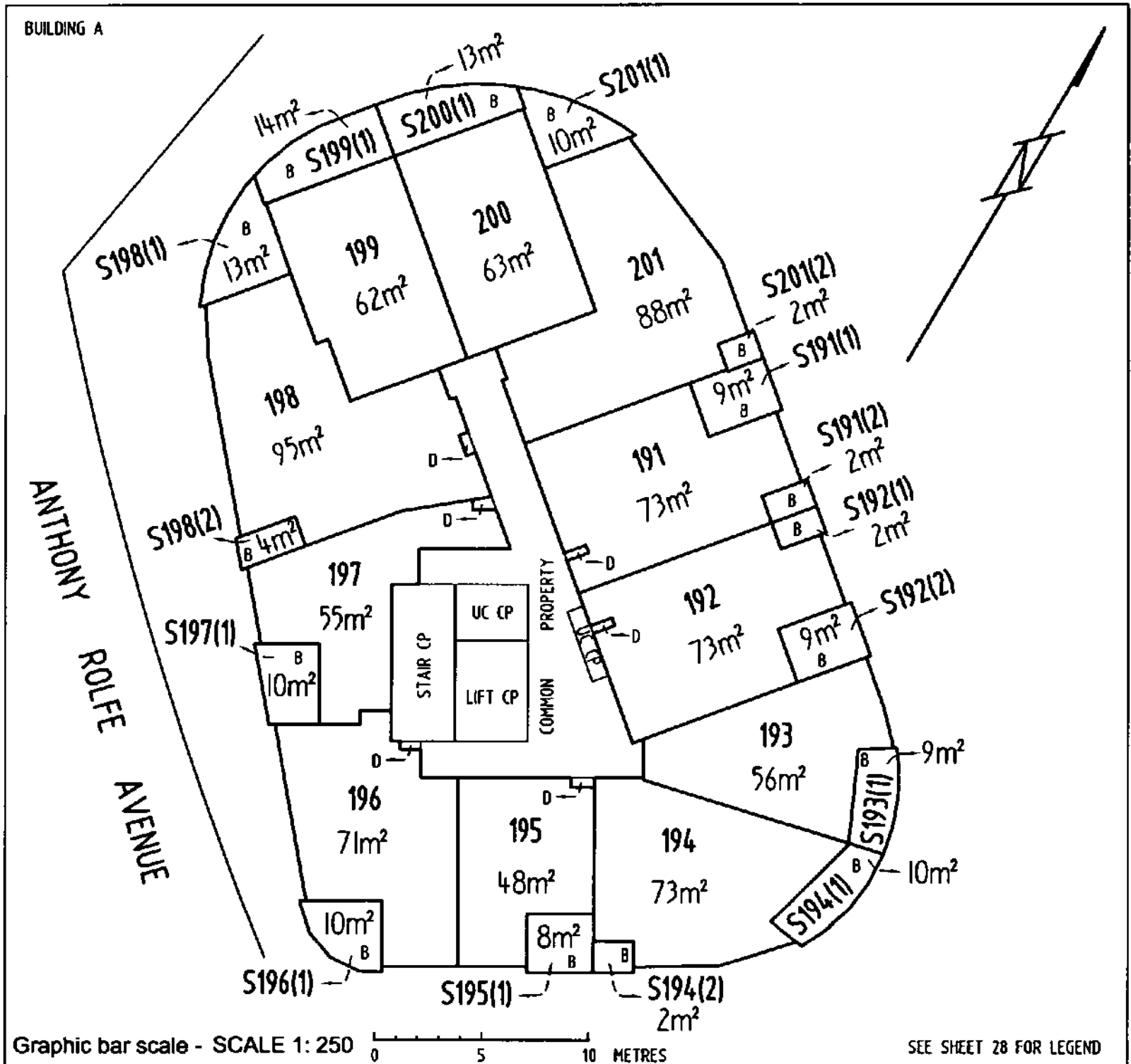
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SIXTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

Michael J. Kelly Delegate of the
ACT Planning and Land Authority

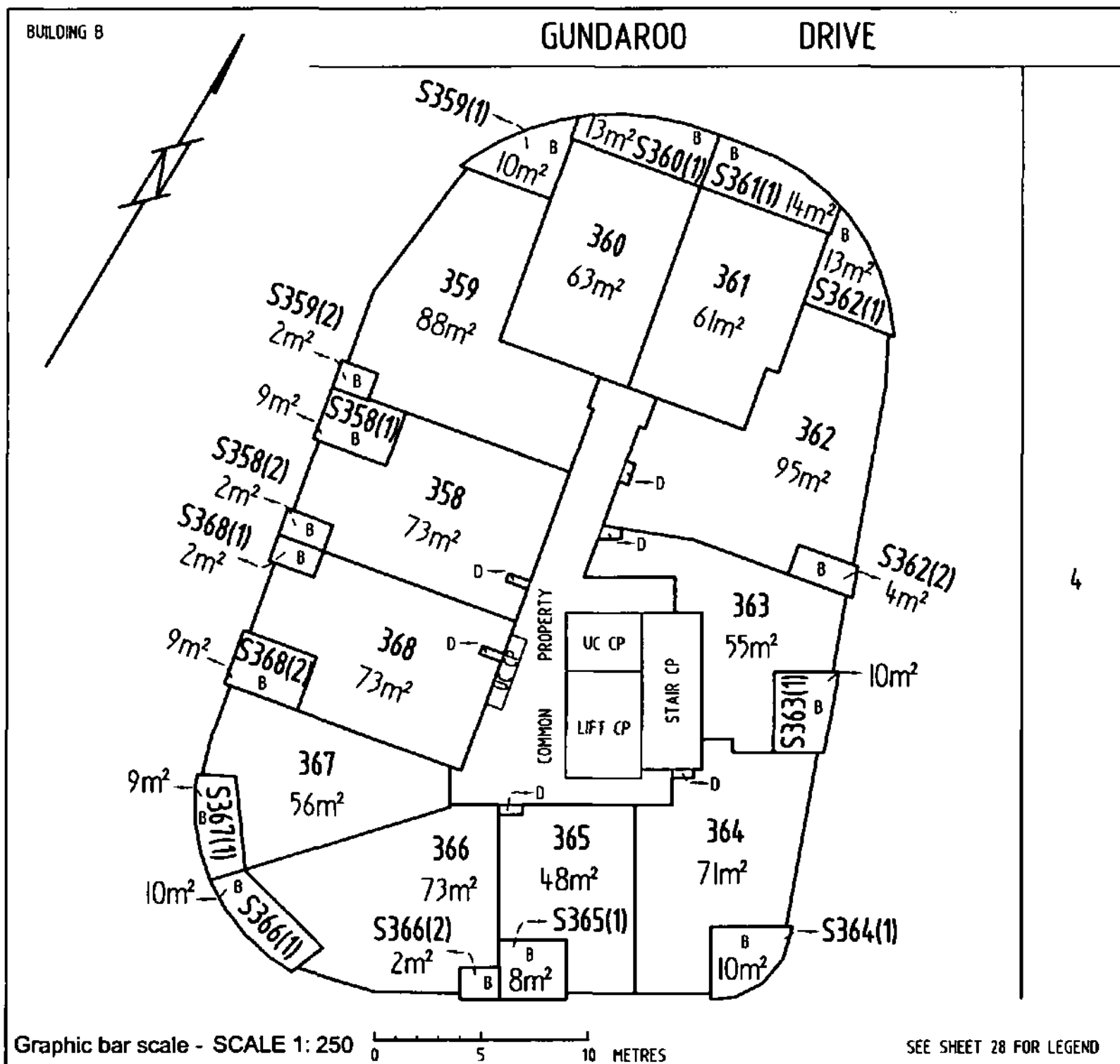
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4 421

FLOOR NUMBER	SIXTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

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Registered Proprietor

Delegate of the
ACT Planning and Land Authority

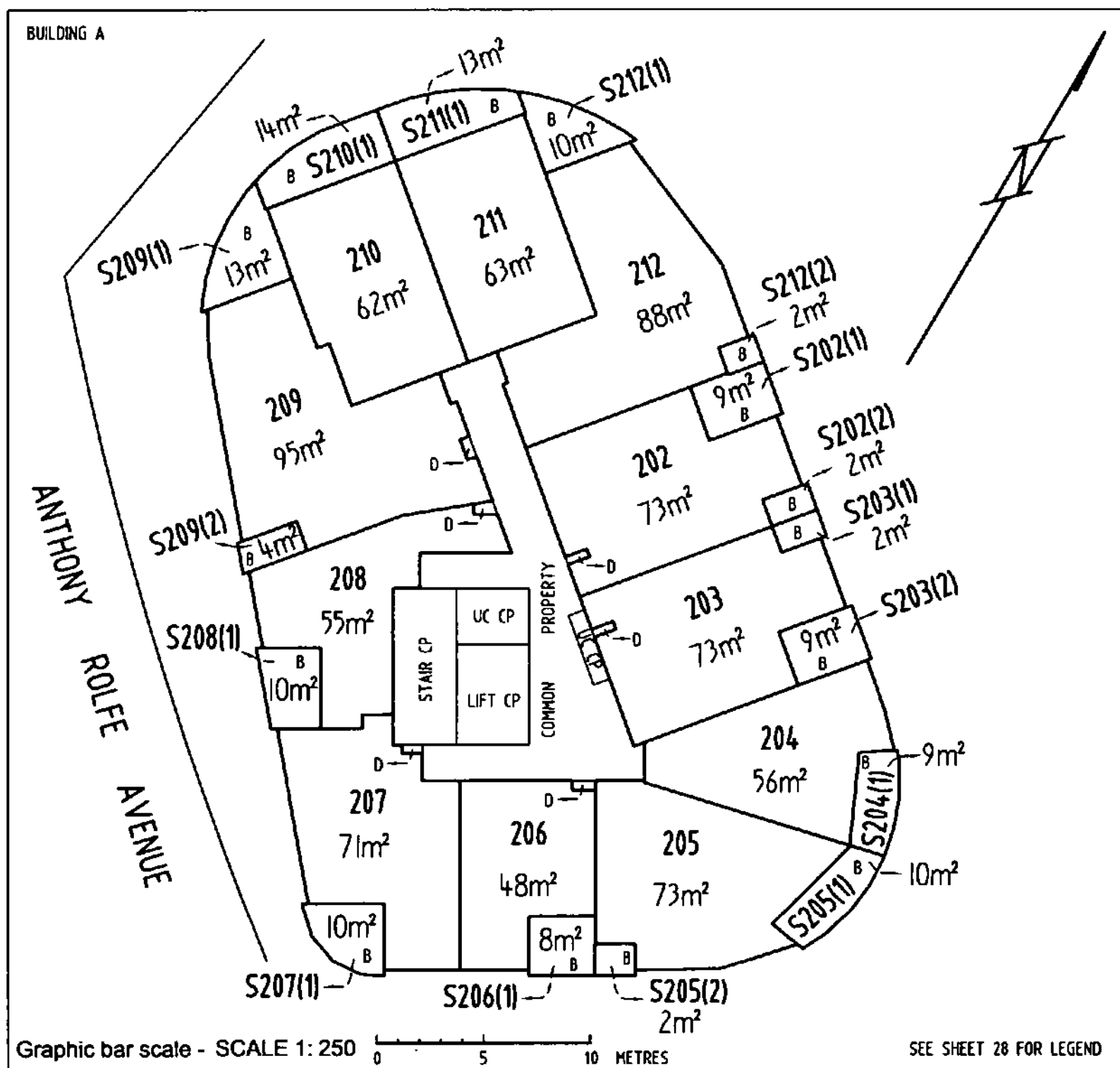
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SEVENTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

Delegate of the
ACT Planning and Land Authority

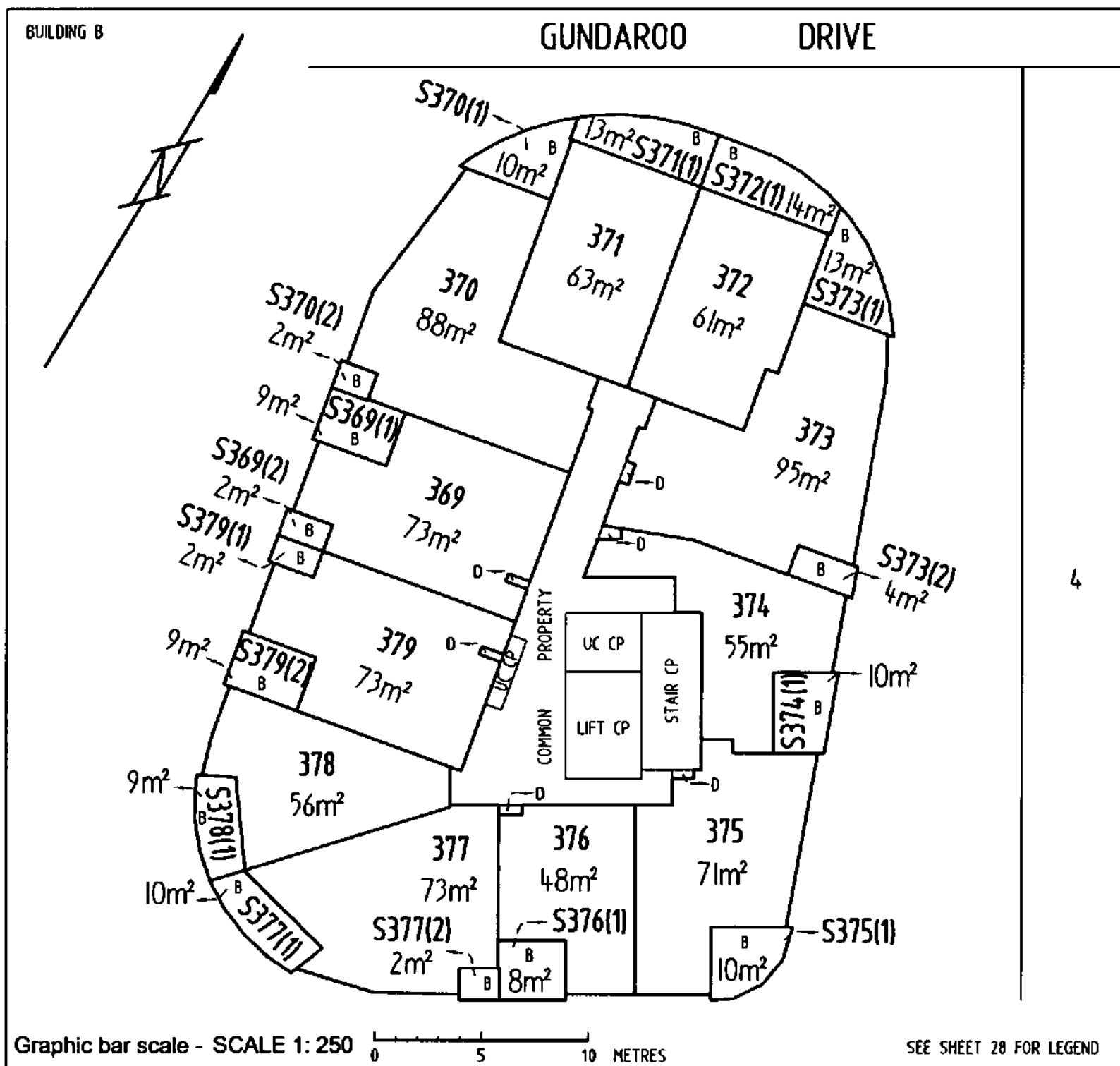
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	SEVENTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

Delegate of the
ACT Planning and Land Authority

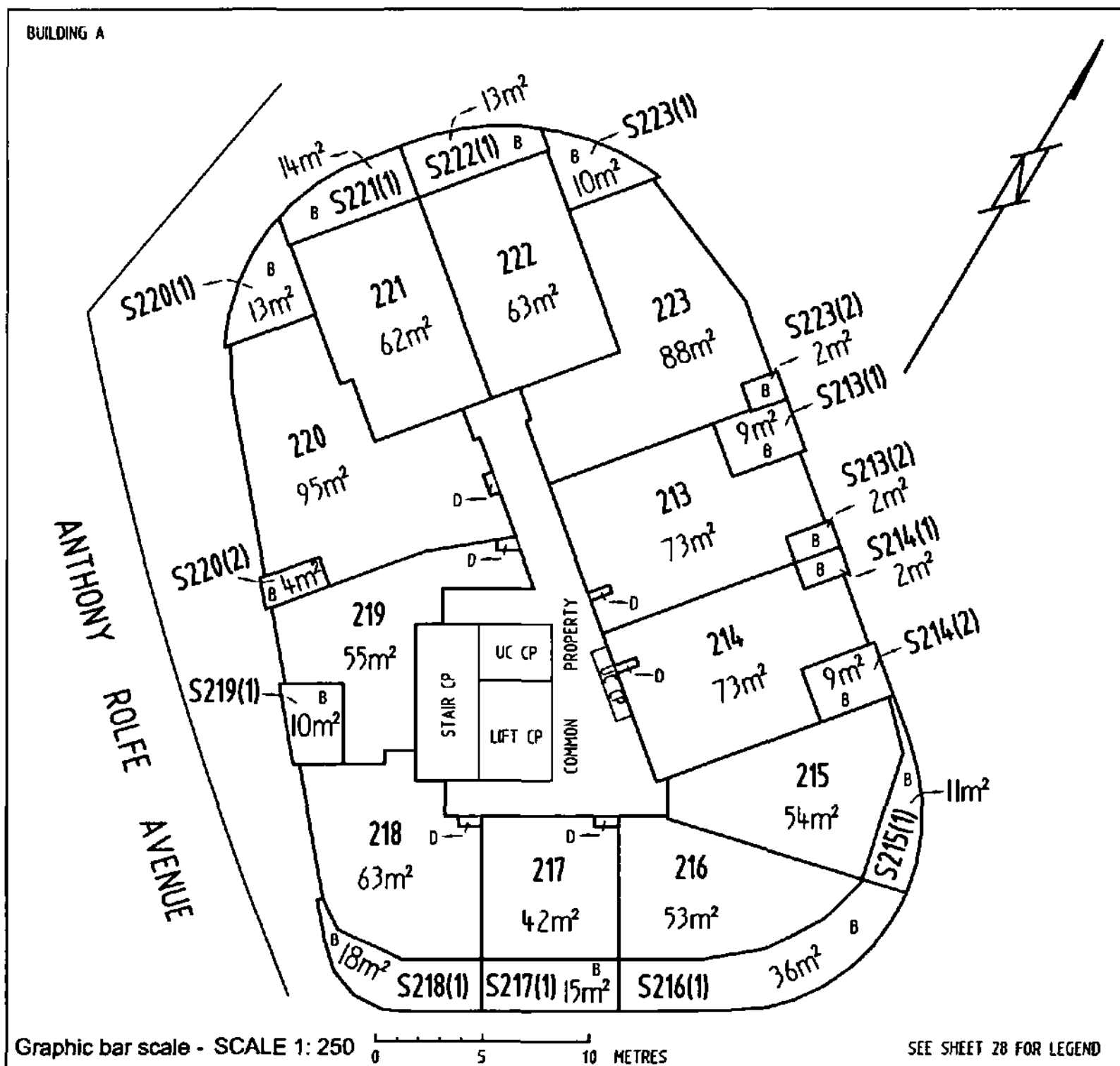
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	EIGHTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



MG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

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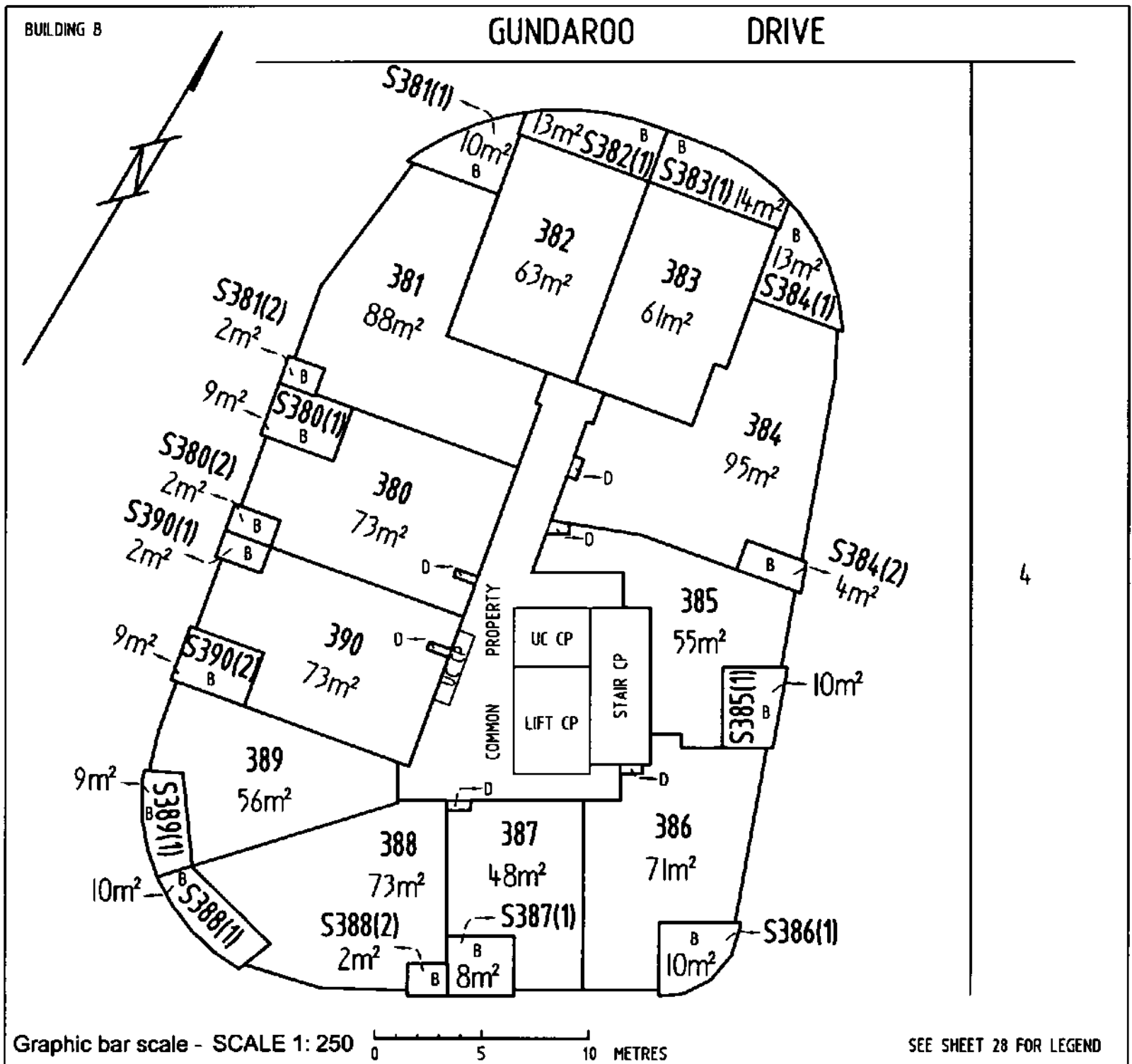
LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	EIGHTEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD
 ABN: 601913839
 ACN:

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Delegate of the
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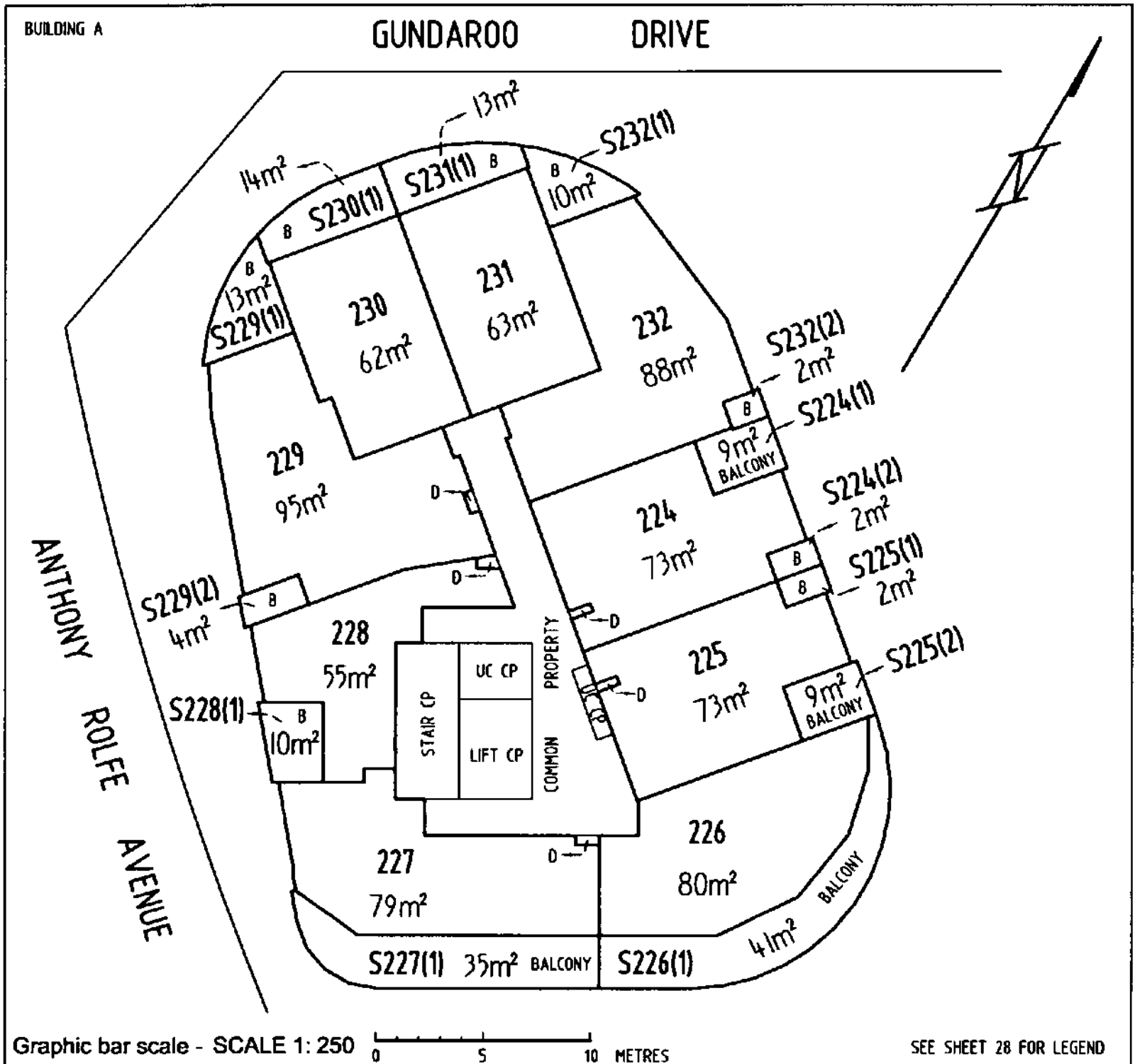
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	NINETEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

Acn:

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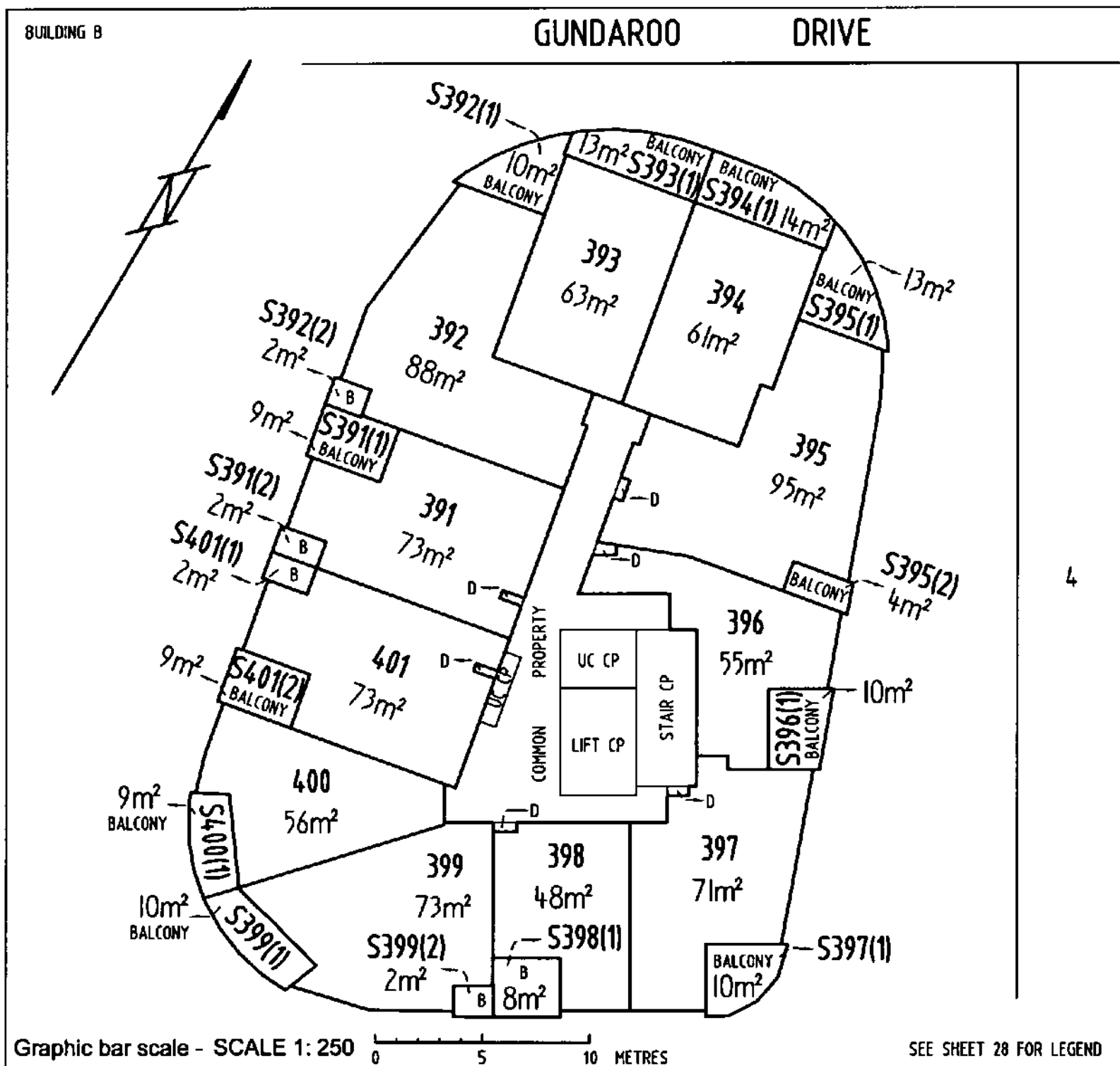
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	NINETEENTH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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 SAMUEL ZERA Delegate of the
 ACT Planning and Land Authority

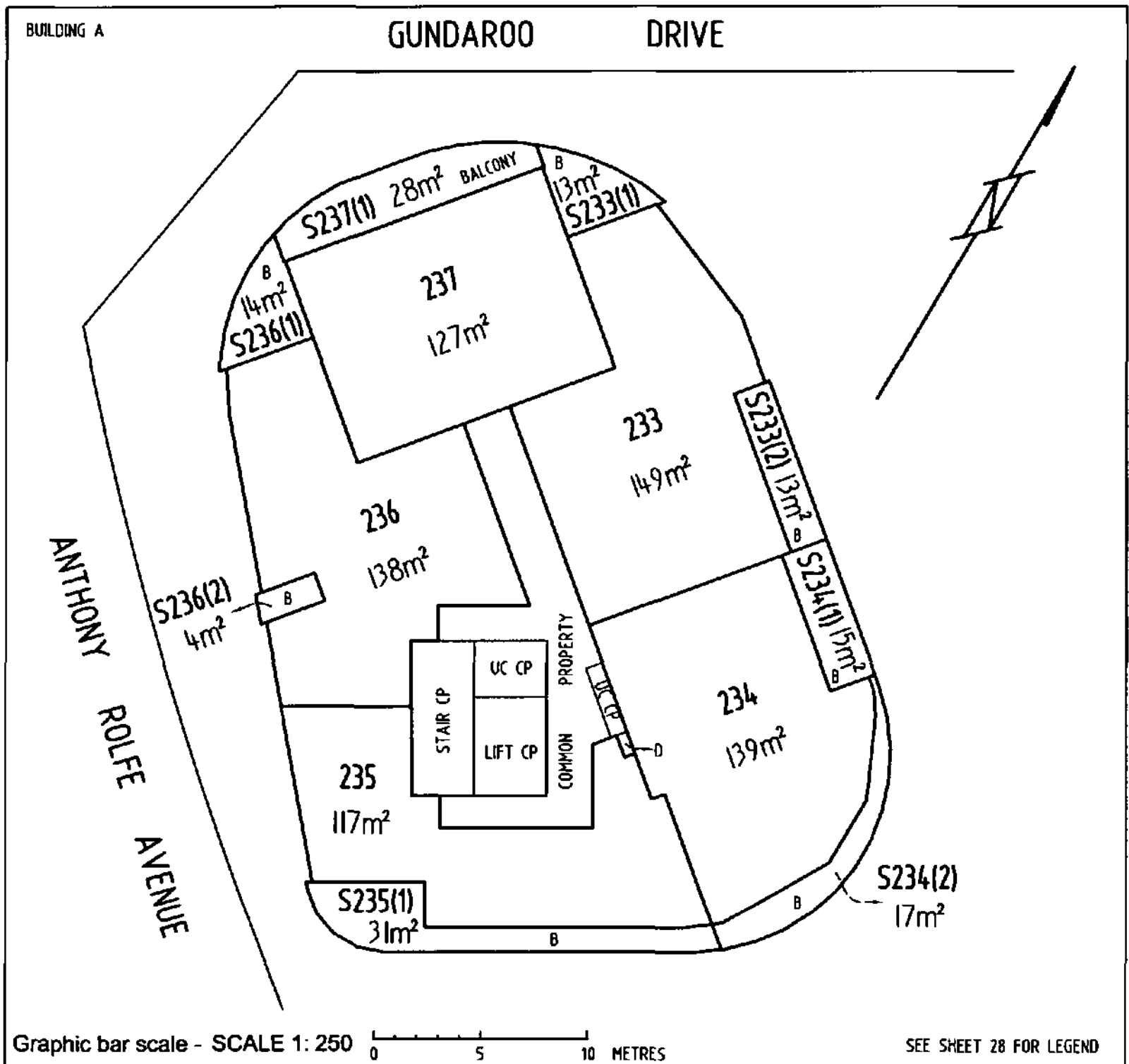
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	TWENTIETH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

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ACT Planning and Land Authority

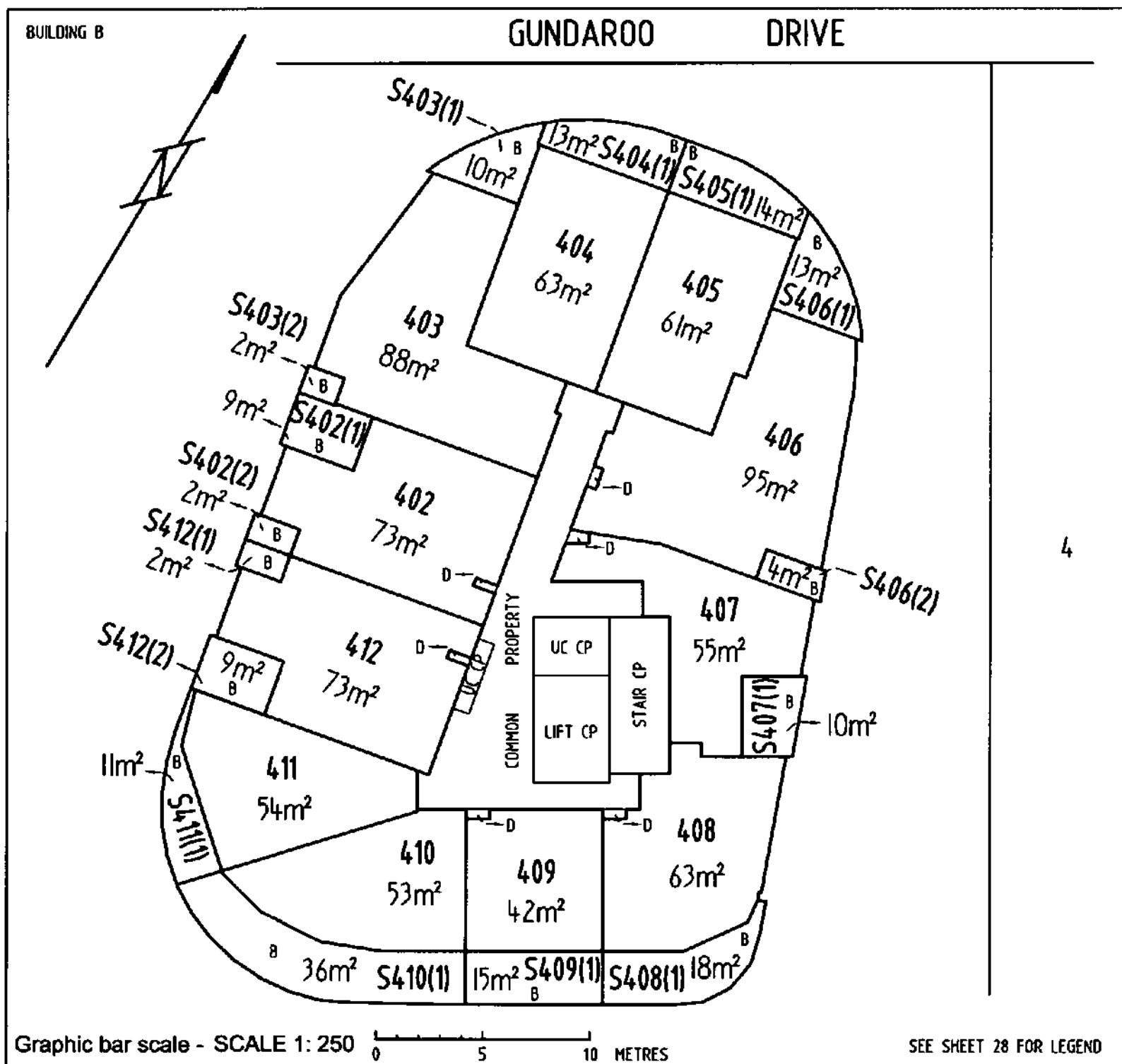
LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER	TWENTIETH	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

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.....
 Delegate of the
 ACT Planning and Land Authority

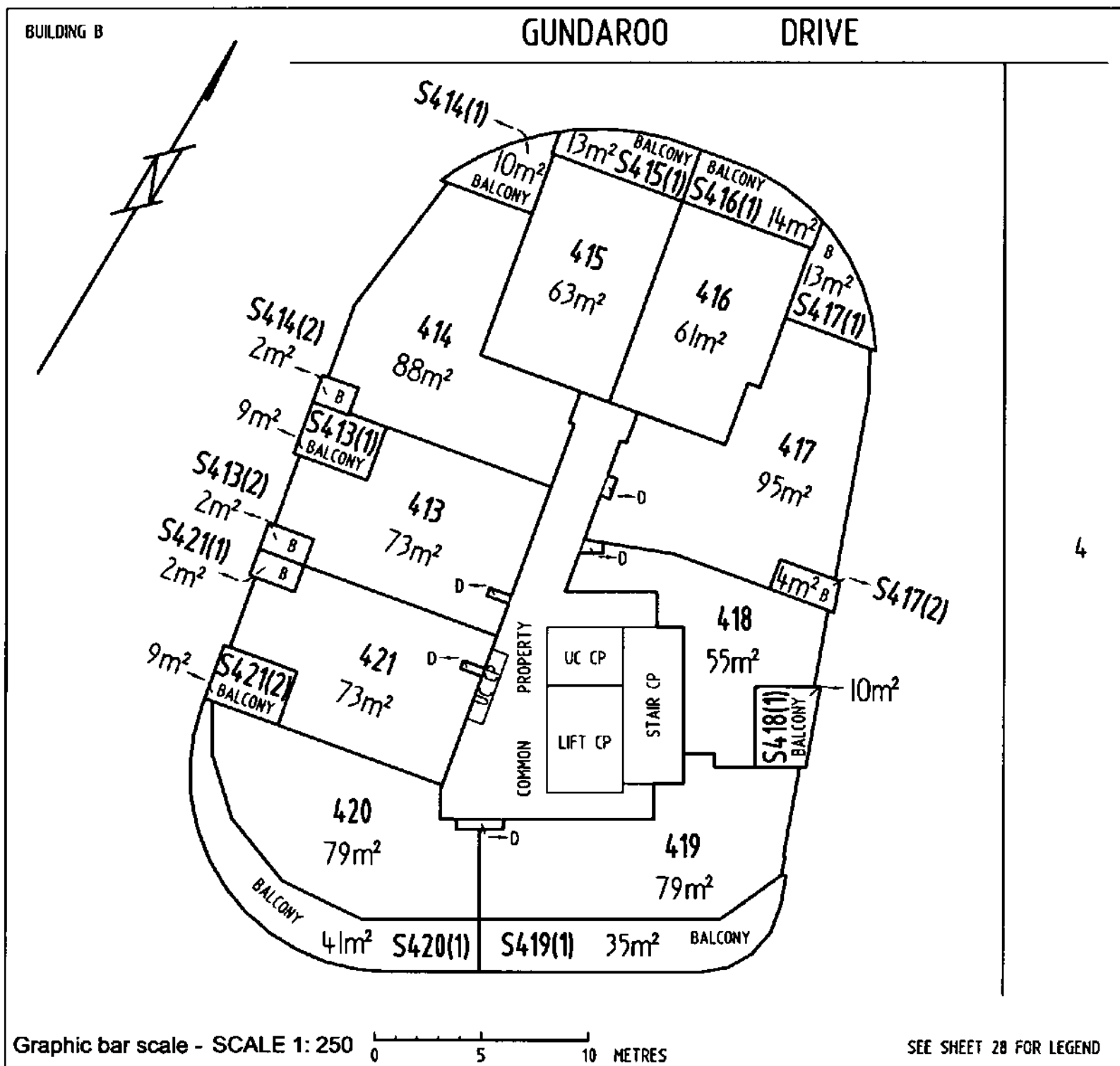
LAND TITLES
OFFICE OF REGULATORY SERVICES
 Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	1421

FLOOR NUMBER	TWENTY FIRST	CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

Delegate of the
 ACT Planning and Land Authority

OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

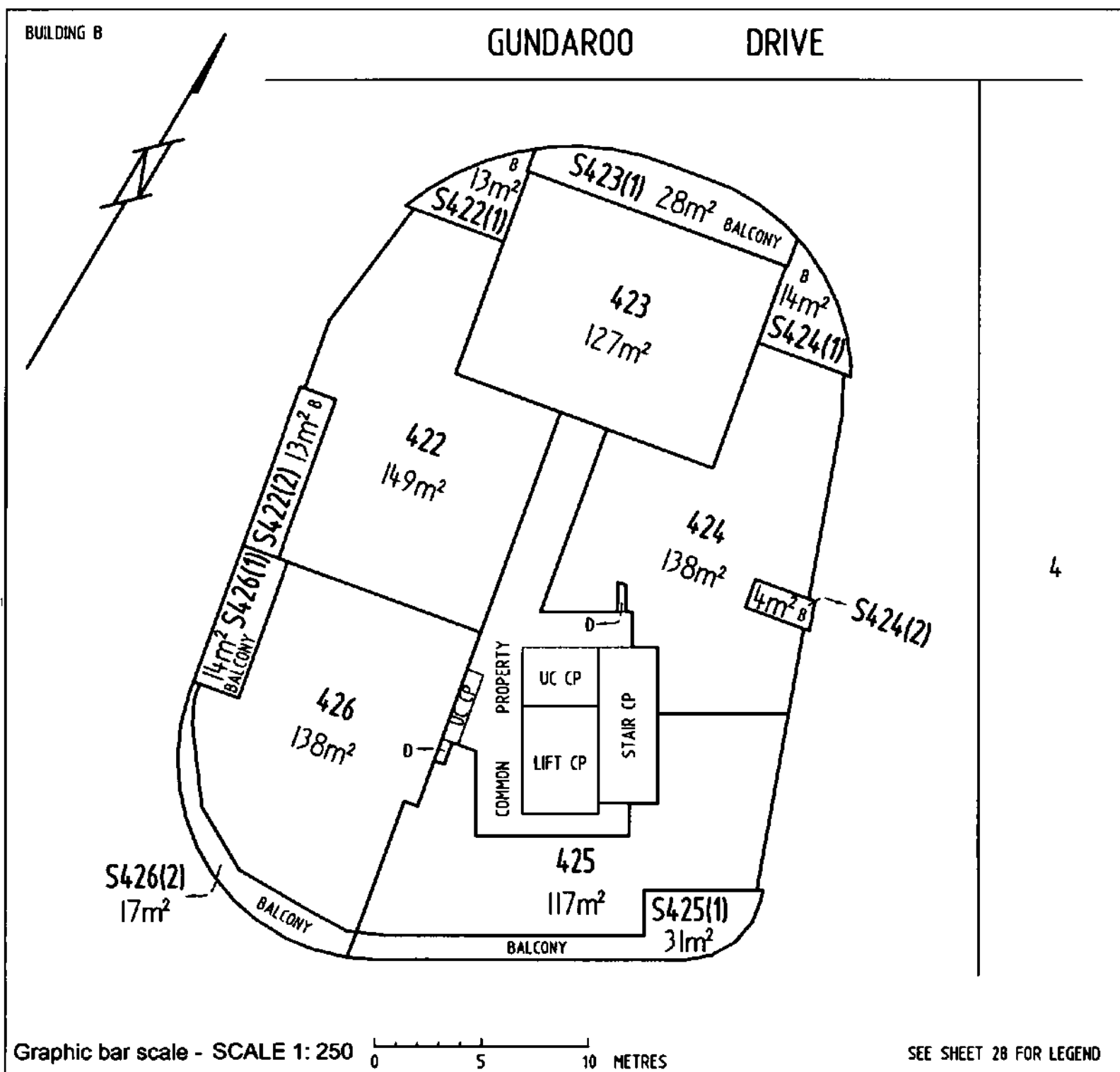
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
GUNGAHLIN	209	7	4421

FLOOR NUMBER TWENTY SECOND

CLASS A UNIT AND UNIT SUBSIDIARIES



NG LANDHOLDINGS No.1 PTY LTD

ABN: 601913839

ACN:

NIKOLAOS GEORGALIS

SOLE DIRECTOR

Registered Proprietor

Delegate of the
ACT Planning and Land Authority

Form 4

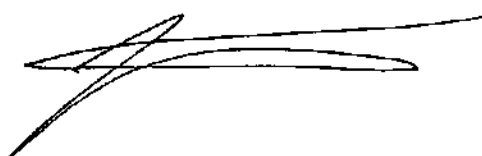
Land Titles (Units Titles) Act 1970

UNITS PLAN NO 4421

Block 7 Section 209 Division of GUNGAHLIN

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH LEASES OF UNITS ARE HELD

TERM	1.	The term of the lease of each of the units expires on the first day of November Two thousand one hundred and nine.
RENT	2.	The rent reserved by and payable under the lease of each of the units is five cents per annum if and when demanded.
GROSS FLOOR AREA	3.	That the combined gross floor area of all buildings erected on the parcel of land shall not be less than 8,000 square metres;
	4.	Each Lessee of each of the Units Nos 1 - 433 inclusive covenants with the Planning and Land Authority ("the Authority") on behalf of the Commonwealth of Australia ("the Commonwealth") in respect of each Lessee's relevant unit as follows: (a) to pay to the Authority at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Authority relating thereto and served on the Lessee; (b) to pay to the Authority or any statutory authority his proportion that is equal to the proportion the unit entitlement bears to the aggregate unit entitlement of all the units of any amounts payable by the Owners Corporation to the Authority or a statutory authority (but which has not been paid by the Owners Corporation within the required time under the provisions of any law of the Territory applicable to the unit or common property) and without limiting the generality thereof under the provisions of the <u>Planning and Development Act 2007</u> and the <u>Unit Titles Act 2001</u>;




PURPOSE	(c)	To use Units 1 – 433 only for one or more of the following purposes: (i) carpark; (ii) commercial accommodation use LIMITED TO serviced apartments; (iii) community use LIMITED TO child care centre and health facility; (iv) indoor recreation facility; (v) residential use; (vi) restaurant; and (vii) shop LIMITED TO a maximum of 200 square metres per shop;
UNIT SUBSIDIARY	(d)	Not to use any unit subsidiary to that unit as a habitation;
SERVICE AREAS	(e)	That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the unit is suitably screened from public view;
FACILITIES AND ACCESS FOR PERSONS WITH A DISABILITY	(f)	That the Lessee shall provide and maintain facilities and access on the parcel of land for persons with a disability in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
BUILDING SUBJECT TO APPROVAL	(g)	That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building on the parcel or make any structural alterations to the unit;
REPAIR	(h)	That the Lessee shall at all times during the said term maintain repair and keep in repair the unit and any unit subsidiary to the satisfaction of the Authority excluding any defined parts under the provisions of the <u>Unit Titles Act 2001</u> ;
FAILURE TO REPAIR	(i)	If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the unit and any unit subsidiary the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the leased parcel is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or




improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter upon the leased parcel and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

**RIGHT OF
INSPECTION**

- (j) To permit any person or persons authorised by the Authority to enter upon the unit or any unit subsidiary at all reasonable times and in any reasonable manner to inspect the unit;

**RATES AND
CHARGES**

- (k) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the unit as and when they are due for payment;

**PRESERVATION
OF TREES**

- (l) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
- (i) that has been identified in a development approval for retention during the period allowed for construction of the building;
- (ii) to which the Tree Protection Act 2005, applies;

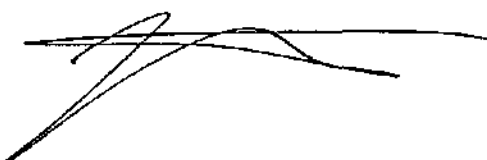
**MINERALS
AND WATER**

- (m) All minerals on or in the unit and the right to the use, flow and control of ground water under the surface of the unit are reserved to the Territory.

5. The Commonwealth covenants with each of the Lessees of all the units as follows:

**QUIET
ENJOYMENT**

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the unit without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.




6. It is mutually covenanted and agreed by the Commonwealth and each of the Lessees of all the units as follows:

TERMINATION

(a) That if:

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the said unit is at any time not used for a period of one year for the purpose for which this lease is granted; or
- (iii) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE OF (b)
RENT

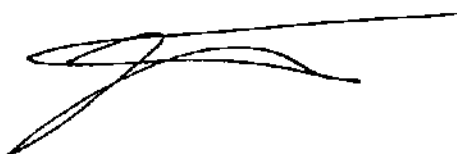
That acceptance of rent or other moneys by the Authority during or after any period referred to in Clause 6(a)(i), (ii) or (iii) shall not prevent or impede the exercise by the Authority of the powers conferred upon it by Clause 6(a);

FURTHER LEASE (c)

That any extension of terms for all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;

NOTICES

- (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the Unit or at the registered office or last known address of the Lessee or affixed in a conspicuous position on the Unit;




EXERCISE OF
POWERS

- (e) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
 - (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

7. In this schedule unless the contrary intention appears:

- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) "building" means any building on structure constructed or to be constructed, as the context permits or requires, on or under the parcel of land;
- (c) "bulky goods retailing" means a shop which includes a loading dock within the building, and where the goods or materials sold or displayed are of such a size, shape or weight as to require:
 - i) a large area for handling, storage or display; and/or
 - ii) direct vehicular access to the site by members of the public, for the purpose of loading goods or materials into their vehicles after purchase, but does not include any shop used primarily for the sale of food or clothing;
- (d) "car park" means the use of the parcel of land specifically allocated for the parking of motor vehicles;
- (e) "caretaker's residence" means any dwelling used for the residence of a caretaker, in connection with another land use, including industry and commercial activity;
- (f) "child care centre" means the use of the parcel of land for the purpose of educating, supervising or caring for children of any age throughout a specified period of time in any one day, which is registered under the Children




and Young People Act 2008 or authorised pursuant to the Education and Care Services National Law (ACT) Act 2011 and which does not include residential care;

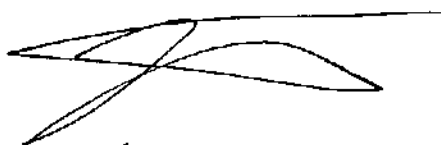
- (g) "commercial accommodation unit" means a room or suite of rooms that is made available on a commercial basis for short-term accommodation. A commercial accommodation unit may comprise a dwelling but not a room or suite of rooms within a dwelling. It does not include any associated facility such as a restaurant, bar or functions room, which may be used by the occupants of the premises but, which is also available for use by non occupant members of the public;
- (h) "commercial accommodation use" means commercial accommodation unit, guest house, hotel, serviced apartment, and tourist resort but does not include a caravan park/camping ground or a group or organised camp;
- (i) "community use" means child care centre, community activity centre, community theatre, cultural facility, educational establishment, health facility, hospital, place of worship; religious associated use;
- (j) "department store" means a shop in which goods are sold by separate departments within the shop and from which a significant amount or proportion of retail sales occur from at least four of the following types of goods: furniture and floor coverings; fabrics and household textiles; clothing; footwear; household appliances; china, glassware and domestic hardware;
- (k) "gross floor area" means the sum of the area of all floors of the building measured from the external faces of the exterior walls or from the centre lines of walls separating the building from any other building excluding any area used solely for rooftop fixed mechanical plant and/or basement car parking.
- (l) "health facility" means the use of the parcel of land for providing health care services (including diagnosis, preventative care or counselling) or medical or surgical treatment to out-patients only;
- (m) "indoor recreation facility" means the use of the parcel of land for sporting activities where such use is primarily indoors;



- (n) "Lessee" shall:
- (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy the persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and
 - (iii) where the Lessee is a corporation be deemed to include such corporation and its successors and assigns;
- (o) "multi-unit housing" means the use of the parcel of land for more than one dwelling and includes but is not limited to dual occupancy housing;
- (p) "personal services" means a shop used primarily for selling services and in which the sale of goods is ancillary to the service provided;
- (q) "premises" means the parcel of land and any building or other improvements on the parcel of land;
- (r) "residential care accommodation" means the use of the parcel of land by an agency or organisation that exists for the purpose of providing accommodation and services such as the provision of meals, domestic services and personal care for persons requiring support. Although services must be delivered on site, management and preparation may be carried out on site or elsewhere;
- (s) "residential use" means caretaker's residence, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing and supportive housing;
- (t) "restaurant" means the use of the parcel of land for the primary purpose of providing food for consumption on the premises whether or not the premises are licensed premises under the Liquor Act 2010 and whether or not entertainment is provided;



- (u) "retail plant nursery" means a shop used for the propagation and sale of plants, shrubs, trees and garden supplies;
- (v) "retirement village" means premises where older members of the community or retired people live, in independent living units or serviced units, under a retirement village scheme;
- (w) "retirement village scheme" for a retirement village, means a scheme under which a person may –
 - (a) enter into a residence contract with the scheme operator for the retirement village; and
 - (b) on payment of an ingoing contribution, acquire personally or for someone else a right to live in the retirement village, however, the right accrues; and
 - (c) on payment of the relevant charge, acquires personally or for someone else a right to receive one (1) or more services in relation to the retirement village;
- (x) "secondary residence" means a second dwelling on the block;
- (y) "serviced apartment" means an apartment that is used as a commercial accommodation unit;
- (z) "shop" means the use of the parcel of land for the purpose of selling, exposing or offering the sale by retail or hire, goods and personal services. It includes but is not limited to bulky goods retailing, department store, personal service, retail plant nursery, supermarket and take-away food shop;
- (aa) "single dwelling housing" means the use of the parcel of land for residential purposes for a single dwelling only;
- (bb) "supermarket" means a large shop selling food and other household items where the selection of goods is organised on a self-service basis;
- (cc) "supportive housing" means the use of the parcel of land for residential accommodation for persons in need of support, which is managed by a Territory approved organisation that provides a range of support services

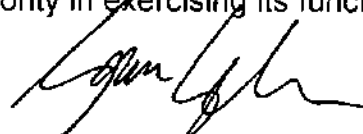


such as counselling, domestic assistance and personal care for residents as required. Although such services must be able to be delivered on site, management and preparation may be carried out on site or elsewhere. Housing may be provided in the form of self-contained dwellings. The term does not include a retirement village or student accommodation;

- (dd) "take-away food shop" means a shop, which is predominantly for the preparation of food and refreshments for consumption elsewhere;
- (ee) "Territory" means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (ff) "unit" means the parcel of land and the building and other improvements constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;
- (gg) "unit subsidiaries" has the same meaning as in the Unit Titles Act 2001;
- (hh) words in the singular include the plural and vice versa;
- (ii) words importing one gender include the other genders;
- (jj) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

Dated this Seventh day of March 2018.

SAMUEL ZELLER
a delegate of the Planning and Land
Authority in exercising its functions



LESSEE: NG LANDHOLDINGS NO 1 PTY LIMITED A.C.N. 601 913 839



Form 5

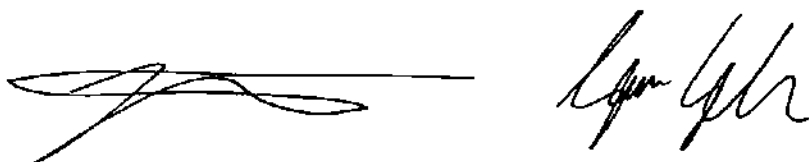
Land Titles (Unit Titles) Act 1970

UNITS PLAN NO 4421

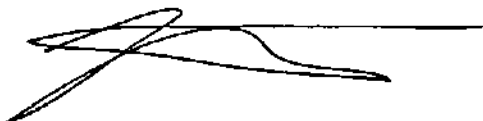
Block 7 Section 209 Division of GUNGAHLIN

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH
THE LEASE OF THE COMMON PROPERTY IS HELD

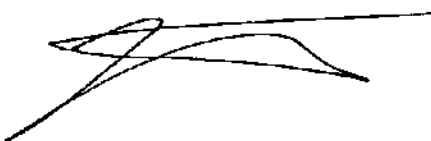
1. The term of the lease expires on the first day of November Two thousand one hundred and nine.
2. The rent reserved by and payable under the lease is five cents per annum if and when demanded.
3. That the combined gross floor area of all buildings erected on the parcel of land shall not be less than 8,000 square metres;
4. That:
 - (a) the Authority, on behalf of the Commonwealth, grants over that part of the parcel of land identified as a services easement on the Deposited Plan an easement ("Easement") in favour of the relevant provider (referred to as the "service provider");
 - (b) the service provider may:
 - (i) provide, maintain and replace services supplied by that service provider through the parcel of land within the site of the Easement; and
 - (ii) do anything reasonably necessary for that purpose, including without limitation:
 - (A) entering or passing through the parcel of land;
 - (B) taking anything on to the parcel of land; and
 - (C) carrying out work, including without limitation, constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment;
 - (c) in exercising the powers in Clause 3(b), the service provider must take all reasonable steps to:

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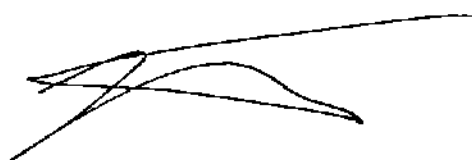
- (i) ensure that the work carried out on the parcel of land causes as little disruption, inconvenience and damage as is practicable; and
 - (ii) ensure that the land is restored as soon as practicable to a condition that is similar to its condition before the work was carried out;
 - (d) Clause 3(c)(ii), does not require the service provider to restore:
 - (i) the parcel of land to a condition that would result in:
 - (A) an interference with:
 - (1) any service on or through the parcel of land; or
 - (2) access to any service on or through the parcel of land;
or
 - (B) a contravention of a law of the Territory; or
 - (ii) any building or structure placed or constructed on any part of the parcel of land comprising the Easement;
 - (e) the Owners Corporation must not place or construct, nor permit to be placed or constructed, a building or structure or any part of a building or structure on any part of the parcel of land comprising the Easement UNLESS written advice from the service provider is obtained;
 - (f) for the purposes of the Easement, "services", includes, without limitation, the supply of water, gas, electricity and discharge or drainage of water, stormwater and sewerage; and
 - (g) nothing in this clause diminishes or affects any rights or powers of a service provider conferred under any statute, regulation or law.
5. The Owners - Units Plan No. 4421 ("the Owners Corporation") covenants with Planning and Land Authority ("the Authority") on behalf of the Commonwealth of Australia ("the Commonwealth") as follows:
- (a) To pay to the Authority at Canberra the rent hereinbefore reserved within one month of the date of any demand made by the Authority relating thereto and served on the Owners Corporation;
 - (b) To use the common property for the purpose of carparking, landscaping, paving, lighting, storage areas, service areas, vehicular and pedestrian access and for any other purpose approved by the Owners Corporation PROVIDED THAT these uses are consistent with the permitted purposes of the units;



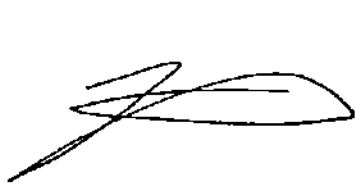
- (c) Not to erect any building or make any structural alterations in any building or part of a building or other improvement on the common property without the previous approval in writing of the Authority, except where exempt by law;
- (d) At all times during the term of the lease maintain repair and keep in repair to the satisfaction of the Authority all buildings parts of buildings carparking landscaping and all other improvements on the common property and without limiting the generality thereof to maintain repair and keep in good working order the services situated in or on the land forming the common property;
- (e) except where necessary for compliance with Clause 5(d) of this lease not to install any services or make any alterations in any of the services or any part of the services situated in or on the land forming the common property without the previous approval in writing of the Authority;
- (f) If and whenever the Owners Corporation is in breach of the Owners Corporation's obligations to maintain repair and keep in repair the common property the Authority may by notice in writing to the Owners Corporation specifying the repairs and maintenance needed require the Owners Corporation to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the leased parcel is beyond reasonable repair the Authority may by notice in writing to the Owners Corporation require the Owners Corporation to remove the building or improvement and may require the Owners Corporation to construct a new building or improvement in place of that removed within the time specified in the notice. If the Owners Corporation does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter upon the leased parcel and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Owners Corporation to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Owners Corporation;
- (g) That the Owners Corporation shall provide and at all times maintain an approved pedestrian path and vehicular access driveway on the parcel of land for use by the Lessees of Block 4 Section 209 Division of Gungahlin, Block 5 Section 209 Division of Gungahlin, Block 6 Section 209 Division of Gungahlin in accordance with plans and specifications prepared and previously submitted to and approved in writing by the Authority and in that part of the premises identified as "easement for access" on the plan annexed hereto;



- (h) That the Owners Corporation shall permit the Lessees of Block 4 Section 209 Gungahlin, Block 5 Section 209 Gungahlin and Block 6 Section 209 Gungahlin, their employees, contractors, sublessees or other occupiers and visitors to pass and repass, with or without vehicles, across, over and along that part of the premises identified as "easement for access" on the plan annexed hereto;
- (i) That the Owners Corporation shall illuminate and keep illuminated all public access areas, carparks and driveways on the parcel of land at the Owner's Corporation cost during the evening hours of operation to a standard acceptable to the Authority in accordance with plans and specifications prepared and previously submitted to and approved in writing by the Authority;
- (j) That the Owners Corporation shall provide and maintain an area for the loading and unloading of vehicles on the parcel of land to a standard acceptable to the Authority in accordance with plans and specifications prepared and previously submitted to and approved in writing by the Authority;
- (k) That the Owners Corporation shall provide and maintain facilities and access on the parcel of land for persons with a disability in accordance with plans and specifications prepared and previously submitted to and approved in writing by the Authority;
- (l) To permit any person or persons authorised by the Authority to enter upon the common property at all reasonable times and in any reasonable manner and inspect the common property and buildings parts of buildings services parts of services and improvements situated in or on the parcel of land forming the common property;
- (m) That the Owners Corporation shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the common property is suitably screened from public view;
- (n) That the Owners Corporation shall not, without the previous consent in writing of the Territory, remove any tree:
 - (i) that has been identified in a development approval for retention during the period allowed for construction of the building;
 - (ii) to which the Tree Protection Act 2005, applies;
- (o) All minerals on or in the common property and the right to the use, flow and control of ground water under the surface of the common property are reserved to the Territory.




6. It is mutually covenanted and agreed by the Commonwealth of Australia and the Owners Corporation as follows:
- (a) That if the common property is at any time not used for a period of one year for the purpose for which this lease is granted the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Owners Corporation in respect of any breach of the covenants on the part of the Owners Corporation to be observed or performed;
 - (b) That any extension of terms for all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;
 - (c) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory as the case may be by:
 - (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.
7. In this schedule unless the contrary intention appears:
- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
 - (b) "building" means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the parcel of land;
 - (c) "gross floor area" means the sum of the area of all floors of the building measured from the external faces of the exterior walls or from the centre lines of walls separating the building from any other building excluding any area used solely for rooftop fixed mechanical plant and/or basement car parking;
 - (d) "owners corporation" means the body corporate under the name of 'The Owners - Units Plan No. 4421';
 - (e) "premises" means the parcel of land and any building or other improvements on the parcel of land;

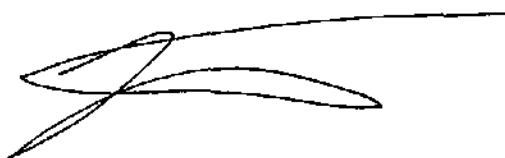


- (f) "services" means hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants together with all necessary appurtenances;
- (g) "Territory" means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (h) "unit" means the parcel of land and the building and other improvements constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;
- (i) words in the singular include the plural and vice versa;
- (j) words importing one gender include the other genders;
- (k) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

Dated this.....Seventh..... day of.....March.....2018.

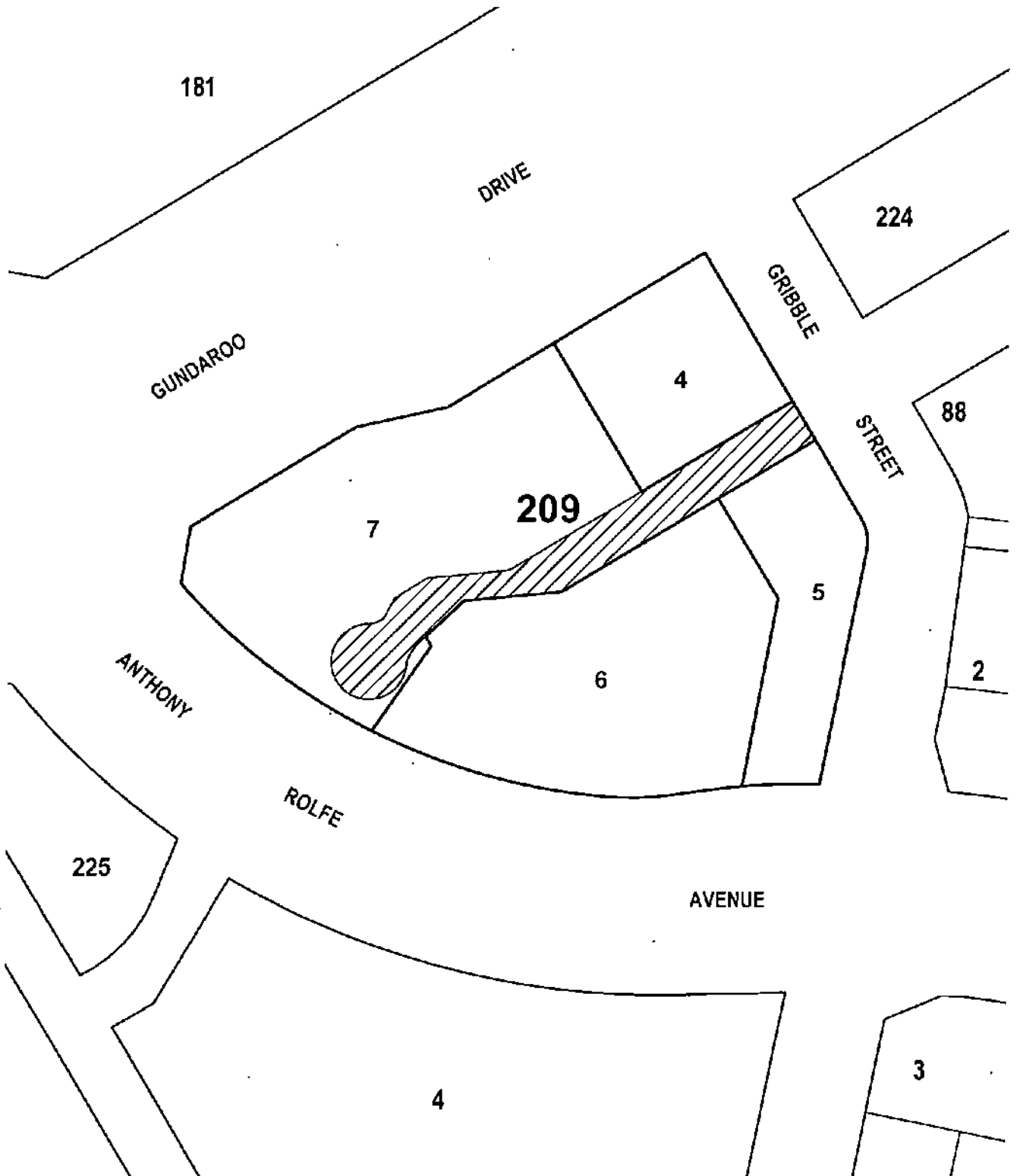
SAMUEL ZELLER
a delegate of the Planning and Land
Authority in exercising its functions

LESSEE: NG LANDHOLDINGS NO 1 PTY LIMITED A.C.N. 601 913 839



LEGEND

- A ———
- B 





LEASE CONVEYANCING ENQUIRY

Your response is sought to the following questions in relation to:

LAND: Please provide details of the land you are enquiring about.

Unit	308	Block	7	Section	209	Suburb	GUNGAHLIN

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.

	No	Yes
1. Have any notices been issued relating to the Crown Lease?	(X)	()
2. Is the Lessor aware of any notice of a breach of the Crown Lease?	(X)	()
3. Has a Certificate of Compliance been issued? Certificate Number: 79870	()	(X)
(N/A ex-Government House) ☐ Dated: 05-MAR-18		
4. Has an application for Subdivision been received under the Unit Titles Act?	(see report)	
5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004?	(see report)	
6. If an application has been determined, is the land subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023?	(see report)	
7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)?	(see report)	
8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included)	(see report)	
9. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023?	(see report)	
10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land?	(see report)	

Applicant's Name :

Info Track

Date: 15-APR-26 09:36:41

E-mail Address :

actenquiries@infotrack.com.au

Client Reference : 2600307: Sale of 308/1 Anthony - 19130591



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

15-APR-2026 09:36

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 9

INFORMATION ABOUT THE PROPERTY

GUNGAHLIN Section 209/Block 7/Unit 308

Building Class: A

Area(m2): 7,380.0

Unimproved Value: \$12,600,000

Year: 2025

Subdivision Status: Application received under the Unit Titles Act.

Heritage Status: Nil.

Environment Assessment: The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development ACT 2007, or part 6.3a of the Planning Act 2023.



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

15-APR-2026 09:36

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 9

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

Application DA201527109 Lodged 08-MAY-15 Type See Subclass

-- Application Details -----

Description
MULTI DWELLING-LEASE VARIATION-243 UNIT DEVELOPEMENT. Proposed construction of a standalone 22 storey building, comprising a total of 243 residential apartments. Site access via Gribble Street. Onsite parking comprising 1 basement and 4 podium levels which will provide a total of 292 parking spaces. Please see application form for details.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Gungahlin	Gungahlin	209	3-3	
Gungahlin	Gungahlin	209	7-7	
Gungahlin	Gungahlin	209	8-10	

-- Involved Parties -----

Role	Name



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

15-APR-2026 09:36

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 4 of 9

Application DA201527109 **Lodged** 08-MAY-15 **Type** See Subclass

Representor	Unknown
Representor	Independent Property Group
Representor	Anonymous Representor
Lessee	Geocon Commercial Holdings Pty
Applicant	Purdon Planning Pty Ltd
Representor	Sharyn Bailey
Representor	Dr Kathleen Ibbotson
Representor	Adam Levinson
Representor	Stuart Gwynne
Representor	Luton
Representor	Dna Building & Construction
Representor	Jb Hi-Fi
Representor	Leaseplan Australia
Representor	Mceneny,Amy
Representor	Pantano,Robert
Representor	Independend Property Group
Representor	Southern Plumbing Supplies P/L
Representor	Building Link International
Representor	Macgregor, Ian
Representor	Iqbal,S
Representor	Folkstone
Representor	Williams, John
Representor	Paine, Mark
Representor	John & Christine Coghlan
Representor	Susan & David Kilby
Representor	John Williams
Representor	Maxim
Representor	Nitish
Representor	Charlie Nussio
Representor	Palomei, K
Representor	Penney'S Papershop
Representor	Unknown
Representor	Webster, E
Representor	Taylor, S
Representor	Unknown
Representor	Siren Bar And Restaurant
Representor	Couyful, P
Representor	Donkin, R
Representor	Samarasinghe, M
Representor	Fleenpsey, A
Representor	Six Fingers Creative Marketing
Representor	Carly, T
Representor	Seongwon, B



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

15-APR-2026 09:36

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 5 of 9

Application DA201527109 Lodged 08-MAY-15 Type See Subclass

Representor	Liekulah, I
Representor	Douvass, R
Representor	Chan, D
Representor	G, Nathan
Representor	Larter, T
Representor	Yoo, W
Representor	Pattn, R.J
Representor	Lane, M
Representor	Unknown
Representor	Thaller, K
Representor	Watts, M
Representor	Unknown
Representor	Hall, T
Representor	Blatch, G
Representor	Westbury, H
Representor	Kumar Di Wedi, S
Representor	Unknown
Representor	Stephans, B
Representor	Ko, E
Representor	Guthrie, M
Representor	Allesch, M
Representor	Dimarhus, D
Representor	Cese, K
Representor	Laughton, B
Representor	Seaman, N
Representor	Wlbardy, S
Representor	Papalle, P
Representor	Wakefield, J
Representor	Folkestone Education Trust

-- Activities -----

Activity Name

Merit Track

Status

Approval Conditional



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

15-APR-2026 09:36

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 6 of 9

Application DA201426000 **Lodged** 25-JUL-14 **Type** See Subclass

-- Application Details -----

Description

LEASE VARIATION - Please see application form for details of the lease variation.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Gungahlin	Gungahlin	209	1-1	
Gungahlin	Gungahlin	209	2-6	
Gungahlin	Gungahlin	209	7-7	
Gungahlin	Gungahlin	209	8-10	

-- Involved Parties -----

Role

Lessee
Applicant

Name

Geocon Commercial Holdings Pty
Geocon Constructors Pty Ltd

-- Activities -----

Activity Name

Da - Reconsideration
Merit Track

Status

Active
Approval Conditional

Application DA201324634 **Lodged** 06-JAN-14 **Type** See Subclass

-- Application Details -----

Description

NON RESIDENTIAL-SIGNAGE-LEASE VARIATION. Proposed installation of pole signage; Subdivision of the site into 5 blocks.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Gungahlin	Gungahlin	209	1-1	
Gungahlin	Gungahlin	209	2-6	
Gungahlin	Gungahlin	209	7-7	
Gungahlin	Gungahlin	209	8-10	

-- Involved Parties -----

Role

Lessee
Applicant

Name

Geocon Commercial Holdings Pty
Purdon Associates Pty Ltd

-- Activities -----

Activity Name

Merit Track

Status

Approval Conditional



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

15-APR-2026 09:36

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 7 of 9

Application DA201221070 **Lodged** 09-FEB-12 **Type** See Subclass

-- Application Details -----

Description

COMMERCIAL-NEW BUSINESS PARK. Proposed construction of a new business park containing 5 office buildings from two storeys to twelve storeys; new multi storey carparking with associated basement and surface parking; addition of ancillary structures, signage and landscaping.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Gungahlin	Gungahlin	209	1-1	
Gungahlin	Gungahlin	209	2-6	
Gungahlin	Gungahlin	209	7-7	
Gungahlin	Gungahlin	209	7-7	
Gungahlin	Gungahlin	209	8-10	

-- Involved Parties -----

Role	Name
Lessee	Geocon Commercial Holdings P/L
Applicant	Amc Projects Pty Ltd
Representor	Kdngroup Pty Ltd

-- Activities -----

Activity Name	Status
Merit Track	Approval Conditional



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Page 8 of 9

Application DA201221070 **Lodged** 09-FEB-12 **Type** See Subclass

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Gungahlin	Gungahlin	209	7-7	
Gungahlin	Gungahlin	209	7-7	
Gungahlin	Gungahlin	209	8-10	

-- Involved Parties -----

Role	Name
Lessee	Geocon Commercial Holdings P/L
Applicant	Amc Projects Pty Ltd
Representor	Kdngroup Pty Ltd

-- Activities -----

Activity Name	Status
Merit Track	Approval Conditional

DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)

The information on development applications on adjacent blocks is to assist purchasers to be aware of possible nearby development activity. Please note however, it doesn't cover all development activity. Exempt activities can include but are not limited to, new residences, additions to residences, certain sheds, carports and pergolas etc. Information on exempt developments can be found at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da>

LAND USE POLICIES

To check the current land use policy in the suburb that you are buying a property in, please check the Territory Plan online at <https://www.legislation.act.gov.au/ni/2023-540/>



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15-APR-2026 09:36

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 9 of 9

CONTAMINATED LAND SEARCH

Information is not recorded by the Environment Protection Authority regarding the contamination status of this land. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination. To be completely sure, independent tests should be arranged.

ASBESTOS SEARCH

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, you should make your enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose-fill asbestos insulation (and other forms of asbestos e.g. bonded asbestos) on the premises.

CAT CONTAINMENT AREAS

Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash.

Cats born before 1 July 2022 do not have to be contained unless they live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at <https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment> or by phoning Access Canberra on 13 22 81.

URBAN FOREST ACT 2023

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) protects individual trees of importance and urban forest areas that require particular protection. A Tree Register has been established and can be found on the Transport Canberra and City Services website https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register or for further information please call Access Canberra on 132281.

----- END OF REPORT -----

UNIT TITLE CERTIFICATE

Section 119

Infinity Towers, Plan 4421

The above Owners Corporation hereby certifies, pursuant to the Unit Titles Act, Section 119, the details in respect to the unit are as follows.

Entitlements

Entitlement for Unit 308:	18
Total Entitlements:	10000



Unit 308

Committee Section 119(1)(a)

At time of printing, the Owners Corporation committee comprised the following members:

Name	Unit	Address	Position
Corey John Stinson	351	351/1 Anthony Rolfe Avenue Gungahlin, Australian Capital Territory, 2912	Chairperson
Evaane Mark Chadwick	176	176/1 Anthony Rolfe Avenue Gungahlin, Australian Capital Territory, 2912	Member
Reza Mohajerpoor	185	3/33 Ewart St Marrickville, NSW, 2204	Member
Daniela Koulikov	273	273/1 Anthony Rolfe Avenue Gungahlin, Australian Capital Territory, 2912	Member
Christopher James Andrew Walker	422	422/1 Anthony Rolfe Avenue GUNG AHLIN, ACT, 2912	Member
Mark Brandon Jennings	94	94/1 Anthony Rolfe Avenue Gungahlin, Australian Capital Territory, 2912	Member
Shantanu Joshi	4	4/1 Anthony Rolfe Avenue GUNG AHLIN, ACT, 2912	Treasurer

Managing Agent Section 119(1)(b & c)

The Owners Corporation is managed by First Choice Strata located at PO Box 479, DICKSON ACT, 2602. For inspection of the records please contact +61 026241 4000.

Has the Developer control expired?	
Has the Owners Corporation Borrowed Money? (details if applicable)	
Has the Owners Corporation Installed any Sustainability Infrastructure?	

Has the Owners Corporation applied to Planning and Land Authority for an extension of the Crown Lease?	
Is the Unit Plan subject to any ongoing Development Approval Conditions?	

Reports and Contract

Copy of Current Sinking Fund, Insurance Valuation Report and Contractors Agreement attached

Insurance Policies Section 119(1)(d)

The Owners Corporation has the current valid insurance policies in place.

The unit has no insurance policies to display

Bank Accounts

Find the Owners Corporations bank account details below as no unopposed resolution exempting this requirement has been passed.

Account Name	BSB	Account Number	Type
The Owners Units Plan 4421	182-266	2812-32546	Operating

Levy Contributions Section 119(1)(e)[i to iv]

The current financial year budgeted Levy Contributions for this unit are:

Period	Due Date	Cost Centre	Admin	Sinking
01/03/2026 to 31/08/2026	TBA	Normal	\$ TBA	\$ TBA
01/09/2026 to 28/02/2027	TBA		\$ TBA	\$ TBA

Other Outstanding Debts

This unit has the following outstanding debts other than budgeted Levy Contributions:

No Other Outstanding Debts

Summary of Unit Debts

The below is a summary of the above listed debts this unit has to the Owners Corporation.

Levy Contributions:	\$ 0.00 DR
Other Outstanding Debts:	\$ 0.00 DR
Total Debt to Owners Corporation:	\$ 0.00 DR

Fund Balances Section 119(1)[e & v]

The Owners Corporation fund balances as of 14/04/2026 are:

Admin:	\$ 585,261.73 DR
Sinking:	\$ 2,121,380.91 CR
Total:	\$ 1,536,119.18 CR

Validity

This document was generated on 14/04/2026 and is valid for a period of 60 days unless new or varied contributions are approved within that period.

To Whom It May Concern,

We confirm the below for the Owners Corporation of Infinity Towers, Units Plan 4421:

The developer control period has expired;
The Owners Corporation has not borrowed money;
The Owners Corporation has not installed sustainability infrastructure;
The Owners Corporation has not applied to the Planning and Land Authority for an extension of the crown lease;
The Owners Corporation is not subject to any ongoing Development Approval conditions;

A summary of current contracts for service contractors appointed by the Owners Corporation is enclosed.

Embedded Network

Infinity Towers has an embedded network only for internet.

Electricity

Residents can choose any provider

Gas Supply

Residents can choose any provider

Internet Connection

Internet connectivity is restricted to vision network (<https://www.visionnetwork.com.au>). The partner companies (ISP) servicing Infinity are iiNET and TPG:

iiNet

Ph: 13 22 58

Website: <https://www.iinet.net.au/home>

ACN: 068 628 937

TPG

Ph: 13 14 23

Website: <https://www.tpg.com.au/>

ABN: 15 068 383 73

Water – Icon Water

The water consumption for the unit is paid for by the Owners Corporation however each unit will receive a water and sewerage service charge.

<https://www.iconwater.com.au/>

Yours sincerely,

Strata Management Team

First Choice Strata & Facilities



Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 11 June 2025

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	The Owners UP 4421	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	01GS547808	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 27 May 2025, Local Standard Time
	To:	4.00pm on 27 May 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	1 Anthony Rolfe Avenue, Gungahlin NSW 2912	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	AUD 215,544,000
	Common Contents	AUD 2,155,440
	Catastrophe	AUD 32,654,916
Section 2: Machinery Breakdown Insurance	AUD 25,000	
Section 3: Consequential Loss Insurance	AUD 32,331,600	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 282,685,956	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 20,000,000 in respect of any one Occurrence
	Property Damage	AUD 20,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	AUD 1,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 11 June 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

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

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:



Sean Tween
Senior Property Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687



Service Provider	Function	Annual Rate
Laser Plumbing	Hydraulics Maintenance	\$ 5,789.56
Canberra Air Conditioning Services	HVAC	\$ 1,909.09
Norris Cleaning	Cleaning	\$ 183,244.00
O'Neill & Brown Fire Services	Fire Maintenance	\$ 13,755.00
HeyDay Group	Electrical	
Iconic Pest Management	Pest Control	\$ 11,713.00
Kone	Lift Maintenance	\$ 33,360.00
ACTEW AGL	Gas Supplier - common areas	
ACTEW AGL	Electrical Supplier - common areas	
Icon Water	Water Supply	
ADT Fire Monitoring Services	Fire Alarm Monitoring	\$ 2,050.00
Capital Doorworks	Garage Roller Door Maintenance	\$ 760.00
iiNet	Internet/Broadband	
Prensa	Fire Evacuation Training	\$ 2,550.00
Versed Pool Services	Pool & Spa Maintenance	\$ 3,240.00
Suez	Hopper Bin Cleaning	
Flick AntiCimex	Sanitary Services	\$ 678.60
First Choice Strata	Strata and Facilities Management	\$ 145,645.45
First Choice Strata	Building Management	\$ 105,000.00



Certificate of Occupancy and Use

Certificate No.: **B20174201C2**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
www.act.gov.au/accesscbr

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

Plans
B20174201/A
B20174201/B

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10b	New	SWIMMING POOL	Pool, Spa, Associated landscaping	A		B20174201N1	LUKE DOUGLAS REAY-YOUNG

Comments

Important Note:

1. Residential building statutory warranties and residential insurance do not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

Issued by: Carl Bunk

Issued on: 22/02/2018

Delegate of the ACT Construction
Occupations Registrar.

Example of Swimming Pool Disclosure Statement for a Regulated Swimming Pool

Location of regulated swimming pool

UP4421 INFINITY TOWERS
LEVEL 5.

Date the premises was purchased

Date of construction of the premises where the regulated swimming pool is located

Building Commencement
Notice issued on 22.03.2017.
and re-issued on 11.04.2017.

Was the swimming pool built or installed at the same time as the premises?

Yes.

If no, do you know when the swimming pool was built or installed?

Certificate of Occupancy
and Use issued on
22.02.2018

Was building approval issued at any time for the swimming pool or swimming pool area? If yes, provide details of the building approval

Yes. See attached.

Was a certificate of occupancy and use (COU) issued for the swimming pool and/or safety barrier? If yes, provide details of the COU

See attached.

Are you aware of any alterations to the swimming pool since it was built or installed?

Central gate has been
secured closed.
Side gate remains in use.
(see above).

If yes, please provide details of the alterations including dates and type of alteration (where known)

Does a standing exemption apply to the pool? If yes, which one and why (include details of any advice to support this position)

N/A.

Insurance Valuation Report

For
Infinity

**1 Anthony Rolfe Avenue, Gungahlin ACT
2912**

Scheme Number: 4421



COMPILED BY: QIA GROUP PTY LTD

Job Reference Number: 191646

19 September 2023

Professional Indemnity Insurance Policy Number 1411189338PLP

PO Box 1280,
Beenleigh QLD 4207

P 1300 309 201

F 1300 369 190

E info@qiagroup.com.au

W www.qiagroup.com.au

QIA Group Pty Ltd
ABN 27 116 106 453

setting the standard...

Queensland • New South Wales • Victoria • South Australia • Western Australia • Northern Territory • ACT • Tasmania

QIA Group Pty Ltd

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SECTION 1 – INSURANCE VALUATION SUMMARY

1.1 Purpose of Report

We have been instructed by the Body Corporate to provide a building replacement valuation report that outlines the replacement/reinstatement costs of the building/s and associated common property improvement and body corporate assets situated at **1 Anthony Rolfe Avenue, Gungahlin ACT 2912.**

1.2 Property Address

The property is situated at **1 Anthony Rolfe Avenue, Gungahlin ACT 2912.**

1.3 Description of Building

The property is developed as two mixed use residential and commercial towers in the construction of twenty-one and twenty-three storey both share the space from ground level to level four. The property comprising total four hundred and thirty-three lots including seven commercial/retail units at ground level and four hundred twenty-six residential apartments at upper levels. The building with allocated secure parking spaces at one level of basement and five levels above the ground. Access to upper floor is by internal stairwell and passenger lifts. Common property includes communal area, roof terrace, swimming pool, spa, BBQ facilities, gym facilities, common furniture, access driveways, boundary walls & fences and site landscaping.

1.4 Client

The Proprietors Infinity.

1.5 Replacement Value

Recommended Insured Value: \$205,280,000 (Inc GST)

1.6 Inspector Details

Inspector Number

101



Signed for and on behalf of QIA Group Pty Ltd

SECTION 2 – INSURANCE VALUATION REPORT

2.1 Recommended Insured Value

The Recommended Insured Value represents the replacement/reinstatement costs associated with the reconstruction of building/s having regard for the functional use and useable area of the original building/s, common areas and body corporate assets. The Recommended Insured Value also estimates the costs associated with conformance to regulations and bylaws in force at the time of reconstruction.

2.2 Loss of Revenue

The Insurance Valuation represents building costs only and excludes loss of revenue.

2.3 Current Trends

Recent inflationary trends in the cost of building have shown building cost indices rising at a rate substantially in excess of official CPI figures. It is expected that this increase will continue in the short term on the back of construction activity following COVID-19.

2.4 Periodic Reviews

It is recommended that periodic reviews of the insurance valuation are undertaken to ensure inflationary and legislative factors and any improvements to common property or assets purchases are taken up in the Insurance Valuation, particularly in times of rapidly increasing prices.

2.5 Elements used in the Calculated Value of the Building Replacement

The calculated value of the building comprises of several elements:

- Present Building Costs.
- Allowance for Cost Escalation during the lead time of planning, calling tenders, and fitout.
- Professional Fees.
- Removal of Debris.
- Cost Escalation in the likely time lapse between the anniversary date and the date of any happening.

2.6 Valuation

Replacement Building and Improvements Cost: \$150,220,000

Allowance for Cost Escalation:

Design and Documentation:	9 Months
Calling Tenders and Appraisals:	3 Months
Construction Period and Fit-out:	36 Months

Calculated at 6% over the period \$22,535,000

Progressive Subtotal: \$172,755,000

Professional Fees: \$13,820,000

Progressive Subtotal: \$186,575,000

Removal of Debris: \$7,510,000

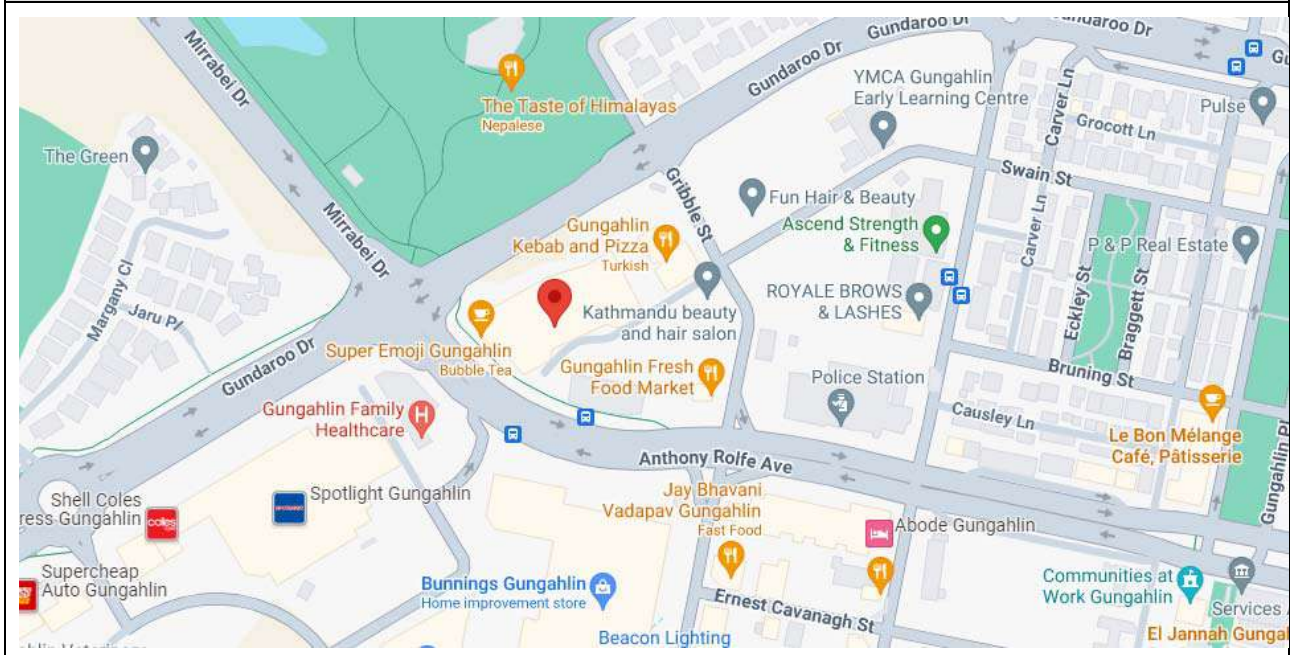
Progressive Subtotal: \$194,085,000

Cost Escalation for Insurance Policy Lapse Period: \$11,195,000

Progressive Subtotal: \$205,280,000

Recommended Insured Value: \$205,280,000 (Inc GST)

2.7 Site Location Map



SECTION 3 – REPORTING PROCESS AND CONTENT

3.1 SITE FACTORS

The building is sited on, what appears to be a reasonably well drained block of land. Easy pedestrian and vehicular access was available.

3.2 ADDITIONS & IMPROVEMENTS

There appears to have been no improvement to the original construction.

3.3 MAINTENANCE

Generally, the building appears to have been reasonably well maintained.

3.4 SUMMARY OF CONSTRUCTION

3.4.1 Primary Method of Construction

3.4.1.1 FLOOR STRUCTURE

FLOOR CONSTRUCTION: Reinforced concrete ground floor and upper floors.

3.4.1.2 WALL STRUCTURE

EXTERNAL WALL CONSTRUCTION: Concrete masonry.

EXTERNAL WALL FINISHES: Painted concrete panels, villa board, and glazing.

3.4.1.3 ROOF STRUCTURE

ROOF CONSTRUCTION: Reinforced concrete and low-pitched roof.

ROOFING: Membrane.

3.4.1.4 DRIVEWAY STRUCTURE

DRIVEWAY CONSTRUCTION: Concrete.

3.5 AREAS NOT INSPECTED - TYPICAL

- Part or parts of the building interior that were not readily accessible.
- Part or parts of the building exterior that were not readily accessible
- Part or parts of the roof exterior that were not readily accessible or inaccessible or obstructed at the time of inspection because of exceeding height.
- Part or parts of the retaining walls, fencing were not readily accessible or inaccessible or obstructed at the time of inspection as a result of alignment of the common property land, buildings or vegetation.

3.6 SCOPE

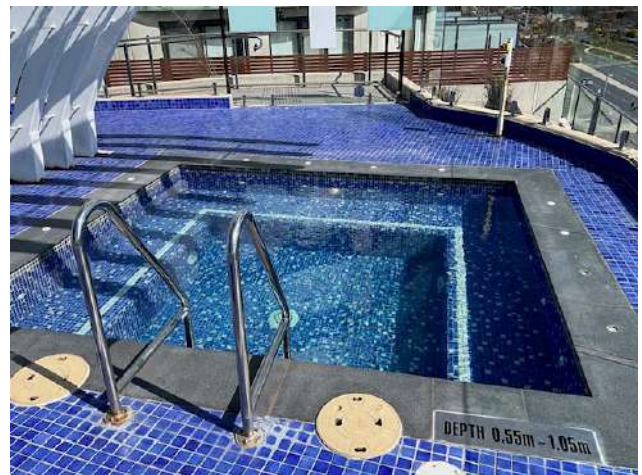
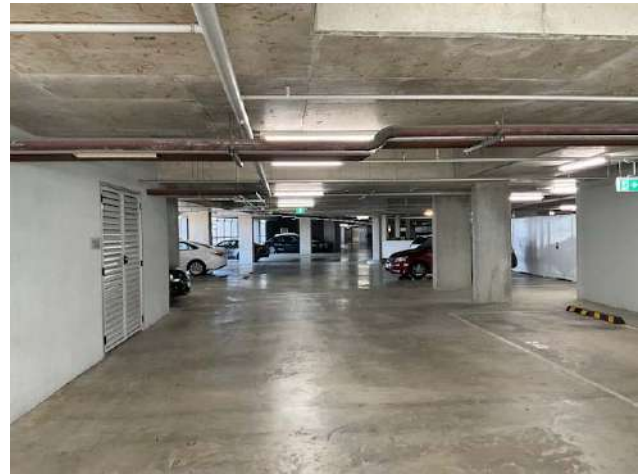
- This Inspection Report does not include the inspection and assessment of items or matters outside the stated purpose of the requested inspection and report. Other items or matters may be the subject of an Inspection Report which is adequately specified.
- The inspection only covered the Readily Accessible Areas of the subject property. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection of the property.
- The report is designed to be published only by the Strata Manager to unit owners and the respective insurance company.
- The report does not carry the right of other publication, with the exception of the above, without written consent of QIA Group Pty Ltd.
- This report is not an engineering survey of improvements or status of the building and its contents.
- This report is only for insurance replacement purposes, and not an evaluation of the market value of the property.
- Structural or ground improvements to exclusive use areas are the responsibility of the owners and should be insured by the relevant owner.

3.7 EXCLUSIONS

An Insurance Valuation Report does not cover or deal with:

- Any 'minor fault or defect'
- Solving or providing costs for any rectification or repair work;
- The structural design or adequacy of any element of construction;
- Detection of wood destroying insects such as termites and wood borers;
- Any services including building, engineering (electronic), fire and smoke detection or mechanical;
- A review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
- Whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws; and
- Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone.

SECTION 4 – SITE PHOTOGRAPHS





Sinking Fund Plan

Infinity Towers

1 Anthony Rolfe Avenue

Gungahlin ACT 2912

Units Plan 4421



Report details

Inspection date:	27/05/2022
Inspector:	Declan Hevey

NEW SOUTH WALES

Level 5, 115 Pitt St Sydney 2000
PO Box A72 Sydney South NSW 1235

QUEENSLAND

9 Gardner Close, Milton 4064
PO Box 1584 Milton 4064

VICTORIA

Level 1, 1 Queens Rd Melbourne 3004
GPO Box 3025 Melbourne 3001



20/06/2022

The Owners Corporation
Infinity Towers
1 Anthony Rolfe Avenue
Gungahlin ACT 2912

Dear Committee Members,

Thank you for appointing our company to conduct your Sinking Fund Plan.

Based on our survey of your property, we have determined that the Owners Corporation will need only to allow contributions to increase with inflation in order to cover its forecast sinking fund expenses. We strongly recommend that the levies be set at the level shown in this report.

This plan should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual sinking fund balances. Regular updates also create peace of mind and assist the Owners Corporation to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements)	\$40.50
Total Unit Entitlements	10000
Total Sinking Fund Levy	\$405,000.00

The data used to arrive at the above figures is in the attached report (which includes GST). It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	Page No.
Owners Report Summary	Section 1
Building Details and Report Inputs Page	2
15 Year Cash Flow Tracking & Graph with New Levies	3
Report Detail	Section 2
15 Year Anticipated Expenditure Table	4
Building Data List from Property Inspection	13
Inspector's Building Report & Building Specific Report Notes	21
Report Notes	23

All services provided by Solutions in Engineering are supplied on the basis of our 'Supply Terms and Conditions' which are available from our Office and from our website www.solutionsinengineering.com

If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,

The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Name	Infinity Towers
Building Address	1 Anthony Rolfe Avenue Gungahlin ACT 2912
Units Plan No.	4421
Plan Type	Units Plan - Class A
Registered Plan Date/Year of Construction	-
Number of Unit Entitlements	10000
Number of Units	433
Estimated Sinking Fund Balance	\$748,468
Starting date of Financial Year for Report	1/03/2022
GST Status	Registered for GST
Current Sinking Fund Levy per Lot Entitlement (Inc. GST)	\$40.50

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000) Years 1 - 3	0.00%
Assumed Interest Rate on invested funds (For funds over \$10,000) Years 4 - 15	0.00%
Company Taxation Rate	25.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 1 - 3	0.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 4 - 15	0.00%
Contingency Allowance - For minor and/or unforeseen expenses	10%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.	3.00%
Forecast Period - Number of years the forecasts	15 years

15 Year Levy Table

Year	Year To dd/mm/yyyy	Total Contribution		Contribution per Unit Entitlement		Quarterly Contribution	
		Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	28/02/2023	405,000.00	36,818.18	40.50	3.68	10.13	0.92
2	29/02/2024	417,150.00	37,922.73	41.72	3.79	10.43	0.95
3	28/02/2025	429,664.50	39,060.41	42.97	3.91	10.74	0.98
4	28/02/2026	442,554.43	40,232.22	44.26	4.02	11.07	1.01
5	28/02/2027	455,831.07	41,439.19	45.58	4.14	11.40	1.04
6	29/02/2028	469,506.00	42,682.36	46.95	4.27	11.74	1.07
7	28/02/2029	483,591.19	43,962.84	48.36	4.40	12.09	1.10
8	28/02/2030	498,098.92	45,281.72	49.81	4.53	12.45	1.13
9	28/02/2031	513,041.89	46,640.17	51.30	4.66	12.83	1.17
10	29/02/2032	528,433.15	48,039.38	52.84	4.80	13.21	1.20
11	28/02/2033	544,286.14	49,480.56	54.43	4.95	13.61	1.24
12	28/02/2034	560,614.73	50,964.98	56.06	5.10	14.02	1.27
13	28/02/2035	577,433.16	52,493.92	57.74	5.25	14.44	1.31
14	29/02/2036	594,756.16	54,068.74	59.48	5.41	14.87	1.35
15	28/02/2037	612,598.84	55,690.80	61.26	5.57	15.32	1.39

15 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated '**Opening Balance**' at the start of the first financial year which you provided to us. We then add the '**Total Levy Contributions**' for the year and any '**Interest**' on balances greater than \$10,000. Any '**Anticipated Expenses**' (including contingency allowance) are then allowed for leaving a '**Closing Balance**' for the year which in turn becomes the '**Opening Balance**' for the following year. In summary:

$$\text{Opening Balance} + \text{Total Levy Contributions} + \text{Interest} - \text{Anticipated Expenses} = \text{Closing Balance}$$

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Exc. GST)	Closing Balance
1	28/02/2023	748,468.00	368,181.82	0.00	112,666.36	1,003,983.46
2	29/02/2024	1,003,983.46	379,227.27	0.00	176,090.00	1,207,120.73
3	28/02/2025	1,207,120.73	390,604.09	0.00	57,736.36	1,539,988.46
4	28/02/2026	1,539,988.46	402,322.21	0.00	50,950.91	1,891,359.76
5	28/02/2027	1,891,359.76	414,391.88	0.00	95,477.27	2,210,274.37
6	29/02/2028	2,210,274.37	426,823.64	0.00	61,337.27	2,575,760.74
7	28/02/2029	2,575,760.74	439,628.35	0.00	2,019,668.18	995,720.91
8	28/02/2030	995,720.91	452,817.20	0.00	53,186.36	1,395,351.75
9	28/02/2031	1,395,351.75	466,401.72	0.00	156,927.27	1,704,826.20
10	29/02/2032	1,704,826.20	480,393.77	0.00	56,425.45	2,128,794.52
11	28/02/2033	2,128,794.52	494,805.58	0.00	99,060.91	2,524,539.19
12	28/02/2034	2,524,539.19	509,649.75	0.00	1,189,678.18	1,844,510.76
13	28/02/2035	1,844,510.76	524,939.24	0.00	588,390.00	1,781,060.00
14	29/02/2036	1,781,060.00	540,687.42	0.00	63,508.18	2,258,239.24
15	28/02/2037	2,258,239.24	556,908.04	0.00	82,316.36	2,732,830.92

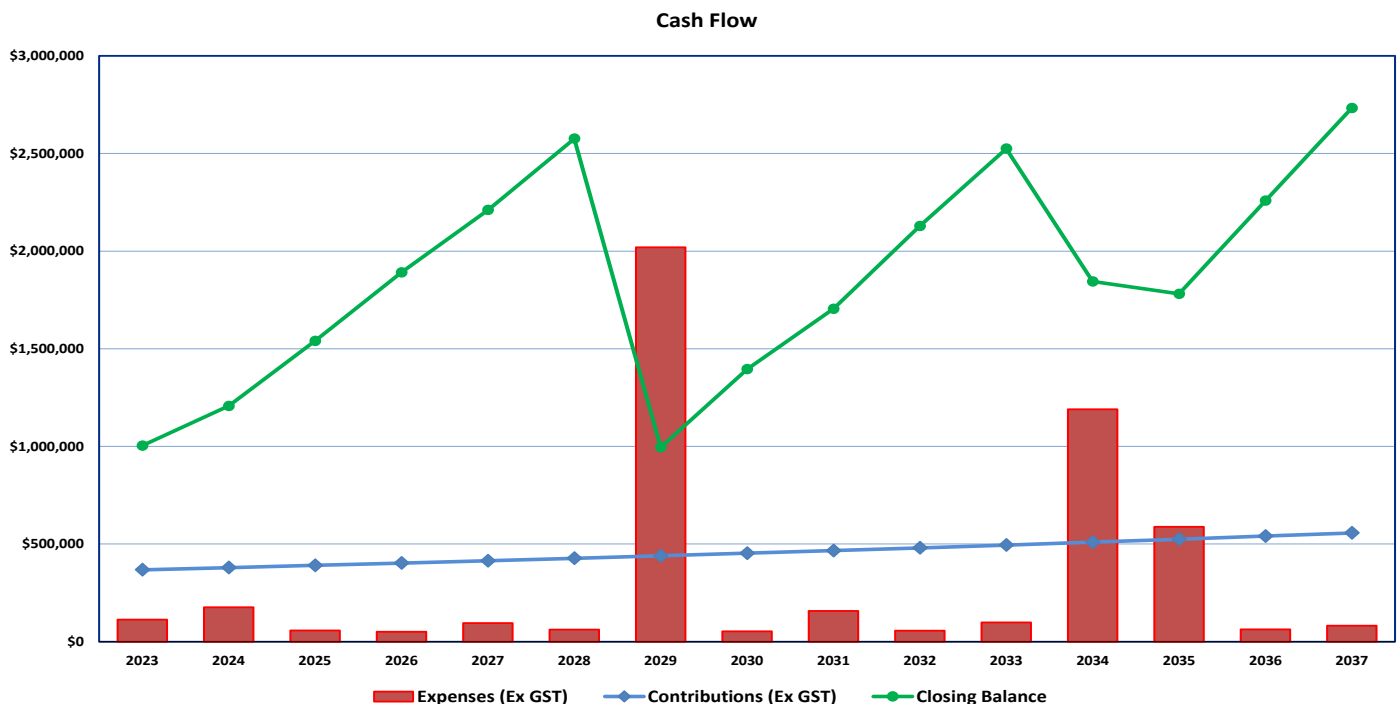
15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:

Contributions line - Total sinking fund contributions per year.

Expenses line – Total anticipated expenses in each year.

Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-

'Expenditure Items' - lists the different areas and items of expenditure.

'Current Cost' - shows the current maintenance expenditure costs in today's dollars.

'Year 1' to 'Year 15' - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **'Grand Total (Inc. GST)'** followed by a line calculating the **'Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
1. PROPERTY EXTERIOR																
Bollard repaints - metal	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ceiling repaints - ground Level	5,258	-	-	-	-	-	-	6,278	-	-	-	-	-	-	-	-
Ceiling repaints	131,628	-	-	-	-	-	-	157,171	-	-	-	-	-	-	-	-
Door repaints - service doors – 2 sides and frame	5,548	-	-	-	-	-	-	6,625	-	-	-	-	-	-	-	-
Handrail and balustrade repaint – glazed / metal	216,989	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade repaint – glazed / metal - roof Levels stage 1 & 2	12,082	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall repaint	194,460	-	-	-	-	-	-	232,195	-	-	-	-	-	-	-	-
Repair tiled walkway (total: 5758m2) - 1.5%	18,093	-	-	-	-	-	-	21,604	-	-	-	-	-	-	-	-
Repair balcony waterproofing membranes and tiled walkways (total: 5758m2) - 5%	221,466	-	-	-	-	-	-	264,442	-	-	-	-	-	-	-	-
Handrail and balustrade repairs – glazed / metal (total: 3951lm) - 5%	62,158	-	-	-	-	-	-	-	-	-	-	-	86,041	-	-	-
Handrail and balustrade repairs – glazed / metal (total: 220lm) - 10% - roof Levels stage 1 & 2	6,906	-	-	-	-	-	-	8,246	-	-	-	-	-	-	-	-
Handrail and balustrade replacement - metal	9,710	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mat well replacement	4,217	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roller door replacement (total: 2)	3,777	3,777	3,890	4,007	4,127	4,251	4,379	4,510	4,645	4,785	4,928	5,076	5,228	5,385	5,547	5,713
Roller door motor replacement (total: 2)	1,790	-	1,844	-	-	-	-	2,137	-	-	-	-	2,478	-	-	-
Door replacement - glazed / metal frame	15,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement	1,211,368	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade replacement - glazed / metal	3,438,160	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade replacement - glazed / metal - roof Levels stage 1 & 2	191,444	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
Work at heights equipment	133,874	-	-	-	-	-	-	159,853	-	-	-	-	-	-	-	-
General maintenance allowance for building maintenance	12,555	12,555	12,932	13,320	13,719	14,131	14,555	14,991	15,441	15,904	16,381	16,873	17,379	17,900	18,437	18,991
General maintenance allowance for plumbing and drainage	7,915	7,915	8,152	8,397	8,649	8,908	9,176	9,451	9,734	10,026	10,327	10,637	10,956	11,285	11,623	11,972
Sub Total (Incl. GST)		24,247	26,818	25,724	26,495	27,290	28,110	887,503	29,820	30,715	31,636	32,586	122,082	34,570	35,607	36,676
3. ROOFING																
Anchor point repairs	2,662	-	2,742	-	-	-	-	3,179	-	-	-	-	3,685	-	-	-
Drain repairs	3,071	-	3,163	-	-	-	-	3,667	-	-	-	-	4,251	-	-	-
Waterproofing repairs - membrane & ballast roof (total: 1860m2) - 5%	8,829	8,829	-	-	-	-	10,235	-	-	-	-	11,865	-	-	-	-
Repair metal roofing (total: 98m2) - 10%	1,717	-	-	1,822	-	-	-	-	-	2,175	-	-	-	-	-	2,597
Waterproofing replacement – membrane & ballast roof	306,770	-	-	-	-	-	-	-	-	-	-	-	-	437,381	-	-
Replace metal roofing 0.6mm Zinalume - including closing ends and lipping	17,781	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace bird netting	4,967	-	-	-	-	-	-	5,931	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		8,829	5,905	1,822	0	0	10,235	12,777	0	2,175	0	11,865	7,936	437,381	0	2,597
4. PROPERTY INTERIOR																
Ceiling re-paint	75,827	-	-	-	-	-	-	90,541	-	-	-	-	-	-	-	-
Ceiling re-paint - cleaner toilet	183	-	-	-	-	-	-	219	-	-	-	-	-	-	-	-
Door re-paint - apartments – one side and frame	68,605	-	-	-	-	-	-	81,918	-	-	-	-	-	-	-	-
Door re-paint - service doors – 2 sides and frame	76,943	-	-	-	-	-	-	91,874	-	-	-	-	-	-	-	-
Door - - basement toilet door – 2 sides and frame	241	-	-	-	-	-	-	288	-	-	-	-	-	-	-	-
Door re-paint - magnetic doors – 2 sides and frame	4,824	-	-	-	-	-	-	5,760	-	-	-	-	-	-	-	-
Floor - concrete repaint - non-slip – fire rooms ground floor	1,877	-	-	-	-	2,113	-	-	-	-	-	-	-	2,676	-	-
Floor - concrete repaint - non-slip - hydraulic rooms Level 4	4,249	-	-	-	-	4,782	-	-	-	-	-	-	-	6,058	-	-
Floor - concrete repaint - non-slip – hot water room Level 4	1,416	-	-	-	-	1,594	-	-	-	-	-	-	-	2,019	-	-
Handrails repaint - metal – apartment corridors	3,844	-	-	-	-	-	-	-	-	-	-	-	-	5,481	-	-
Wall repaint	220,658	-	-	-	-	-	-	263,477	-	-	-	-	-	-	-	-
Bathroom disability fittings	352	-	-	-	-	-	-	420	-	-	-	-	-	-	-	-
Bathroom hand-dryer replacement	713	-	-	-	-	-	-	851	-	-	-	-	-	-	-	-
Bathroom sanitary fixture and fitting replacement	2,034	-	-	-	-	-	-	2,429	-	-	-	-	-	-	-	-
Door replacement	376,797	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
Door replacement - fire rated	175,684	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Door replacement – glazed / metal frame - foyer entries	7,242	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Door replacement – glazed / metal frame - car parking entries	4,138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Door replacement – glazed / metal frame - commercial units	7,242	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - carpet replacement	291,895	-	-	-	-	-	-	-	-	-	-	-	404,051	-	-	-
Floor - tile replacement – apartment corridors	71,529	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement - cleaner toilet	1,683	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mat well replacement	4,217	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - carpet repairs (total: 2977m2) - 10% - stage 1 corridors (Level 5+)	29,219	-	30,096	-	-	-	-	34,889	-	-	-	-	40,446	-	-	-
Floor - tile repairs (total: 340m2) - 10% - apartment corridors	7,153	-	7,368	-	-	-	-	-	-	-	-	-	9,901	-	-	-
Floor - tile repairs (total: 8m2) - 10% - cleaner toilet	210	-	216	-	-	-	-	-	-	-	-	-	291	-	-	-
Handrail repairs – metal (total: 70lm) - 10% corridors	1,584	-	-	-	-	1,783	-	-	-	-	-	-	-	2,258	-	-
Handrail repairs – metal (total: 264lm) - 10% fire stairs	5,885	-	-	-	-	6,624	-	-	-	-	-	-	-	8,391	-	-
Replace Level 5 carpets with modular carpet tile	13,530	13,530	-	-	-	-	-	-	-	-	-	-	-	19,291	-	-
Repaint Level 5 Internal Walls	9,631	9,631	-	-	-	-	-	-	-	-	-	12,943	-	-	-	-
Lobby tiles to be replaced	16,410	16,410	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		39,571	37,680	0	0	16,896	0	572,666	0	0	0	12,943	454,689	46,174	0	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
5. GYM																
Ceiling re-paint - gym	1,052	-	-	-	-	-	-	1,256	-	-	-	-	-	-	-	-
Door re-paint - gym toilet door - 2 sides and frame	241	-	-	-	-	-	-	288	-	-	-	-	-	-	-	-
Door replacement - glazed / metal frame - gym	1,035	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - rubber matting replacement - gym	7,365	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement - gym toilet	1,893	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gymnasium equipment replacement	20,600	-	-	-	-	-	-	24,597	-	-	-	-	-	-	-	-
Mirror replacement - gym	352	-	-	-	-	-	-	-	-	-	-	-	487	-	-	-
Wall - tile replacement - gym	6,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - rubber matting repairs (total: 46m2) - 10% - gym	795	-	-	-	-	895	-	-	-	-	-	-	-	1,133	-	-
Floor - tile repairs (total: 9m2) - 20% - gym toilet	421	-	-	-	-	-	-	-	-	-	-	-	583	-	-	-
Wall - tile repairs (total: 36m2) - 10% - gym	755	-	-	-	-	-	-	-	-	-	-	-	1,045	-	-	-
Sub Total (Incl. GST)		0	0	0	0	895	0	26,141	0	0	0	0	2,115	1,133	0	0
6. ALFRESCO																
Ceiling re-paint - alfresco	1,052	-	-	-	-	-	-	1,256	-	-	-	-	-	-	-	-
Door re-paint - alfresco toilet door – 2 sides and frame	241	-	-	-	-	-	-	288	-	-	-	-	-	-	-	-
Door replacement - glazed / metal frame - alfresco	1,035	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement - alfresco toilet	1,893	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall - feature wall replace – alfresco (fake plants feature wall)	2,594	-	-	-	-	-	-	3,097	-	-	-	-	-	-	-	-
Wall - tile replacement - alfresco	6,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile repairs (total: 9m2) - 20% - alfresco toilet	421	-	-	-	-	-	-	-	-	-	-	-	583	-	-	-
Wall - feature wall repairs (total: 19m2) - 10% - alfresco (fake plants feature)	273	-	281	-	-	-	-	326	-	-	-	-	378	-	-	-
Wall - tile repairs (total: 36m2) - 10% - alfresco	755	-	-	-	-	-	-	-	-	-	-	-	1,045	-	-	-
Sub Total (Incl. GST)		0	281	0	0	0	0	4,967	0	0	0	0	2,006	0	0	0
7. MDF / BUILDING MANAGER OFFICE																
Door re-paint - building manager office – 2 sides and frame	241	-	-	-	-	271	-	-	-	-	-	-	-	344	-	-
Floor - concrete repaint - mdf room / building manager	328	-	-	-	-	369	-	-	-	-	-	-	-	468	-	-
Sub Total (Incl. GST)		0	0	0	0	640	0	0	0	0	0	0	0	812	0	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
8. DRIVEWAY AND CARPARKING																
Wall repaint - car parking areas	14,222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bollard re-paint - metal	1,257	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Line marking repaint (total: 3897) - 20%	9,971	-	10,270	-	-	-	-	11,906	-	-	-	-	13,802	-	-	-
Driveway - bitumen surface reprofile	6,646	-	-	-	-	-	-	7,936	-	-	-	-	-	-	-	-
Driveway - bitumen surface topcoat	1,549	-	-	-	-	-	-	-	-	-	-	-	2,144	-	-	-
Bicycle rack replace	5,099	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bollard replacement - metal (total: 28)	1,106	-	-	-	-	-	-	1,321	-	-	-	-	-	-	-	-
Driveway - bitumen surface repairs (total: 40m2) - 25%	1,057	-	-	-	-	1,190	-	-	-	-	-	-	-	1,507	-	-
Bicycle rack repairs	640	-	-	-	-	-	-	764	-	-	-	-	-	-	-	-
Driveway - concrete repairs (total: 13,230m2) - 2%	43,881	-	-	-	-	-	-	-	-	-	-	-	60,742	-	-	-
Sub Total (Incl. GST)		0	10,270	0	0	1,190	0	21,927	0	0	0	0	76,688	1,507	0	0
9. SKYPARK AND SWIMMING POOL																
Handrail and balustrade repaint – glazed / metal - podium Level 5	17,025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade repaint – metal - pool stairs	3,711	-	-	-	-	-	-	-	-	-	-	-	-	5,291	-	-
Coping repairs – paved (total: 385lm) - 10%	1,624	-	1,673	-	-	-	-	1,939	-	-	-	-	2,248	-	-	-
Fencing and gate repairs (total: 77lm) - 10%	1,526	-	-	-	-	-	-	1,822	-	-	-	-	-	-	-	-
Shade structure repair – powder coated fins to spa area	7,416	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming pool repair 5%	16,223	16,223	16,710	17,211	17,727	18,259	18,807	19,371	19,952	20,551	21,167	21,802	22,456	23,130	23,824	24,539
Handrail and balustrade repairs - glazed / metal (total: 310lm) - 10% - podium Level 5	9,732	-	-	-	-	-	-	11,621	-	-	-	-	-	-	-	-
Handrail and balustrade repairs - metal (total: 37lm) - 10% - pool stairs	1,050	-	-	-	-	1,182	-	-	-	-	-	-	-	1,497	-	-
Joinery repairs - mod wood seats – podium Level 5	5,562	-	-	-	-	-	-	-	-	-	-	-	7,699	-	-	-
Repair garden bed waterproofing (total: 828m2) - 10%	72,263	-	-	-	-	-	-	-	-	91,541	-	-	-	-	-	-
Floor - tile repairs (total: 53m2) – 10% pool stairs	1,052	-	1,084	-	-	-	-	1,256	-	-	-	-	1,456	-	-	-
Floor - verro decking repairs (total: 45m2) - 10%	942	-	970	-	-	-	-	1,125	-	-	-	-	1,304	-	-	-
Repair Level 5 liquid acrylic membrane (total: 1694m2) - 5%	9,232	-	-	-	-	10,391	-	-	-	-	-	-	-	13,163	-	-
Repair Level 5 elevated pavers / tiled walkway (total: 1694m2) - 2.5%	7,500	-	-	-	-	8,441	-	-	-	-	-	-	-	10,693	-	-

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
Replace Level 5 elevated pavers / tiled walkway	302,515	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace Level 5 liquid acrylic membrane	183,985	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement - pool stairs	11,150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - veranda decking replacement	84,771	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade replacement - glazed / metal - podium Level 5	269,762	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Barbeque replacement - tamper proof - podium Level 5	17,039	-	-	-	-	-	-	-	-	-	-	-	23,586	-	-	-
Umbrella replacement (fixed canvas) - podium Level 5	18,025	-	-	-	-	-	-	-	-	-	-	-	24,951	-	-	-
Blower replacement - spa	729	-	-	-	-	-	-	870	-	-	-	-	-	-	-	-
Chlorinator unit replacement	4,274	-	-	-	-	-	-	5,103	-	-	-	-	-	-	-	-
Acid feeder replacement	2,437	-	-	-	-	-	-	2,910	-	-	-	-	-	-	-	-
Coping replacement - paved	31,220	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing and gate replace	14,691	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Filter replacement	12,425	-	-	-	-	-	-	14,836	-	-	-	-	-	-	-	-
Grate replacement	923	-	-	-	-	-	-	1,102	-	-	-	-	-	-	-	-
Heater replacement - large pool	18,574	-	-	-	-	-	-	-	-	-	-	-	25,711	-	-	-
Pool furniture replacement – timber sun lounges	12,360	-	-	-	-	-	-	14,758	-	-	-	-	-	-	-	-
Pump replacement - pool	6,928	-	-	-	-	-	-	8,272	-	-	-	-	-	-	-	-
Pump replacement - spa	1,475	-	-	-	-	-	-	1,761	-	-	-	-	-	-	-	-
Shade structure replacement – powder coated fins to spa area	12,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Surface finish replacement - tile	61,305	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming pool replacement	315,438	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		16,223	20,437	17,211	17,727	38,273	18,807	86,746	19,952	112,092	21,167	21,802	109,411	53,774	23,824	24,539
10. FIXTURES AND FITTINGS																
Furniture replacement - street side seating	8,899	-	-	-	-	-	-	10,626	-	-	-	-	-	-	-	-
Letterbox replacement	43,560	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage replacement	2,575	-	2,652	-	-	-	-	3,075	-	-	-	-	3,564	-	-	-
Sub Total (Incl. GST)		0	2,652	0	0	0	0	13,701	0	0	0	0	3,564	0	0	0
11. FENCING																
Chain link fence repairs (total: 431m – rate 50%) - 10%	218	-	-	-	-	-	-	260	-	-	-	-	-	-	-	-
Chain link fence repairs (total: 121m – rate 100%) - 10%	175	-	-	-	-	-	-	209	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	469	0	0	0	0	0	0	0	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
12. WALLS																
Block walls repaint	549	-	-	-	-	618	-	-	-	-	-	-	-	783	-	-
Block wall repairs (total: 22m2 – rate 100%) - 10%	752	-	-	-	-	-	-	898	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	618	0	898	0	0	0	0	0	783	0	0
13. LANDSCAPING																
Garden upgrade	11,124	-	-	-	-	-	-	13,283	-	-	-	-	-	-	-	-
Irrigation system repairs (total:280lm) - 35%	2,982	2,982	-	3,164	-	3,356	-	3,561	-	3,778	-	4,008	-	4,252	-	4,511
Replace irrigation pumps / controls	3,382	-	-	-	3,696	-	-	-	-	-	-	4,545	-	-	-	-
Sub Total (Incl. GST)		2,982	0	3,164	3,696	3,356	0	16,844	0	3,778	0	8,553	0	4,252	0	4,511
14. LIFTS																
Lift replacement - 20 Floors	588,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift replacement - 22 Floors	626,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift repair - 20 Floors	14,700	-	15,141	-	-	-	-	17,553	-	-	-	-	20,348	-	-	-
Lift repair - 22 Floors	15,650	-	16,120	-	-	-	-	18,687	-	-	-	-	21,663	-	-	-
Sub Total (Incl. GST)		0	31,261	0	0	0	0	36,240	0	0	0	0	42,011	0	0	0
15. REFUSE																
Repaint service door - 2x sides and frame	241	-	-	-	-	-	-	288	-	-	-	-	-	-	-	-
Deodoriser replacement	6,118	-	-	-	-	-	-	7,305	-	-	-	-	-	-	-	-
Fan replacement - refuse chute	3,653	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace garbage bin lifter	29,944	-	-	-	-	-	-	-	-	-	-	-	41,450	-	-	-
Garbage chute access panel repairs	2,803	-	-	2,974	-	-	-	3,347	-	-	-	3,767	-	-	-	4,240
Garbage chute repairs	1,919	1,919	1,977	2,036	2,097	2,160	2,225	2,291	2,360	2,431	2,504	2,579	2,656	2,736	2,818	2,903
Garbage bin lifter repairs	2,781	-	2,864	-	-	-	-	3,321	-	-	-	-	3,850	-	-	-
Sub Total (Incl. GST)		1,919	4,841	5,010	2,097	2,160	2,225	16,552	2,360	2,431	2,504	6,346	47,955	2,736	2,818	7,143
16. ELECTRICAL																
Generator battery replacement	1,307	-	1,346	-	-	-	-	1,561	-	-	-	-	1,809	-	-	-
Generator replacement	54,452	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Generator replacement - diesel emergency backup	51,543	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intercom replacement - audio speaker	268	-	-	-	-	-	-	320	-	-	-	-	-	-	-	-
Intercom replacement - button pad	530	-	-	-	-	-	-	633	-	-	-	-	-	-	-	-
Intercom replacement - per unit	131,567	-	-	-	-	-	-	-	-	-	-	-	182,120	-	-	-
Intercom replacement - phone audio unit	287	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intercom replacement - phone video and audio unit	524	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security access key system replacement	3,056	-	-	-	-	-	-	3,649	-	-	-	-	-	-	-	-
Security access system replacement - swipe card	1,402	-	-	-	-	-	-	1,674	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
Security surveillance camera replacement (CCTV)	61,800	-	-	-	-	-	-	73,792	-	-	-	-	-	-	-	-
Switchboard replacement	10,009	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Switchboard replacement	20,645	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Switchboard replacement	31,280	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical testing - safety switches	1,928	1,928	-	2,045	-	2,170	-	2,302	-	2,442	-	2,591	-	2,749	-	2,916
Electrical testing - switchboard	1,767	1,767	-	1,875	-	1,989	-	2,110	-	2,238	-	2,375	-	2,519	-	2,673
Security access system upgrade	33,372	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security surveillance system upgrade	36,709	-	-	-	-	-	-	43,832	-	-	-	-	-	-	-	-
Light fitting maintenance	834	-	-	885	-	-	967	-	-	1,056	-	-	1,154	-	-	1,262
System maintenance – communications and data	5,380	-	5,541	-	-	-	-	6,424	-	-	-	-	7,447	-	-	-
System maintenance - electrical	5,562	-	5,729	-	-	-	-	6,641	-	-	-	-	7,699	-	-	-
Access system integration	10,200	10,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Access point relocation	5,000	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		18,895	12,616	4,805	0	4,159	967	142,938	0	5,736	0	4,966	200,228	5,268	0	6,850
17. FIRE PREVENTION																
Sprinkler system pipes repaint	11,059	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Battery replacement	857	-	883	-	936	-	994	-	1,054	-	1,118	-	1,186	-	1,259	-
Control panel replacement	50,985	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire extinguisher replacement	21,525	-	-	-	-	-	-	-	-	-	-	-	29,796	-	-	-
Fire hose reel replacement	77,077	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire hose reel replacement – podium Level 5	1,623	-	-	-	-	-	-	-	-	-	-	-	2,247	-	-	-
Fire hydrant replacement	138,229	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Magnetic door release device replacement - double fire door	9,522	-	-	-	-	-	-	-	-	-	-	-	13,181	-	-	-
Pump replacement - diesel	67,053	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump replacement - jacking	5,615	-	-	-	-	-	-	-	-	-	-	-	7,772	-	-	-
Fuel supply tank and fuel line repairs	2,678	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sprinkler system valve maintenance	2,696	-	2,777	-	-	-	-	3,219	-	-	-	-	3,732	-	-	-
Back flow prevention valve installation	26,473	-	-	-	-	-	-	-	-	-	-	-	36,645	-	-	-
Sub Total (Incl. GST)		0	3,660	0	936	0	993	3,219	1,054	0	1,118	0	94,559	0	1,259	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
18. VENTILATION AND AIR-CONDITIONING																
Air-conditioning unit replacement - gym	4,685	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Air-conditioning unit replacement - alfresco	4,685	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Air-conditioning unit replacement - building manager	4,685	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan motor replacement	3,842	-	-	-	-	-	-	4,588	-	-	-	-	-	-	-	-
Fan replacement - mech room	1,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan replacement - fire room	1,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan replacement - large - toilet exhausts	10,012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan replacement - large - car parking	90,104	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan repairs	6,257	-	6,445	-	-	-	-	7,471	-	-	-	-	8,661	-	-	-
Chiller unit repairs	26,901	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Control panel repairs	12,403	-	-	-	-	-	-	14,810	-	-	-	-	-	-	-	-
Ventilation repairs	4,123	-	-	-	-	-	-	4,923	-	-	-	-	-	-	-	-
Ventilation repairs - roof mounted	6,426	-	-	-	-	-	-	7,673	-	-	-	-	-	-	-	-
Fan maintenance - stairwell pressurisation	6,118	-	6,302	-	-	-	-	7,305	-	-	-	-	8,469	-	-	-
Sub Total (Incl. GST)		0	12,747	0	0	0	0	46,770	0	0	0	0	17,130	0	0	0
19. WATER																
Hot water system replacement - instantaneous - check with b	25,719	-	-	-	-	-	-	30,710	-	-	-	-	-	-	-	-
Pump replacement - driveway sump pump	19,820	-	-	-	-	-	-	23,666	-	-	-	-	-	-	-	-
Pump replacement - lift sump pump	6,280	-	-	-	-	-	-	7,499	-	-	-	-	-	-	-	-
Pump replacement - jacking pump	46,188	-	-	-	-	-	-	55,151	-	-	-	-	-	-	-	-
Pump replacement - tank pump	3,567	-	-	-	-	-	-	4,259	-	-	-	-	-	-	-	-
Water filtration system replacement	1,515	-	1,560	-	-	-	-	1,809	-	-	-	-	2,097	-	-	-
Water tank replacement - 5,000L	11,636	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump repairs - driveway sump pump	1,342	-	1,382	-	-	-	-	1,602	-	-	-	-	1,858	-	-	-
Pump repairs - lift sump pump	671	-	691	-	-	-	-	801	-	-	-	-	929	-	-	-
Sub Total (Incl. GST)		0	3,633	0	0	0	0	125,497	0	0	0	0	4,884	0	0	0
20. WALKWAY																
Walkway - concrete repairs (total: 638m2) - 2%	3,193	-	3,289	-	-	-	-	3,813	-	-	-	-	4,420	-	-	-
Sub Total (Incl. GST)		0	3,289	0	0	0	0	3,813	0	0	0	0	4,420	0	0	0
Grand Total (Incl. GST)		112,666	176,090	57,736	50,951	95,477	61,337	2,019,668	53,186	156,927	56,425	99,061	1,189,678	588,390	63,508	82,316
Contingency Allowance (Incl. GST)		11,267	17,609	5,774	5,095	9,548	6,134	201,967	5,319	15,693	5,643	9,906	118,968	58,839	6,351	8,232
Grand Total Expenses (Incl. Contingency Allowance and GST)		123,933	193,699	63,510	56,046	105,025	67,471	2,221,635	58,505	172,620	62,068	108,967	1,308,646	647,229	69,859	90,548

Building Data List from the Property Inspection for Infinity Towers

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the quantity of that item in scope

'Unit' – is the unit rate used to measure the quantity

'Rate' – is the cost of each unit in dollars

'Value' – is the quantity (Qty) multiplied by the Rate (\$)

'Next Due' - is the remaining life in years until an item needs money spent on it.

'Total Life' - is the total life the item after it is replaced, repaired or reed.

'Comments' – details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. PROPERTY EXTERIOR							
Bollard re-paint - metal	1	ea	44.89	45.00	17	20	Repaint as required
Ceiling re-paint - ground Level	230	m2	22.86	5,258.00	7	10	Repaint as required
Ceiling re-paint	5758	m2	22.86	131,628.00	7	10	Repaint as required
Door re-paint - service doors - 2 sides and frame	23	ea	241.20	5,548.00	7	10	Repaint as required
Handrail and balustrade repaint - glazed / metal	3951	lm	54.92	216,989.00	17	20	Repaint as required
Handrail and balustrade repaint - glazed / metal – roof Levels stage 1 & 2	220	lm	54.92	12,082.00	17	20	Repaint as required
Wall repaint	7794	m2	24.95	194,460.00	7	10	Repaint as required
Repair tiled walkway (total: 5758m2) - 1.5%	86	m2	210.38	18,093.00	7	10	Repair as required
Repair balcony waterproofing membranes and tiled walkways (total: 5758m2) - 5%	288	m2	768.98	221,466.00	7	10	Replace as required
Handrail and balustrade repairs - glazed / metal (total: 3951lm) - 5%	198	lm	313.93	62,158.00	12	15	Repair as required
Handrail and balustrade repairs - glazed / metal (total: 220lm) - 10% - roof Levels stage 1 & 2	22	lm	313.93	6,906.00	7	10	Repair as required
Handrail and balustrade replacement - metal	37	lm	262.43	9,710.00	29	32	Replace as required
Mat well replacement	3	ea	1,405.70	4,217.00	17	20	Replace as required
Roller door replacement (total: 2)	1	ea	3,777.44	3,777.00	1	1	Replace as required
Roller door motor replacement (total: 2)	1	ea	1,790.15	1,790.00	2	5	Replace as required
Door replacement - glazed / metal frame	15	ea	1,034.50	15,518.00	17	20	Replace as required
Floor - tile replacement	5758	m2	210.38	1,211,368.00	37	40	Replace as required
Handrail and balustrade replacement - glazed / metal	3951	lm	870.20	3,438,160.00	37	40	Replace as required
Handrail and balustrade replacement – glazed / metal - roof Levels stage 1 & 2	220	lm	870.20	191,444.00	37	40	Replace as required
Work at heights equipment	5199	item	25.75	133,874.00	7	10	Quotation required
General maintenance allowance for building maintenance	1	item	12,555.00	12,555.00	1	1	Minor repairs
General maintenance allowance for plumbing and drainage	1	item	7,915.00	7,915.00	1	1	Plumbing, stormwater etc

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
2. ROOFING							
Anchor point repairs	3	item	887.20	2,662.00	2	5	Repair as required
Drain repairs	3	item	1,023.70	3,071.00	2	5	Repair as required
Waterproofing repairs - membrane & ballast roof (total: 1860m2) - 5%	93	m2	94.94	8,829.00	1	5	Repair as required
Repair metal roofing (total: 98m2) - 10%	10	m2	171.73	1,717.00	3	6	Repair as required
Waterproofing replacement - membrane & ballast roof	1860	m2	164.93	306,770.00	13	16	Replace as required
Replace metal roofing 0.6mm Zinalume – including closing ends and lipping	98	m2	181.44	17,781.00	57	60	Replace as required
Replace bird netting	1	item	4,966.80	4,967.00	7	10	Estimate only, quotation required
3. PROPERTY INTERIOR							
Ceiling re-paint	3317	m2	22.86	75,827.00	7	10	Repaint as required
Ceiling re-paint - cleaner toilet	8	m2	22.86	183.00	7	10	Repaint as required
Door re-paint - apartments - one side and frame	433	ea	158.44	68,605.00	7	10	Repaint as required
Door re-paint - service doors - 2 sides and frame	319	ea	241.20	76,943.00	7	10	Repaint as required
Door re-paint - basement toilet door - 2 sides and frame	1	ea	241.20	241.00	7	10	Repaint as required
Door re-paint - magnetic doors - 2 sides and frame	20	ea	241.20	4,824.00	7	10	Repaint as required
Floor - concrete repaint - non-slip - fire rooms ground floor	53	m2	35.41	1,877.00	5	8	Repaint as required
Floor - concrete repaint - non-slip - hydraulic rooms Level 4	120	m2	35.41	4,249.00	5	8	Repaint as required
Floor - concrete repaint - non-slip - hot water room Level 4	40	m2	35.41	1,416.00	5	8	Repaint as required
Handrails re-paint - metal - apartment corridors	70	lm	54.92	3,844.00	13	16	Repaint as required
Wall repaint	8844	m2	24.95	220,658.00	7	10	Repaint as required
Bathroom disability fittings	1	ea	351.94	352.00	7	10	Replace as required
Bathroom hand-dryer replacement	1	ea	712.84	713.00	7	10	Replace as required
Bathroom sanitary fixture and fitting replacement	1	ea	2,033.72	2,034.00	7	10	Replace as required
Door replacement	433	ea	870.20	376,797.00	37	40	Replace as required
Door replacement - fire rated	86	ea	2,042.84	175,684.00	37	40	Replace as required
Door replacement - glazed / metal frame – foyer entries	7	ea	1,034.50	7,242.00	22	25	Replace as required
Door replacement - glazed / metal frame – car parking entries	4	ea	1,034.50	4,138.00	22	25	Replace as required
Door replacement - glazed / metal frame – commercial units	7	ea	1,034.50	7,242.00	22	25	Replace as required
Floor - carpet replacement	2977	m2	98.05	291,895.00	12	15	Replace as required
Floor - tile replacement - apartment corridors	340	m2	210.38	71,529.00	22	25	Replace as required
Floor - tile replacement - cleaner toilet	8	m2	210.38	1,683.00	22	25	Replace as required
Mat well replacement	3	ea	1,405.70	4,217.00	17	20	Replace as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Floor - carpet repairs (total: 2977m2) - 10% - stage 1 corridors (Level 5+)	298	m2	98.05	29,219.00	2	5	Repair as required
Floor - tile repairs (total: 340m2) - 10% - apartment corridors	34	m2	210.38	7,153.00	2	10	Repair as required
Floor - tile repairs (total: 8m2) - 10% - cleaner toilet	1	m2	210.38	210.00	2	10	Repair as required
Handrail repairs - metal (total: 70lm) - 10% corridors	7	lm	226.35	1,584.00	5	8	Repair as required
Handrail repairs - metal (total: 264lm) - 10% fire stairs	26	lm	226.35	5,885.00	5	8	Repair as required
Replace Level 5 carpets with modular carpet tile	160	m2	84.56	13,530.00	1	12	As per advice received. Site estimate, quotations required
Repaint Level 5 Internal Walls	386	m2	24.95	9,631.00	1	10	As per advice received. Site estimate, quotations required
Lobby tiles to be replaced	78	m2	210.38	16,410.00	1	20	As per advice received. Site estimate, quotations required
4. GYM							
Ceiling re-paint - gym	46	m2	22.86	1,052.00	7	10	Repaint as required
Door re-paint - gym toilet door - 2 sides and frame	1	ea	241.20	241.00	7	10	Repaint as required
Door replacement - glazed / metal frame - gym	1	ea	1,034.50	1,035.00	17	20	Replace as required
Floor - rubber matting replacement - gym	46	m2	160.10	7,365.00	22	25	Replace as required
Floor - tile replacement - gym toilet	9	m2	210.38	1,893.00	22	25	Replace as required
Gymnasium equipment replacement	1	item	20,600.00	20,600.00	7	10	Replace as required
Mirror replacement - gym	1	item	352.24	352.00	12	15	Replace as required
Wall - tile replacement - gym	36	m2	188.77	6,796.00	22	25	Replace as required
Floor - rubber matting repairs (total: 46m2) - 10% - gym	5	m2	158.99	795.00	5	8	Repair as required
Floor - tile repairs (total: 9m2) - 20% - gym toilet	2	m2	210.38	421.00	12	10	Repair as required
Wall - tile repairs (total: 36m2) - 10% - gym	4	m2	188.77	755.00	12	10	Repair as required
5. ALFRESCO							
Ceiling re-paint - alfresco	46	m2	22.86	1,052.00	7	10	Repaint as required
Door re-paint - alfresco toilet door - 2 sides and frame	1	ea	241.20	241.00	7	10	Repaint as required
Door replacement - glazed / metal frame - alfresco	1	ea	1,034.50	1,035.00	17	20	Replace as required
Floor - tile replacement - alfresco toilet	9	m2	210.38	1,893.00	22	25	Replace as required
Wall - feature wall replace – alfresco (fake plants feature wall)	19	m2	136.50	2,594.00	7	10	Repair as required
Wall - tile replacement - alfresco	36	m2	188.77	6,796.00	22	25	Replace as required
Floor - tile repairs (total: 9m2) - 20% - alfresco toilet	2	m2	210.38	421.00	12	10	Repair as required
Wall - feature wall repairs (total: 19m2) - 10% - alfresco (fake plants feature)	2	m2	136.50	273.00	2	5	Repair as required
Wall - tile repairs (total: 36m2) - 10% - alfresco	4	m2	188.77	755.00	12	10	Repair as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
6. MDF / BUILDING MANAGER OFFICE							
Door re-paint - building manager office – 2 sides and frame	1	ea	241.20	241.00	5	8	Repaint as required
Floor - concrete repaint - mdf room / building manager	16	m2	20.47	328.00	5	8	Repaint as required
7. DRIVEWAY AND CARPARKING							
Wall repaint - car parking areas	570	m2	24.95	14,222.00	17	20	Assume repaint every second cycle
Bollard re-paint - metal	28	ea	44.89	1,257.00	17	20	Repaint as required
Line marking repaint (total: 3897) - 20%	779	lm	12.80	9,971.00	2	5	Assumed high traffic area repainting
Driveway - bitumen surface reprofile	40	m2	166.15	6,646.00	7	10	Reprofile as required
Driveway - bitumen surface topcoat	40	m2	38.73	1,549.00	12	15	Topcoat as required
Bicycle rack replace	9	item	566.50	5,099.00	17	20	Repair as required
Bollard replacement - metal (total: 28)	3	ea	368.63	1,106.00	7	10	Replace as required
Driveway - bitumen surface repairs (total: 40m2) - 25%	10	m2	105.65	1,057.00	5	8	Repair as required
Bicycle rack repairs	9	lm	71.10	640.00	7	10	Repair as required
Driveway - concrete repairs (total: 13,230m2) - 2%	265	m2	165.59	43,881.00	12	15	Repair as required
9. SKYPARK AND SWIMMING POOL							
Handrail and balustrade repaint - glazed / metal - podium Level 5	310	lm	54.92	17,025.00	17	20	Repaint as required
Handrail and balustrade repaint - metal - pool stairs	37	lm	100.31	3,711.00	13	16	Repaint as required
Coping repairs - paved (total: 385lm) - 10%	39	lm	41.63	1,624.00	2	5	Repair as required
Fencing and gate repairs (total: 77lm) - 10%	8	lm	190.79	1,526.00	7	10	Repair as required
Shade structure repair – powder coated fins to spa area	48	lm	154.50	7,416.00	17	20	Replace as required
Swimming pool repair 5%	9	m2	1,802.50	16,223.00	1	1	Repair as required
Handrail and balustrade repairs - glazed / metal (total: 310lm) - 10% - podium Level 5	31	lm	313.93	9,732.00	7	10	Repair as required
Handrail and balustrade repairs – metal (total: 37lm) - 10% - pool stairs	4	lm	262.43	1,050.00	5	8	Repair as required
Joinery repairs – mod wood seats - podium Level 5	5	item	1,112.40	5,562.00	12	15	Repair as required
Repair garden bed waterproofing (total: 828m2) - 10%	83	m2	870.64	72,263.00	9	10	Repair as required
Floor - tile repairs (total: 53m2) - 10% pool stairs	5	m2	210.38	1,052.00	2	5	Repair as required
Floor - veranda decking repairs (total: 45m2) - 10%	5	m2	188.38	942.00	2	5	Repair as required
Repair Level 5 liquid acrylic membrane (total: 1694m2) - 5%	85	m2	108.61	9,232.00	5	8	Repair as required
Repair Level 5 elevated pavers / tiled walkway (total: 1694m2) - 2.5%	42	m2	178.58	7,500.00	5	8	Repair as required
Replace Level 5 elevated pavers / tiled walkway	1694	m2	178.58	302,515.00	27	30	Replace as required
Replace Level 5 liquid acrylic membrane	1694	m2	108.61	183,985.00	27	30	Replace as required
Floor - tile replacement - pool stairs	53	m2	210.38	11,150.00	22	25	Replace as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Floor - veranda decking replacement	450	m2	188.38	84,771.00	22	25	Replace as required
Handrail and balustrade replacement – glazed / metal - podium Level 5	310	lm	870.20	269,762.00	37	40	Replace as required
Barbeque replacement - tamper proof – podium Level 5	2	ea	8,519.44	17,039.00	12	15	Replace as required
Umbrella replacement (fixed canvas) - podium Level 5	7	ea	2,575.00	18,025.00	12	15	Replace as required
Blower replacement - spa	1	ea	728.53	729.00	7	10	Replace as required
Chlorinator unit replacement	2	ea	2,136.94	4,274.00	7	10	Replace as required
Acid feeder replacement	1	ea	2,436.98	2,437.00	7	10	Replace as required
Coping replacement - paved	385	lm	81.09	31,220.00	22	25	Replace as required
Fencing and gate replace	77	lm	190.79	14,691.00	37	40	Repair as required
Filter replacement	5	ea	2,485.00	12,425.00	7	10	Replace as required
Grate replacement	10	ea	92.32	923.00	7	10	Replace as required
Heater replacement - large pool	3	ea	6,191.29	18,574.00	12	15	Replace as required
Pool furniture replacement - timber sun lounges	8	item	1,545.00	12,360.00	7	10	Replace as required
Pump replacement - pool	4	ea	1,731.91	6,928.00	7	10	Replace as required
Pump replacement - spa	1	ea	1,474.54	1,475.00	7	10	Replace as required
Shade structure replacement – powder coated fins to spa area	8	item	1,545.00	12,360.00	37	40	Replace as required
Pool Surface finish replacement - tile	364	m2	168.42	61,305.00	27	30	Replace as required
Swimming pool replacement	175	m2	1,802.50	315,438.00	37	40	Replace as required
10. FIXTURES AND FITTINGS							
Furniture replacement - street side seating	8	item	1,112.40	8,899.00	7	10	Replace as required
Letterbox replacement	440	ea	99.00	43,560.00	27	30	Replace as required
Signage replacement	1	item	2,575.00	2,575.00	2	5	Replace as required
11. FENCING							
Chain link fence repairs (total: 43lm – rate 50%) - 10%	5	lm	43.66	218.00	7	10	Repair as required - Shared boundary fence
Chain link fence repairs (total: 12lm – rate 100%) - 10%	2	lm	87.31	175.00	7	10	Repair as required
12. WALLS							
Block walls re-paint	22	m2	24.95	549.00	5	8	Repaint as required
Block wall repairs (total: 22m2 – rate 100%) - 10%	3	m2	250.67	752.00	7	10	Repair as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
13. LANDSCAPING							
Garden upgrade	1	item	11,124.00	11,124.00	7	10	Upgrade as required
Irrigation system repairs (total:280lm) - 35%	98	lm	30.43	2,982.00	1	2	Repair as required
Replace irrigation pumps / controls	1	item	3,382.19	3,382.00	4	7	Replace as required
14. LIFTS							
Lift replacement - 20 Floors	2	ea	294,000.00	588,000.00	16	20	Replace as required
Lift replacement - 22 Floors	2	ea	313,000.00	626,000.00	17	20	Replace as required
Lift repair - 20 Floors	1	item	14,700.00	14,700.00	2	5	Maintenance outside comprehensive lift maintenance agreement
Lift repair - 22 Floors	1	item	15,650.00	15,650.00	2	5	Maintenance outside comprehensive lift maintenance agreement
15. REFUSE							
Repaint service door - 2x sides and frame	1	ea.	241.20	241.00	7	10	Scheduled painting program
Deodoriser replacement	2	item	3,059.10	6,118.00	7	10	Replace as required
Fan replacement - refuse chute	2	ea	1,826.56	3,653.00	17	20	Replace as required
Replace garbage bin lifter	2	ea.	14,972.00	29,944.00	12	15	Replace as required
Garbage chute access panel repairs	42	ea	66.74	2,803.00	3	4	Repair as required
Garbage chute repairs	1	item	1,919.45	1,919.00	1	1	Repair as required
Garbage bin lifter repairs	1	item	2,781.00	2,781.00	2	5	Repair as required
16. ELECTRICAL							
Generator battery replacement	1	ea	1,307.07	1,307.00	2	5	Replace as required
Generator replacement	1	ea	54,451.98	54,452.00	22	25	Replace as required
Generator replacement - diesel emergency backup	1	item	51,542.62	51,543.00	22	25	Replace as required
Intercom replacement - audio speaker	1	ea	268.20	268.00	7	10	Replace as required
Intercom replacement - button pad	1	ea	530.19	530.00	7	10	Replace as required
Intercom replacement - per unit	433	ea	303.85	131,567.00	12	15	Replace as required
Intercom replacement - phone audio unit	1	ea	286.92	287.00	17	20	Replace as required
Intercom replacement - phone video and audio unit	1	ea	523.95	524.00	17	20	Replace as required
Security access key system replacement	1	ea	3,056.35	3,056.00	7	10	Replace as required
Security access system replacement - swipe card	1	item	1,401.62	1,402.00	7	10	Replace as required
Security surveillance camera replacement (CCTV)	1	item	61,800.00	61,800.00	7	10	Replace as required
Switchboard replacement	1	ea	10,009.49	10,009.00	37	40	Replace as required
Switchboard replacement	1	ea	20,644.58	20,645.00	37	40	Replace as required
Switchboard replacement	1	ea	31,279.66	31,280.00	37	40	Replace as required
Electrical testing - safety switches	1	item	1,927.82	1,928.00	1	2	Regular testing
Electrical testing - switchboard	1	item	1,767.18	1,767.00	1	2	Regular testing
Security access system upgrade	2	item	16,686.00	33,372.00	17	20	Upgrade as required
Security surveillance system upgrade	2	item	18,354.60	36,709.00	7	10	Upgrade as required
Light fitting maintenance	1	item	834.30	834.00	3	3	Ongoing maintenance program
System maintenance - communications and data	2	item	2,690.05	5,380.00	2	5	Ongoing maintenance program

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
System maintenance - electrical	2	item	2,781.00	5,562.00	2	5	Ongoing maintenance program
Access system integration	1	item	10,200.00	10,200.00	1	0	As per advice received. One off cost - quotation required
Access point relocation	1	item	5,000.00	5,000.00	1	0	As per advice received. One off cost - quotation required
17. FIRE PREVENTION							
Sprinkler system pipes repaint	2880	lm	3.84	11,059.00	17	20	Repaint as required
Battery replacement	2	ea	428.27	857.00	2	2	Replace as required
Control panel replacement	1	item	50,985.00	50,985.00	37	40	Replace as required
Fire extinguisher replacement	107	ea	201.17	21,525.00	12	15	Replace as required
Fire hose reel replacement	95	ea	811.34	77,077.00	37	40	Replace as required
Fire hose reel replacement - podium Level 5	2	ea	811.34	1,623.00	12	15	Replace as required
Fire hydrant replacement	95	ea	1,455.04	138,229.00	37	40	Replace as required
Magnetic door release device replacement – double fire door	10	ea	952.15	9,522.00	12	15	Replace as required
Pump replacement - diesel	2	ea	33,526.29	67,053.00	17	20	Replace as required
Pump replacement - jacking	2	ea	2,807.44	5,615.00	12	15	Replace as required
Fuel supply tank and fuel line repairs	2	item	1,338.77	2,678.00	0	3	Repair as required
Sprinkler system valve maintenance	1	item	2,696.46	2,696.00	2	5	Ongoing maintenance program
Back flow prevention valve installation	42	item	630.31	26,473.00	12	15	Licensed plumber to install and certify
18. VENTILATION AND AIR-CONDITIONING							
Air-conditioning unit replacement - gym	1	ea	4,684.58	4,685.00	17	20	Replace as required
Air-conditioning unit replacement - alfresco	1	ea	4,684.58	4,685.00	17	20	Replace as required
Air-conditioning unit replacement - building manager	1	ea	4,684.58	4,685.00	17	20	Replace as required
Fan motor replacement	2	ea	1,921.15	3,842.00	7	10	Replace as required
Fan replacement - mech room	1	ea	1,748.82	1,749.00	17	20	Replace as required
Fan replacement - fire room	1	ea	1,748.82	1,749.00	17	20	Replace as required
Fan replacement - large - toilet exhausts	2	ea	5,005.80	10,012.00	17	20	Replace as required
Fan replacement - large - car parking	18	ea	5,005.80	90,104.00	17	20	Replace as required
Fan repairs	22	ea	284.43	6,257.00	2	5	Repair as required
Chiller unit repairs	2	ea	13,450.26	26,901.00	17	20	Repair as required
Control panel repairs	2	item	6,201.63	12,403.00	7	10	Repair as required
Ventilation repairs	2	ea	2,061.71	4,123.00	7	10	Repair as required
Ventilation repairs - roof mounted	2	ea	3,213.04	6,426.00	7	10	Repair as required
Fan maintenance - stairwell pressurisation	2	ea	3,059.10	6,118.00	2	5	Ongoing maintenance program

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
19. WATER							
Hot water system replacement - instantaneous - check with b	8	ea	3,214.84	25,719.00	7	10	Replace as required
Pump replacement - driveway sump pump	4	ea	4,954.99	19,820.00	7	10	Replace as required
Pump replacement - lift sump pump	2	ea	3,140.02	6,280.00	7	10	Replace as required
Pump replacement - jacking pump	10	ea	4,618.75	46,188.00	7	10	Replace as required
Pump replacement - tank pump	3	ea	1,188.84	3,567.00	7	10	Replace as required
Water filtration system replacement	3	item	504.84	1,515.00	2	5	Replace as required
Water tank replacement - 5,000L	3	ea	3,878.67	11,636.00	17	20	Replace as required
Pump repairs - driveway sump pump	4	ea	335.58	1,342.00	2	5	Repair as required
Pump repairs - lift sump pump	2	ea	335.58	671.00	2	5	Repair as required
20. WALKWAY							
Walkway - concrete repairs (total: 638m2) - 2%	13	m2	245.59	3,193.00	2	5	Repair as required

Inspector's Report for Infinity Towers

1. **INFLATION** - It is necessary to offset the effects of inflation of construction materials and labour costs and to ensure that adequate funds are available to provide for major works which frequently become necessary as the property ages but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. **UPDATES** - We recommend that this report be updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. **FINANCIAL YEAR ALREADY STARTED** - Starting levies in this report have already been set. Any adjustments will be made from the following financial year onwards.
4. **ADEQUATE LEVIES** - Based on our assessment of the property, we believe that the current levies are adequate to cover estimated expenditure.
5. **PAINT QUOTATIONS** - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
6. **PAINT SERVICE-LIFE** - Paint serves to protect a surface as well as improving its appearance. Paint seals the surface from water, salt, or air pollutants. Although paint may hold its appearance for at least ten years before cracking and / or peeling occurs, it may become porous and lose its protective abilities before this point.
7. **PAINTED METAL** - Some painted metal items show signs of wear and / or damage. Repainting these items is recommended in the short term, but full replacement of these items should be considered and planned for well in advance.
8. As per advice received, the opening balance as of 01/03/2022 is \$748,467.58 Annual contributions to sinking fund are \$405,000.00 incl GST.

We are advised there are no funds in investment accounts and the assumed revenue from interest generated from invested funds is excluded from this report

9. As per advice received, there are ongoing claims against the developer / builder for remedial works. These works range from Level 5 podium tiles and pavers repairs, waterproofing issues throughout the property, issues relating to pool plant and equipment, issues relating to glass balustrades and balustrade fixings. As these items are currently under negotiation with the builder / developer, these items are excluded from this report.

We are advised that the Level 5 carpets are to be replaced with carpet tiles in year one and that the internal walls of Level 5 will most likely be painted following carpet replacement.

In addition, entry lobby tiles are to be replaced. Lift tiled floors may be replaced in year 1. A provision has been made for these items.

Lastly, we are also advised that the car park entry scanner relocation and access system integration are planned for year 1. A provision has been made for these items.



Report Notes

Sinking Fund Plan (ACT)

This forecast satisfies the current requirements of the Unit Titles (Management) Act 2011 which states:-

81 Sinking fund

- (1) *This section applies if there are 4 or more units in a units plan.*
- (2) *An owners corporation for the units plan must establish and maintain a fund (the sinking fund).*

82 Sinking fund plan

- (1) *This section applies to an owners corporation for a units plan if the corporation is required to establish and maintain a sinking fund.*
- (2) *The owners corporation must approve, by ordinary resolution, a plan for the sinking fund (a sinking fund plan) for the 10-year period beginning on the first day of the financial year following the approval.*

83 Sinking fund plan — meaning of expected sinking fund expenditure

- (1) *For this division, "expected sinking fund expenditure" means expenditure for the following purposes that the owners corporation reasonably expects will be necessary to maintain in good condition the common property and any other property it holds:*
 - (a) *the painting or repainting of any building (or any part of a building) that forms part of the common property;*
 - (b) *the acquisition of new property or renewal or replacement of property that it holds;*
 - (c) *the renewal, replacement or repair of fixtures and fittings that are part of the common property;*
 - (d) *the renewal, replacement or repair of anything else on the common property;*
 - (e) *for a building containing class A units—any purpose mentioned in paragraph (b), (c) or (d) that relates to defined parts of the building;*
 - (f) *for a building on a class B unit—any maintenance mentioned in paragraph (b), (c) or (d) that is authorised by a special resolution under section 24 (1) (g);*
 - (g) *any other capital expenses for which the corporation is responsible.*

- (2) *In this section:*

"defined parts", of a building containing class A units—see section 24 (2).

"property" includes sustainability or utility infrastructure.

85 Sinking fund plan—review

An owners corporation for a units plan must review its sinking fund plan—

- (a) *not later than 4 years after the plan is first approved by the owners corporation (the first review); and*
- (b) *not later than the end of each 5-year period after the first review.*

Note *A sinking fund plan of an existing owners corporation that was current immediately before the commencement of this division is taken to be a sinking fund plan under this Act (see s 157 (2)). The day the existing sinking fund plan is first approved for this section is the day the initial sinking fund plan was approved by the owners corporation under the Unit Titles Act 2001 (see s 157 (3)).*

THIS REPORT DEALS WITH THE SINKING FUND PLAN.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Owners Corporation has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation, and Inflation - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Owners Corporation is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

General Funds Budget - Items of a recurrent nature that are covered by the general funds budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Owners Corporation Committee / Representative.

Fire Maintenance - We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Owners Corporation Committee / Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the Owners Corporation) for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Owners Corporation may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the owners and the Owners Corporation. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- ◆ Usage.
- ◆ Accidental damage to floor tiles, which may or may not be still available or in stock.
- ◆ Fences can be maintained and replaced gradually or all at once.
- ◆ Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- ◆ Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- ◆ Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Supply terms and conditions - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report

UP4421 - Notice of Reduced Quorum Decisions

2023 General Meeting

Date: 7 November 2023

Venue: Gungahlin Lakes Golf & Community Club, 110 Gundaroo Dr, Nicholls ACT 2913

Time: 5:30 – 7:48 pm

Please note full meeting minutes will be provided within 28 days of the meeting.

1. ELECTION OF CHAIRPERSON

A Flaherty of Unit 427 was elected as Chairperson of the Meeting and noted that K Elphick would be administering the meeting.

Quorum Status:

As a standard quorum was not present the decisions taken at the Meeting were Reduced Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles (Management) Act 2011.

All decisions made at the meeting will take effect after 28 days as per Reduced Quorum rules.

2. NOTIFICATION OF PROXIES, APOLOGIES AND ABSENTEE VOTES

Present:

Units 47, 75, 77, 79, 89, 113, 144, 153, 235, 255, 257, 313, 334, 400, 419, 422, 424, 425, 426 and 427

First Choice Strata:

K Elphick and B Read.

Chambers Russell Lawyers:

D Russell.

Proxies:

Unit 22, 29, 30, 41, 49, 74, 100, 108, 122, 130, 141, 182, 185, 218, 241, 317, 328, 339, 350, 351, 361, 372, 383, 394 and 416 IFO A Flaherty of Unit 427 (Unit 54, 60, 306 and 41 also provided a proxy however were not financial)

Unit 132, 179 and 209 IFO C Walker of Unit 422 (Unit 246 also provided a proxy however were not financial)

Unit 101 and 217 IFO P Hopner of Unit 425

Absentee Votes:

Units 9, 78, 111, 167, 204, 229, 244, 259, 294, 400 and 420

Apologies:

Nil

1. DEFECT AND LEGAL MATTERS

Motion 1 (special Resolution):

The Owners Corporation RESOLVES to engage Chambers Russell Lawyers in accordance with its legal services agreement dated 11 May 2023 and the further estimates of 13 September 2023 to provide legal advice and services with respect to building defects in the common property and units of the parcel.

Motion Carried

Motion 2 (special Resolution):

The Owners Corporation RESOLVES to appoint its strata managing agent, and (separately) the members of its executive committee (acting by majority of their number), to provide instructions to Chambers Russell Lawyers from time to time.

Motion Carried

Motion 3 (special Resolution):

The Owners Corporation RESOLVES to approve, subject to legal advice, the commencement of legal proceedings against parties that may be liable to the owners corporation in respect of building defects in the common property and units of the parcel, or the joinder of such parties to existing proceedings, from time to time.

Motion Carried

Motion 4 (special Resolution):

The Owners Corporation RESOLVES to exercise its functions in section 27 of the Unit Titles (Management) Act 2011 to include in the legal action for the rectification of structural defects of the kind referred to in subsection 27 (1) of that Act in the property of unit owners, on the basis that those unit owners could have taken such action, and have not done so within a reasonable time after those structural defects became known.

Motion Carried

Motion 5 (special Resolution):

The Owners Corporation RESOLVES to instruct Chambers Russell Lawyers, in connection with the conduct and preparation of legal proceedings carried on by them in respect of building defects in the common property and units of the parcel, to take all steps as may in their view be necessary or advantageous from time to time to prosecute those proceedings to finality, without limitation including engaging, briefing and liaising with expert witnesses to properly evidence, particularise and quantify the owners corporation's claims in those proceedings, and engaging barristers to assist with the preparation and conduct of the owners corporation's case, unless subsequently instructed otherwise.

Motion Carried

Amended Motion 6 (Special Resolution):

The Owners Corporation RESOLVES to determine a general fund contribution to the total of \$1250000 required from its members for its administration fund in accordance with section 78(2) of the Unit Titles (Management) Act 2011 in equal share of two payments of \$1443.41 per unit across UP 4421.

- i. Amount of contribution: \$1,250,000.00
- ii. The payment dates for this will be 1st Feb and 1st April 2024.

Motion Carried



Motion 7 (special Resolution):

The Owners Corporation RESOLVES in accordance with subsection 77 (b) of the Unit Titles (Management) Act 2001 to authorise the making of payments from the administrative fund that were not approved in the general fund budget, in the form of payments for the purpose of legal and expert costs, and associated costs, relating to obtaining advice or seeking compensation or rectification of building defects at the development.

Motion Carried

2. OWNERS CORPORATION INSURANCE

Further detail will be provided with the full minutes.

3. MAINTENANCE ITEMS

Further detail will be provided with the full minutes.

4. GENERAL BUSINESS

Further detail will be provided with the full minutes.

With no further business the meeting closed at 7:48 pm.

INFINITY EC MEETING MINUTES

Date:	Thursday, 10 August 2023
Time:	6:15 pm
Location:	Al Fresco room, Level 5
Meeting:	01

IN ATTENDANCE

Belinda Burrridge, Ann Morrison, Anthony Flaherty, Dan Zheng
Belinda Read, FCS (in person), Konika Elphick FCS (on phone)

APOLOGIES

Allison Young, Al Anonuevo

ELECTION OF OFFICE BEARERS

Chair: Anthony Flaherty
Treasurer: Ann Morrison
Secretary: Belinda Burrridge

DISCUSSION

1. Vacancy on the committee

- a. EC to inform the OC of the vacancy but advise at the moment the vacancy will remain vacant

AGREED

2. Contract Queries

- a. Garden Maintenance
EC queried contract for garden maintenance that was not renewed by the current contractor.
Services ceased as of 1 August 2023

ACTION: FCS to provide quotes to EC

- b. Pest Control Contract
No current pest control contract in place. Reports from residents of damage to vehicle, mouse sightings and other pests.
FCS advised emergency service was arranged in the last month.

ACTION: FCS to provide quotes to EC

3. Special Pool levy

- a. Special Levy for the pool works – previously approved at 2022 AGM
This Levy was not struck in 22-23. Cost of materials and rectification work has increased

ACTION: FCS to provide new cost information

4. Other items

- a. Business Activity Statement
The BAS provide by email was discussed for approval.

AGREED

- b. Legal Matters
 - EC meeting with current law firm attended by BB, AM, AF and BR on Thursday 10 Aug 2023 was discussed. Decision on way forward is pending a second opinion.
Follow up discussion for Tuesday 15 Aug 2023.

AGREED

- BB to prepare with FCS the letter to go to all owners requesting copies of sale contracts to FCS

ACTION: FCS and BB to prepare docs for EC consideration

NEXT MEETING Tues 29 August 2023 – 6:00pm

Meeting concluded - 8:20pm

Meeting Addendum - Tuesday 15 August 2023 –6:25 pm – 8:05pm – via Zoom

IN ATTENDANCE

Belinda Burrridge, Ann Morrison, Anthony Flaherty, Dan Zheng
Belinda Read FCS
Daniel Russell, Chambers Russell Lawyers

APOLOGIES

Allison Young, Al Anonuevo

DISCUSSION

- Dan Russell and EC member discussed the Infinity building in general terms, statutory warranty claims, negligence claims and Australian Consumer Law issues.
- Belinda Read and Daniel Russell left the meeting

FOR DECISION

1. Consideration of engaging Chambers Russell Lawyers to progress plan with relevant expert reports and documents to be made available to Daniel.

AGREED

2. Prepare for General meeting where Daniel Russell can present building defect matters, legal advice and other items can be discussed.

AGREED

Action Items

No	Item	Responsible	Status
1	Inform OC of current vacancy	BB and FCS	
2	Garden Maintenance - Quotes	FCS	
3	Pest Control Quotes	FCS	
4	Special Levy from 2022 – new quotes for work	FCS	
5	Request for Contracts of sale from all owners	BB and FCS	

INFINITY EC MEETING AGENDA

Date: TBA
Time: TBA
Location: TBA

IN ATTENDANCE

APOLOGIES

DISCUSSION

1. Previous minutes agreed
2. Action item updates
3. Confirmation and recording of decisions by email
4. Building manager updates
5. ???
6. ???

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions[†]

A1 The Owners—Units Plan No 4421 [insert number]

A2 General meeting

Date (or dates) of general meeting
at which the reduced quorum
decision or decisions were made—

7 November 2023

Tick applicable box, or both boxes if applicable:

☒ **Regularly convened**

The general meeting was regularly
convened (not following any
adjournment under UTMA s 3.9(3)
or (6)(a), part 3.1, schedule 3).

☐ **Convened after
adjournment**

The general meeting was convened
following an adjournment or
adjournments (under UTMA
s 3.9(3) or (6)(a), part 3.1,
schedule 3).

A3 Reduced quorum decisions

[If there is insufficient space here, tick ☒ and attach details to the notice]

Date of decision	Full text of reduced quorum decision
7 November 2023	Refer to attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details
shown in the records of the owners corporation.



8 November 2023

.....[insert date of affixing of seal]

[Affix owners corporation seal in accordance with the corporation articles]



[†] In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 *What is a reduced quorum decision?*

- A **reduced quorum decision** is a decision of a general meeting of the owners corporation made while a quorum (a **reduced quorum**) smaller than a **standard quorum** was present.
- A **standard quorum** is those people entitled to vote (on the motion) in relation to not less than $\frac{1}{2}$ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of **reduced quorum decision**, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a **standard quorum** for the motion (see above) is not present a reduced quorum decision may be made if a **reduced quorum** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a **reduced quorum** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a **standard quorum** for the motion (see above) nor a **reduced quorum** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a **reduced quorum** made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also **reduced quorum decisions** (UTMA s 3.9 (6) (a), part 3.1, schedule 3).

B2 *When does a reduced quorum decision take effect?*

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's *date of effect*) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 *How may reduced quorum decisions be disallowed?*

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3).

The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 *How may reduced quorum decisions be confirmed?*

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 *How may reduced quorum decisions be revoked?*

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

UP4421 - Notice of Reduced Quorum Decisions

2023 General Meeting

Date: 7 November 2023

Venue: Gungahlin Lakes Golf & Community Club, 110 Gundaroo Dr, Nicholls ACT 2913

Time: 5:30 – 7:48 pm

Please note full meeting minutes will be provided within 28 days of the meeting.

1. ELECTION OF CHAIRPERSON

A Flaherty of Unit 427 was elected as Chairperson of the Meeting and noted that K Elphick would be administrating the meeting.

Quorum Status:

As a standard quorum was not present the decisions taken at the Meeting were Reduced Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles (Management) Act 2011.

All decisions made at the meeting will take effect after 28 days as per Reduced Quorum rules.

2. NOTIFICATION OF PROXIES, APOLOGIES AND ABSENTEE VOTES

Present:

Units 47, 75, 77, 79, 89, 113, 144, 153, 235, 255, 257, 313, 334, 400, 419, 422, 424, 425, 426 and 427

First Choice Strata:

K Elphick and B Read.

Chambers Russell Lawyers:

D Russell.

Proxies:

Unit 22, 29, 30, 41, 49, 74, 100, 108, 122, 130, 141, 182, 185, 218, 241, 317, 328, 339, 350, 351, 361, 372, 383, 394 and 416 IFO A Flaherty of Unit 427 (Unit 54, 60, 306 and 41 also provided a proxy however were not financial)

Unit 132, 179 and 209 IFO C Walker of Unit 422 (Unit 246 also provided a proxy however were not financial)

Unit 101 and 217 IFO P Hopner of Unit 425

Absentee Votes:

Units 9, 78, 111, 167, 204, 229, 244, 259, 294, 400 and 420

Apologies:

Nil

1. DEFECT AND LEGAL MATTERS

Motion 1 (special Resolution):

The Owners Corporation RESOLVES to engage Chambers Russell Lawyers in accordance with its legal services agreement dated 11 May 2023 and the further estimates of 13 September 2023 to provide legal advice and services with respect to building defects in the common property and units of the parcel.

Motion Carried

Motion 2 (special Resolution):

The Owners Corporation RESOLVES to appoint its strata managing agent, and (separately) the members of its executive committee (acting by majority of their number), to provide instructions to Chambers Russell Lawyers from time to time.

Motion Carried

Motion 3 (special Resolution):

The Owners Corporation RESOLVES to approve, subject to legal advice, the commencement of legal proceedings against parties that may be liable to the owners corporation in respect of building defects in the common property and units of the parcel, or the joinder of such parties to existing proceedings, from time to time.

Motion Carried

Motion 4 (special Resolution):

The Owners Corporation RESOLVES to exercise its functions in section 27 of the Unit Titles (Management) Act 2011 to include in the legal action for the rectification of structural defects of the kind referred to in subsection 27 (1) of that Act in the property of unit owners, on the basis that those unit owners could have taken such action, and have not done so within a reasonable time after those structural defects became known.

Motion Carried

Motion 5 (special Resolution):

The Owners Corporation RESOLVES to instruct Chambers Russell Lawyers, in connection with the conduct and preparation of legal proceedings carried on by them in respect of building defects in the common property and units of the parcel, to take all steps as may in their view be necessary or advantageous from time to time to prosecute those proceedings to finality, without limitation including engaging, briefing and liaising with expert witnesses to properly evidence, particularise and quantify the owners corporation's claims in those proceedings, and engaging barristers to assist with the preparation and conduct of the owners corporation's case, unless subsequently instructed otherwise.

Motion Carried

Amended Motion 6 (Special Resolution):

The Owners Corporation RESOLVES to determine a general fund contribution to the total of \$1250000 required from its members for its administration fund in accordance with section 78(2) of the Unit Titles (Management) Act 2011 in equal share of two payments of \$1443.41 per unit across UP 4421.

- i. Amount of contribution: \$1,250,000.00
- ii. The payment dates for this will be 1st Feb and 1st April 2024.

Motion Carried

Motion 7 (special Resolution):

The Owners Corporation RESOLVES in accordance with subsection 77 (b) of the Unit Titles (Management) Act 2001 to authorise the making of payments from the administrative fund that were not approved in the general fund budget, in the form of payments for the purpose of legal and expert costs, and associated costs, relating to obtaining advice or seeking compensation or rectification of building defects at the development.

Motion Carried

2. OWNERS CORPORATION INSURANCE

Further detail will be provided with the full minutes.

3. MAINTENANCE ITEMS

Further detail will be provided with the full minutes.

4. GENERAL BUSINESS

Further detail will be provided with the full minutes.

With no further business the meeting closed at 7:48 pm.

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions[†]

A1 The Owners—Units Plan No 4421 [insert number]

A2 General meeting

Date (or dates) of general meeting

at which the reduced quorum

decision or decisions were made— 7 November 2023

Tick applicable box, or both boxes if applicable:

☒ **Regularly convened**

The general meeting was regularly convened (not following any adjournment under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

☐ **Convened after adjournment**

The general meeting was convened following an adjournment or adjournments (under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

A3 Reduced quorum decisions

[If there is insufficient space here, tick ☒ and attach details to the notice]

Date of decision	Full text of reduced quorum decision
7 November 2023	Refer to attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.



8 November 2023

.....[insert date of affixing of seal]

[Affix owners corporation seal in accordance with the corporation articles]



[†] In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
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- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

UP4421 – Minutes of 2023 General Meeting

Date: 7 November 2023

Venue: Gungahlin Lakes Golf & Community Club, 110 Gundaroo Dr, Nicholls ACT 2913

Time: 5:30 – 7:48 pm

1. ELECTION OF CHAIRPERSON

A Flaherty of Unit 427 was elected as Chairperson of the Meeting and noted that K Elphick would be administrating the meeting.

Quorum Status:

As a standard quorum was not present the decisions taken at the Meeting were Reduced Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles (Management) Act 2011.

All decisions made at the meeting will take effect after 28 days as per Reduced Quorum rules.

2. NOTIFICATION OF PROXIES, APOLOGIES AND ABSENTEE VOTES

Present:

Units 47, 75, 77, 79, 89, 113, 144, 153, 235, 255, 257, 313, 334, 400, 419, 422, 424, 425, 426 and 427

First Choice Strata:

K Elphick and B Read.

Chambers Russell Lawyers:

D Russell.

Proxies:

Unit 22, 29, 30, 41, 49, 74, 100, 108, 122, 130, 141, 182, 185, 218, 241, 317, 328, 339, 350, 351, 361, 372, 383, 394 and 416 IFO A Flaherty of Unit 427 (Unit 54, 60, 306 and 41 also provided a proxy however were not financial)

Unit 132, 179 and 209 in favour of C Walker of Unit 422 (Unit 246 also provided a proxy however were not financial)

Unit 101 and 217 in favour of P Hopner of Unit 425

Absentee Votes:

Units 9, 78, 111, 167, 204, 229, 244, 259, 294, 400 and 420

Apologies:

Nil

1. DEFECT AND LEGAL MATTERS

K Elphick thanked owners for attending and invited D Russell of Chambers Russell Lawyers to address owners regarding privileged advice and legal strategy.

B Peters and P Burn advised that they were present at the meeting representing NG Residential Investments Pty Ltd which is not the entity being sued. Following some dispute, B Peters and P Burn agreed to vacate the meeting in line with the wishes of owners present.

Following the above, questions from the floor were asked from owners that pertained to privileged advice.

Why did the Executive Committee decide to not proceed with Colquhoun Murphy lawyers?

Questions from the floor were asked that pertained to privileged advice and legal strategy.

An owner queried if the Owners Corporation is likely to receive reimbursement for legal costs.

Questions from the floor were asked that pertained to privileged advice and legal strategy.

Request for Poll Voting

P Hopner of Unit 425 requested that a poll vote be completed for all motions and K Elphick noted that there was no capacity to complete a poll vote without adjourning and rescheduling the meeting.

Despite this advice, P Hopner declined to rescind his request to call for a poll vote and did not offer any further explanation on his request.

A Flaherty rejected the request due to the plethora of very serious implications this would have for the Owners Corporation.

P Hopner responded to the rejection of the request, advising that he would take the matter to the ACT Civil and Administrative Tribunal (ACAT).

Secretarial Note – due to the strong voting on each of the motions, upholding any request for a poll vote would not have had any material effect on the outcome of each motion, as the outcomes for each motion would remain unchanged.

Motion 1 (Ordinary Resolution):

The Owners Corporation RESOLVES to engage Chambers Russell Lawyers in accordance with its legal services agreement dated 11 May 2023 and the further estimates of 13 September 2023 to provide legal advice and services with respect to building defects in the common property and units of the parcel.

Motion Carried

Motion 2 (Ordinary Resolution):

The Owners Corporation RESOLVES to appoint its strata managing agent, and (separately) the members of its executive committee (acting by majority of their number), to provide instructions to Chambers Russell Lawyers from time to time.

Motion Carried

Motion 3 (Ordinary Resolution):

The Owners Corporation RESOLVES to approve, subject to legal advice, the commencement of legal proceedings against parties that may be liable to the owners corporation in respect of building

defects in the common property and units of the parcel, or the joinder of such parties to existing proceedings, from time to time.

Motion Carried

Motion 4 (Ordinary Resolution):

The Owners Corporation RESOLVES to exercise its functions in section 27 of the Unit Titles (Management) Act 2011 to include in the legal action for the rectification of structural defects of the kind referred to in subsection 27 (1) of that Act in the property of unit owners, on the basis that those unit owners could have taken such action, and have not done so within a reasonable time after those structural defects became known.

Motion Carried

Motion 5 (Ordinary Resolution):

The Owners Corporation RESOLVES to instruct Chambers Russell Lawyers, in connection with the conduct and preparation of legal proceedings carried on by them in respect of building defects in the common property and units of the parcel, to take all steps as may in their view be necessary or advantageous from time to time to prosecute those proceedings to finality, without limitation including engaging, briefing and liaising with expert witnesses to properly evidence, particularise and quantify the owners corporation's claims in those proceedings, and engaging barristers to assist with the preparation and conduct of the owners corporation's case, unless subsequently instructed otherwise.

Motion Carried

K Elphick advised that prior to the meeting she had been informed by some owners that they wished to speak to this item and asked if those owners wished to address the meeting and C Walker of Unit 422 advised he wished to address the meeting.

C Walker advised that he wished to amend the contribution for the levy to be issued on an equal basis, rather than by unit entitlements and requested the meeting amend the motion.

Discussion was held with owners present on the merits of the change, and K Elphick advised that she had received feedback previously that owners did not wish to issue levies based on an equal shared and preferred to issue via unit entitlements, as is standard.

After further discussion, the meeting agreed to amend the motion.

Amended Motion 6 (Ordinary Resolution):

The Owners Corporation RESOLVES to determine a general fund contribution to the total of \$1,250,000. 00 exc. GST required from its members for its administration fund in accordance with section 78(2) of the Unit Titles (Management) Act 2011 in equal share of two payments of \$1,443.41 per unit across UP 4421.

- i. Amount of contribution: \$1,250,000.00 exc. GST.
- ii. The payment dates for this will be 1st Feb and 1st April 2024.

Motion Carried

Motion 7 (Ordinary Resolution):

The Owners Corporation RESOLVES in accordance with subsection 77 (b) of the Unit Titles (Management) Act 2001 to authorise the making of payments from the administrative fund that were not approved in the general fund budget, in the form of payments for the purpose of legal and expert costs, and associated costs, relating to obtaining advice or seeking compensation or rectification of building defects at the development.

2. OWNERS CORPORATION INSURANCE

K Elphick noted that the Owners Corporation had recently completed an insurance valuation, and a copy is located on the Owners Portal and can be requested from First Choice Strata via email.

3. MAINTENANCE ITEMS

Pool Access

An owner requested that further consideration be given to the installation of the Pelican Pool and Spa Access Hoist which is already located on site.

4. GENERAL BUSINESS

ACAT Action

K Elphick noted that as per the agenda, the current Executive Committee are obtaining further advice regarding the settlement agreement reached with owners and First Choice Strata in order to discontinue the previous agreement. Once this advice is obtained, further direction will be sought from the Owners Corporation. K Elphick advised that First Choice Strata have not been involved with this matter.

P Hopner requested confirmation that the Owners Corporation had reimbursed First Choice Strata for legal costs associated with the complaint to which K Elphick confirmed had been completed as per the indemnity clause within the Agency Agreement between the Owners Corporation of Units Plan 4421 and First Choice Strata.

P Hopner advised he thought that the settlement agreement between the group of owners that took action and First Choice Strata prevented costs from being sought, to which K Elphick advised was not the case.

With no further business the meeting closed at 7:48 pm.

Executive Committee Meeting Minutes

Date: 29 November 2023

Venue: Zoom

Time: 12:00 - 1:10 pm

Present: A Flaherty, A Morrison, M Cooper, A Anonuevo and R Mohajerpoor

First Choice Strata: K Elphick, B Read

1. Strata Management

Ratification of Executive Committee Meeting Minutes

The Executive Committee ratified the Executive Committee Meeting Minutes from 10 August and 15 August, and these will be distributed to owners with the minutes of this meeting.

Appointment of Secretary

R Mohajerpoor was appointed as the Secretary and delegated all functions to First Choice Strata.

It was agreed that draft minutes of meetings and high level communication to owners will first be approved by the Executive Committee.

Executive Committee Email Address

The meeting discussed the Executive Committee Gmail address and currently A Flaherty and A Morrison have access to the email address. A member asked if First Choice Strata can be delegated to respond to emails received and K Elphick advised that First Choice Strata have never had access to the email account and do not wish to be provided access, as she feels it is important for owners to have a communication channel outside of the appointed Strata Management firm.

Alfresco Room Bookings December – January

The meeting was advised that in previous years, Alfresco Room Bookings have been restricted on public holidays throughout the Holiday period as well as each day each side due to the volume of requests for exclusive use of the room. The Executive Committee agreed to place this restriction on bookings.

2. Facilities Management

Facade Clean

B Read advised that this action item is approximately 2 years overdue and is a bugbear for many unit owners. Once quotations are available, we will provide these to the EC for consideration and or approval as deemed appropriate.

Fire Safety and Compliance

This action item is overdue and urgent and requires a roll-out of works including a multitude of fire door replacements, extinguisher replacements and the like. The previous EC approved the quotations provided by ONBFS however the funds required to carry out the works were not available.

FCS intends to coordinate this program within the next 3-4 weeks.

Signage

B Read advised that there are several missing lettering pieces around the complex on lobby glass doors and the main sign facing Anthony Rolfe Avenue which require replacement and quotations are pending.

3. General Meeting Minutes

Chambers Russel are in the process of editing the minutes and once completed, these will be issued to owners.

4. Out of Forum Approvals

- Insurance Valuation from QIA Group for a total amount of \$3,221.00 inc. GST.
- Renewal of Pest Contract with Iconic Pest Management.
- Replacement of the carpet to level 5 of both Tower A and Tower B. The meeting requested that B Read follow up with Floorworld as there is bubbling in some areas and B Read advised that this is in progress.
- Car Park cleaning by Dimeo Cleaning Services. A member noted that some areas remain dirty following the clean however these areas may fall outside of the scope of the carpark clean. The member will meet with the Building Manager Chimi who will be able to identify this and action as required.
- Carpet cleaning by Allclass Carpet and Upholstery Care.
- Unit 429 Commercial Fitout
- Unit 10 Air Conditioner Addition
- Car Park Scrub
- Carpet Cleaning
- Cladding Testing
- Appointment of Beautiful Gardens as the gardening contractor.

Information Session

The Executive Committee and First Choice Strata noted that the information session hosted by Chambers Russell in relation to the Deed of Assignment and agreed that a further information session should be held in early 2024 to provide an update to all owners on progress made.

The meeting agreed that monthly updates should be provided to owners, and it was requested that Chambers Russell provide fortnightly updates to the Executive Committee in dot point format, to enable this to be undertaken.

B Read noted that she had been provided with screenshots from a Facebook page, which showed owners making statements in relation to the legal matter. The meeting noted that information should not be shared on social media platforms and these owners may be breaching legal privilege.

Unit 419 – Infringement Notice

Executive Committee approved the issue of an infringement notice for continued noise complaints.

Community Wall

K Elphick advised that First Choice Strata have limited responses to the community wall, as the purpose of the wall is for community engagement and is often misused by users.

The Executive Committee agreed that the first contact on any questions or complaints should be First Choice Strata via phone or email.

A Morrison advised she would like to set a communication policy for the wall, and this will be a future agenda item.

Request from Owner – Special Levy

A Flaherty discussed the request from an owner to call a General Meeting to revote on the motion to issue a special levy by equal share, rather than unit entitlements which was amended on the evening of the General Meeting by the floor.

The Executive Committee agreed to not call a General Meeting and noted that the Owners Corporation can petition the decision as per the Reduced Quorum guidelines.

Next Meeting

The next meeting is to be held 15 December at 12:00 pm with the January meeting to be agreed at the meeting.

With no further business the meeting closed 1:10 pm

INFINITY EC MEETING MINUTES

Date: Thursday, 10 August 2023
Time: 6:15 pm
Location: Al Fresco room, Level 5
Meeting: 01

IN ATTENDANCE

Belinda Burrridge, Ann Morrison, Anthony Flaherty, Dan Zheng
Belinda Read, FCS (in person), Konika Elphick FCS (on phone)

APOLOGIES

Allison Young, Al Anonuevo

ELECTION OF OFFICE BEARERS

Chair: Anthony Flaherty
Treasurer: Ann Morrison
Secretary: Belinda Burrridge

DISCUSSION

1. Vacancy on the committee

- a. EC to inform the OC of the vacancy but advise at the moment the vacancy will remain vacant

AGREED

2. Contract Queries

- a. Garden Maintenance
EC queried contract for garden maintenance that was not renewed by the current contractor.
Services ceased as of 1 August 2023

ACTION: FCS to provide quotes to EC

- b. Pest Control Contract
No current pest control contract in place. Reports from residents of damage to vehicle, mouse sightings and other pests.
FCS advised emergency service was arranged in the last month.

ACTION: FCS to provide quotes to EC

3. Special Pool levy

- a. Special Levy for the pool works – previously approved at 2022 AGM
This Levy was not struck in 22-23. Cost of materials and rectification work has increased

ACTION: FCS to provide new cost information

4. Other items

- a. Business Activity Statement
The BAS provide by email was discussed for approval.

AGREED

- b. Legal Matters
 - EC meeting with current law firm attended by BB, AM, AF and BR on Thursday 10 Aug 2023 was discussed. Decision on way forward is pending a second opinion.
Follow up discussion for Tuesday 15 Aug 2023.

AGREED

- BB to prepare with FCS the letter to go to all owners requesting copies of sale contracts to FCS

ACTION: FCS and BB to prepare docs for EC consideration

NEXT MEETING Tues 29 August 2023 – 6:00pm

Meeting concluded - 8:20pm

Meeting Addendum - Tuesday 15 August 2023 –6:25 pm – 8:05pm – via Zoom

IN ATTENDANCE

Belinda Burrridge, Ann Morrison, Anthony Flaherty, Dan Zheng
Belinda Read FCS
Daniel Russell, Chambers Russell Lawyers

APOLOGIES

Allison Young, Al Anonuevo

DISCUSSION

- Dan Russell and EC member discussed the Infinity building in general terms, statutory warranty claims, negligence claims and Australian Consumer Law issues.
- Belinda Read and Daniel Russell left the meeting

FOR DECISION

1. Consideration of engaging Chambers Russell Lawyers to progress plan with relevant expert reports and documents to be made available to Daniel.

AGREED

2. Prepare for General meeting where Daniel Russell can present building defect matters, legal advice and other items can be discussed.

AGREED

Action Items

No	Item	Responsible	Status
1	Inform OC of current vacancy	BB and FCS	
2	Garden Maintenance - Quotes	FCS	
3	Pest Control Quotes	FCS	
4	Special Levy from 2022 – new quotes for work	FCS	
5	Request for Contracts of sale from all owners	BB and FCS	

INFINITY EC MEETING AGENDA

Date: TBA
Time: TBA
Location: TBA

IN ATTENDANCE

APOLOGIES

DISCUSSION

1. Previous minutes agreed
2. Action item updates
3. Confirmation and recording of decisions by email
4. Building manager updates
5. ???
6. ???

Executive Committee Meeting Minutes

Date: 8 February 2024

Venue: Zoom

Time: 12:00 – 1:23 pm

Present: A Flaherty, R Mohajerpoor, A Morrison and M Cooper

Apologies: A Anonuevo and D Zeng

First Choice Strata: K Elphick, B Read

1. Facilities Management

Letter Update from Chambers Russell

The meeting noted that the claim has been filed by Chambers Russell.

B Read advised that First Choice Strata have been organising stage 1 of inspections with the expert consultants, which has included, tiling and waterproofing inspections and mechanical inspections.

Further inspections will be conducted and are expected to be ongoing until April.

Car Park Monitoring

B Read noted that the car park monitoring is ongoing, however the defect inspections have been prioritised in recent weeks. It was noted that some regular offenders are now parking at Jade, and the Jade Building Manager and the Infinity Building Manager are working together to resolve this issue.

Tower B – Malicious Damage to Carpet

B Read advised that a unit purposely damaged the carpet on level 5, Tower B and the meeting approved for all costs to be passed to the unit.

8 December Storm Damage

B Read advised that due to the storm, there were approximately half a dozen damaged items which required rectification, most of these being glass partitions on level 5, and some tiles which were fixed by the Building Manager Chimi Palden.

B Read advised that Value Glass attended Infinity and advised of a possible defect with the base plate fixing to these areas, which results in too much stress on the base of the area, causing stress cracks and/or metal fatigue over a long period of time.

B Read advised that an industry contact who is a metal specialist has offered to attend Infinity and provide some initial advice at no cost, to assist the Owners Corporation with making further determination as to next steps on this item. The Executive Committee approved the attendance of the contractor at no cost, however requested that they sign a non-disclosure agreement prior to attendance.

Pool Rectification Works

The meeting discussed the further pool plant room rectification works which are required and requested that advice from Chambers Russell be obtained on best approach with this item and if the Owners Corporation should proceed with repairs.

Dependent on the advice from Chambers Russell, this item will be placed on the Annual General Meeting Agenda, for the Owners Corporation to determine the next steps for rectification.

2. Strata Management

Payment Plans

K Elphick noted that there has been a high number of requests from owners for payment plans, with most payment plans requesting up to a 90-day extension on the due date.

K Elphick noted that there has also been some confusion from those who did not sign the deed of release, who thought they may not be responsible for the special purpose levy.

Financial Audit Quotations

K Elphick advised quotations for the financial audit are pending.

Annual General Meeting

The meeting discussed the Annual General Meeting and agreed that the meeting should be held no later than the end of May 2024.

First Choice Strata – Invoice for Defect Assistance

B Read advised First Choice Strata will shortly issue their invoice for assistance with the defect related items, which are not covered by the standard agency agreement.

Next Meeting

The next meeting is to be held Thursday 7 March at 12:00 pm with the January meeting to be agreed at the meeting.

With no further business the meeting closed 1:23 pm

Executive Committee Meeting Minutes

Date: 7 March 2024

Venue: Zoom

Time: 12:00 – 1:00 pm

Present: A Flaherty, R Mohajerpoor, A Morrison and M Cooper

Apologies: A Anonuevo and D Zeng

First Choice Strata: K Elphick, B Read

1. Facilities Management

Fire Quotation

B Read provided quotations from O'Neill & Brown Fire Services for replacement hydrants and other fire items across the complex which are required to be rectified as a legislative requirement.

The Executive Committee requested that B Read obtain an alternative quotation and negotiate the costs with O'Neill & Brown Fire Services.

Capital Doorworks Quotation

B Read provided the meeting with an updated maintenance plan from Capital Doorworks, the meeting approved.

Cleaning Services Price Increase

B Read advised that Dimeo (formerly Norris Cleaning Company) are increasing their prices by 3.5% per year.

The meeting requested that B Read attempt to negotiate the CPI in the first instance and complete a tender process for the cleaning services in order to test the market.

Floorworld Quotation for Ground Floor Lobby Quotation

B Read provided the meeting with a quotation from Floorworld for replacement carpet to the ground floor lobby in Tower A, which borders Anthony Rolfe Avenue, as well as the level 4 carpet areas.

It was noted that this would need to be approved by the Owners Corporation and should for part of the budget at the Annual General Meeting and further competitive quotations will be sought.

Papas Painting Quotation

B Read noted to the meeting that there are several areas across the complex which require painting and patching works and provided the meeting with a quotation from Papas Painting to spend either three or five days on site to rectify the areas.

The Executive Committee approved the three-day option and agreed to extend to five days if required.

Signage Outside of Building

B Read noted that the replacement signage to the external of the building has been delayed, due to timing constraints of the contractor.

Touchdown

B Read advised that she is awaiting further quotations for the façade cleaning.

KONE Lift Buttons

B Read advised that the replacement lift buttons have been ordered from KONE.

B Read vacated the meeting.

Corporate Register Request

K Elphick advised that a unit owner has requested a copy of the Corporate Register, as they are unhappy that the Owners Corporation approved the engagement of Chambers Russell at the General Meeting in November 2023.

The Executive Committee noted concern that a unit owner would have access to the details on the Corporate Register, and noted that the 'Community Wall' on the Owners Portal can be used as a communication method between owners.

K Elphick advised that she will suggest this to the owner, however must provide the Corporate Register if the request remains.

Unit 78 Letter of Complaint

The meeting discussed the letter of complaint received from Unit 78 in relation to the damage to their partition screen from the storm remaining damaged, as well as long running hot water issues they have experienced.

The Executive Committee advised that they would respond to the owner via email, advising of steps taking in relation to the storm damage, and requested that B Read provide an overview via email to them of the historic hot water issues.

With no further business the meeting closed 1:00 pm

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions[†]

A1 The Owners—Units Plan No 4421 [insert number]

A2 General meeting

Date (or dates) of general meeting
at which the reduced quorum
decision or decisions were made—

5 November 2024

Tick applicable box, or both boxes if applicable:

☒ **Regularly convened**

The general meeting was regularly
convened (not following any
adjournment under UTMA s 3.9(3)
or (6)(a), part 3.1, schedule 3).

☐ **Convened after
adjournment**

The general meeting was convened
following an adjournment or
adjournments (under UTMA
s 3.9(3) or (6)(a), part 3.1,
schedule 3).

A3 Reduced quorum decisions

[If there is insufficient space here, tick ☐ and attach details to the notice]

Date of decision	Full text of reduced quorum decision
5 November 2024	Refer to attached minutes

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details
shown in the records of the owners corporation.



19 November 2024

.....[insert date of affixing of seal]

[Affix owners corporation seal in accordance with the corporation articles]



[†] In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 *What is a reduced quorum decision?*

- A **reduced quorum decision** is a decision of a general meeting of the owners corporation made while a quorum (a **reduced quorum**) smaller than a **standard quorum** was present.
- A **standard quorum** is those people entitled to vote (on the motion) in relation to not less than $\frac{1}{2}$ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of **reduced quorum decision**, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a **standard quorum** for the motion (see above) is not present a reduced quorum decision may be made if a **reduced quorum** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a **reduced quorum** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a **standard quorum** for the motion (see above) nor a **reduced quorum** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a **reduced quorum** made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also **reduced quorum decisions** (UTMA s 3.9 (6) (a), part 3.1, schedule 3).

B2 *When does a reduced quorum decision take effect?*

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's *date of effect*) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 *How may reduced quorum decisions be disallowed?*

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3).

The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 *How may reduced quorum decisions be confirmed?*

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 *How may reduced quorum decisions be revoked?*

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

Minutes of Infinity Apartments 2024 Annual General Meeting

Date: 5 November 2024

Venue: Zoom

Time: 5:30 – 8:10 pm

1. ELECTION OF CHAIRPERSON

A Flaherty of Unit 427 was elected as Chairperson of the Meeting.

Quorum Status:

As a standard quorum was not present the decisions taken at the Meeting were Reduced Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles (Management) Act 2011.

All decisions made at the meeting will take effect after 28 days as per Reduced Quorum rules.

2. NOTIFICATION OF PROXIES, APOLOGIES AND ABSENTEE VOTES

Present:

Units 2, 15, 47, 49, 65, 70, 75, 79, 83, 89, 90, 92, 99, 101, 129, 144, 150, 154, 165, 160, 179, 182, 185, 200, 208, 209, 217, 229, 232, 244, 246, 261, 270, 293, 296, 327, 334, 359, 381, 407, 414, 419, 420, 422, 424, 424, 426 and 427.

First Choice Strata:

K Topic and B Read.

Chambers Russell Lawyers

D Russell and E Stanley

Proxies:

153 IFO K Pickering of Unit 424

204 IFO C Finter of Unit 209

208 IFO Samantha Irish

Units 255 and 257 IFO T Dunn of Unit 229 (or Anthony F if Tom not there for u 255).

259 IFO Brendan W G Kelly – Directed Proxy Votes already counted

Absentee Votes:

Units 9, 12, 36, 72, 111, 167, 233 and 400

Apologies:

Unit 9, 12, 36, 72, 111, 167, 233 and 400

1. LEGAL AND DEFECT UPDATE

K Topic advised that D Russell and E Stanley from Chambers Russell Lawyers were in attendance to provide an update to owners in relation to the legal and defects matter as well as answer any queries.

D Russell thanked owners present for their attendance at the meeting and advised that he would provide an overview of what has occurred and what is soon to occur with the legal and defect matter.

D Russell advised that over the course of the last year, Chambers Russell Lawyers have engaged experts to obtain evidence. Regarding the defects in order to commence proceedings and that due to the size of Infinity, a staged strategy has taken place for the defect inspections.

D Russell advised that the proceedings are progressing as would be expected and that the defendants are responding to the claims and contesting the defects.

D Russell advised that some of the defendants have filed applications in the Supreme Court regarding the Owners Corporations pleadings and said this is not unusual in proceedings such as the one brought by the Owners Corporation. He advised a similar application was brought in a similar matter recently which provided a good outcome for the owners corporation.

D Russell advised that the cost of the proceedings is progressing as expected.

D Russell further advised that as a second component of the proceedings, the Construction Occupations Register can make orders against people in the construction industry to rectify defects.

D Russell advised that Geocon and its nominee had made an application to the Tribunal for the rectification order issued in September 2024 to be reviewed. The executive committee gave Chambers Russell Lawyers urgent instructions to join the application. That decision is the subject of the Motion 1 – 3.

D Russell advised of the below defects which have been noted (this is not an exhaustive list):

- Pool and pool concourse
- Balustrades
- Cracking to slab
- Penetrations
- Non—compliant fire doors
- Hydrant system
- Deficiencies with the installation of various downpipes and condensate drains
- Deficiencies with the installation of floor waste outlets in various units
- Pressure in the hot water delivery system exceeds the maximum pressure allowed
- Issues with the inground stormwater systems and rainwater pumps
- Issues with the sanitary plumbing and thermal insulation on the roofs
- Issues with the eaves and gutters
- Balcony tiling/waterproofing
- Pool waterproofing/tiling issues
- Pool concourse
- Defective exhaust
- Defect duct system
- PVC pipe used as duct work

D Russell advised that regarding urgent defects, Geocon need to be provided with the opportunity to repair defects according to a reliable scope of works and if that can't be arranged, an appropriate tender process must take place prior to the ratification of items. D Russell advised owners that a process for defect rectification has been provided to owners and that this process needs to be followed. Should owners require a copy of this document, they can contact First Choice Strata.

The below questions were raised by owners:

What is the basis of Geocon bringing the proceedings in ACAT?

D Russell advised that it is too early to tell. Geocon and its nominee need to inspect the development and indicate why they say certain defects should not be included in the order. It is assumed this will take some time.

What's the possibility of success?

D Russell advised that the general opinion of Chambers Russell Lawyers is that success would be that a meaningful component of the defects are repaired And that this would equate to approximately 50-80% of the claim And that he feels there is a reasonable prospect to reach this outcome.

An owner queried if mediation will be occurring.

D Russell advised that mediation likely occur after this first trench of evidence is completed and that there is prospect of mediation during the course of the next year.

What is a strike out application and how does it affect the Owners Corporation?

D Russell advised that a party applies to the court for it to make an order to delete or disallow something another party has included in a filed document. Here the defendants are attempting to strike out a portion of the Owners Corporations statement of claim. The law is specific on how the court approaches these things and the court says the threshold is that the court will only disallow the pleadings if it is hopeless.

What are the costs of the ACAT proceedings?

E Stanley advised it can be assumed it will be \$60 – 90k for the next year but if the Construction Occupations Registrar continues to make orders and Geocon continues to review them, the costs will be between 10-20% of the costs of the Supreme Court proceedings.

Motion 1 (Ordinary Resolution): The Owners Corporation RESOLVES to ratify the decision of the Executive Committee to engage, Chambers Russell Lawyers to make an application to join proceedings regarding the current Application to Review a Decision filed by Geocon Constructors (ACT) Pty Ltd and its nominee, Andrew Keltly Clark, and to do all things necessary to prepare for and attend the hearing of the application.

Motion Carried

Motion 2 (Ordinary Resolution): The Owners Corporation RESOLVES to ratify the decision of the Executive Committee to engage Chambers Russell Lawyers to make an application to join any future proceedings of any future Application to Review and Decision filed by any parties to the proceedings and to do all things necessary to prepare for and attend any hearing of any future application.

Motion Carried

Motion 3 (Ordinary Resolution): The Owners Corporation RESOLVES to ratify the decision of the Executive Committee to instruct Chambers Russell Lawyers, in connection with the conduct and preparation of the legal proceedings carried on by them in respect of the Application to Review a Decision currently filed and any future application which may be filed, to take all steps as may in

their view be necessary or advantageous from time to time to respond to those applications, without limitation including engaging, briefing and liaising with expert witness to properly evidence the Owners Corporation's response and engaging barristers to assist with the preparation and conduct of the Owners Corporations response, unless subsequently instructed otherwise.

Motion Carried

2. ADOPTION OF MEETING MINUTES

C Walker advised the meeting that First Choice Strata had charged the Owners Corporation for legal fees incurred due to the ACAT matter taken by the previous Executive Committee. C Walker made the statement that this was not approved by the Executive Committee and that this expenditure could not be charged to the Owners Corporation.

K Topic confirmed that an email was issued to the Executive Committee in relation to this matter, advising of the charges and the invoice was approved for payment on behalf of the Owners Corporation by the Executive Committee in the online accounting portal. K Topic advised that First Choice Strata had received legal advice advising that the charge was able to be completed in line with the Agency Agreement between the Owners Corporation of Units Plan 4421 and First Choice Strata. K Topic further advised that First Choice Strata had encouraged the Executive Committee to obtain separate legal advice on this matter, however noted that First Choice Strata could not be involved with his process due to the conflict of interest on the matter.

Motion 4 (Ordinary Resolution): That the minutes of the last General Meeting, held on 7 November 2023 be confirmed as an accurate record of that meeting.

Motion Carried

3. FINANCIAL STATEMENTS

No queries or comments were raised.

Motion 5 (Ordinary Resolution): That the financial statements for the period 1 March 2023 – 29 February 2024 be accepted.

Motion Carried

4. INSURANCE RENEWAL

K Topic advised that prior to the insurance renewal, the BAC Brokers will obtain quotations for the Owners Corporations insurance policy. K Topic noted that over the last several years, the Owners Corporation has only had one insurer that has been willing to quote on the building.

No queries or comments were raised.

Motion 6 (Ordinary Resolution): That the incoming Executive Committee be authorised to place and adjust the insurance policies of the Owners Corporation in accordance with statutory requirements.

Motion Carried

5. MAINTENANCE ITEMS

K Topic noted that the below maintenance items were noted as part of the agenda:

- Painting of Common Property.
- Wallpaper replacement in selected common area hallways
- Façade Cleaning and anchor point inspections.

- Pool and Spa Concourse – make-safe to damaged tiled surfaces
- Pressure wash of Lobby area concrete and sealing.
- Fire Doors – SOU Audit of unit entry doors (10% checked)

The below maintenance items were raised by the meeting:

Spa Wave Structure Removal

An owner noted that the structure above the spa has been removed and requested further information as to why this occurred. B Read advised that this has been removed as the steel was corroding which was causing a safety hazard and this item has been a joint effort between ASD Structural, Chambers Russell Lawyers, the Executive Committee and First Choice Strata. B Read advised that Geocon were first requested to complete the removal and make safe, however declined.

Facade Cleaning

An owner noted that the building facade requires cleaning and B Read advised that this is booked to be completed in three weeks' time and a notice will be issued to all owners and residents.

Garden Bed Leaks

An owner noted that leaks occur in the carpark when the garden beds are watered as well as when it rains and asked what steps can be taken to resolve. B Read advised that at current there is no simple solution, and this is being pursued as a defect matter. B Read recommended that Owners purchase a cover for their car to prevent damage when this occurs.

Foyer Wall Damage

It was advised that there is a hole located next to the elevator on level 6, tower A.

Carpark Leak

An owner advised that rainwater pools in the level 1 Tower A car park and storage cage area near the space for units 232 and this will be further investigated.

6. FIRE SAFETY REVIEW

An owner queried as to if any steps can be taken to reduce the fire alarms as they most frequently occur in the evening or early morning.

B Read advised that the fire alarms have been occurring due to genuine incidents at Infinity and have not been false alarms.

K Topic confirmed that where possible, the responsible owners are on charged for any attendance by ACT Fire.

7. ADEQUACY OF AUTHORISATIONS, DELEGATION AND APPOINTMENTS

No queries or comments were raised.

Motion 7 (Ordinary Resolution): That the Executive Committee review the current authorities, delegations, and appointments and adjust them from time to time as appropriate.

Motion Carried

8. GENERAL AND SINKING FUND BUDGETS AND LEVIES

K Topic advised that the budget has remained similar to the previous year and that some legal budget has been included, which is the reason for the increase.

K Topic advised that any owners who may require payment plans should contact First Choice Strata as soon as possible.

Motion 8 (Ordinary Resolution): That the proposed General Fund budget of \$1,535,367.00 (excluding GST) for the period 1 March 2024 – 28 February 2025 be accepted.

Motion Carried

Motion 9 (Ordinary Resolution): That the Owners Corporation strike a General Fund levy of \$1,688,903.70 (**including** GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

An owner queried why the budget for the Sinking Fund is substantially lower than the levy amount and K Topic advised that this is as per the Sinking Fund Forecast Report. K Topic noted that the Owners Corporation contributes to the Sinking Fund on an ongoing basis to assist with payment of capital items in future.

Motion 10 (Ordinary Resolution): That the proposed Sinking Fund budget of \$171,421.00 (excluding GST) for the period 1 March 2024 – 28 February 2025 be accepted.

Motion Carried

Motion 11 (Ordinary Resolution): That the Owners Corporation strike a sinking fund levy of \$429,664.50 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

Standard Levy Due Dates: 3 December 2024 and 1 February 2025.

Please note: We will endeavour to issue the standard levy notices at least 28 days prior to the due date. However, it is imperative that you plan and prepare your payments as the due dates will not change. Should you require a payment plan, please contact our office via email at info@firstchoicestrata.com as soon as possible.

10. ELECTION OF EXECUTIVE COMMITTEE

Executive Committee nominations were taken from the floor and the meeting agreed that a vacancy should be created. An expression of interest form will be provided to all owners and fulfilment of the vacancy will be determined by the Executive Committee.

Amended Motion 12 (Ordinary Resolution): That the Owners Corporation creates five (5) Executive Committee Positions.

Motion Carried

The following members of the Owners Corporation were appointed to fill an Executive Committee position:

M Cooper (Unit 49), R Mohajerpour (Unit 185), S Quinlan (Unit 261), D Biffin (Unit 296) and one vacancy.

11. AGENCY AGREEMENT

No queries or comments were raised.

Motion 13 (Ordinary Resolution): That in accordance with Section 50 of the Unit Titles (Management) Act 2011 (the Act), the Owners Corporation of Units Plan 4421:

1. Appoint First Choice Strata as Strata Managing Agent for a period of 3 years.
2. The Owners Corporation delegate to the Agent all its functions as per the Agreement (other than those prohibited by the Act).
3. The delegation is subject to the condition and limitations set out in the Agreement, and
4. Authority is given for the common seal of the Owners Corporation to be affixed to the Agreement by owners as determined at this meeting.

Motion Carried

12. GENERAL BUSINESS

Levy Frequency

K Topic advised that prior to the meeting, an owner requested that the levy frequency be reviewed. K Topic advised that this should be amended moving forward after the next Annual General Meeting, which is anticipated to occur in May 2025.

Updates From Chambers Russell Lawyers

An owner requested that more regular updates be provided by Chambers Russell Lawyers on the legal and defects matter. B Read advised that discussion with Chambers Russell Lawyers has taken place, and it has been requested that quarterly updates be provided to owners.

With no further business the meeting closed at 8:10 pm

Executive Committee Meeting Minutes

Date: 17 January 2025

Venue: Zoom

Time: 12:00 – 12:47 pm

Present: R Mohajerpoor, M Cooper and D Biffin

Apologies: Nil

First Choice Strata: K Topic, B Read and C Palden

Election of Office Bearers Positions

The Executive Committee appointed the below members to Office Bearers Positions:

Chairperson – D Biffin

Secretary – R Mohajerpoor

Treasurer – M Cooper

Spa Works Update

A member of the EC asked about the spa being closed off and when it would be available for use. B Read advised that the area remained closed off until the pool contractor recommissioned the facility following demolition of the steel 'wave' structure, ensuring that the spa was clear of debris and the water chemical balancing being checked prior to reopening the spa.

Skypark Umbrellas

B Read advised that the Skypark umbrellas will not be restored until such time that a wind engineer received the technical data from manufacturer of umbrellas and can then make a recommendation to ensure that umbrellas can be installed in a way which is appropriate and safe for the community.

Pool Temperature

D Biffin advised that some owners have complained regarding the temperature of the pool and C Palden advised that the pool is set at the same temperature as it has been each year. C Palden advised that the heating can be increased, however this is unlikely to result in a warmer pool temperature, as the overnight temperature cools the water and this will instead only increase the cost to the Owners Corporation. It was agreed that the heat setting will not be changed.

Financial Matters – Queried Expenditure

D Biffin advised that an owner had raised that there appeared to be an expenditure under a line item 'car stacker' to the amount of \$9,559.30. K Topic confirmed that no such expenditure has taken place, and instead the total expenditure has been spent under the line item 'contingency' for two separate invoices. K Topic advised that the line item 'car stacker' does not appear under any of the financial reports and seems to be an error on the Owners Portal website. K Topic advised that she has lodged a support ticket with the software provider to rectify this and in the interim, has provided D Biffin with the financial reports to verify this.

K Topic advised that the owner who has raised this query should in future contact First Choice Strata, rather than raising financial queries on the Facebook page, where non owners and residents are members and queries cannot be answered.

Strata Agency Agreement

D Biffin advised that an owner had queried her as to the current Agency Agreement and K Topic advised that a three-year contract was approved by the Owners Corporation at the 2024 Annual General Meeting.

Security – Implementation of 24/7 Guard Services

D Biffin advised that owners had raised the possibility of having security guards on site 24/7, to reduce security threats to Infinity. K Topic advised that this had been explored previously and that this would likely cost in the vicinity of \$1,000,000 per year. It was agreed that a quotation would be obtained and placed for voting by the Owners Corporation at the next Annual General Meeting.

Owners Portal Community Wall and Facebook Page

D Biffin advised that she will monitor the Community Wall and Facebook Page and requested assistance with responding to queries on an as needed basis.

K Topic thanked D Biffin for monitoring these spaces and noted that often queries are raised on the Facebook page which relate to the defect and financial matters of Infinity and that where needed D Biffin direct owners to contact First Choice Strata with queries.

Owners Corporation Budget – Queries from Owners

D Biffin advised that some owners had contacted her to form a greater understanding as to what the levy contributions go towards. K Topic noted that at each Annual General Meeting, the Owners Corporation approved the budget for the year, and that the budget is provided to owners and is available to be viewed on the Owners Portal. K Topic advised she would attach a copy of the approved budget to the minutes of this meeting.

Executive Committee – Expressions of Interest to Fulfill Vacancy

K Topic advised that she has received two formal nominations from owners and is waiting for two further submissions from owners. As soon as the final nominations are received, K Topic will provide this to the Executive Committee.

Debt Recovery Action

K Topic advised the Executive Committee that she has been completing debt recovery action on a unit, who despite multiple requests has not made payments on their overdue accounts. K Topic advised that the owner has requested a payment plan, however when requested to provide one, has stopped responding.

K Topic advised the owner that they would be escalate to a third-party debt recovery service, which resulted in them advising that they will be selling assets to pay the overdue account however requested that all arrears costs be waived.

The Executive Committee agreed on the below path of action:

1. The arrears costs would not be waived.
2. The owner must make at least 50% payment of the overdue arrears within 30 days.
3. The owner must finalise a payment plan for the remaining 50% within 30 days.
4. If the above is not completed, the unit will be escalated to a third-party debt collection service.

Fire Hydrant Invoice

B Read advised that she is currently seeking to negotiate the quotation for the fire hydrant works with O'Neill & Brown Fire Services and will advised the Executive Committee once this has concluded.

Car Park Cleaning

C Palden confirmed that the car park cleaning was last completed in October 2024.

Facade Clean

B Read advised that she is awaiting a confirmed date for the façade clean and expects this to take place closer to the Australia Day long weekend.

Storm Damage – 15 January 2025

B Read advised that following the storm she has received approximately 20 reports of water entry due to defective works, and that Chambers Russell Lawyers will be writing to Geocon in relation to this.

Next Meeting

Friday 21 February at 12:00 pm via Zoom.

With no further business the meeting closed 12:47 pm

Approved Annual Budget

General Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Expenditure	Budget 03/24 - 02/25
Accountant - BAS/IAS fees	1,200.00
Accountant - audit fees	3,300.00
Accountant - company tax returns	350.00
Administrative Fees & Charges - photocopying/postage/printing/stationery	1,500.00
Bank Fees & Charges - account keeping fees	300.00
Body Corporate Manager	165,327.00
Body Corporate Manager - Management Fee Supplementary	10,000.00
Building Management	109,090.00
Car Park (Basement) Maintenance - cleaning	13,000.00
Cleaning Service	260,000.00
Cleaning Service - bins, garbage chutes	14,500.00
Cleaning Service - carpets	9,000.00
Cleaning Service - windows	33,000.00
Cleaning Supplies	2,500.00
Consultant - Building Compliance / BWOFF(Building Warranty of Fitness)	1,500.00
Doors and Windows	1,500.00
Electrical Repairs	2,000.00
Electricity	80,000.00
Fans & Ventilation Systems	3,000.00
Fire Protection Services	20,000.00
Fire Protection Services - false alarms	1,500.00
Fire Protection Services - monitoring	2,500.00
Fire Protection Services - training and procedures	500.00
Fire Protection Systems	18,000.00
Garage Door Maintenance	5,000.00
Garden/Lawn Maintenance	14,000.00
Gas	10,000.00
General Repairs	18,000.00
General Repairs - Unanticipated Costs	5,000.00
Gymnasium	2,500.00
Healthcare Services - sanitary disposals	1,000.00
Hot Water Systems	4,000.00
Insurance Claim - excess	5,000.00
Insurance Premiums	350,000.00
Intercom & Security System	20,000.00
Legal Services	105,000.00
Lift Maintenance	50,000.00
Lighting	1,500.00
Lock & Key Maintenance	3,500.00
Meeting Rooms	4,500.00
Painting	4,000.00
Pest Control Services	10,400.00
Plumbing Maintenance	30,000.00
Pool Maintenance	17,500.00
Pumps & Motor Maintenance	10,000.00
Security Services	5,000.00
Telephone & Internet Services	600.00
Tools & Equipment	300.00
Waste Management Services	5,000.00
Water	100,000.00

Total General Fund Expenditure

1,535,367.00

General Fund Summary

Budget
03/24 - 02/25

Opening balance (Surplus)	721,453.90	
Expenditure during budget period	1,535,367.00	
	813,913.10	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	721,453.90	
Plus Allowance for GST on contributions	153,536.70	Per Ent
Budgeted contributions to be raised \$	1,688,903.70	168.8904

Total Lot Liability10000

*May include insurance contributions

Expenditure	Budget 03/24 - 02/25
Car Park (Basement) - linemarking	10,270.00
Cleaning Service - bins, garbage chutes	4,841.00
Electrical Repairs	11,270.00
Fans & Ventilation Systems	12,747.00
Fire Protection Systems - sprinkler systems	2,777.00
Floor Coverings - carpet	30,096.00
Floor Systems	7,368.00
Garage - roller doors	5,734.00
General Repairs	12,932.00
Lifts	31,261.00
Paving & Edging	3,727.00
Plumbing Maintenance	8,152.00
Plumbing Maintenance - drainage	3,163.00
Pools, Spas & Saunas	16,710.00
Pumps, Generators & Motors	4,979.00
Roof Systems - anchor points	2,742.00
Signs	2,652.00
Total Sinking Fund Expenditure	171,421.00

Sinking Fund Summary	Budget 03/24 - 02/25	
Opening balance (Surplus)	1,378,348.47	
Expenditure during budget period	171,421.00	
	(1,206,927.47)	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	1,636,591.97	
Plus Allowance for GST on contributions	0.00	Per Ent
Budgeted contributions to be raised \$	429,664.50	42.9665
Total Lot Liability	10000	

Executive Committee Meeting Minutes

Date: 7 March 2025

Venue: Zoom

Time: 12:00 – 12:55 pm

Present: R Mohajerpoor, A Morrison and D Biffin

Apologies: M Cooper, S Li

First Choice Strata: K Topic, B Read and C Palden

Amendment To Previous Minutes

It was noted that the minutes of the meeting held 17 January 2025 stated that an owner had raised a query on the buildings financials on Facebook however these queries were raised on the Owners Portal.

Location Of CCTV Cameras

K Topic advised that the installation of the CCTV Cameras was intended to be stage one of works, with further cameras to be installed annually to increase the coverage however this was not further actioned due to the defect issues taking priority. K Topic advised that a quotation was received approximately two years ago to increase coverage, particularly in the basement. It was agreed that the contractors who provided these quotations will be requested to provide updated quotations for approval of the Owners Corporation at the upcoming Annual General Meeting.

Misuse of Waste Chutes

D Biffin advised that there has been an issue reported on the Facebook page of the chutes being used incorrectly in Tower B, Level 3 resulting in blockages. A general notice will be sent to residents with a reminder on correct disposal procedures.

It was further reported that there has been an issue with a particular unit disposing of waste, the unit number will be determined and provided to First Choice Strata for further action.

KONE – Lift Contract

B Read advised that the contract with KONE ceases in one week and she has provided notice of termination due to the reduction in service and communication. B Read advised that Electra Lifts have been engaged on an interim basis and the meeting approved this. The formal contract will be distributed to the Executive Committee for approval.

Levy Issue

K Topic advised that there was a levy distribution error for the levy issued on 4 January and owners were advised of this. Debt recovery notices were issued this week, and some owners have contacted First Choice Strata. Owners affected by this are being requested to make payment within two weeks, and the debt recovery letter fee of \$44 will be removed.

Unit 253 Debt Recovery

K Topic advised that the owner requested to speak with the Executive Committee on this matter and K Topic asked the owner to place any queries in writing in the first instance which was not supplied. K Topic followed up with the owner on Tuesday and requested that they respond by close of business Friday 7 March.

The Executive Committee approved for this unit to be escalated to Collection Corporation Australia next week, unless a further response is received.

K Topic will confirm with the Executive Committee once this has been completed.

Annual General Meeting

K Topic advised that the draft agenda and budget will be provided to the Executive Committee shortly and noted that the financial audit is underway. It was agreed that a Zoom meeting on the documents can be held.

Debt Recovery Generally

K Topic advised that debt recovery has remained ongoing and that some further units will be contacted within the next week for final debt recovery action.

Solar Panels

The meeting queried the installation of solar panels, and it was noted that the rooves are defective and as such, the installation of panels prior to rectification would not be sensible at this time.

Facade Clean

B Read advised that the contractors will return to site from 17 March 2025 pending weather.

Chambers Russell Lawyers

D Biffin noted that Chambers Russell Lawyers have recently achieved great outcomes for the Owners Corporation, which has included defending an objection made by a defendant. Infinity was awarded costs for defending the objection.

Privacy Partition Glass

B Read advised that a letter on this matter is being issued today with a 14-day response time.

Owners Information Session

The meeting agreed to hold this in the first week of April and will request availability from Chambers Russell Lawyers.

Unit Inspections by Geocon

It was noted that inspections are underway.

Executive Committee Gmail Account

The meeting queried who holds access to the Gmail account and B Read advised she will contact the owner.

Appreciation for D Biffin

The meeting thanked D Biffin for her work on responding to owners on the Facebook page and Owners Portal.

Next Meeting

Friday 11 April at 12:00 pm via Zoom.

With no further business, the meeting closed at 12:55 pm

Executive Committee Meeting Minutes

Date: 11 April 2025

Venue: Zoom

Time: 12:00 – 1:05 pm

Present: D Biffin, A Morrison, R Mohajepoor and S Li

First Choice Strata: K Topic, B Read, and C Palden

Apologies: Nil

Items:

The Executive Committee note that Matthew Cooper has resigned from his role as Treasurer. The Executive Committee are accepting applications and expressions of interest.

1. Residents Feeding Birds

There have been further complaints and reports that a resident has been feeding wild birds. A tenant at Infinity had received a letter from ACT Housing on this issue and publicly denied any wrongdoing on the Infinity Towers Facebook Group.

An image of the offender was sent to ACT Housing once obtained. D Biffin advised that she has not regularly noticed the bird feeding. C Palden presented an image of the act and mentioned that there is bird seed on the balcony below, suggesting that this is an ongoing issue.

It seems that the behaviour has since ceased, as no further reports have been received.

2. Display of House Rules

It was suggested that House Rules relating to parking be displayed and signposted around the building for tenants and owners to view and be made aware of. It was also proposed that notices advising residents of the Bollard Policy also be signposted to assist residents who are experiencing issues with unauthorised use of their private parking spaces by other residents.

3. Update on A Morrison's privacy screen repairs.

A Morrison abstained from this discussion.

B Read advised that she is ready to engage someone to do a reinstatement of the privacy screen, however there is concern that a like-for-like replacement will not be sustainable long-term. It was advised that it is unlikely that the costs can be recovered, as a process must be followed to do so. The EC voted on the best was forward and next steps:

1. A Morrison abstained.
2. D Biffin advised that Geocon will have to be pushed on regarding this matter
3. C Li concurred with D Biffin

B Read advised that she would seek quotes for these works, as well as for a modification to install reinforcements along the top rail to stop the flex. Historically, Geocon had installed an L-bracket in one unit for the same reason, which will be used as an example with the contractors. B Read advised that the quotes can be obtained, with an expected 14-day turnaround. The Executive Committee will review and approve these quotations out of forum.

4. Update on Spa and replacement of Waves and Umbrellas

The Executive Committee discussed the replacement of the Waves and umbrellas for the spa, and B Read advised that the Waves will be fixed before the umbrellas. Chambers Russell Lawyers have contacted the alfresco shades supplier, and requested the technical specifications of the umbrellas, particularly those that mark the vertical posts.

History proves that under extreme winds, one post split in half, which could have proven fatal. Geocon removed the umbrellas at one point, and Geocon was written to, to confirm what they intend to do with the umbrellas in question. The technical specifications have not been sourced, which is why Geocon have not responded or provided a plan for this. Once the technical specifications have been issued, a wind and structural engineer will attend site to test and report on whether the facility is fit for purpose.

The Executive Committee may choose to seek like-for-like replacements and were advised to expect around \$150,000.00 for a cost replacement. The Executive Committee then agreed that this matter is not a major concern at this time and will be discussed and reviewed further in August or September, noting the replacement should occur before the warmer months.

Question from an EC Member: If these items are replaced, will it form part of the defects claim?

B Read subsequently advised that this needs to be confirmed with Chambers Russell Lawyers, and that waiting until September provides a better timeframe. B Read advised that it may be best to explore alternative routes, while looking at a more expensive option in future. It was suggested that a shade cloth may be an option.

5. Debt Collection for Outstanding fees more than \$10,000.

K Topic advised that she is still working through these. K Topic is to provide a summary report to the Executive Committee for further discussion at a meeting in the near future.

- Unit 53 has made a bulk payment and will be provided with another four weeks before further action is discussed.
- Unit 253 has made two payments.
- Unit 364 will be discussed between K Topic and the EC as the majority of the amount is due to remedial works and associated costs from flooding.

R Mohajerpoor entered the meeting at 12:40

6. Carpet Cleaning and Improper Disposal of Waste

Specific units were identified as improperly disposing of waste and not putting their waste into plastic bags for disposal, leaving loose stuffs in the waste receptacle.

It was suggested in a Facebook post in the Infinity Towers Group that CCTV be placed on all levels near the rubbish chutes, and near the recycling bins.

Discussion between D Biffin and C Palden on the matter, and C Palden advised that he would wait until after the next visit from the cleaners and will then closely monitor the units identified. D Biffin advised against the installation of CCTV cameras near the waste disposal points, as it would be a major expense.

D Biffin noted that C Palden is an exceptionally hard worker. K Topic added that he is a great asset to First Choice Strata.

7. Query from Owners on Facebook

There have been queries posted by Owners to the Facebook group in relation to the decision to not renew the contract for the previous cleaning company. Owners expressed their unhappiness with the frequency of when the carpets are vacuumed. Owners also suggested that the Recycle Cupboards be mopped weekly to prevent odours from escaping when the door is opened.

It was advised that the contracted service provider rebranded to Dimeo, however the contract has not been changed. The on-site team members have not changed, either.

D Biffin questioned if the frequency that the carpets are vacuumed has changed. D Biffin went on to advise that, when mess is found, it is reported to C Palden, and the issue is actioned and rectified in a timely manner.

It was also noted that, if residents make a mess, they should clean said mess.

The purchase of brooms to be stored in cupboards for resident use was briefly discussed, however it was decided that these would likely be stolen, and that people should use their own items to clean any mess caused by them.

8. Access to Executive Committee Gmail and Owner Contact

K Topic advised that B Burrigge was contacted and contacted a second time by B Read. B Read was advised that the issue had been passed on to A Flaherty. B Read will follow-up directly with A Flaherty.

9. Update on zoom meeting with CRL with Owners

This will be rescheduled and will be held approximately 7-10 days prior to the Annual General Meeting.

10. Misuse of Parking Facilities

This particularly relates to the misuse of visitor parking, and vehicles parked out the front of the building. There were questions as to whether infringement notices are legal, and if they would stand in Court. Infringement notices with associated fees are legal and would stand in Court. Residents are provided at least two warning notices for the same offense before EC approval is sought to issue an infringement notice with an associated fee of \$110.00.

K Topic is to send a list of units which breach the regulations before the end of the day. K Topic also explained why “Resident” is used in the House Rules rather than “Owner”. This is to ensure that the Rules refer to and encapsulate all persons that reside at Infinity, including tenants, guests, visitors, workers, etcetera. Changes to the House Rules were discussed and suggested, and are in red as follows:

Parking

1. Residents are to park their vehicles only in the car space(s) allocated to their apartment and not intrude onto any other parking space or common property. ***Possible Inclusion:** This includes Owners/Tenants parking in the Visitors car park bays. Penalties may be incurred by Owner of Unit.*
2. Residents must not park or stop in the 15-minute parking for longer than a 15-minute time period.
3. Vehicles must not be parked on the concrete access driveway *i.e. the cul-de-sac*, or in any position where they may cause an obstruction to others. ***Possible Inclusion:** Penalties may be incurred by Owner of Unit.*
4. The spaces are for vehicles only: including passenger cars, trailers, motorcycles, scooters, bicycles, and private small trolleys.
5. To the extent permissible by law, the Owners Corporation and Executive Committee accept no responsibility for loss or damage to belongings left on common property, including the aforementioned carpark.
6. Car spaces are not to be used as workshops; work benches and tools must not be left in spaces at any time.
7. Drivers must take extra care on approaches to and within the car park and keep to a 10 km/h speed limit.
8. Do not tailgate other vehicles into or out of the secured car garage, stopping after entry/exit until the door closes so other vehicles or pedestrians cannot follow you into the basement unless they use a fob.
9. The Owners Corporation may arrange for the stains to be removed, and the costs recovered from the owner of the unit.
10. In the interests of safety, children are not permitted to ride bicycles, skateboards or play games in the car park area or the driveway access and should always be accompanied by an adult while in this area.
11. Residents are not to wash their vehicles in their car space.
12. All vehicle owners agree fully and willingly to the signage and house rules of parking on Infinity grounds. The association of the vehicles owner to Infinity is that they understand, accept and obey our parking rules.
13. Residents are responsible for their guests complying with the Parking Rules and any costs associated with Guests disobeying rules will be passed along to the applicable unit owner.
14. Residents can install bollards within their car space in line with the Bollard Policy at their own cost

With No Further Business, The Meeting Closed 1:05 pm.

Executive Committee Meeting Minutes

Date: 1 May 2025

Venue: Zoom

Time: 12:00 – 1:10 pm

Present: D Biffin, A Morrison, R Mohajepoor and S Li

First Choice Strata: K Topic

Apologies: B Read, C Palden

Agenda Items:

1. Foyer Door Left Open

The contracted cleaners for Infinity has been found to be leaving the foyer door open during their Sunday service while taking recycling bins for emptying. This leaves the premises open for anyone to enter the building, which is a safety and security risk.

B Read has brought this to the attention of the cleaning company, and has requested that this does not occur again. It is important that, if this happens again, it is reported to us as a priority.

2. Marijuana Smokers in Tower A

D Biffin advised that she received a report from an Owner that a nearby unit has been smoking marijuana. We have not received a response from the person who reported the matter, and the exact unit responsible has not been pinpointed. This will be discussed and actioned further when the offender has been identified. Children in surrounding units have been unwell due to this behaviour.

It was later discussed during the meeting that Marijuana is decriminalised, however specific laws are in place to restrict use.

3. Replacement Readers

This will be discussed at a future meeting when Belinda is in attendance – deferred to 13 June Meeting.

4. By-Laws for Penalties Incurred

K Topic asked the Executive Committee to specify what this is relating to, asking if this is in relation to infringement notices, common property damage, and debt recovery.

Response from D Biffin: Yes, as well as parking in the cul-de-sac.

K Topic advised that there is a mechanism under the Legislation (section 31) stating that any cost that the Owners Corporation bears can be passed along to a unit owner. First Choice Strata charges the Owners Corporation, and the Owners Corporation on-charges the fee to the responsible unit(s). This covers debt recovery fees, infringement notices, and damages.

Property managers are advised when tenants damage items or break House Rules, for example if a tenant damages common property, the property manager will be advised that a company will be engaged to rectify damages and that all associated costs will be on-charged to the unit.

5. Parking in Cul-de-Sac and Towing

K Topic and the Executive Committee confirmed that the Ford often parked in the cul-de-sac has moved.

K Topic advised that Towing can be added to the House Rules as owners are permitted by law to do so, however there are specific points to follow:

- Vehicles can only be towed if they are owned by a unit owner
- The owner must be notified that their vehicle will be and has been towed
- Towing fees and any damages are the responsibility of the owner that instructed the company to tow the vehicle

Alternatively, there is a mechanism in the Legislation that the abandoned goods process can be undertaken based on the value of the item, which can take approximately 6 to 8 weeks. Part of this includes printing a notice in the newspaper, on the vehicle, and taking photos of the vehicle. However, for example, if a car is parked in the cul-de-sac and moves by any distance, the vehicle is then no longer classed as abandoned goods, and the process must be undertaken again.

First Choice Strata can and does send emails to property managers and owners to demand that vehicles are moved.

K Topic asked the Executive Committee to specify if they were referring to the cul-de-sac and restricting access to hose reels and fire doors when mentioning tow-away zones.

D Biffin of the Executive Committee advised that that's correct, and that the Owners Corporation is lucky that the cul-de-sac only had two vehicles parked in area, which meant that, during the recent visit one week before this EC Meeting, ACT Fire Brigade were able to access the cul-de-sac and, subsequently, were able to access the equipment and fire doors.

D Biffin advised that it may be best to post a notice on the Infinity Towers Facebook Group and the Owners Portal to advise owners that their vehicles may be damaged by ACT Fire Brigade, and the owner will be responsible for any associated remedial costs to their vehicle and possibly for the vehicles owned by ACT Fire Brigade.

D Biffin advised that ACT Fire Brigade may issue fines to the owners of those vehicles which park in the cul-de-sac.

6. Update to House Rules

The Executive Committee has requested that new House Rules be drafted to be added to the document and voted on at the Annual General Meeting. For example, in New South Wales, residents cannot smoke in an apartment building, which includes common property, and subsidiary private property such as balconies and storage cages.

K Topic advised that smoking on common property is banned and outlined in the House Rules, however balconies, parking spaces, and storage cages are subsidiary to the unit and are considered private property, and therefore House Rule that bans smoking on private property cannot be added. This behaviour is action through nuisance and annoyance notices, which is against House Rules.

K Topic advised that, when living in an apartment building, residents must be more accommodating as neighbours may have different lifestyles. This includes the understanding that neighbours may be smokers, make more noise than preferable, own pets or have children, frequent visitors, etcetera.

Other Agenda Items

K Topic advised that there was an agenda item to discuss and propose that the cleaner vacuum each level of Infinity twice per week. K Topic suggested that this is outside the scope and not feasible, as this would equate to 42 levels, and would be an extra two days of work per week, which would be quite expensive for the Owners Corporation.

The cleaners spot-clean areas during their normal hours. If there is a spill or mess that needs to be cleaned, this must be reported to Chimi the Infinity Building Manager so that this can be rectified.

K Topic advised that she is unable to provide information on the remaining agenda items and will sent these to B Read and C Palden to respond to.

Annual General Meeting Preparation Update and Security System

The Executive Committee requested an update on the Annual General Meeting preparation. K Topic advised that the Audit has been completed and is with the Executive Committee, and that the quote for 24/7 security services was requested and received and amounted to approximately \$1.3 million dollars annually which includes Chimi's on-site hours, however Chimi is not security. K Topic then advised that B Read has followed-up the quote for CCTV expansion, which is needed before the Agenda can be finalised. The Executive Committee and K Topic agreed that it will be best to tender for this, and to allow a buffer on any quote provided.

K Topic advised that the Owners Corporation must be provided with 14 days' notice before the Annual General Meeting plus postage time, and so it is recommended that the OC is provided with 21 days' notice total.

Question from an EC Member: Was the purpose to have a security guard for the two buildings?

Answer from K Topic: That's my understanding, that they will be able to do walk-arounds but will predominantly be monitoring the entry points, including the carpark roller doors and foyers.

Question from an EC Member: How many guards will be needed for this job? If one or two guards are needed, will one guard be needed for both buildings?

Answer from K Topic: By email, B Read advised that, as advised by Leader Security, \$1,135,680.00 excluding GSAT for 24/7 security monitoring for 52 weeks in the year.

The Executive Committee and K Topic discussed a brief breakdown of costs, including salary, uniform, training, recruitment, insurance, vehicles, and phones, and that insurance is likely a major cost.

K Topic advised that a Motion is to be worded to give the incoming Executive Committee the authority to go ahead with the tender process and approve the quotation. K Topic advised that it is unlikely for a quote to be approved and for the service provider to be engaged, as it is a major cost, and it may be best to move forward with the expansion of the CCTV system and suggested that the cost may be around \$100,000.

The Executive Committee mentioned that they have sought costs as requested, and this will be presented to the Owners Corporation for voting, however also mentioned other major ongoing expenses.

To Follow-Up at next Executive Meeting – 13 June 2025:

- Replacement of Swipe Readers
- EC G-Mail account
- Tower A lift requiring ongoing repairs
- Owners pressure washing their balconies and affecting below units – behaviour is yet to cease. The Executive Committee mentioned that this water can be directed down the drain or, where appropriate, to the side of the balcony where it will not affect balconies below.

K Topic advised that an update will likely be provided to the Executive Committee in a weeks' time.

K Topic and the Executive Committee suggested that 13 of June would be pencilled as the date for the next meeting, pending confirmation.

With no further business the meeting closed at 1:10 pm.

Executive Committee Meeting Minutes

Date: 13 June 2025

Venue: Zoom

Time: 12:00 – 1:10 pm

Present: D Biffin, A Morrison, R Mohajepoor and S Li

First Choice Strata: K Topic, B Read and C Palden

On Hold Items from Previous Meeting:

1. Executive Committee Email Address

B Read advised that she has been provided the details for the Executive Committee email address. It was agreed that this will be provided to D Biffin to monitor.

2. Cleaning of Recycling Rooms

The meeting requested that the cleaners mop the recycling bin cupboards once a month with additional cleans if required. C Palden confirmed he will request the cleaners place this on a regular schedule.

Should a mess occur that requires additional cleaning, residents should report this to the Building Manager.

3. Access Control Replacement

Replacement of swipe readers in and around buildings which have been taped up.

C Palden advised that there is an issue with the encryption of the access control devices, which Leader Security are in the process of rectifying. Replacement of the access control units will occur once the encryption matter is resolved with previous security company who have not provided the encryption codes.

Agenda Items:

1. Insurance Policy

Prior to the meeting, the Executive Committee agreed for the insurance policy to be renewed.

R Mohajepoor noted that the insurance premium has increased, and only one insurer provided a quotation. It was noted that BAC Brokers sought quotations from several insurance companies and that for the last several years only one insurance company has offered coverage due to the defects.

K Topic noted that the funding agreement had been provided to the Executive Committee earlier in the week and that the Executive Committee had requested for the agreement to not be completed until after the meeting and sought permission for the document to be completed and submitted. The Executive Committee approved for this to occur.

2. Update On Cul-De-Sac Improvements for Emergency Vehicles and Signage

B Read advised that she has obtained quotations for signage and the installation of bollards, and this will be provided to the Executive Committee. T Topic noted that if the previous report from a traffic engineer does not cover these works, a traffic engineer should be engaged to approve the installation of bollards to reduce liability to the Owners Corporation in the event of an incident due to the bollards.

3. Debt Recovery Action

Unit 181

The meeting discussed the outstanding levies for the unit and it was requested that a final notice be provided to the unit owner and if no response is received within 7 days, that they be escalated to Collection Corporation Australia.

Unit 220

K Topic advised the Executive Committee that the unit owner has requested for payments and debt recovery fees to be paused as they are selling their unit. The Executive Committee approved for this to occur however requested an update on the progress of the sale every 30 days, as this cannot be an indefinite arrangement.

4. Minutes For Last Two Meetings

D Biffin noted that some Executive Committee Meeting Minutes may not be on the portal and K Topic will audit the portal.

5. Annual General Meeting

The draft Annual General Meeting Agenda and budget had previously been circulated to the Executive Committee.

It was requested that a note be placed on the agenda noting that the current insurer is the only insurance company that will provide coverage for Infinity, which has been the case for several years.

The meeting discussed some tentative dates for the Annual General Meeting and agreed that the date will be determined following confirmation from Chambers Russell Lawyers as to which date they can attend.

It was agreed that a further General Meeting will be held for the Owners Corporation to vote on additional security upgrades.

6. Balustrade Panels

The meeting discussed the balustrade panels, and it was noted that investigations are ongoing at this time.

It was requested that a meeting be set with Chambers Russell Lawyers, and this was tentatively set for Wednesday 18 June.

With no further business the meeting closed at 1:10 pm.

Notice of Infinity Apartments 2025 Annual General Meeting

Date: 20 August 2025

Zoom Link: <https://us06web.zoom.us/join/ez1hBb4CRQupYWlx8Y3yBg>

Time: 5:30 pm

Dear Owner,

We write on behalf of Units Plan 4421 – Infinity Apartments to invite you to attend the 2025 Annual General Meeting.

It is of great importance to Infinity Apartments that each owner reads the enclosed agenda and takes the time to either attend the Annual General Meeting or submit an absentee or proxy form.

We ask that if you are attending the Annual General Meeting that you arrive 20 minutes before the start of the meeting (approx. 5:10 pm) to allow us enough time to enrol your attendance and ensure the meeting commences on time.

Please see below information which we hope will assist you with any queries you have on procedural items at the Annual General Meeting.

What is a Quorum?

- A quorum is obtained when 50% of units entitled to vote are represented by owners in attendance at the meeting, or proxy form submissions.
- If a quorum is not present the meeting will be postponed half an hour, then a reduced quorum meeting will proceed.
- Should a quorum not be reached, any decisions made at the Annual General Meeting will take 28 days to come into full affect.

Voting – Eligibility, Absentee Voting & Proxy Forms

- **Any unit with overdue levies will be unable to cast a vote at the Annual General Meeting.**
- To enable someone to vote on your behalf, a completed proxy form must be submitted prior to the meeting to First Choice Strata. The proxy form can be found on pages 9-10 of this agenda.
- You are able to submit an absentee voting form, however, please note that this will not count towards the quorum.
- If any unit is owned by a company, the company must send a letter to First Choice Strata nominating a person entitled to vote on their behalf (See proxy form).

General Business

Should you wish to add any items to General Business, please contact the Strata Manager 7 days prior to the meeting.

Attendance

- You will need to pre-register for the meeting via the link to the meeting found on page 1. Please ensure that you pre-register your attendance as soon as possible to allow efficient running of the meeting.
- The meeting will commence at 5:30 pm.



- Please ensure you join the meeting via the link 20 minutes before the start (i.e., from 5:10 pm) to ensure First Choice Strata can verify your attendance.
- Please ensure you include your unit number and surname when entering your username for the meeting. This will assist with registering your attendance at the meeting.

Participation and Protocol

- You must use the “raise the hand” function should you wish to speak during the meeting.
- Speakers will have a maximum 2-3 minutes to speak. This will ensure that all questions can be answered.
- We will not condone owners being abusive to one another, speaking over each other or disrupting another owner.
- The mute function will be applied throughout the meeting.
- Speak slowly and clearly. This will allow other owners to hear what you have to say and will assist in recording the minutes.

Come Prepared

- We request owners to come prepared to the meeting, this includes reading the agenda and all attachments prior to the meeting commencing.
- If you are unable to attend, please submit your questions to First Choice Strata no less than 7 days so they may be raised, answered and recorded in the meeting minutes if required.
- If you have any questions or require clarification prior to the meeting, please email First Choice Strata and we will provide the information to you prior to the meeting.

Voting

- All votes will be taken electronically, via an online voting system.
- If there any special rules that apply to motions, First Choice Strata will explain this at the commencement of the meeting.

Yours sincerely,

Belinda Read

Co-Founder | Senior Facilities Manager | Director

1. ELECTION OF CHAIRPERSON, NOTIFICATION OF PROXIES, APOLOGIES AND ABSENTEE VOTES

2. LEGAL AND DEFECTS UPDATE

Chambers Russell Lawyers will be in attendance to provide an update to owners in relation to the legal and defects matter.

3. ADOPTION OF MEETING MINUTES

Explanatory Note - the minutes of the 2024 Annual General Meeting can be found on pages 11 – 20 of this Agenda.

Motion 1 (Ordinary Resolution):

That the minutes of the last Annual General Meeting, held on 5 November 2024, be confirmed as an accurate record of that meeting.

4. FINANCIAL STATEMENTS

Explanatory Note – the financial statements are being audited in line with the requirement under the Unit Titles (Management) Act 2011. The financial audit report will be circulated to owners. The financial reports can be found on pages 62 – 79 of this Agenda.

Motion 2 (Ordinary Resolution):

That the financial statements for the period 1 March 2024 – 28 February 2025 be accepted.

5. FINANCIAL REVIEW OF OWNERS CORPORATION RECORDS

Moved by: Mr Evaane Mark Chadwick, Lot Owner, Unit 176

Explanatory Note - This motion is intended to promote transparency, accountability, and confidence in the financial management of the owners corporation, particularly in light of recent concerns regarding the accuracy and consistency of financial reporting.

The scope of the review will include, but is not limited to:

- Examination of income and expenditure, including all levy contributions and payments;
- Verification of invoices, receipts, and bank transactions;
- Comparison of budgeted vs actual expenditure;
- Assessment of any financial anomalies, irregularities, or unexplained entries;
- Review of financial reporting procedures and compliance with the *Unit Titles (Management) Act 2011 (ACT)*.

The independent reviewer will be appointed by the Executive Committee within 30 days of the motion being passed, subject to any legislative delay in executing the motion, and their written report will be made available to all lot owners.

Motion 3 (Ordinary Resolution):

The Owners Corporation resolves to commission an independent financial review of its financial records for the past 24 months, to be conducted by a qualified and independent accountant or forensic accountant with relevant strata financial expertise. This is to be carried out within a maximum budget of \$8,000 AUD, to be funded from the Admin Fund or another appropriate account, with the final cost will be based on quotes obtained from qualified professionals.

6. INSURANCE RENEWAL

Explanatory Note - Unit owners are encouraged to obtain contents insurance for their unit as items such as carpet, furniture and fittings are not covered under the Owners Corporation insurance policy. The Owners Corporation is not responsible for the replacement of items not covered by the Owners Corporations Policy. A copy of the current Certificate of Currency and Claims History for the last twelve months can be found on pages 80 – 83 of this Agenda.

Please note that due to the defects at Infinity, the current insurer is the only company that will offer coverage to the Owners Corporation.

Motion 4 (Ordinary Resolution):

That the incoming Executive Committee be authorised to place and adjust the insurance policies of the Owners Corporation in accordance with statutory requirements.

7. BUILDING SECURITY REVIEW

Explanatory Note – During the 2024 Christmas/2025 New Year holiday period, there was a number of security incidents which were addressed by appointing mobile security guards to cover the grounds of the complex, particularly across the car park levels and building's perimeter. Several individuals were successfully arrested, identified, and appeared in Court for their offences as a result of the security guard coverage.

Since this time, there has been very few security related incidents. Despite this, a small number of owners requested that this motion be put forward for consideration. The proposed budget for the expenditure can be found pages 21 – 61 of this agenda.

Motion 5 (Ordinary Resolution):

That the Owners Corporation raise a Special Purpose levy in the amount of \$1,436,635.20 inclusive of GST to be allocated by lot entitlements for the purpose of engaging a security guarding service, on the basis of two guards always being present on site on a twelve (12) month service agreement.

8. MAINTENANCE ITEMS

Explanatory Note – it is a requirement under the Unit Titles (Management) Act 2011 (Meeting Agenda) Guidelines 2023, that the Owners Corporation must consider any physical building structural defects and maintenance items in accordance with statutory requirements.

- Replacement of Steel Spa Structure over Spa
- Replacement of Sky Park Umbrellas
- Repair of tiling to West Podium external lobby landing area
- Car Park Directional Marking (Arrows)
- Fire Door replacements – various across building's perimeter, and internal areas

9. FIRE SAFETY REVIEW

Explanatory Note – it is a requirement that the Owners Corporation have a fire safety review completed. This can be found on pages 84 – 85 of this Agenda.

10. HOUSE RULES

Explanatory Note – Commercial shopping trolleys are known to cause damage to the flooring throughout the complex, as well as posing a pedestrian hazard when abandoned in various parts of the building, including corridors, fire stairs, and car park areas.

By creating a House Rule which outlines that commercial grade shopping trolleys are not to enter the building will reduce the risks of damage to common property, as well as ensuring that trafficable areas are not blocked by these items.

A special resolution only passes if at least two-thirds of the votes cast are in favour, and the total unit entitlements of those voting against the motion does not exceed one-third of the total unit entitlements represented in the vote.

Motion 6 (Special Resolution):

That the House Rules be amended to include the following new rule, and that it be subsequently registered in accordance with the Unit Titles (Management) Act 2011 (ACT):

“Commercial shopping trolleys are not to be brought into the building.”

11. ADEQUACY OF AUTHORISATIONS, DELEGATION AND APPOINTMENTS

Explanatory Note – In accordance with the Notifiable Instrument NI2023-528, the Unit Titles (Management) Act 2011 (Meeting Agenda) Guidelines 2023, the Owners Corporation must consider the adequacy of authorisations, delegations, and appointments or contractors and personnel, which can be completed by the Executive Committee over the course of their term.

Motion 7 (Ordinary Resolution):

That the Executive Committee review the current authorities, delegations, and appointments and adjust them from time to time as appropriate.

12. GENERAL AND SINKING FUND BUDGETS AND LEVIES

Explanatory Note - the General Fund, also referred to as the Admin Fund, is for the purpose of the day to day running of Infinity Towers, and covers costs for items such as water consumption, common property gardening, maintenance, and electricity. Please note, owners are responsible for covering the cost of sewerage and water connection to the apartment, and for gas (for hot water) and electricity usage within the apartment.

The Sinking Fund budget and levies are in line with the Sinking Fund Report, and is used to cover the costs for repairing and replacing large capital items across Infinity Apartments such as lifts, car parks, driveways, building exteriors, etc. Repairing and replacing capital items can be costly. The Owners Corporations' annual contribution toward this fund reduces the likelihood of a greater expense being borne by the OC, as well as the issuance of another special levy fund notice, in the future. A copy of the Sinking Fund Report can be found on the Owners Portal.

The proposed budgets for the General and Sinking Funds can be found on pages 86 – 129 of this agenda. The budget shows in detail the costs budgeted for against each item for the next 12 months (1 March 2025 – 28 February 2026).

Motion 8 (Ordinary Resolution):

That the proposed General Fund budget of \$1,534,258.00 (excluding GST) for the period 1 March 2025 – 28 February 2026 be accepted.

Motion 9 (Ordinary Resolution):

That the Owners Corporation strike a General Fund levy of \$1,687,683.80 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion 10 (Ordinary Resolution):

That the proposed Sinking Fund budget of \$53,240.01 (excluding GST) for the period 1 March 2025 – 28 February 2026 be accepted.

Motion 11 (Ordinary Resolution):

That the Owners Corporation strike a Sinking Fund levy of \$429,664.50 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Standard Levy Due Dates: 20 October 2025 and 1 February 2026.

Please note: We will endeavour to issue the standard levy notices at least 28 days prior to the due date. However, it is imperative that you plan and prepare your payments as the due dates will not change.

10. STRATA MANAGEMENT

Explanatory Note – The Executive Committee have considered the ongoing performance of First Choice Strata, as well as the balance of risk to the Owners Corporation in the spaces of ongoing legal matters, depth of knowledge on building matters generally, and feedback received from unit owners over the last twelve months.

It is the opinion of the Executive Committee that an ongoing relationship with First Choice Strata will ensure the stability of all ongoing matters at this critical time for the Owners Corporation. The proposed Agency Agreement can be found on pages 130 – 141 of this agenda.

Motion 12 (Ordinary Resolution):

That the Owners Corporation approves the appointment of First Choice Strata Pty Ltd for a period of three years in accordance with the proposed Agency Agreement.

11. ELECTION OF EXECUTIVE COMMITTEE

Explanatory Note - Executive Committee Members make decisions on the day to day running of Infinity Apartments. This includes making decisions regarding repairs and maintenance and legal proceedings, approving quotations and expenditures, listening to and responding to feedback from the Owners Corporation and residents/tenants, etc.

The Executive Committee Members work closely with First Choice Strata on all matters relating to Infinity Apartments. Executive Committee Members are also responsible for planning and making decisions about the complex on behalf of the Owners Corporation that could potentially impact the Owners Corporation well into the future.

Please note: Only unit owners can join the Executive Committee.



FIRST CHOICE STRATA
STRATA & FACILITIES

Motion 13 (Ordinary Resolution):

That the Owners Corporation creates between 3 and 7 Executive Committee Positions and considers nominations to fill those positions.

12. GENERAL BUSINESS

Please advise the Strata Manager of any General Business 7 days prior to the meeting.

It is imperative that you either nominate a proxy, or submit an absentee voting form, to ensure the smooth running of your building. **Please ensure you complete and return this form to our office no later than two hours prior to the beginning of the meeting (before 3:30 pm).**

Appointment of Proxy

By submitting a proxy form, you allow your nominated representative to vote on your behalf and this will contribute to the quorum at the meeting, meaning that decisions voted on may be acted on faster by your Strata Manager should a quorum be reached. The proxy form can be found on pages 9 – 10 of this agenda.

Please ensure you complete and return this form to our office no later than two hours prior to the beginning of the meeting.

Absentee Voting

By submitting an absentee vote, your vote will be counted at the meeting and will directly affect the decisions that are made. Your absentee vote does not contribute towards the number to reach the quorum.

I/We

Owner of Unit _____ of UP 4421 Signed _____ Date ____ / ____ / ____

Motion 1	☐ For	☐ Against	☐ Abstain
Motion 2	☐ For	☐ Against	☐ Abstain
Motion 3	☐ For	☐ Against	☐ Abstain
Motion 4	☐ For	☐ Against	☐ Abstain
Motion 5	☐ For	☐ Against	☐ Abstain
Motion 6	☐ For	☐ Against	☐ Abstain
Motion 7	☐ For	☐ Against	☐ Abstain
Motion 8	☐ For	☐ Against	☐ Abstain
Motion 9	☐ For	☐ Against	☐ Abstain
Motion 10	☐ For	☐ Against	☐ Abstain
Motion 11	☐ For	☐ Against	☐ Abstain

(see Schedule 3.7)

APPOINTMENT OF A PROXY

Part A **Authorisation for proxy to vote on owner's behalf**

A1 Date _____

I/We _____

the owner/s of unit _____ in Units Plan No 4421

appoint _____

of _____

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings).

I/We appoint _____

of _____

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings) if _____

already holds the maximum number of proxies that may be accepted.

Note: The person appointed as a proxy must not be the manager or a service contractor.

Note: You may wish to provide instructions to your proxy regarding voting preferences. You may also wish to discuss your preferences with your proxy should a motion be raised from the floor or amended at the meeting.

A2 Period or number of meetings for which appointment of proxy has effect for [*tick or tick and complete whichever applies*].

- ☐ 1 meeting
- ☐ _____ meetings
- ☐ 1 month
- ☐ _____ months
- ☐ 12 months

A3 I understand that, if the proxy already holds more than the permitted number of proxies, the chairperson will exercise the proxy vote on my/our behalf.

Signature of owner/s

Part B Notes on appointment of proxies

- B1** This form must accompany a notice of a general meeting given to a person entitled to vote on any motion.
- B2** A person entitled to vote at a general meeting of an owners corporation must not –
- (a) appoint a proxy for more than 1 year after the day the appointment is made; or
 - (b) appoint a person as a proxy if the person is –
 - (i) the manager; or
 - (ii) a service contractor.
- B3** A person, other than the chairperson, must not exercise more than the following number of proxy votes in a vote on a matter at a general meeting:
- (a) if there are more than 20 units in the units plan – a number that is not more than 5% of the total number of units;
 - (b) in any other case – 1.
- B4** If a person holds more proxy votes than they can exercise, the chairperson must exercise the excess proxy votes.

Part C Notes on limits on developers to exercise proxy votes

- C1** A developer of a units plan who is appointed as the proxy under a contract for the sale of a unit in the units plan must not exercise 3 or more proxy votes in a vote on a matter at a general meeting of the owners corporation for the units plan unless –
- (a) each contract for the sale of a unit in the units plan contains a proxy disclosure statement; and
 - (b) the use of each proxy vote is consistent with the statement; and
 - (c) the matter being voted on relates to development rather than the ordinary operation of the owners corporation.
- A **proxy disclosure statement** includes the following:
- (a) if a person is appointed as a proxy – the name of the person;
 - (b) if the proxy is appointed by naming the occupant of a position – the name of the position;
 - (c) the length of time of the appointment;
 - (d) a sufficient description of the development matter for the buyer of a unit to easily identify the matter.
- C2** The developer of the units plan is not entitled to vote, or exercise a proxy vote, on a motion that relates to defective building work unless –
- (a) the members of the owners corporation, other than the developer, pass a special resolution allowing the developer to vote; or
 - (b) the ACT Civil and Administrative Tribunal (ACAT) makes a declaration that the developer may vote on the motion.

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions[†]

A1 The Owners—Units Plan No 4421 [insert number]

A2 General meeting

Date (or dates) of general meeting
at which the reduced quorum
decision or decisions were made—

5 November 2024

Tick applicable box, or both boxes if applicable:

☒ **Regularly convened**

The general meeting was regularly
convened (not following any
adjournment under UTMA s 3.9(3)
or (6)(a), part 3.1, schedule 3).

☐ **Convened after
adjournment**

The general meeting was convened
following an adjournment or
adjournments (under UTMA
s 3.9(3) or (6)(a), part 3.1,
schedule 3).

A3 Reduced quorum decisions

[If there is insufficient space here, tick ☐ and attach details to the notice]

Date of decision	Full text of reduced quorum decision
5 November 2024	Refer to attached minutes

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details
shown in the records of the owners corporation.



19 November 2024

.....[insert date of affixing of seal]

[Affix owners corporation seal in accordance with the corporation articles]



[†] In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 *What is a reduced quorum decision?*

- A **reduced quorum decision** is a decision of a general meeting of the owners corporation made while a quorum (a **reduced quorum**) smaller than a **standard quorum** was present.
- A **standard quorum** is those people entitled to vote (on the motion) in relation to not less than $\frac{1}{2}$ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of **reduced quorum decision**, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a **standard quorum** for the motion (see above) is not present a reduced quorum decision may be made if a **reduced quorum** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a **reduced quorum** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a **standard quorum** for the motion (see above) nor a **reduced quorum** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a **reduced quorum** made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also **reduced quorum decisions** (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 *When does a reduced quorum decision take effect?*

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's *date of effect*) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 *How may reduced quorum decisions be disallowed?*

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3).

The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 *How may reduced quorum decisions be confirmed?*

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 *How may reduced quorum decisions be revoked?*

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

Minutes of Infinity Apartments 2024 Annual General Meeting

Date: 5 November 2024

Venue: Zoom

Time: 5:30 – 8:10 pm

1. ELECTION OF CHAIRPERSON

A Flaherty of Unit 427 was elected as Chairperson of the Meeting.

Quorum Status:

As a standard quorum was not present the decisions taken at the Meeting were Reduced Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles (Management) Act 2011.

All decisions made at the meeting will take effect after 28 days as per Reduced Quorum rules.

2. NOTIFICATION OF PROXIES, APOLOGIES AND ABSENTEE VOTES

Present:

Units 2, 15, 47, 49, 65, 70, 75, 79, 83, 89, 90, 92, 99, 101, 129, 144, 150, 154, 165, 160, 179, 182, 185, 200, 208, 209, 217, 229, 232, 244, 246, 261, 270, 293, 296, 327, 334, 359, 381, 407, 414, 419, 420, 422, 424, 424, 426 and 427.

First Choice Strata:

K Topic and B Read.

Chambers Russell Lawyers

D Russell and E Stanley

Proxies:

153 IFO K Pickering of Unit 424

204 IFO C Finter of Unit 209

208 IFO Samantha Irish

Units 255 and 257 IFO T Dunn of Unit 229 (or Anthony F if Tom not there for u 255).

259 IFO Brendan W G Kelly – Directed Proxy Votes already counted

Absentee Votes:

Units 9, 12, 36, 72, 111, 167, 233 and 400

Apologies:

Unit 9, 12, 36, 72, 111, 167, 233 and 400

1. LEGAL AND DEFECT UPDATE

K Topic advised that D Russell and E Stanley from Chambers Russell Lawyers were in attendance to provide an update to owners in relation to the legal and defects matter as well as answer any queries.

D Russell thanked owners present for their attendance at the meeting and advised that he would provide an overview of what has occurred and what is soon to occur with the legal and defect matter.

D Russell advised that over the course of the last year, Chambers Russell Lawyers have engaged experts to obtain evidence. Regarding the defects in order to commence proceedings and that due to the size of Infinity, a staged strategy has taken place for the defect inspections.

D Russell advised that the proceedings are progressing as would be expected and that the defendants are responding to the claims and contesting the defects.

D Russell advised that some of the defendants have filed applications in the Supreme Court regarding the Owners Corporations pleadings and said this is not unusual in proceedings such as the one brought by the Owners Corporation. He advised a similar application was brought in a similar matter recently which provided a good outcome for the owners corporation.

D Russell advised that the cost of the proceedings is progressing as expected.

D Russell further advised that as a second component of the proceedings, the Construction Occupations Register can make orders against people in the construction industry to rectify defects.

D Russell advised that Geocon and its nominee had made an application to the Tribunal for the rectification order issued in September 2024 to be reviewed. The executive committee gave Chambers Russell Lawyers urgent instructions to join the application. That decision is the subject of the Motion 1 – 3.

D Russell advised of the below defects which have been noted (this is not an exhaustive list):

- Pool and pool concourse
- Balustrades
- Cracking to slab
- Penetrations
- Non—compliant fire doors
- Hydrant system
- Deficiencies with the installation of various downpipes and condensate drains
- Deficiencies with the installation of floor waste outlets in various units
- Pressure in the hot water delivery system exceeds the maximum pressure allowed
- Issues with the inground stormwater systems and rainwater pumps
- Issues with the sanitary plumbing and thermal insulation on the roofs
- Issues with the eaves and gutters
- Balcony tiling/waterproofing
- Pool waterproofing/tiling issues
- Pool concourse
- Defective exhaust
- Defect duct system
- PVC pipe used as duct work

D Russell advised that regarding urgent defects, Geocon need to be provided with the opportunity to repair defects according to a reliable scope of works and if that can't be arranged, an appropriate tender process must take place prior to the ratification of items. D Russell advised owners that a process for defect rectification has been provided to owners and that this process needs to be followed. Should owners require a copy of this document, they can contact First Choice Strata.

The below questions were raised by owners:

What is the basis of Geocon bringing the proceedings in ACAT?

D Russell advised that it is too early to tell. Geocon and its nominee need to inspect the development and indicate why they say certain defects should not be included in the order. It is assumed this will take some time.

What's the possibility of success?

D Russell advised that the general opinion of Chambers Russell Lawyers is that success would be that a meaningful component of the defects are repaired And that this would equate to approximately 50-80% of the claim And that he feels there is a reasonable prospect to reach this outcome.

An owner queried if mediation will be occurring.

D Russell advised that mediation likely occur after this first trench of evidence is completed and that there is prospect of mediation during the course of the next year.

What is a strike out application and how does it affect the Owners Corporation?

D Russell advised that a party applies to the court for it to make an order to delete or disallow something another party has included in a filed document. Here the defendants are attempting to strike out a portion of the Owners Corporations statement of claim. The law is specific on how the court approaches these things and the court says the threshold is that the court will only disallow the pleadings if it is hopeless.

What are the costs of the ACAT proceedings?

E Stanley advised it can be assumed it will be \$60 – 90k for the next year but if the Construction Occupations Registrar continues to make orders and Geocon continues to review them, the costs will be between 10-20% of the costs of the Supreme Court proceedings.

Motion 1 (Ordinary Resolution): The Owners Corporation RESOLVES to ratify the decision of the Executive Committee to engage, Chambers Russell Lawyers to make an application to join proceedings regarding the current Application to Review a Decision filed by Geocon Constructors (ACT) Pty Ltd and its nominee, Andrew Kelty Clark, and to do all things necessary to prepare for and attend the hearing of the application.

Motion Carried

Motion 2 (Ordinary Resolution): The Owners Corporation RESOLVES to ratify the decision of the Executive Committee to engage Chambers Russell Lawyers to make an application to join any future proceedings of any future Application to Review and Decision filed by any parties to the proceedings and to do all things necessary to prepare for and attend any hearing of any future application.

Motion Carried

Motion 3 (Ordinary Resolution): The Owners Corporation RESOLVES to ratify the decision of the Executive Committee to instruct Chambers Russell Lawyers, in connection with the conduct and preparation of the legal proceedings carried on by them in respect of the Application to Review a Decision currently filed and any future application which may be filed, to take all steps as may in

their view be necessary or advantageous from time to time to respond to those applications, without limitation including engaging, briefing and liaising with expert witness to properly evidence the Owners Corporation's response and engaging barristers to assist with the preparation and conduct of the Owners Corporations response, unless subsequently instructed otherwise.

Motion Carried

2. ADOPTION OF MEETING MINUTES

C Walker advised the meeting that First Choice Strata had charged the Owners Corporation for legal fees incurred due to the ACAT matter taken by the previous Executive Committee. C Walker made the statement that this was not approved by the Executive Committee and that this expenditure could not be charged to the Owners Corporation.

K Topic confirmed that an email was issued to the Executive Committee in relation to this matter, advising of the charges and the invoice was approved for payment on behalf of the Owners Corporation by the Executive Committee in the online accounting portal. K Topic advised that First Choice Strata had received legal advice advising that the charge was able to be completed in line with the Agency Agreement between the Owners Corporation of Units Plan 4421 and First Choice Strata. K Topic further advised that First Choice Strata had encouraged the Executive Committee to obtain separate legal advice on this matter, however noted that First Choice Strata could not be involved with his process due to the conflict of interest on the matter.

Motion 4 (Ordinary Resolution): That the minutes of the last General Meeting, held on 7 November 2023 be confirmed as an accurate record of that meeting.

Motion Carried

3. FINANCIAL STATEMENTS

No queries or comments were raised.

Motion 5 (Ordinary Resolution): That the financial statements for the period 1 March 2023 – 29 February 2024 be accepted.

Motion Carried

4. INSURANCE RENEWAL

K Topic advised that prior to the insurance renewal, the BAC Brokers will obtain quotations for the Owners Corporations insurance policy. K Topic noted that over the last several years, the Owners Corporation has only had one insurer that has been willing to quote on the building.

No queries or comments were raised.

Motion 6 (Ordinary Resolution): That the incoming Executive Committee be authorised to place and adjust the insurance policies of the Owners Corporation in accordance with statutory requirements.

Motion Carried

5. MAINTENANCE ITEMS

K Topic noted that the below maintenance items were noted as part of the agenda:

- Painting of Common Property.
- Wallpaper replacement in selected common area hallways
- Façade Cleaning and anchor point inspections.

- Pool and Spa Concourse – make-safe to damaged tiled surfaces
- Pressure wash of Lobby area concrete and sealing.
- Fire Doors – SOU Audit of unit entry doors (10% checked)

The below maintenance items were raised by the meeting:

Spa Wave Structure Removal

An owner noted that the structure above the spa has been removed and requested further information as to why this occurred. B Read advised that this has been removed as the steel was corroding which was causing a safety hazard and this item has been a joint effort between ASD Structural, Chambers Russell Lawyers, the Executive Committee and First Choice Strata. B Read advised that Geocon were first requested to complete the removal and make safe, however declined.

Facade Cleaning

An owner noted that the building facade requires cleaning and B Read advised that this is booked to be completed in three weeks' time and a notice will be issued to all owners and residents.

Garden Bed Leaks

An owner noted that leaks occur in the carpark when the garden beds are watered as well as when it rains and asked what steps can be taken to resolve. B Read advised that at current there is no simple solution, and this is being pursued as a defect matter. B Read recommended that Owners purchase a cover for their car to prevent damage when this occurs.

Foyer Wall Damage

It was advised that there is a hole located next to the elevator on level 6, tower A.

Carpark Leak

An owner advised that rainwater pools in the level 1 Tower A car park and storage cage area near the space for units 232 and this will be further investigated.

6. FIRE SAFETY REVIEW

An owner queried as to if any steps can be taken to reduce the fire alarms as they most frequently occur in the evening or early morning.

B Read advised that the fire alarms have been occurring due to genuine incidents at Infinity and have not been false alarms.

K Topic confirmed that where possible, the responsible owners are on charged for any attendance by ACT Fire.

7. ADEQUACY OF AUTHORISATIONS, DELEGATION AND APPOINTMENTS

No queries or comments were raised.

Motion 7 (Ordinary Resolution): That the Executive Committee review the current authorities, delegations, and appointments and adjust them from time to time as appropriate.

Motion Carried

8. GENERAL AND SINKING FUND BUDGETS AND LEVIES

K Topic advised that the budget has remained similar to the previous year and that some legal budget has been included, which is the reason for the increase.

K Topic advised that any owners who may require payment plans should contact First Choice Strata as soon as possible.

Motion 8 (Ordinary Resolution): That the proposed General Fund budget of \$1,535,367.00 (excluding GST) for the period 1 March 2024 – 28 February 2025 be accepted.

Motion Carried

Motion 9 (Ordinary Resolution): That the Owners Corporation strike a General Fund levy of \$1,688,903.70 (**including** GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

An owner queried why the budget for the Sinking Fund is substantially lower than the levy amount and K Topic advised that this is as per the Sinking Fund Forecast Report. K Topic noted that the Owners Corporation contributes to the Sinking Fund on an ongoing basis to assist with payment of capital items in future.

Motion 10 (Ordinary Resolution): That the proposed Sinking Fund budget of \$171,421.00 (excluding GST) for the period 1 March 2024 – 28 February 2025 be accepted.

Motion Carried

Motion 11 (Ordinary Resolution): That the Owners Corporation strike a sinking fund levy of \$429,664.50 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

Standard Levy Due Dates: 3 December 2024 and 1 February 2025.

Please note: We will endeavour to issue the standard levy notices at least 28 days prior to the due date. However, it is imperative that you plan and prepare your payments as the due dates will not change. Should you require a payment plan, please contact our office via email at info@firstchoicestrata.com as soon as possible.

10. ELECTION OF EXECUTIVE COMMITTEE

Executive Committee nominations were taken from the floor and the meeting agreed that a vacancy should be created. An expression of interest form will be provided to all owners and fulfilment of the vacancy will be determined by the Executive Committee.

Amended Motion 12 (Ordinary Resolution): That the Owners Corporation creates five (5) Executive Committee Positions.

Motion Carried

The following members of the Owners Corporation were appointed to fill an Executive Committee position:

M Cooper (Unit 49), R Mohajerpour (Unit 185), S Quinlan (Unit 261), D Biffin (Unit 296) and one vacancy.

11. AGENCY AGREEMENT

No queries or comments were raised.

Motion 13 (Ordinary Resolution): That in accordance with Section 50 of the Unit Titles (Management) Act 2011 (the Act), the Owners Corporation of Units Plan 4421:

1. Appoint First Choice Strata as Strata Managing Agent for a period of 3 years.
2. The Owners Corporation delegate to the Agent all its functions as per the Agreement (other than those prohibited by the Act).
3. The delegation is subject to the condition and limitations set out in the Agreement, and
4. Authority is given for the common seal of the Owners Corporation to be affixed to the Agreement by owners as determined at this meeting.

Motion Carried

12. GENERAL BUSINESS

Levy Frequency

K Topic advised that prior to the meeting, an owner requested that the levy frequency be reviewed. K Topic advised that this should be amended moving forward after the next Annual General Meeting, which is anticipated to occur in May 2025.

Updates From Chambers Russell Lawyers

An owner requested that more regular updates be provided by Chambers Russell Lawyers on the legal and defects matter. B Read advised that discussion with Chambers Russell Lawyers has taken place, and it has been requested that quarterly updates be provided to owners.

With no further business the meeting closed at 8:10 pm

Proposed Annual Budget

General Fund

Owners Corporation for Plan No. 4421

1 March 2025 to 28 February 2026

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Cost Centre : Sec_Guards

Expenditure		Budget 03/25 - 02/26
Security Services		1,306,032.00
Total General Fund Expenditure		1,306,032.00

General Fund Summary		Budget 03/25 - 02/26
Opening balance	0.00	
Expenditure during budget period	1,306,032.00	
	1,306,032.00	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	0.00	
Plus Allowance for GST on contributions	130,603.20	Per Ent
Budgeted contributions to be raised \$	1,436,635.20	143.6635

Aggregate Lot Liability Entitlement 10000

*May include insurance contributions

1 March 2025 to 28 February 2026

Cost Centre : Sec_Guards

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Proposed Contribution Period Start 01/03/2025

Contribution Period Duration 12 month(s)

No. of Instalment(s): 4

GST YES

TOTAL CONTRIBUTIONS

	Per Period	Per Year
General Fund	359,158.80	1,436,635.20
Sink Fund	0.00	0.00
Total Contribution	359,158.80	1,436,635.20

TOTAL LIABILITIES

	Per Period	Per Year
General Fund	35,9159	143,6635
Sink Fund	0.0000	0.0000
Total Per Lot Liability	35,9159	143,6635

Yearly Contribution By Period (Estimate Only)						
Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total	
A/Level 1/12	33	1	1,185.22	0.00	1,185.22	
		2	1,185.22	0.00	1,185.22	
		3	1,185.22	0.00	1,185.22	
		4	1,185.22	0.00	1,185.22	
A/Level 1/13	23	1	826.07	0.00	826.07	
		2	826.07	0.00	826.07	
		3	826.07	0.00	826.07	
		4	826.07	0.00	826.07	
A/Level 1/14	16	1	574.65	0.00	574.65	
		2	574.65	0.00	574.65	
		3	574.65	0.00	574.65	
		4	574.65	0.00	574.65	
A/Level 1/15	21	1	754.23	0.00	754.23	
		2	754.23	0.00	754.23	
		3	754.23	0.00	754.23	
		4	754.23	0.00	754.23	
A/Level 1/16	16	1	574.65	0.00	574.65	
		2	574.65	0.00	574.65	
		3	574.65	0.00	574.65	
		4	574.65	0.00	574.65	
A/Level 2/17	16	1	574.65	0.00	574.65	
		2	574.65	0.00	574.65	
		3	574.65	0.00	574.65	
		4	574.65	0.00	574.65	
A/Level 2/18	16	1	574.65	0.00	574.65	

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 2/19		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 2/20		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 2/21		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 2/22		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 2/23		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/24		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/25		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/26		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/27		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/28		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/29		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/36		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/37		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/38		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/39		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/40		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/41		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 3/42		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/43		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/44		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/45		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/46		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/47		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/48		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 4/55		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 4/56		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 4/57		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 4/59		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 4/60		20	1	718.32	0.00	718.32
			2	718.32	0.00	718.32
			3	718.32	0.00	718.32
			4	718.32	0.00	718.32
A/Level 4/61		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 4/62		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 4/63		17	1	610.57	0.00	610.57

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
A/Level 4/64	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
A/Level 4/65	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
A/Level 5/71	27	1	969.73	0.00	969.73
		2	969.73	0.00	969.73
		3	969.73	0.00	969.73
		4	969.73	0.00	969.73
A/Level 5/72	19	1	682.40	0.00	682.40
		2	682.40	0.00	682.40
		3	682.40	0.00	682.40
		4	682.40	0.00	682.40
A/Level 5/73	27	1	969.73	0.00	969.73
		2	969.73	0.00	969.73
		3	969.73	0.00	969.73
		4	969.73	0.00	969.73
A/Level 5/74	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
A/Level 5/75	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
A/Level 5/76	21	1	754.23	0.00	754.23
		2	754.23	0.00	754.23
		3	754.23	0.00	754.23
		4	754.23	0.00	754.23
A/Level 5/77	34	1	1,221.14	0.00	1,221.14
		2	1,221.14	0.00	1,221.14
		3	1,221.14	0.00	1,221.14
		4	1,221.14	0.00	1,221.14
A/Level 5/78	23	1	826.07	0.00	826.07
		2	826.07	0.00	826.07
		3	826.07	0.00	826.07
		4	826.07	0.00	826.07
A/Level 5/79	21	1	754.23	0.00	754.23

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 5/80		35	1	1,257.06	0.00	1,257.06
			2	1,257.06	0.00	1,257.06
			3	1,257.06	0.00	1,257.06
			4	1,257.06	0.00	1,257.06
A/Level 6/81		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 6/82		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 6/83		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 6/84		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 6/85		14	1	502.82	0.00	502.82
			2	502.82	0.00	502.82
			3	502.82	0.00	502.82
			4	502.82	0.00	502.82
A/Level 6/86		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 6/87		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 6/88		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 6/89		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 6/90		22	1	790.15	0.00	790.15

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 6/91		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 7/92		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 7/93		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 7/94		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 7/95		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 7/96		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 7/97		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 7/98		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 7/99		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 7/100		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 7/101		22	1	790.15	0.00	790.15

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 7/102		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 8/103		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 8/104		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 8/105		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 8/106		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 8/107		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 8/108		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 8/109		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 8/110		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 8/111		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 8/112		22	1	790.15	0.00	790.15

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 8/113		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 9/114		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 9/115		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 9/116		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 9/117		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 9/118		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 9/119		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 9/120		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 9/121		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 9/122		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 9/123		23	1	826.07	0.00	826.07

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 9/124		29	1	1,041.56	0.00	1,041.56
			2	1,041.56	0.00	1,041.56
			3	1,041.56	0.00	1,041.56
			4	1,041.56	0.00	1,041.56
A/Level 10/125		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 10/126		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 10/127		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 10/128		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 10/129		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 10/130		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 10/131		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 10/132		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 10/133		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 10/134		23	1	826.07	0.00	826.07

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 10/135		29	1	1,041.56	0.00	1,041.56
			2	1,041.56	0.00	1,041.56
			3	1,041.56	0.00	1,041.56
			4	1,041.56	0.00	1,041.56
A/Level 11/136		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 11/137		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 11/138		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 11/139		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 11/140		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 11/141		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 11/142		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 11/143		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 11/144		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 11/145		23	1	826.07	0.00	826.07

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 11/146		29	1	1,041.56	0.00	1,041.56
			2	1,041.56	0.00	1,041.56
			3	1,041.56	0.00	1,041.56
			4	1,041.56	0.00	1,041.56
A/Level 12/147		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 12/148		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 12/149		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 12/150		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 12/151		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 12/152		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 12/153		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 12/154		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 12/155		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 12/156		23	1	826.07	0.00	826.07

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 12/157		29	1	1,041.56	0.00	1,041.56
			2	1,041.56	0.00	1,041.56
			3	1,041.56	0.00	1,041.56
			4	1,041.56	0.00	1,041.56
A/Level 13/158		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 13/159		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 13/160		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 13/161		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 13/162		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 13/163		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 13/164		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 13/165		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 13/166		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 13/167		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 14/168		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 14/169		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 14/170		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 14/171		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 14/172		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 14/173		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 14/174		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 14/175		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 14/176		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 14/177		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 14/178		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 15/179		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 15/180		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 15/181		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 15/182		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 15/183		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 15/184		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 15/185		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 15/186		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 15/187		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 15/188		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 15/189		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 15/190		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 16/191		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 16/192		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 16/193		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 16/194		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 16/195		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 16/196		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 16/197		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 16/198		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 16/199		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 16/200		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 16/201		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 17/202		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 17/203		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 17/204		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 17/205		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 17/206		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 17/207		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 17/208		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 17/209		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 17/210		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 17/211		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 17/212		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 18/213		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 18/214		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 18/215		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 18/216		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 18/217		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 18/218		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 18/219		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 18/220		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 18/221		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 18/222		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 18/223		31	1	1,113.39	0.00	1,113.39
			2	1,113.39	0.00	1,113.39
			3	1,113.39	0.00	1,113.39
			4	1,113.39	0.00	1,113.39
A/Level 19/224		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 19/225		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 19/226		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 19/227		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 19/228		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 19/229		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 19/230		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 19/231		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 19/232		31	1	1,113.39	0.00	1,113.39
			2	1,113.39	0.00	1,113.39
			3	1,113.39	0.00	1,113.39
			4	1,113.39	0.00	1,113.39
A/Level 20/233		54	1	1,939.46	0.00	1,939.46

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	1,939.46	0.00	1,939.46
		3	1,939.46	0.00	1,939.46
		4	1,939.46	0.00	1,939.46
A/Level 20/234	50	1	1,795.79	0.00	1,795.79
		2	1,795.79	0.00	1,795.79
		3	1,795.79	0.00	1,795.79
		4	1,795.79	0.00	1,795.79
A/Level 20/235	45	1	1,616.21	0.00	1,616.21
		2	1,616.21	0.00	1,616.21
		3	1,616.21	0.00	1,616.21
		4	1,616.21	0.00	1,616.21
A/Level 20/236	53	1	1,903.54	0.00	1,903.54
		2	1,903.54	0.00	1,903.54
		3	1,903.54	0.00	1,903.54
		4	1,903.54	0.00	1,903.54
A/Level 20/237	51	1	1,831.71	0.00	1,831.71
		2	1,831.71	0.00	1,831.71
		3	1,831.71	0.00	1,831.71
		4	1,831.71	0.00	1,831.71
A/Ground Flo/1	32	1	1,149.31	0.00	1,149.31
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
A/Ground Flo/2	32	1	1,149.31	0.00	1,149.31
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
A/Ground Flo/3	32	1	1,149.31	0.00	1,149.31
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
A/Ground Flo/4	32	1	1,149.31	0.00	1,149.31
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
A/Ground Flo/5	40	1	1,436.64	0.00	1,436.64
		2	1,436.64	0.00	1,436.64
		3	1,436.64	0.00	1,436.64
		4	1,436.64	0.00	1,436.64
B/Level 2/30	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 2/31	15	1	538.74	0.00	538.74

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
B/Level 2/32		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 2/33		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 2/34		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 2/35		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 3/49		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 3/50		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
B/Level 3/51		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 3/52		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 3/53		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 3/54		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 4/66		15	1	538.74	0.00	538.74

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
B/Level 4/67		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 4/68		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 4/69		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 4/70		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 5/238		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 5/239		33	1	1,185.22	0.00	1,185.22
			2	1,185.22	0.00	1,185.22
			3	1,185.22	0.00	1,185.22
			4	1,185.22	0.00	1,185.22
B/Level 5/240		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 5/241		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 5/242		34	1	1,221.14	0.00	1,221.14
			2	1,221.14	0.00	1,221.14
			3	1,221.14	0.00	1,221.14
			4	1,221.14	0.00	1,221.14
B/Level 5/243		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 5/244		28	1	1,005.64	0.00	1,005.64

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 5/245		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 5/246		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 5/247		20	1	718.32	0.00	718.32
			2	718.32	0.00	718.32
			3	718.32	0.00	718.32
			4	718.32	0.00	718.32
B/Level 6/248		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 6/249		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 6/250		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 6/251		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 6/252		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 6/253		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 6/254		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 6/255		15	1	538.74	0.00	538.74

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
B/Level 6/256		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 6/257		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 6/258		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 7/259		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 7/260		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 7/261		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 7/262		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 7/263		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 7/264		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 7/265		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 7/266		15	1	538.74	0.00	538.74

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
B/Level 7/267		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 7/268		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 7/269		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 8/270		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 8/271		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 8/272		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 8/273		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 8/274		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 8/275		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 8/276		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 8/277		16	1	574.65	0.00	574.65

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
B/Level 8/278		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 8/279		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 8/280		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 9/281		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 9/282		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 9/283		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 9/284		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 9/285		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 9/286		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 9/287		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 9/288		16	1	574.65	0.00	574.65

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
B/Level 9/289		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 9/290		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 9/291		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 10/292		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 10/293		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 10/294		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 10/295		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 10/296		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 10/297		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 10/298		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 10/299		16	1	574.65	0.00	574.65

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
B/Level 10/300		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 10/301		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 10/302		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 11/303		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 11/304		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 11/305		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 11/306		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 11/307		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 11/308		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 11/309		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 11/310		16	1	574.65	0.00	574.65

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
B/Level 11/311		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 11/312		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 11/313		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 12/314		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 12/315		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 12/316		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 12/317		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 12/318		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 12/319		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 12/320		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 12/321		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 12/322		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 12/323		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 12/324		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 13/325		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 13/326		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 13/327		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 13/328		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 13/329		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 13/330		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 13/331		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 13/332		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 13/333		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 13/334		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 13/335		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 14/336		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 14/337		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 14/338		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 14/339		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 14/340		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 14/341		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 14/342		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 14/343		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 14/344		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 14/345		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 14/346		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 15/347		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 15/348		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 15/349		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 15/350		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 15/351		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 15/352		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 15/353		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 15/354		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 15/355		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 15/356		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 15/357		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 16/358		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 16/359		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 16/360		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 16/361		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 16/362		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 16/363		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 16/364		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 16/365		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 16/366		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 16/367		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 16/368		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 17/369		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 17/370		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 17/371		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 17/372		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 17/373		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 17/374		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 17/375		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 17/376		18	1	646.49	0.00	646.49

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	646.49	0.00	646.49
		3	646.49	0.00	646.49
		4	646.49	0.00	646.49
B/Level 17/377	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 17/378	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 17/379	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 18/380	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 18/381	29	1	1,041.56	0.00	1,041.56
		2	1,041.56	0.00	1,041.56
		3	1,041.56	0.00	1,041.56
		4	1,041.56	0.00	1,041.56
B/Level 18/382	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 18/383	23	1	826.07	0.00	826.07
		2	826.07	0.00	826.07
		3	826.07	0.00	826.07
		4	826.07	0.00	826.07
B/Level 18/384	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 18/385	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 18/386	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 18/387	18	1	646.49	0.00	646.49

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	646.49	0.00	646.49
		3	646.49	0.00	646.49
		4	646.49	0.00	646.49
B/Level 18/388	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 18/389	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 18/390	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 19/391	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 19/392	29	1	1,041.56	0.00	1,041.56
		2	1,041.56	0.00	1,041.56
		3	1,041.56	0.00	1,041.56
		4	1,041.56	0.00	1,041.56
B/Level 19/393	25	1	897.90	0.00	897.90
		2	897.90	0.00	897.90
		3	897.90	0.00	897.90
		4	897.90	0.00	897.90
B/Level 19/394	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 19/395	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 19/396	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 19/397	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 19/398	18	1	646.49	0.00	646.49

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	646.49	0.00	646.49
		3	646.49	0.00	646.49
		4	646.49	0.00	646.49
B/Level 19/399	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 19/400	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 19/401	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 20/402	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 20/403	29	1	1,041.56	0.00	1,041.56
		2	1,041.56	0.00	1,041.56
		3	1,041.56	0.00	1,041.56
		4	1,041.56	0.00	1,041.56
B/Level 20/404	25	1	897.90	0.00	897.90
		2	897.90	0.00	897.90
		3	897.90	0.00	897.90
		4	897.90	0.00	897.90
B/Level 20/405	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 20/406	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 20/407	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 20/408	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 20/409	18	1	646.49	0.00	646.49

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	646.49	0.00	646.49
		3	646.49	0.00	646.49
		4	646.49	0.00	646.49
B/Level 20/410	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 20/411	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 20/412	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 21/413	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 21/414	29	1	1,041.56	0.00	1,041.56
		2	1,041.56	0.00	1,041.56
		3	1,041.56	0.00	1,041.56
		4	1,041.56	0.00	1,041.56
B/Level 21/415	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 21/416	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 21/417	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 21/418	19	1	682.40	0.00	682.40
		2	682.40	0.00	682.40
		3	682.40	0.00	682.40
		4	682.40	0.00	682.40
B/Level 21/419	27	1	969.73	0.00	969.73
		2	969.73	0.00	969.73
		3	969.73	0.00	969.73
		4	969.73	0.00	969.73
B/Level 21/420	27	1	969.73	0.00	969.73

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 21/421		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 22/422		60	1	2,154.95	0.00	2,154.95
			2	2,154.95	0.00	2,154.95
			3	2,154.95	0.00	2,154.95
			4	2,154.95	0.00	2,154.95
B/Level 22/423		56	1	2,011.29	0.00	2,011.29
			2	2,011.29	0.00	2,011.29
			3	2,011.29	0.00	2,011.29
			4	2,011.29	0.00	2,011.29
B/Level 22/424		52	1	1,867.63	0.00	1,867.63
			2	1,867.63	0.00	1,867.63
			3	1,867.63	0.00	1,867.63
			4	1,867.63	0.00	1,867.63
B/Level 22/425		47	1	1,688.05	0.00	1,688.05
			2	1,688.05	0.00	1,688.05
			3	1,688.05	0.00	1,688.05
			4	1,688.05	0.00	1,688.05
B/Level 22/426		55	1	1,975.37	0.00	1,975.37
			2	1,975.37	0.00	1,975.37
			3	1,975.37	0.00	1,975.37
			4	1,975.37	0.00	1,975.37
B/Ground Flo/6		35	1	1,257.06	0.00	1,257.06
			2	1,257.06	0.00	1,257.06
			3	1,257.06	0.00	1,257.06
			4	1,257.06	0.00	1,257.06
B/Ground Flo/7		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Ground Flo/8		32	1	1,149.31	0.00	1,149.31
			2	1,149.31	0.00	1,149.31
			3	1,149.31	0.00	1,149.31
			4	1,149.31	0.00	1,149.31
B/Ground Flo/9		32	1	1,149.31	0.00	1,149.31
			2	1,149.31	0.00	1,149.31
			3	1,149.31	0.00	1,149.31
			4	1,149.31	0.00	1,149.31
B/Ground Flo/10		32	1	1,149.31	0.00	1,149.31

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
B/Ground Flo/11	33	1	1,185.22	0.00	1,185.22
		2	1,185.22	0.00	1,185.22
		3	1,185.22	0.00	1,185.22
		4	1,185.22	0.00	1,185.22
Ground/Ground/427	21	1	754.23	0.00	754.23
		2	754.23	0.00	754.23
		3	754.23	0.00	754.23
		4	754.23	0.00	754.23
Ground/Ground/428	23	1	826.07	0.00	826.07
		2	826.07	0.00	826.07
		3	826.07	0.00	826.07
		4	826.07	0.00	826.07
Ground/Ground/429	25	1	897.90	0.00	897.90
		2	897.90	0.00	897.90
		3	897.90	0.00	897.90
		4	897.90	0.00	897.90
Ground/Ground/430	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
Ground/Ground/431	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
Ground/Ground/432	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
Ground/Ground/433	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
	10000		1,436,635.20	0.00	1,436,635.20

ANNUAL FINANCIAL STATEMENTS

For the period 1 March 2024 to 28 February 2025

Prepared For

The Owners Corporation

Infinity Towers UP4421

1 Anthony Rolfe Avenue
Gungahlin
Australian Capital Territory 2912

First Choice Strata

Printed
30 July 2025

Balance Sheet

General & Sinking Fund

Owners Corporation for Plan No. 4421

As at 28th February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Assets

2025

Cash		1,382,286.71
Accounts Receivable	Note 9	69,086.68
Contributions in Arrears	Note 10	1,096,886.04
GST balance to collect		1,764.62
Total Assets		\$ 2,550,024.05

Liabilities

Contributions in Advance	Note 12	393.66
Accounts Payable Liability	Note 13	39,456.17
Unallocated Monies Received	Note 11	6,987.46
GST Liability		124,183.14
Total Liabilities		\$ 171,020.43
Net Assets		\$ 2,379,003.62

Equity

General Fund	659,859.08
Sinking Fund	1,719,144.54
Total Equity	\$ 2,379,003.62

Detailed Income and Expenditure Statement

General Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

	Actuals 01/03/24 28/02/25	Budget 01/03/24 28/02/25	Variance \$ 01/03/24 28/02/25	Variance % 01/03/24 28/02/25
Income				
Administration				
Taxes, Fees & Charges - GST rounding	2.07	0.00	2.07	100
Total Administration	2.07	0.00	2.07	0
Levy Revenue				
Contributions - Debt recovery costs	7,448.00	0.00	7,448.00	100
Contributions - other	12,417.52	0.00	12,417.52	100
Contributions - regular payments	2,160,367.86	1,535,367.00	625,000.86	41
Total Levy Revenue	2,180,233.38	1,535,367.00	644,866.38	0
Other Revenue				
Insurance Claim	25,576.29	0.00	25,576.29	100
Insurance Claim - excess	227.27	0.00	227.27	100
Mutual Revenue - penalty interest	11,664.77	0.00	11,664.77	100
Mutual Revenue - security devices	3,850.08	0.00	3,850.08	100
Sundry Revenue - other	45.00	0.00	45.00	100
Total Other Revenue	41,363.41	0.00	41,363.41	0
Professional Services				
Body Corporate Manager - certificate fees	30,105.62	0.00	30,105.62	100
Total Professional Services	30,105.62	0.00	30,105.62	0
Repairs & Maintenance				
Fire Protection Services - false alarms	295.00	0.00	295.00	100
General Repairs - Unanticipated Costs (Recoverable)	4,906.99	0.00	4,906.99	100
Plumbing & Drainage	(297.04)	0.00	(297.04)	100
Waste Management Services	181.10	0.00	181.10	100
Total Repairs & Maintenance	5,086.05	0.00	5,086.05	0
Total General Fund Income	2,256,790.53	1,535,367.00	721,423.53	47

Expenditure

Administration				
Accountant - BAS/IAS fees	1,200.00	1,200.00	0	0
Accountant - audit fees	18,400.00	3,300.00	(15,100.00)	(458)
Accountant - company tax returns	350.00	350.00	0	0
Bank Fees & Charges - account keeping fees	271.00	300.00	29.00	10
Legal Services	684,774.02	105,000.00	(579,774.02)	(552)
Legal Services - debt recovery	9,040.00	0.00	(9,040.00)	(100)
Taxes, Fees & Charges - GST rounding	(0.51)	0.00	0.51	(100)
Total Administration	714,034.51	110,150.00	(603,884.51)	0
Insurance				
Insurance Premiums	338,837.17	350,000.00	11,162.83	3

Detailed Income and Expenditure Statement (continued)

General Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Expenditure	Actuals 01/03/24 28/02/25	Budget 01/03/24 28/02/25	Variance \$ 01/03/24 28/02/25	Variance % 01/03/24 28/02/25
Total Insurance	338,837.17	350,000.00	11,162.83	0
Management				
Management - On-Site				
Building Management	102,641.23	109,090.00	6,448.77	6
Total Management - On-Site	102,641.23	109,090.00	6,448.77	6
Management - Strata				
Admin - photocopying/postage/printing/stationery	2,330.61	1,500.00	(830.61)	(55)
Total Management - Strata	2,330.61	1,500.00	(830.61)	(55)
Total Management	104,971.84	110,590.00	5,618.16	0
Other Revenue				
Insurance Claim - excess	2,500.00	5,000.00	2,500.00	50
Total Other Revenue	2,500.00	5,000.00	2,500.00	0
Professional Services				
Body Corporate Manager	157,774.82	165,327.00	7,552.18	5
Body Corporate Manager - Management Fee Supple...	1,810.90	10,000.00	8,189.10	82
Body Corporate Manager - certificate fees	16,674.53	0.00	(16,674.53)	(100)
Consultant	337,901.15	0.00	(337,901.15)	(100)
Consultant - Building Compliance / BWOOF(Building ...	5,988.00	1,500.00	(4,488.00)	(299)
Healthcare Services - sanitary disposals	906.75	1,000.00	93.25	9
Total Professional Services	521,056.15	177,827.00	(343,229.15)	0
Renewals & Replacements				
Fire Protection Systems	22,522.88	18,000.00	(4,522.88)	(25)
Lighting	0.00	1,500.00	1,500.00	100
Meeting Rooms	0.00	4,500.00	4,500.00	100
Wall Systems - cladding	(4,638.00)	0.00	4,638.00	(100)
Total Renewals & Replacements	17,884.88	24,000.00	6,115.12	0
Repairs & Maintenance				
Building Fabric/Structural - Contingencies	23,950.00	0.00	(23,950.00)	(100)
Car Park (Basement) Maintenance - cleaning	4,600.00	13,000.00	8,400.00	65
Cleaning Service	247,195.72	260,000.00	12,804.28	5
Cleaning Service - bins, garbage chutes	12,238.44	14,500.00	2,261.56	16
Cleaning Service - carpets	8,660.90	9,000.00	339.10	4
Cleaning Service - windows	7,925.00	33,000.00	25,075.00	76
Cleaning Supplies	633.41	2,500.00	1,866.59	75
Doors and Windows	887.27	1,500.00	612.73	41
Electrical Repairs	0.00	2,000.00	2,000.00	100
Fans & Ventilation Systems	3,069.00	3,000.00	(69.00)	(2)
Fire Protection Services	13,676.65	20,000.00	6,323.35	32
Fire Protection Services - false alarms	735.00	1,500.00	765.00	51

Detailed Income and Expenditure Statement (continued)

General Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Expenditure	Actuals 01/03/24 28/02/25	Budget 01/03/24 28/02/25	Variance \$ 01/03/24 28/02/25	Variance % 01/03/24 28/02/25
Fire Protection Services - monitoring	2,348.40	2,500.00	151.60	6
Fire Protection Services - training and procedures	0.00	500.00	500.00	100
Garage Door Maintenance	3,790.00	5,000.00	1,210.00	24
Garden/Lawn Maintenance	11,243.68	14,000.00	2,756.32	20
General Repairs	23,579.65	18,000.00	(5,579.65)	(31)
General Repairs - Unanticipated Costs	11,002.73	5,000.00	(6,002.73)	(120)
General Repairs - Unanticipated Costs (Recoverable)	44,612.47	0.00	(44,612.47)	(100)
Gymnasium	2,526.68	2,500.00	(26.68)	(1)
Hot Water Systems	14,460.70	4,000.00	(10,460.70)	(262)
Intercom & Security System	3,002.60	20,000.00	16,997.40	85
Lift Maintenance	40,993.50	50,000.00	9,006.50	18
Lifts	2,700.00	0.00	(2,700.00)	(100)
Lock & Key Maintenance	1,085.72	3,500.00	2,414.28	69
Lock & Key Systems - fobs	2,106.50	0.00	(2,106.50)	(100)
Painting	0.00	4,000.00	4,000.00	100
Pest Control Services	12,701.09	10,400.00	(2,301.09)	(22)
Plumbing Maintenance	7,956.82	30,000.00	22,043.18	73
Pool Maintenance	15,262.62	17,500.00	2,237.38	13
Pumps & Motor Maintenance	2,300.00	10,000.00	7,700.00	77
Security Services	20,153.10	5,000.00	(15,153.10)	(303)
Telephone & Internet Services	545.40	600.00	54.60	9
Tools & Equipment	0.00	300.00	300.00	100
Waste Management Services	5,748.69	5,000.00	(748.69)	(15)
Total Repairs & Maintenance	551,691.74	567,800.00	16,108.26	0
Utilities				
Electricity	74,430.35	80,000.00	5,569.65	7
Gas	16,135.06	10,000.00	(6,135.06)	(61)
Water	94,688.43	100,000.00	5,311.57	5
Total Utilities	185,253.84	190,000.00	4,746.16	0
Total General Fund Expenditure	2,436,230.13	1,535,367.00	(900,863.13)	(59)
Surplus / Deficit for period	(179,439.60)	0		

Detailed Income and Expenditure Statement (continued)

General Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Summary

Opening Balance as at 1 March 2024	839,298.68
Total Revenue during period	2,256,790.53
Total Expenditure during period	(2,436,230.13)
General Fund balance as at 28 February 2025	\$ 659,859.08

Detailed Income and Expenditure Statement

Sinking Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

	Actuals 01/03/24 28/02/25	Budget 01/03/24 28/02/25	Variance \$ 01/03/24 28/02/25	Variance % 01/03/24 28/02/25
Income				
Levy Revenue				
Contributions - regular payments	390,604.09	390,604.09	0	0
Total Levy Revenue	390,604.09	390,604.09	0	0
Other Revenue				
Mutual Revenue - penalty interest	2,445.78	0.00	2,445.78	100
Total Other Revenue	2,445.78	0.00	2,445.78	0
Total Sinking Fund Income	393,049.87	390,604.09	2,445.78	1
Expenditure				
Renewals & Replacements				
Car Park (Basement) - linemarking	0.00	10,270.00	10,270.00	100
Electrical Repairs	6,825.00	11,270.00	4,445.00	39
Fans & Ventilation Systems	0.00	12,747.00	12,747.00	100
Fire Protection Systems - sprinkler systems	1,400.00	2,777.00	1,377.00	50
Floor Coverings - carpet	0.00	30,096.00	30,096.00	100
Floor Systems	0.00	7,368.00	7,368.00	100
Garage - roller doors	4,600.00	5,734.00	1,134.00	20
Lifts	0.00	31,261.00	31,261.00	100
Paving & Edging	0.00	3,727.00	3,727.00	100
Pools, Spas & Saunas	21,621.98	16,710.00	(4,911.98)	(29)
Roof Systems - anchor points	0.00	2,742.00	2,742.00	100
Signs	3,265.60	2,652.00	(613.60)	(23)
Total Renewals & Replacements	37,712.58	137,354.00	99,641.42	0
Repairs & Maintenance				
Cleaning Service - bins, garbage chutes	1,673.44	4,841.00	3,167.56	65
General Repairs	12,794.77	12,932.00	137.23	1
Plumbing Maintenance	0.00	8,152.00	8,152.00	100
Plumbing Maintenance - drainage	0.00	3,163.00	3,163.00	100
Pumps, Generators & Motors	0.00	4,979.00	4,979.00	100
Total Repairs & Maintenance	14,468.21	34,067.00	19,598.79	0
Total Sinking Fund Expenditure	52,180.79	171,421.00	119,240.21	70
Surplus / Deficit for period	340,869.08	219,183.09		

Detailed Income and Expenditure Statement (continued)

Sinking Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Summary

Opening Balance as at 1 March 2024	1,378,275.46
Total Revenue during period	393,049.87
Total Expenditure during period	(52,180.79)
Sinking Fund balance as at 28 February 2025	\$ 1,719,144.54

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the owners corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the owners corporation manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Contributions in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Contributions in Arrears" and "Contributions in Advance" in the Balance Sheet represent the position of all contributions in arrears or advance, as the case may be, as at the balance date. Any items shown as "Contributions not Due" in the Balance Sheet represent contributions which have a due date after the balance date. Any items shown as "Contributions payments unidentified" in the Balance Sheet represent contribution payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Owners Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Owners Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the owners corporation and is therefore not depreciable. Non-fixed assets that are purchased by the owners corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim contributions issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Accounts Receivable

Detail	Amount
Above Property Management UP 4421 - Rental Section 119 - Unit 231	332.00
KJB Law Pty Ltd UP 4421 - Book Search - Unit 28	121.00
Legal World UP4421 - Unit 13 - Book Search	117.00
Luton Properties Gungahlin UP4421 - Rental Section 119 - Unit 61	332.00
Peter Charles Herbert Fob for Owner	135.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 109	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 117	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 18	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 210	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 32	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 349	332.00

These notes (other than notes added by the owners corporation manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 36	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 384	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 408	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 51	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 55	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 84	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 95	332.00
Rakesh Kumar Misuse of parking facilities	110.00
Ray White Belconnen UP 4421 - Rental Section 119 - Unit 172	332.00
Strataware ATT Strata Invoice 23 over payment	110.00
Velocity Conveyancing UP4421 - Unit 232 Book Search	121.00
WMG Legal Unit 81 - Section 119 with minutes - Units Plan 4421	309.00
WMG Legal UP 4421-Book Search-Unit 77	121.00
Unit: A/Ground Flo/2 Unit: 2 Fob for owner	90.00
Unit: A/Ground Flo/2 Unit: 2 UP 4421-Fobs 3395 3397 3392 - Unit 2	135.00
Unit: A/Ground Flo/4 Unit: 4 Fob for owner	45.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of common area	110.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of common property	110.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of parking facilities	110.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of Parking Facilities	110.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of Parking Facilities	110.00
Unit: B/Ground Flo/6 Unit: 6 SBRE Call Out Fee	130.90
Unit: A/Level 1/13 Unit: 13 Misuse of Parking Facilities	110.00
Unit: A/Level 1/14 Unit: 14 Fob for resident	45.00
Unit: A/Level 1/15 Unit: 15 Tailgaiting into Infinity	110.00
Unit: A/Level 1/15 Unit: 15 Tailgaiting into Infinity	130.90
Unit: A/Level 2/21 Unit: 21 Fob for Owner	45.00
Unit: A/Level 2/21 Unit: 21 Misuse of common area	130.90
Unit: A/Level 2/23 Unit: 23 Fob for Resident	45.00
Unit: A/Level 2/23 Unit: 23 Tailgaiting into Infinity	110.00
Unit: A/Level 3/36 Unit: 36 Fob for Owner	45.00
Unit: A/Level 3/43 Unit: 43 Fob for resident	45.00
Unit: B/Level 3/53 Unit: 53 Fobs for owner	90.00
Unit: B/Level 3/54 Unit: 54 Misuse of visitor parking	110.00
Unit: B/Level 3/54 Unit: 54 Tailgaiting Incident	110.00
Unit: B/Level 3/54 Unit: 54 Tailgaiting Incident	20.90
Unit: A/Level 4/56 Unit: 56 Fob for Owner	45.00
Unit: A/Level 4/56 Unit: 56 Misuse of common area	110.00
Unit: A/Level 4/56 Unit: 56 Misuse of parking facilities	110.00
Unit: A/Level 4/56 Unit: 56 Misuse of Parking Facilities	110.00
Unit: A/Level 4/56 Unit: 56 Misuse of Parking Facilities	110.00
Unit: A/Level 4/56 Unit: 56 Tailgaiting Incident	130.90
Unit: A/Level 4/58 Unit: 58 On-charge of costs	462.00
Unit: A/Level 4/60 Unit: 60 SBRE Call Out Fee	1175.53
Unit: A/Level 4/60 Unit: 60 SBRE Call Out Fee	785.40
Unit: A/Level 4/60 Unit: 60 Tailgaiting and Smoking Incident	110.00
Unit: A/Level 4/65 Unit: 65 Fob for Owners	90.00
Unit: B/Level 4/66 Unit: 66 Fob for resident	45.00
Unit: A/Level 5/71 Unit: 71 Fob for owner	90.00
Unit: A/Level 5/71 Unit: 71 Noise Complaint Related to Pets	110.00
Unit: A/Level 5/72 Unit: 72 Fob for resident	45.00
Unit: A/Level 5/73 Unit: 73 Breach of house rules relating to pets	119.00
Unit: A/Level 5/74 Unit: 74 Reimbursement of costs	324.50
Unit: A/Level 5/77 Unit: 77 Fob for Owner	90.00
Unit: A/Level 5/77 Unit: 77 Fob for Owner	90.00
Unit: A/Level 5/80 Unit: 80 Fobs for Resident	90.00
Unit: A/Level 5/80 Unit: 80 Misuse of Parking Facilities	110.00
Unit: A/Level 5/80 Unit: 80 Smoking violation	110.00
Unit: A/Level 6/84 Unit: 84 Misuse of Parking Facilities	110.00
Unit: A/Level 6/84 Unit: 84 Reimbursement of costs	950.00
Unit: A/Level 6/84 Unit: 84 Reimbursement of costs	654.50
Unit: A/Level 6/85 Unit: 85 Misuse of Parking Facilities	110.00

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: A/Level 6/85 Unit: 85 Misuse of Parking Facilities	130.90
Unit: A/Level 6/85 Unit: 85 Misuse of Parking Facilities	110.00
Unit: A/Level 6/89 Unit: 89 Tailgaiting into Infinity	130.90
Unit: A/Level 7/92 Unit: 92 Misuse of visitor parking	110.00
Unit: A/Level 7/95 Unit: 95 Replacement Sky Park Tile	29.00
Unit: A/Level 7/98 Unit: 98 Fob for resident	45.00
Unit: A/Level 9/115 Unit: 115 Misuse of Parking Facilities	110.00
Unit: A/Level 9/115 Unit: 115 Tailgaiting into Infinity	110.00
Unit: A/Level 9/115 Unit: 115 Tailgaiting into Infinity	119.00
Unit: A/Level 9/117 Unit: 117 Fob for resident	45.00
Unit: A/Level 10/125 Unit: 125 Misuse of parking facilities	110.00
Unit: A/Level 10/125 Unit: 125 Noise Complaint	130.90
Unit: A/Level 10/128 Unit: 128 Misuse of Parking Facilities	110.00
Unit: A/Level 10/131 Unit: 131 Misuse of parking facilities	110.00
Unit: A/Level 11/140 Unit: 140 FOB #140	45.00
Unit: A/Level 11/140 Unit: 140 Fob for Owner	90.00
Unit: A/Level 11/142 Unit: 142 Reimbursement of costs	352.00
Unit: A/Level 12/147 Unit: 147 Misuse of visitor parking	110.00
Unit: A/Level 12/152 Unit: 152 Fob for resident	45.00
Unit: A/Level 12/156 Unit: 156 Fob for owner	45.00
Unit: A/Level 13/163 Unit: 163 Misuse of common area	110.00
Unit: A/Level 13/163 Unit: 163 Misuse of Parking Facilities	110.00
Unit: A/Level 13/163 Unit: 163 Misuse of Parking Facilities	110.00
Unit: A/Level 13/163 Unit: 163 SBRE Call Out Fee	130.90
Unit: A/Level 13/163 Unit: 163 Unit 163 - Mattress disposal	28.05
Unit: A/Level 13/165 Unit: 165 Security Fee On-Charge	130.90
Unit: A/Level 13/165 Unit: 165 UP 4421 - Section 119 with minutes - Unit 165	320.00
Unit: A/Level 13/165 Unit: 165 Vehicle impact to Tower B Access Control Post	1189.10
Unit: A/Level 14/171 Unit: 171 Credit note	-110.00
Unit: A/Level 14/171 Unit: 171 Misuse of parking facilities	110.00
Unit: A/Level 15/181 Unit: 181 Fob for owner	45.00
Unit: A/Level 15/190 Unit: 190 Fob for Owner	90.00
Unit: A/Level 15/190 Unit: 190 On charge of costs associated with vehicle impact to roller door	467.50
Unit: A/Level 15/190 Unit: 190 On charge of repair costs associated with vehicle impact to roller door by resident ...	8668.00
Unit: A/Level 15/190 Unit: 190 On charge of security costs associated with vehicle impact of roller door by reside...	13901.83
Unit: A/Level 15/190 Unit: 190 Reimbursement for damage to roller door	440.00
Unit: A/Level 15/190 Unit: 190 Reimbursement of costs to repair roller door due to impact from vehicle by residents...	1419.00
Unit: A/Level 17/203 Unit: 203 Reimbursement for Security Services	130.90
Unit: A/Level 17/204 Unit: 204 Fob #3369, #3384 and #3398	135.00
Unit: A/Level 18/215 Unit: 215 Fob for owner	45.00
Unit: A/Level 18/219 Unit: 219 Fob for owner	45.00
Unit: A/Level 18/222 Unit: 222 1 x Fob Number: 3244	45.00
Unit: A/Level 19/224 Unit: 224 Fob for resident	45.00
Unit: A/Level 19/226 Unit: 226 Misuse of parking facilities	110.00
Unit: A/Level 20/235 Unit: 235 On-charge cost of replacing tempering valve U235	308.00
Unit: B/Level 5/239 Unit: 239 Fob for resident	90.00
Unit: B/Level 5/247 Unit: 247 UP 4421 - Mattress Disposal - Unit 247	28.05
Unit: B/Level 6/249 Unit: 249 Costs associated with call out for Resident locked out of premises.	187.00
Unit: B/Level 6/251 Unit: 251 Misuse of common property	110.00
Unit: B/Level 7/260 Unit: 260 On charge of flood clean up costs for U248	1075.00
Unit: B/Level 7/260 Unit: 260 On-Charge of plumbing costs	3320.21
Unit: B/Level 7/260 Unit: 260 On-charge to U260 as instructed for costs incurred for the removal and disposal of c...	165.00
Unit: B/Level 7/262 Unit: 262 Fob for Owner	45.00
Unit: B/Level 7/262 Unit: 262 On-charge of costs for repair to sprinkler head and stop solenoid valve due to fire da...	1078.00
Unit: B/Level 7/262 Unit: 262 On-charge of Level Plumbing costs due to fire in U262	781.00
Unit: B/Level 7/262 Unit: 262 Reimbursement of costs incurred by UP4421 due to flooding in Unit 262	6165.00
Unit: B/Level 7/267 Unit: 267 Fob for Owner	45.00
Unit: B/Level 7/267 Unit: 267 Tailgaiting into Infinity	110.00
Unit: B/Level 7/267 Unit: 267 Tailgaiting into Infinity	119.00
Unit: B/Level 7/267 Unit: 267 Tailgaiting into Infinity	110.00
Unit: B/Level 7/268 Unit: 268 Fob for Owner	45.00
Unit: B/Level 7/268 Unit: 268 Security Call Out Fee	130.90

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Level 8/273 Unit: 273 Misuse of parking facilities	119.00
Unit: B/Level 8/278 Unit: 278 Fobs for Owner	45.00
Unit: B/Level 9/281 Unit: 281 Tailgaiting Incident	130.90
Unit: B/Level 9/285 Unit: 285 On-charge for carpet drying	580.00
Unit: B/Level 9/286 Unit: 286 Reimbursement of costs	748.00
Unit: B/Level 9/286 Unit: 286 Reimbursement of costs	330.00
Unit: B/Level 10/294 Unit: 294 Breach of house rules relating to pets	110.00
Unit: B/Level 10/297 Unit: 297 Tailgaiting Incident	16.62
Unit: B/Level 10/297 Unit: 297 Tailgaiting Incident	110.00
Unit: B/Level 11/306 Unit: 306 Misuse of common area	130.90
Unit: B/Level 11/306 Unit: 306 SBRE Call Out Fee	130.90
Unit: B/Level 11/312 Unit: 312 Fob	45.00
Unit: B/Level 12/319 Unit: 319 Mattress Disposal â€” ACT Hard Waste Scheme	28.05
Unit: B/Level 13/330 Unit: 330 Fob for resident	45.00
Unit: B/Level 14/341 Unit: 341 Reimbursement for Invoice #00000752 due to tenants causing damage to common p...	242.00
Unit: B/Level 14/342 Unit: 342 Tailgaiting Incident	130.90
Unit: B/Level 14/345 Unit: 345 Misuse of parking facilities	110.00
Unit: B/Level 14/345 Unit: 345 Misuse of visitor parking	110.00
Unit: B/Level 15/347 Unit: 347 Misuse of parking facilities	110.00
Unit: B/Level 15/349 Unit: 349 Fob for Resident	45.00
Unit: B/Level 16/358 Unit: 358 Misuse of common property	130.90
Unit: B/Level 16/358 Unit: 358 Misuse of Parking Facilities	110.00
Unit: B/Level 16/358 Unit: 358 Security Services	130.90
Unit: B/Level 16/366 Unit: 366 Fob for owner	45.00
Unit: B/Level 17/376 Unit: 376 Fob for Resident	90.00
Unit: B/Level 17/376 Unit: 376 Fob for Resident	90.00
Unit: B/Level 17/379 Unit: 379 SBRE Call Out Fee	130.90
Unit: B/Level 17/379 Unit: 379 SBRE Call Out Fee	130.90
Unit: B/Level 18/385 Unit: 385 Creation of fire hazard	110.00
Unit: B/Level 18/386 Unit: 386 Fob for owner	45.00
Unit: B/Level 18/390 Unit: 390 Parcel theft	130.90
Unit: B/Level 19/396 Unit: 396 On-charge of plumbing costs incurred by the EC to rectify flooding originating from ...	1296.82
Unit: B/Level 19/396 Unit: 396 Reimbursement of costs	374.00
Unit: B/Level 19/396 Unit: 396 Reimbursements for carpet drying due to flood from Unit 396	730.00
Unit: B/Level 19/396 Unit: 396 Reimbursement to OC for costs incurred while investigating water leak that originate...	1296.82
Unit: B/Level 19/399 Unit: 399 Fob for Owner	45.00
Unit: B/Level 20/409 Unit: 409 Misuse of parking facilities	110.00
Unit: B/Level 20/410 Unit: 410 Vandalisim of common property	110.00
Unit: B/Level 20/411 Unit: 411 After hours call out due to house rule breach at Unit 411.	935.00
Unit: B/Level 20/411 Unit: 411 Fob for Owner	90.00
Unit: B/Level 20/411 Unit: 411 Misuse of common property	110.00
Unit: B/Level 20/411 Unit: 411 Misuse of parking facilities	110.00
Unit: B/Level 20/411 Unit: 411 Noise Complaint	110.00
Unit: B/Level 20/412 Unit: 412 Callout cost due to dumping of rubbish	130.90
Unit: B/Level 21/415 Unit: 415 Fob for Resident	45.00
Unit: B/Level 21/415 Unit: 415 Misuse of Parking Facilities	130.90
Unit: B/Level 21/415 Unit: 415 Misuse of Parking Facilities	110.00
Unit: B/Level 21/418 Unit: 418 Deactivation of remote - 418	198.00
Unit: B/Level 21/419 Unit: 419 Fobs for Resident	45.00
Unit: Ground/Ground/432 Unit: 432 Fob for owner	45.00
Unit: Ground/Ground/432 Unit: 432 Fob for resident	45.00
	\$ 69,086.68

Note 10 Contributions in Arrears - also see note 2

Detail	Amount
Unit: A/Ground Flo/1 Unit: 1	46.18
Unit: A/Ground Flo/2 Unit: 2	3468.80
Unit: A/Ground Flo/3 Unit: 3	3389.71
Unit: A/Ground Flo/4 Unit: 4	2768.35
Unit: B/Ground Flo/6 Unit: 6	6799.73
Unit: B/Ground Flo/7 Unit: 7	5740.09
Unit: B/Ground Flo/8 Unit: 8	3389.71

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Ground Flo/9 Unit: 9	3401.50
Unit: B/Ground Flo/10 Unit: 10	4498.42
Unit: B/Ground Flo/11 Unit: 11	3014.86
Unit: A/Level 1/13 Unit: 13	3248.70
Unit: A/Level 1/16 Unit: 16	1694.85
Unit: A/Level 2/17 Unit: 17	3389.70
Unit: A/Level 2/18 Unit: 18	1672.56
Unit: A/Level 2/19 Unit: 19	3188.94
Unit: A/Level 2/20 Unit: 20	1588.93
Unit: A/Level 2/22 Unit: 22	2012.64
Unit: A/Level 2/24 Unit: 24	1800.78
Unit: A/Level 2/26 Unit: 26	3757.47
Unit: A/Level 2/27 Unit: 27	8427.45
Unit: A/Level 2/28 Unit: 28	3535.86
Unit: A/Level 2/29 Unit: 29	1800.78
Unit: B/Level 2/30 Unit: 30	1800.78
Unit: B/Level 2/31 Unit: 31	14325.32
Unit: B/Level 2/32 Unit: 32	1800.78
Unit: B/Level 2/33 Unit: 33	1027.53
Unit: B/Level 2/34 Unit: 34	1800.78
Unit: A/Level 3/36 Unit: 36	44.59
Unit: A/Level 3/37 Unit: 37	1694.85
Unit: A/Level 3/38 Unit: 38	1784.03
Unit: A/Level 3/39 Unit: 39	11.15
Unit: A/Level 3/40 Unit: 40	1694.39
Unit: A/Level 3/41 Unit: 41	2012.64
Unit: A/Level 3/42 Unit: 42	11429.83
Unit: A/Level 3/44 Unit: 44	3677.33
Unit: A/Level 3/45 Unit: 45	43.03
Unit: B/Level 3/51 Unit: 51	1906.71
Unit: B/Level 3/52 Unit: 52	1800.78
Unit: B/Level 3/53 Unit: 53	8711.52
Unit: B/Level 3/54 Unit: 54	1800.78
Unit: A/Level 4/55 Unit: 55	1694.85
Unit: A/Level 4/56 Unit: 56	8220.53
Unit: A/Level 4/57 Unit: 57	1694.85
Unit: A/Level 4/58 Unit: 58	3431.88
Unit: A/Level 4/59 Unit: 59	1800.78
Unit: A/Level 4/60 Unit: 60	2118.56
Unit: A/Level 4/61 Unit: 61	3850.35
Unit: A/Level 4/62 Unit: 62	1800.78
Unit: A/Level 4/65 Unit: 65	1800.78
Unit: B/Level 4/68 Unit: 68	294.66
Unit: B/Level 4/69 Unit: 69	1800.78
Unit: A/Level 5/71 Unit: 71	2860.07
Unit: A/Level 5/73 Unit: 73	5740.09
Unit: A/Level 5/74 Unit: 74	1800.78
Unit: A/Level 5/78 Unit: 78	2436.35
Unit: A/Level 5/80 Unit: 80	3707.49
Unit: A/Level 6/83 Unit: 83	0.05
Unit: A/Level 6/84 Unit: 84	2224.50
Unit: A/Level 6/85 Unit: 85	12598.76
Unit: A/Level 6/86 Unit: 86	2330.42
Unit: A/Level 7/92 Unit: 92	3530.42
Unit: A/Level 7/93 Unit: 93	2541.93
Unit: A/Level 7/94 Unit: 94	1800.78
Unit: A/Level 7/95 Unit: 95	2224.50
Unit: A/Level 7/96 Unit: 96	1588.93
Unit: A/Level 7/100 Unit: 100	2224.50
Unit: A/Level 7/102 Unit: 102	9107.52
Unit: A/Level 8/103 Unit: 103	2648.21
Unit: A/Level 8/105 Unit: 105	3294.62

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: A/Level 8/106 Unit: 106	2330.42
Unit: A/Level 8/107 Unit: 107	1588.93
Unit: A/Level 8/108 Unit: 108	2330.42
Unit: A/Level 8/109 Unit: 109	1800.78
Unit: A/Level 8/110 Unit: 110	1324.16
Unit: A/Level 8/112 Unit: 112	4677.10
Unit: A/Level 9/114 Unit: 114	2648.21
Unit: A/Level 9/115 Unit: 115	1765.04
Unit: A/Level 9/118 Unit: 118	1588.93
Unit: A/Level 9/119 Unit: 119	3410.26
Unit: A/Level 9/122 Unit: 122	2330.42
Unit: A/Level 10/125 Unit: 125	2648.21
Unit: A/Level 10/127 Unit: 127	1348.41
Unit: A/Level 10/128 Unit: 128	3668.41
Unit: A/Level 10/130 Unit: 130	2436.35
Unit: A/Level 10/131 Unit: 131	1774.62
Unit: A/Level 10/133 Unit: 133	2330.42
Unit: A/Level 10/134 Unit: 134	10200.80
Unit: A/Level 10/135 Unit: 135	3071.92
Unit: A/Level 11/138 Unit: 138	1800.78
Unit: A/Level 11/139 Unit: 139	2330.42
Unit: A/Level 11/140 Unit: 140	1694.85
Unit: A/Level 11/141 Unit: 141	2436.35
Unit: A/Level 11/142 Unit: 142	481.56
Unit: A/Level 11/144 Unit: 144	2330.42
Unit: A/Level 11/145 Unit: 145	8276.52
Unit: A/Level 12/147 Unit: 147	2754.13
Unit: A/Level 12/148 Unit: 148	5527.47
Unit: A/Level 12/149 Unit: 149	1906.71
Unit: A/Level 12/151 Unit: 151	2090.85
Unit: A/Level 12/152 Unit: 152	2436.35
Unit: A/Level 12/153 Unit: 153	1359.45
Unit: A/Level 12/154 Unit: 154	2754.13
Unit: A/Level 12/155 Unit: 155	2330.42
Unit: A/Level 12/156 Unit: 156	2435.93
Unit: A/Level 12/157 Unit: 157	3071.92
Unit: A/Level 13/158 Unit: 158	2754.13
Unit: A/Level 13/160 Unit: 160	3057.17
Unit: A/Level 13/161 Unit: 161	2436.35
Unit: A/Level 13/162 Unit: 162	1694.85
Unit: A/Level 13/163 Unit: 163	2436.35
Unit: A/Level 13/164 Unit: 164	1951.17
Unit: A/Level 13/166 Unit: 166	2436.35
Unit: A/Level 13/167 Unit: 167	2542.28
Unit: A/Level 14/168 Unit: 168	3177.86
Unit: A/Level 14/169 Unit: 169	2754.13
Unit: A/Level 14/170 Unit: 170	2754.13
Unit: A/Level 14/171 Unit: 171	1906.71
Unit: A/Level 14/172 Unit: 172	2436.35
Unit: A/Level 14/173 Unit: 173	12167.15
Unit: A/Level 14/174 Unit: 174	2542.28
Unit: A/Level 14/178 Unit: 178	4661.45
Unit: A/Level 15/179 Unit: 179	5951.24
Unit: A/Level 15/180 Unit: 180	2754.10
Unit: A/Level 15/181 Unit: 181	12731.31
Unit: A/Level 15/182 Unit: 182	1906.71
Unit: A/Level 15/184 Unit: 184	9268.47
Unit: A/Level 16/191 Unit: 191	5720.14
Unit: A/Level 16/192 Unit: 192	2860.07
Unit: A/Level 16/193 Unit: 193	2012.64
Unit: A/Level 16/194 Unit: 194	2436.35
Unit: A/Level 16/196 Unit: 196	5760.56

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: A/Level 16/198 Unit: 198	1760.07
Unit: A/Level 16/200 Unit: 200	3584.56
Unit: A/Level 17/202 Unit: 202	2860.07
Unit: A/Level 17/203 Unit: 203	2860.07
Unit: A/Level 17/206 Unit: 206	9131.41
Unit: A/Level 17/207 Unit: 207	2542.28
Unit: A/Level 17/209 Unit: 209	415.66
Unit: A/Level 17/210 Unit: 210	2436.35
Unit: A/Level 17/211 Unit: 211	2542.28
Unit: A/Level 17/212 Unit: 212	3177.86
Unit: A/Level 18/214 Unit: 214	2860.07
Unit: A/Level 18/216 Unit: 216	5102.29
Unit: A/Level 18/218 Unit: 218	2542.28
Unit: A/Level 18/219 Unit: 219	2012.64
Unit: A/Level 18/220 Unit: 220	12512.70
Unit: A/Level 18/222 Unit: 222	2542.28
Unit: A/Level 18/223 Unit: 223	6698.04
Unit: A/Level 19/225 Unit: 225	2860.07
Unit: A/Level 19/226 Unit: 226	5377.51
Unit: A/Level 19/228 Unit: 228	2012.64
Unit: A/Level 19/229 Unit: 229	2966.00
Unit: A/Level 19/231 Unit: 231	2648.21
Unit: A/Level 20/234 Unit: 234	247.14
Unit: A/Level 20/236 Unit: 236	5614.20
Unit: B/Level 5/239 Unit: 239	3495.64
Unit: B/Level 5/240 Unit: 240	2648.21
Unit: B/Level 5/241 Unit: 241	2224.50
Unit: B/Level 5/242 Unit: 242	3601.57
Unit: B/Level 5/243 Unit: 243	1872.16
Unit: B/Level 5/246 Unit: 246	5952.69
Unit: B/Level 5/247 Unit: 247	5231.78
Unit: B/Level 6/248 Unit: 248	2436.35
Unit: B/Level 6/249 Unit: 249	2513.52
Unit: B/Level 6/250 Unit: 250	6264.86
Unit: B/Level 6/251 Unit: 251	2224.50
Unit: B/Level 6/253 Unit: 253	14511.30
Unit: B/Level 6/254 Unit: 254	2224.50
Unit: B/Level 6/256 Unit: 256	2224.50
Unit: B/Level 6/258 Unit: 258	2436.35
Unit: B/Level 7/260 Unit: 260	2754.13
Unit: B/Level 7/264 Unit: 264	1800.78
Unit: B/Level 7/265 Unit: 265	4473.44
Unit: B/Level 7/266 Unit: 266	1243.76
Unit: B/Level 7/267 Unit: 267	2858.88
Unit: B/Level 7/269 Unit: 269	2436.35
Unit: B/Level 8/271 Unit: 271	5527.47
Unit: B/Level 8/274 Unit: 274	2704.44
Unit: B/Level 8/276 Unit: 276	7326.46
Unit: B/Level 8/277 Unit: 277	1455.25
Unit: B/Level 9/281 Unit: 281	2542.28
Unit: B/Level 9/282 Unit: 282	2860.07
Unit: B/Level 9/283 Unit: 283	1934.54
Unit: B/Level 9/285 Unit: 285	2754.13
Unit: B/Level 9/286 Unit: 286	1906.71
Unit: B/Level 9/289 Unit: 289	4676.61
Unit: B/Level 9/290 Unit: 290	1906.71
Unit: B/Level 10/292 Unit: 292	2542.28
Unit: B/Level 10/293 Unit: 293	2150.14
Unit: B/Level 10/294 Unit: 294	3443.32
Unit: B/Level 10/296 Unit: 296	2754.13
Unit: B/Level 10/297 Unit: 297	946.71
Unit: B/Level 10/298 Unit: 298	4677.10

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Level 10/299 Unit: 299	3401.52
Unit: B/Level 10/300 Unit: 300	12527.38
Unit: B/Level 10/301 Unit: 301	3826.72
Unit: B/Level 10/302 Unit: 302	2542.28
Unit: B/Level 11/303 Unit: 303	5102.43
Unit: B/Level 11/304 Unit: 304	879.74
Unit: B/Level 11/305 Unit: 305	536.35
Unit: B/Level 11/306 Unit: 306	2330.42
Unit: B/Level 11/307 Unit: 307	4700.91
Unit: B/Level 11/308 Unit: 308	1906.71
Unit: B/Level 11/309 Unit: 309	1529.63
Unit: B/Level 11/310 Unit: 310	11.82
Unit: B/Level 11/311 Unit: 311	12870.82
Unit: B/Level 11/312 Unit: 312	3813.42
Unit: B/Level 11/313 Unit: 313	2542.28
Unit: B/Level 12/314 Unit: 314	2542.28
Unit: B/Level 12/316 Unit: 316	12763.24
Unit: B/Level 12/317 Unit: 317	2330.42
Unit: B/Level 12/318 Unit: 318	2754.13
Unit: B/Level 12/319 Unit: 319	1906.71
Unit: B/Level 12/320 Unit: 320	2436.35
Unit: B/Level 12/323 Unit: 323	1271.16
Unit: B/Level 12/324 Unit: 324	2542.28
Unit: B/Level 13/325 Unit: 325	2542.28
Unit: B/Level 13/326 Unit: 326	2966.00
Unit: B/Level 13/328 Unit: 328	2436.35
Unit: B/Level 13/329 Unit: 329	2860.07
Unit: B/Level 13/331 Unit: 331	4889.69
Unit: B/Level 13/333 Unit: 333	2436.35
Unit: B/Level 13/335 Unit: 335	2648.21
Unit: B/Level 14/336 Unit: 336	340.08
Unit: B/Level 14/337 Unit: 337	2966.00
Unit: B/Level 14/338 Unit: 338	2545.88
Unit: B/Level 14/339 Unit: 339	2436.35
Unit: B/Level 14/340 Unit: 340	2860.07
Unit: B/Level 14/342 Unit: 342	20.00
Unit: B/Level 14/343 Unit: 343	3614.12
Unit: B/Level 14/344 Unit: 344	2436.35
Unit: B/Level 14/345 Unit: 345	4039.32
Unit: B/Level 14/346 Unit: 346	2648.21
Unit: B/Level 15/347 Unit: 347	4235.97
Unit: B/Level 15/348 Unit: 348	2966.00
Unit: B/Level 15/349 Unit: 349	2542.28
Unit: B/Level 15/350 Unit: 350	2436.35
Unit: B/Level 15/353 Unit: 353	2436.35
Unit: B/Level 15/354 Unit: 354	9325.96
Unit: B/Level 15/356 Unit: 356	2012.64
Unit: B/Level 15/357 Unit: 357	33795.55
Unit: B/Level 16/358 Unit: 358	2648.21
Unit: B/Level 16/361 Unit: 361	2436.35
Unit: B/Level 16/362 Unit: 362	2860.07
Unit: B/Level 16/363 Unit: 363	17349.63
Unit: B/Level 16/364 Unit: 364	20338.66
Unit: B/Level 16/366 Unit: 366	6477.45
Unit: B/Level 16/367 Unit: 367	2012.64
Unit: B/Level 16/368 Unit: 368	2648.21
Unit: B/Level 17/370 Unit: 370	2966.00
Unit: B/Level 17/371 Unit: 371	5087.56
Unit: B/Level 17/372 Unit: 372	2436.35
Unit: B/Level 17/374 Unit: 374	8326.16
Unit: B/Level 17/375 Unit: 375	2542.28
Unit: B/Level 17/376 Unit: 376	1906.71

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Level 17/377 Unit: 377	8260.08
Unit: B/Level 17/378 Unit: 378	2118.56
Unit: B/Level 18/382 Unit: 382	2542.28
Unit: B/Level 18/383 Unit: 383	2436.35
Unit: B/Level 18/385 Unit: 385	2118.02
Unit: B/Level 18/387 Unit: 387	3840.63
Unit: B/Level 18/388 Unit: 388	5102.29
Unit: B/Level 18/390 Unit: 390	13773.64
Unit: B/Level 19/391 Unit: 391	2754.13
Unit: B/Level 19/392 Unit: 392	3071.92
Unit: B/Level 19/393 Unit: 393	5314.89
Unit: B/Level 19/394 Unit: 394	2542.28
Unit: B/Level 19/395 Unit: 395	4006.00
Unit: B/Level 19/397 Unit: 397	5119.61
Unit: B/Level 19/398 Unit: 398	1920.01
Unit: B/Level 19/399 Unit: 399	2542.28
Unit: B/Level 19/400 Unit: 400	640.88
Unit: B/Level 19/401 Unit: 401	18785.32
Unit: B/Level 20/402 Unit: 402	2754.13
Unit: B/Level 20/403 Unit: 403	3071.92
Unit: B/Level 20/404 Unit: 404	2417.19
Unit: B/Level 20/405 Unit: 405	2542.28
Unit: B/Level 20/408 Unit: 408	2542.28
Unit: B/Level 20/410 Unit: 410	2118.56
Unit: B/Level 20/411 Unit: 411	7620.47
Unit: B/Level 20/412 Unit: 412	2754.13
Unit: B/Level 21/413 Unit: 413	2966.00
Unit: B/Level 21/415 Unit: 415	2754.13
Unit: B/Level 21/416 Unit: 416	2542.28
Unit: B/Level 21/417 Unit: 417	15834.79
Unit: B/Level 21/418 Unit: 418	2012.64
Unit: B/Level 21/419 Unit: 419	2860.07
Unit: B/Level 21/420 Unit: 420	5720.02
Unit: B/Level 21/421 Unit: 421	2966.00
Unit: B/Level 22/423 Unit: 423	5931.99
Unit: B/Level 22/424 Unit: 424	5508.28
Unit: B/Level 22/426 Unit: 426	5826.07
Unit: Ground/Ground/428 Unit: 428	2436.35
Unit: Ground/Ground/429 Unit: 429	6687.74
Unit: Ground/Ground/430 Unit: 430	2966.00
Unit: Ground/Ground/431 Unit: 431	2118.56
Unit: Ground/Ground/432 Unit: 432	2118.56
Unit: Ground/Ground/433 Unit: 433	2966.00
	\$ 1,096,886.04

Note 11 Unallocated Monies Received - also see note 3

Detail	Amount
Unit: B/Level 4/67 Unit: 67	3.00
Unit: A/Level 5/75 Unit: 75	5.56
Unit: A/Level 5/77 Unit: 77	0.10
Unit: A/Level 9/120 Unit: 120	0.40
Unit: A/Level 9/123 Unit: 123	44.00
Unit: A/Level 11/146 Unit: 146	764.16
Unit: A/Level 13/165 Unit: 165	0.02
Unit: A/Level 20/233 Unit: 233	71.98
Unit: B/Level 6/252 Unit: 252	200.00
Unit: B/Level 6/255 Unit: 255	360.00
Unit: B/Level 7/268 Unit: 268	1198.44
Unit: B/Level 8/278 Unit: 278	88.00
Unit: B/Level 13/330 Unit: 330	14.68
Unit: B/Level 19/396 Unit: 396	4237.12
	\$ 6,987.46

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Note 12 Contributions in Advance - also see note 2

Detail	Amount
Lot: B/Level 3/49 Unit: 49	393.66
	\$ 393.66

Note 13 Accounts Payable Liability

Detail	Amount
ACTEWAGL Gas consumption for 04/09/2024 to 04/12/2024	7986.42
Blitz Security Refund INV-2214	-429.00
Built Environment Collective Structural inspections and reporting - 08/11/2024 to 30/01/2025	7036.98
Dimeo Cleaning Services Pty Ltd Supply of toilet paper, gym wipes, hand towel	468.42
Douglas Wright Group Garbage chute cleaning and sanitizing completed on 20.08.2024	1840.78
First Choice Strata December 2024 BAS Preparation and lodgement	330.00
Iconic Pest Management General pest management - spray for insects, rodent management, one-off treatment of...	3060.00
iiNet Reimbursement	-49.99
Kone Elevators Pty Ltd Lift servicing for 01.04.2025 to 30.06.2025	11608.08
Leader Security Credit note due to unsatisfactory services provided.	-4426.99
Leader Security Credit note due to unsatisfactory services provided.	-1163.25
Level Plumbing Canberra Investigation and remediation of pool backflow/overflow tank with drainage issues	321.75
Level Plumbing Canberra Servicing and testing of hot water units and systems, clean of storm water sump/chan...	4493.50
O'Neill & Brown Fire Services Pty Ltd Attendance to investigate FAS fault. Topped up fuel as required. Reset of ...	1039.50
O'Neill & Brown Fire Services Pty Ltd Removal and installation of 2 X fire doors & labour charges	6811.01
O'Neill & Brown Fire Services Pty Ltd Replacement and installation of new solenoid	891.00
Owen Bellhouse-Smith Professional fees for the period ending 25/02/2025	4441.95
Pristine Pools Canberra Pty Ltd Standard commercial services, liquid chlorine, 5L acid	269.45
Veolia CR for overpayment	-110.84
Veolia Waste collection - paper and cardboard	139.20
Vortex Fire Safety Consultancy Refund for Facade assessment	-5101.80
	\$ 39,456.17



Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 11 June 2025

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	The Owners UP 4421	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	01GS547808	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 27 May 2025, Local Standard Time
	To:	4.00pm on 27 May 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	1 Anthony Rolfe Avenue, Gungahlin NSW 2912	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	AUD 215,544,000
	Common Contents	AUD 2,155,440
	Catastrophe	AUD 32,654,916
Section 2: Machinery Breakdown Insurance	AUD 25,000	
Section 3: Consequential Loss Insurance	AUD 32,331,600	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 282,685,956	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 20,000,000 in respect of any one Occurrence
	Property Damage	AUD 20,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	AUD 1,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 11 June 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

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

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:



Sean Tween
Senior Property Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

INSURANCE CLAIMS FOR PERIOD 2024 -2025

UP4421 filed one claim against its insurance policy during the last policy cover period. The incident affected units 431 and 432 due to significant water ingress through the Level 1 car park concrete slab, and was triggered by a vehicle impacting two separate fire sprinkler assets, causing mass water loss.

The responsible party was a tenant moving into the complex, who self-reported, providing their identity information for the claim, however the driver did not hold comprehensive insurance at the time of the incident. The insurer is making attempts to recover losses on behalf of the Owners Corporation.

Below is a record of the claim:

CLAIMS HISTORY			
PERIOD	DATE OF LOSS	DESCRIPTION	AMOUNT PAID
2024-2025	20/09/2024	*OPEN* - Claim in progress. Water Damage - Unit 432 flooring, ceilings and other structure damaged due to damaged fire sprinkler by unit 151 tenant's vehicle (Estimated loss \$46,391)	\$4,349.98
Total claims during this period			\$4,349.98

Annual Fire Safety Statement

Under the Environmental Planning and Assessment Regulation 2000 - Division 5, Clause 175

Type of certificate	Annual
Certificate Name Owner/Agent Address	I, Kurt Masters of O'Neill & Brown Fire Services Pty Ltd 20 Spongolite Street Beard ACT 2620 Certify that: (a) each essential fire safety measure specified in the statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing: (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under the Environmental Planning and Assessment Regulation 2000, Clauses 170, 171, 172, 173, 174 and (c) the information contained in this certificate, is to the best of my knowledge and belief, true and accurate.
Identification of building Street City Postcode	Infinity Apartments (UP 4421) 1 Anthony Rolfe Avenue Gungahlin 2912
Particulars of building	Whole Building
Date of assessment	2024-10-15
Owners details Name Address	First Choice Strata Pty Ltd PO Box 479 Dickson 2602
Date of certificate	2024-10-15
Essential fire safety measures	Standard of performance
General Sprinkler System	AS-2118.1
General Sprinkler & Hydrant Pumpsets	AS-2941
Fire Hydrant Systems	AS-2419
Fire Detection Systems	AS-1670
Sound Systems	AS-2220.2
Intercom Systems	AS-2220.2

Fire Extinguishers	AS-2444
Fire Hose Reels	AS-2441
Fire Doorsets - Hinged & Pivoted	AS-1905.1
Signature	 Owner/Agent

NOTES for completing final / interim fire safety certificate

Note 1 - An interim fire safety certificate or a final fire safety certificate is required before:

- An interim occupation certificate can be issued to allow a partially completed new building (including an altered portion of, or an extension to a new building) to be occupied or used, or
- An interim occupation certificate can be issued to allow a change of building use for part of an existing building.

A final safety certificate is required:

- Before a final occupation certificate can be issued to allow a new building (including an altered portion of, or extension to a new building) to be occupied or used, or
- Before a final occupation certificate can be issued to allow a change of building use for an existing building, or
- In accordance with a fire safety order given by a council.

An **interim fire safety certificate** is used for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which an interim occupation certificate will be sought.

A **final safety certificate** must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3) subject to the following.

An interim fire safety certificate or a final fire safety certificate need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent, complying development certificate, construction certificate or fire safety order, has specified otherwise in the schedule.

See note 3.

Note 2 - the person who carries out the assessment:

- Must inspect and verify the performance of each safety measure being assessed; and
- In the case of a (interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building.

Note 3 - the relevant essential fire safety measure are those specified in the most recent fire safety schedule, attached to one of the following:

- Development consent for a change of building use,
- Complying development certificate for the erection of a building or a change of building use; or
- A fire safety order.

The fire safety schedule will also identify the required standard of performance for each essential fire safety measure.

Proposed Annual Budget

General Fund

Owners Corporation for Plan No. 4421

1 March 2025 to 28 February 2026

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Expenditure	Actuals 03/24 - 02/25	Budget 03/24 - 02/25	Budget 03/25 - 02/26	Variance \$
Accountant - BAS/IAS fees	1,200.00	1,200.00	1,200.00	-
Accountant - audit fees	18,400.00	3,300.00	6,820.00	3,520.00
Accountant - company tax returns	350.00	350.00	350.00	-
Administrative Fees & Charges - photocopying/postage/printing/stationery	2,330.61	1,500.00	2,090.00	590.00
Bank Fees & Charges - account keeping fees	271.00	300.00	272.00	(28.00)
Body Corporate Manager	157,774.82	165,327.00	171,000.00	5,673.00
Body Corporate Manager - Management Fee Supplementary	1,810.90	10,000.00	10,000.00	-
Body Corporate Manager - certificate fees	16,674.53	-	-	-
Building Management	102,641.23	109,090.00	112,909.00	3,819.00
Car Park (Basement) Maintenance - cleaning	4,600.00	13,000.00	9,200.00	(3,800.00)
Cleaning Service	247,195.72	260,000.00	260,000.00	-
Cleaning Service - bins, garbage chutes	12,238.44	14,500.00	10,500.00	(4,000.00)
Cleaning Service - carpets	8,660.90	9,000.00	9,000.00	-
Cleaning Service - windows	7,925.00	33,000.00	33,000.00	-
Cleaning Supplies	633.41	2,500.00	800.00	(1,700.00)
Consultant - Building Compliance / BWOF(Building Warranty of Fitness)	5,988.00	1,500.00	1,388.00	(112.00)
Contributions - Debt recovery costs	1,072.00	-	-	-
Contributions - Levy	1,535,367.00	-	-	-
Doors and Windows	887.27	1,500.00	1,500.00	-
Electrical Repairs	-	2,000.00	2,000.00	-
Electricity	74,430.35	80,000.00	82,000.00	2,000.00
Fans & Ventilation Systems	3,069.00	3,000.00	3,000.00	-
Fire Protection Services	13,676.65	20,000.00	15,000.00	(5,000.00)
Fire Protection Services - false alarms	735.00	1,500.00	1,000.00	(500.00)
Fire Protection Services - monitoring	2,348.40	2,500.00	2,500.00	-
Fire Protection Services - training and procedures	-	500.00	-	(500.00)
Fire Protection Systems	22,522.88	18,000.00	18,000.00	-
Garage Door Maintenance	3,790.00	5,000.00	5,000.00	-
Garden/Lawn Maintenance	11,243.68	14,000.00	12,000.00	(2,000.00)
Gas	16,135.06	10,000.00	10,000.00	-
General Repairs	23,579.65	18,000.00	22,730.00	4,730.00
General Repairs - Unanticipated Costs	11,002.73	5,000.00	9,090.00	4,090.00
General Repairs - Unanticipated Costs (Recoverable)	44,612.47	-	-	-
Gymnasium	2,526.68	2,500.00	2,500.00	-
Healthcare Services - sanitary disposals	906.75	1,000.00	1,000.00	-
Hot Water Systems	14,460.70	4,000.00	8,000.00	4,000.00
Insurance Claim - excess	2,500.00	5,000.00	5,000.00	-
Insurance Premiums	338,837.17	350,000.00	384,000.00	34,000.00
Intercom & Security System	3,002.60	20,000.00	4,600.00	(15,400.00)
Legal Services	55,110.00	105,000.00	100,000.00	(5,000.00)
Legal Services - debt recovery	9,040.00	-	-	-
Lift Maintenance	40,993.50	50,000.00	50,000.00	-
Lifts	2,700.00	-	-	-
Lighting	-	1,500.00	1,500.00	-
Lock & Key Maintenance	1,085.72	3,500.00	3,500.00	-
Lock & Key Systems - fobs	2,106.50	-	-	-
Meeting Rooms	-	4,500.00	909.00	(3,591.00)
Mutual Revenue - penalty interest	211.97	-	-	-
Painting	-	4,000.00	-	(4,000.00)
Pest Control Services	12,701.09	10,400.00	10,400.00	-
Plumbing & Drainage	297.04	-	-	-

Proposed Annual Budget (continued)

General Fund

Owners Corporation for Plan No. 4421

1 March 2025 to 28 February 2026

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Plumbing Maintenance	7,956.82	30,000.00	15,000.00	(15,000.00)
Pool Maintenance	15,262.62	17,500.00	17,500.00	-
Pumps & Motor Maintenance	2,300.00	10,000.00	10,000.00	-
Security Services	20,153.10	5,000.00	8,000.00	3,000.00
Telephone & Internet Services	545.40	600.00	600.00	-
Tools & Equipment	-	300.00	-	(300.00)
Waste Management Services	5,748.69	5,000.00	5,000.00	-
Water	94,688.43	100,000.00	100,000.00	-
Total General Fund Expenditure	2,986,301.48	1,535,367.00	1,539,858.00	4,491.00

Additional Revenue	Actuals 03/24 - 02/25	Budget 03/24 - 02/25	Budget 03/25 - 02/26	Variance \$
Body Corporate Manager - certificate fees	30,105.62	-	-	-
Consultant	4,638.00	-	-	-
Fire Protection Services - false alarms	295.00	-	-	-
General Repairs - Unanticipated Costs (Recoverable)	4,906.99	-	-	-
Insurance Claim	25,576.29	-	-	-
Insurance Claim - excess	227.27	-	-	-
Mutual Revenue - security devices	3,850.08	-	-	-
Sundry Revenue - other	45.00	-	-	-
Taxes - GST rounding	2.58	-	-	-
Wall Systems - cladding	4,638.00	-	-	-
Waste Management Services	181.10	-	-	-
Total General Fund Additional Revenue	74,465.93	-	-	-

General Fund Summary Budget 03/25 - 02/26

Opening balance (Surplus)	911,770.39	
Expenditure during budget period	1,539,858.00	
	628,087.61	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	911,770.39	
<i>Plus</i> Allowance for GST on contributions	153,985.80	Per Ent
Budgeted contributions to be raised \$	1,693,843.80	169.3844
Last years budgeted contributions raised	1,688,903.70	168.8904
Variance \$	4,940.10	

Total Lot Liability 10000

*May include insurance contributions

Proposed Annual Budget

Sinking Fund

Owners Corporation for Plan No. 4421

1 March 2025 to 28 February 2026

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Expenditure	Actuals 03/24 - 02/25	Budget 03/24 - 02/25	Budget 03/25 - 02/26	Variance \$
Car Park (Basement) - linemarking	-	10,270.00	-	(10,270.00)
Cleaning Service - bins, garbage chutes	1,673.44	4,841.00	2,703.64	(2,137.36)
Contributions - Levy	390,603.14	-	-	-
Electrical Circuits - safety switches	-	-	1,859.09	1,859.09
Electrical Repairs	6,825.00	11,270.00	-	(11,270.00)
Electrical Repairs - Electrical Repairs - Switchboard	-	-	1,704.55	1,704.55
Fans & Ventilation Systems	-	12,747.00	-	(12,747.00)
Fire Protection Systems - sprinkler systems	1,400.00	2,777.00	-	(2,777.00)
Floor Coverings - carpet	-	30,096.00	-	(30,096.00)
Floor Systems	-	7,368.00	-	(7,368.00)
Garage - roller doors	4,600.00	5,734.00	3,642.73	(2,091.27)
Garden/Lawn Maintenance - irrigation repair/maintenance	-	-	2,876.36	2,876.36
General Repairs	12,794.77	12,932.00	12,109.09	(822.91)
Lifts	-	31,261.00	-	(31,261.00)
Lighting	-	-	804.55	804.55
Mutual Revenue - penalty interest	0.95	-	-	-
Paving & Edging	-	3,727.00	-	(3,727.00)
Plumbing Maintenance	-	8,152.00	7,633.64	(518.36)
Plumbing Maintenance - drainage	-	3,163.00	-	(3,163.00)
Pools, Spas & Saunas	21,621.98	16,710.00	15,646.36	(1,063.64)
Pumps, Generators & Motors	-	4,979.00	-	(4,979.00)
Roof	-	-	1,656.36	1,656.36
Roof Systems - anchor points	-	2,742.00	-	(2,742.00)
Signs	3,265.60	2,652.00	-	(2,652.00)
Waste Management Systems - Waste Management - Bin Lifter	-	-	2,603.64	2,603.64
Total Sinking Fund Expenditure	442,784.88	171,421.00	53,240.01	(118,180.99)

Sinking Fund Summary		Budget 03/25 - 02/26
Opening balance (Surplus)	1,719,144.54	
Expenditure during budget period	53,240.01	
	(1,665,904.53)	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	2,056,695.63	
Plus Allowance for GST on contributions	39,060.41	Per Ent
Budgeted contributions to be raised \$	429,851.51	42.9852
Last years budgeted contributions raised	429,664.50	42.9665
Variance \$	187.01	
Total Lot Liability	10000	

1 March 2025 to 28 February 2026

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Proposed Contribution Period Start 01/03/2025
Contribution Period Duration 12 month(s)
No. of Instalment(s): 4
GST YES

TOTAL CONTRIBUTIONS	Per Period	Per Year
General Fund	P1 423,460.9500 P2 423,460.9500 P3 423,460.9500 P4 423,460.9500	1,693,843.80
Sink Fund	P1 107,462.8800 P2 107,462.8800 P3 107,462.8800 P4 107,462.8700	429,851.51
Total Contribution	P1 530,923.8300 P2 530,923.8300 P3 530,923.8300 P4 530,923.8200	2,123,695.31

TOTAL LIABILITIES	Per Period	Per Year
General Fund	P1 42.3461 P2 42.3461 P3 42.3461 P4 42.3461	169.3844
Sink Fund	P1 10.7463 P2 10.7463 P3 10.7463 P4 10.7463	42.9852
Total Per Lot Liability	P1 53.0924 P2 53.0924 P3 53.0924 P4 53.0924	212.3695

Yearly Contribution By Period (Estimate Only)						
Building / Floor / Unit No.	Lot Liability	Period	General Fund	Sinking Fund	Total	
A/Level 1/12	33	1	1,397.42	354.63	1,752.05	
		2	1,397.42	354.63	1,752.05	
		3	1,397.42	354.63	1,752.05	
		4	1,397.42	354.63	1,752.05	
A/Level 1/13	23	1	973.96	247.16	1,221.12	
		2	973.96	247.16	1,221.12	
		3	973.96	247.16	1,221.12	
		4	973.96	247.16	1,221.12	
A/Level 1/14	16	1	677.54	171.94	849.48	
		2	677.54	171.94	849.48	
		3	677.54	171.94	849.48	
		4	677.54	171.94	849.48	
A/Level 1/15	21	1	889.27	225.67	1,114.94	
		2	889.27	225.67	1,114.94	
		3	889.27	225.67	1,114.94	
		4	889.27	225.67	1,114.94	
A/Level 1/16	16	1	677.54	171.94	849.48	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 2/17		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 2/18		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 2/19		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 2/20		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 2/21		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 2/22		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 2/23		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/24		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/25		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/26		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/27		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/28		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/29		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/36		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/37		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/38		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/39		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/40		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/41		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 3/42		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/43		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/44		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/45		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/46		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/47		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/48		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/55		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 4/56		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 4/57		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 4/58		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 4/59		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/60		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
A/Level 4/61		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 4/62		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/63		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/64		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/65		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 5/71		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 5/72		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 5/73		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 5/74		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 5/75		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 5/76		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 5/77		34	1	1,439.77	365.37	1,805.14	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,439.77	365.37	1,805.14	
			3	1,439.77	365.37	1,805.14	
			4	1,439.77	365.37	1,805.14	
A/Level 5/78		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 5/79		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 5/80		35	1	1,482.11	376.12	1,858.23	
			2	1,482.11	376.12	1,858.23	
			3	1,482.11	376.12	1,858.23	
			4	1,482.11	376.12	1,858.23	
A/Level 6/81		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 6/82		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 6/83		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 6/84		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 6/85		14	1	592.85	150.45	743.29	
			2	592.85	150.45	743.29	
			3	592.85	150.45	743.29	
			4	592.85	150.45	743.29	
A/Level 6/86		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 6/87		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 6/88		25	1	1,058.65	268.66	1,327.31	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 6/89		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 6/90		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 6/91		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 7/92		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 7/93		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 7/94		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 7/95		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 7/96		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 7/97		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 7/98		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 7/99		25	1	1,058.65	268.66	1,327.31	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 7/100		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 7/101		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 7/102		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 8/103		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 8/104		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 8/105		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 8/106		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 8/107		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 8/108		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 8/109		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 8/110		25	1	1,058.65	268.66	1,327.31	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 8/111		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 8/112		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 8/113		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 9/114		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 9/115		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 9/116		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 9/117		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 9/118		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 9/119		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 9/120		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 9/121		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 9/122		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 9/123		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 9/124		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
A/Level 10/125		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 10/126		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 10/127		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 10/128		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 10/129		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 10/130		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 10/131		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 10/132		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 10/133		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 10/134		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 10/135		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
A/Level 11/136		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 11/137		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 11/138		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 11/139		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 11/140		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 11/141		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 11/142		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 11/143		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 11/144		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 11/145		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 11/146		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
A/Level 12/147		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 12/148		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 12/149		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 12/150		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 12/151		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 12/152		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 12/153		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 12/154		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 12/155		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 12/156		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 12/157		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
A/Level 13/158		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 13/159		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 13/160		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 13/161		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 13/162		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 13/163		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 13/164		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 13/165		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 13/166		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 13/167		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 14/168		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 14/169		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 14/170		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 14/171		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 14/172		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 14/173		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 14/174		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 14/175		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 14/176		27	1	1,143.34	290.15	1,433.49	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 14/177		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 14/178		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 15/179		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 15/180		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 15/181		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 15/182		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 15/183		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 15/184		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 15/185		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 15/186		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 15/187		27	1	1,143.34	290.15	1,433.49	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 15/188		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 15/189		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 15/190		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 16/191		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 16/192		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 16/193		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 16/194		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 16/195		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 16/196		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 16/197		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 16/198		27	1	1,143.34	290.15	1,433.49	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 16/199		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 16/200		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 16/201		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 17/202		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 17/203		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 17/204		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 17/205		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 17/206		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 17/207		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 17/208		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 17/209		27	1	1,143.34	290.15	1,433.49	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 17/210		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 17/211		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 17/212		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 18/213		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 18/214		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 18/215		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 18/216		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 18/217		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 18/218		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 18/219		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 18/220		28	1	1,185.69	300.90	1,486.59	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 18/221		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 18/222		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 18/223		31	1	1,312.73	333.13	1,645.86	
			2	1,312.73	333.13	1,645.86	
			3	1,312.73	333.13	1,645.86	
			4	1,312.73	333.13	1,645.86	
A/Level 19/224		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 19/225		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 19/226		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 19/227		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 19/228		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 19/229		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 19/230		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 19/231		25	1	1,058.65	268.66	1,327.31	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 19/232		31	1	1,312.73	333.13	1,645.86	
			2	1,312.73	333.13	1,645.86	
			3	1,312.73	333.13	1,645.86	
			4	1,312.73	333.13	1,645.86	
A/Level 20/233		54	1	2,286.69	580.30	2,866.99	
			2	2,286.69	580.30	2,866.99	
			3	2,286.69	580.30	2,866.99	
			4	2,286.69	580.30	2,866.99	
A/Level 20/234		50	1	2,117.30	537.31	2,654.62	
			2	2,117.30	537.31	2,654.62	
			3	2,117.30	537.31	2,654.62	
			4	2,117.30	537.31	2,654.62	
A/Level 20/235		45	1	1,905.57	483.58	2,389.16	
			2	1,905.57	483.58	2,389.16	
			3	1,905.57	483.58	2,389.16	
			4	1,905.57	483.58	2,389.16	
A/Level 20/236		53	1	2,244.34	569.55	2,813.90	
			2	2,244.34	569.55	2,813.90	
			3	2,244.34	569.55	2,813.90	
			4	2,244.34	569.55	2,813.90	
A/Level 20/237		51	1	2,159.65	548.06	2,707.71	
			2	2,159.65	548.06	2,707.71	
			3	2,159.65	548.06	2,707.71	
			4	2,159.65	548.06	2,707.71	
A/Ground Flo/1		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
A/Ground Flo/2		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
A/Ground Flo/3		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
A/Ground Flo/4		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
A/Ground Flo/5		40	1	1,693.84	429.85	2,123.70	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,693.84	429.85	2,123.70	
			3	1,693.84	429.85	2,123.70	
			4	1,693.84	429.85	2,123.70	
B/Level 2/30		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 2/31		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 2/32		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 2/33		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 2/34		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 2/35		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 3/49		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 3/50		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 3/51		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 3/52		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 3/53		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 3/54		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 4/66		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 4/67		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 4/68		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 4/69		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 4/70		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 5/238		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 5/239		33	1	1,397.42	354.63	1,752.05	
			2	1,397.42	354.63	1,752.05	
			3	1,397.42	354.63	1,752.05	
			4	1,397.42	354.63	1,752.05	
B/Level 5/240		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 5/241		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 5/242		34	1	1,439.77	365.37	1,805.14	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,439.77	365.37	1,805.14	
			3	1,439.77	365.37	1,805.14	
			4	1,439.77	365.37	1,805.14	
B/Level 5/243		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 5/244		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 5/245		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 5/246		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 5/247		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 6/248		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 6/249		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 6/250		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 6/251		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 6/252		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 6/253		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 6/254		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 6/255		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 6/256		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 6/257		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 6/258		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 7/259		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 7/260		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 7/261		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 7/262		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 7/263		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 7/264		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 7/265		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 7/266		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 7/267		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 7/268		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 7/269		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 8/270		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 8/271		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 8/272		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 8/273		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 8/274		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 8/275		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 8/276		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 8/277		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
B/Level 8/278		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 8/279		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 8/280		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 9/281		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 9/282		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 9/283		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 9/284		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 9/285		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 9/286		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 9/287		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 9/288		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
B/Level 9/289		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 9/290		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 9/291		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 10/292		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 10/293		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 10/294		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 10/295		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 10/296		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 10/297		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 10/298		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 10/299		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
B/Level 10/300		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 10/301		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 10/302		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 11/303		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 11/304		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 11/305		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 11/306		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 11/307		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 11/308		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 11/309		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 11/310		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
B/Level 11/311		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 11/312		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 11/313		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 12/314		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 12/315		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 12/316		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 12/317		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 12/318		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 12/319		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 12/320		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 12/321		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 12/322		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 12/323		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 12/324		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 13/325		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 13/326		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 13/327		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 13/328		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 13/329		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 13/330		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 13/331		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 13/332		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 13/333		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 13/334		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 13/335		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 14/336		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 14/337		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 14/338		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 14/339		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 14/340		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 14/341		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 14/342		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 14/343		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 14/344		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 14/345		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 14/346		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 15/347		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 15/348		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 15/349		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 15/350		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 15/351		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 15/352		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 15/353		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 15/354		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 15/355		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 15/356		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 15/357		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 16/358		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 16/359		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 16/360		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 16/361		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 16/362		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 16/363		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 16/364		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 16/365		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 16/366		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 16/367		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 16/368		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 17/369		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 17/370		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 17/371		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 17/372		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 17/373		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 17/374		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 17/375		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 17/376		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 17/377		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 17/378		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 17/379		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 18/380		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 18/381		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
B/Level 18/382		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 18/383		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 18/384		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 18/385		20	1	846.92	214.93	1,061.85	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 18/386		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 18/387		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 18/388		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 18/389		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 18/390		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 19/391		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 19/392		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
B/Level 19/393		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 19/394		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 19/395		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 19/396		20	1	846.92	214.93	1,061.85	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 19/397		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 19/398		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 19/399		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 19/400		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 19/401		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 20/402		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 20/403		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
B/Level 20/404		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 20/405		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 20/406		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 20/407		20	1	846.92	214.93	1,061.85	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 20/408		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 20/409		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 20/410		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 20/411		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 20/412		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 21/413		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 21/414		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
B/Level 21/415		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 21/416		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 21/417		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 21/418		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 21/419		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 21/420		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 21/421		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 22/422		60	1	2,540.77	644.78	3,185.54	
			2	2,540.77	644.78	3,185.54	
			3	2,540.77	644.78	3,185.54	
			4	2,540.77	644.78	3,185.54	
B/Level 22/423		56	1	2,371.38	601.79	2,973.17	
			2	2,371.38	601.79	2,973.17	
			3	2,371.38	601.79	2,973.17	
			4	2,371.38	601.79	2,973.17	
B/Level 22/424		52	1	2,202.00	558.81	2,760.80	
			2	2,202.00	558.81	2,760.80	
			3	2,202.00	558.81	2,760.80	
			4	2,202.00	558.81	2,760.80	
B/Level 22/425		47	1	1,990.27	505.08	2,495.34	
			2	1,990.27	505.08	2,495.34	
			3	1,990.27	505.08	2,495.34	
			4	1,990.27	505.08	2,495.34	
B/Level 22/426		55	1	2,329.04	591.05	2,920.08	
			2	2,329.04	591.05	2,920.08	
			3	2,329.04	591.05	2,920.08	
			4	2,329.04	591.05	2,920.08	
B/Ground Flo/6		35	1	1,482.11	376.12	1,858.23	
			2	1,482.11	376.12	1,858.23	
			3	1,482.11	376.12	1,858.23	
			4	1,482.11	376.12	1,858.23	
B/Ground Flo/7		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Ground Flo/8		32	1	1,355.08	343.88	1,698.96	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
B/Ground Flo/9		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
B/Ground Flo/10		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
B/Ground Flo/11		33	1	1,397.42	354.63	1,752.05	
			2	1,397.42	354.63	1,752.05	
			3	1,397.42	354.63	1,752.05	
			4	1,397.42	354.63	1,752.05	
Ground/Ground/427		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
Ground/Ground/428		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
Ground/Ground/429		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
Ground/Ground/430		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
Ground/Ground/431		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
Ground/Ground/432		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
Ground/Ground/433		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
		10000		1,693,843.81	429,851.51	2,123,695.32	

STRATA MANAGEMENT AGREEMENT

THE OWNERS – UNITS PLAN NO. 4421 ABN 53 119 564 320		“INFINITY TOWERS” Address: 1 Anthony Rolfe Avenue, Gungahlin ACT 2912
NAME OF AGENT: FIRST CHOICE STRATA PTY LTD ABN 65 639 897 368		Address PO Box 479 DICKSON ACT 2602
Telephone: 6241 4000		Email: info@firstchoicestrata.com
PARTICULARS:		
Commencement Date	TBA 2025	
Initial Term	Three (3) Years (36 months)	
Management Fee	\$195,200 per annum, inclusive of GST.	
Agreed Services	Services set out in Schedule A to this Agreement.	
Additional Services	Services set out in Schedule B to this Agreement.	
Additional Services Fees	Fees as set out in Schedule C to this Agreement	
Units Plan	Means Units Plan 4421	
Payment Method	Monthly in advance	
Fee Review Method	4.5% per annum	
Limit of Expenditure	\$2,000.00	
EXECUTED BY:		
Owners Corporation		
The common seal of the Owners Corporation was affixed on _____ in the presence of the following persons authorised in accordance with the rules of the Owners Corporation:		
Signature	Signature	
Name	Name	
Position	Position	
Agent		
Executed by _____ in accordance with Section 127 of the Corporations Act 2001:		
Signature of a Director	Signature of director/company secretary	
Name of Director	Name of director/secretary	
SERVICE: The Owners Corporation acknowledges receipt of a copy of this Agreement within 48 hours of execution by the Owner's Corporation.		
Name of Signatory (print name)	Signature	

1 DEFINITIONS

In this Agreement:

Act means the *Unit Titles Act 2001* (ACT).

Additional Services means the services set out in Schedule B to this Agreement.

Agreement means this agreement and includes any annexure or schedule to it.

Common Property means that part of the Units Plan which comprises the common property as defined in section 13 of the Act.

GST Act means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

GST has the meaning given to it in the GST Act.

Management Act means the *Unit Titles (Management) Act 2011* (ACT).

Non-Standard Work means any work which is not Standard Work.

Standard Work means:

- a) construction work where there is no requirement to work above 3 metres, including but not limited to the replacement of roofing and guttering;
- b) general maintenance works, including but not limited to: lawn mowing; gardening; window cleaning (below 3 metres); and painting;
- c) minor maintenance repairs, including but not limited to: repair and replacement of leaking pipes; replacing pavers and tiles; and lock replacement and repair;
- d) annual inspection, notifications and maintenance required for essential fire safety equipment;
- e) pest management treatments (excluding fumigation);
- f) lift, travelator or escalator maintenance; and
- g) renewal of plant registrations in accordance with the requirements of the WHS Act and WHS Regulation, provided however:
 - a) if any of these works require a principal contractor (as defined under the WHS Act and WHS Regulation to be appointed then the works will be considered to be Non-Standard Work; and
 - b) if there is any inconsistency between Standard Work and Non-Standard Work, the work will be interpreted as Non-Standard Work.

WHS Act means the *Work Health & Safety Act 2011* (ACT).

WHS Regulation means the *Work Health & Safety Regulation 2001* (ACT).

2 WARRANTIES AND ACKNOWLEDGEMENT

- h) The Owners Corporation warrants that it has resolved and had authority to enter into the Agreement.
- i) The Agent warrants that the Agent holds a real estate agent's licence under the *Agents Act 2003* (ACT) and the licence will be maintained while the Agreement is in force.

3 APPOINTMENT OF THE AGENT

The Owners Corporation appoints the Agent, and the Agent accepts the appointment, to perform the Agreed Services and any Additional Services which may be agreed to by the Agent, on the terms and conditions set out in this Agreement.

4 TERM OF APPOINTMENT

Upon the expiry of the Initial Term and each subsequent term, this Agreement will automatically be extended for a further 12 month period, up to a maximum term of three years, unless terminated in accordance with either clause 9 or clause 10.

5 DUTIES OF THE AGENT

- a) The Agent will use all reasonable endeavours to perform the Agreed Services in a proper and skilful manner. The Agreed Services are included in the Management Fee.
- b) The Agent may, if requested by the Owners Corporation, agree to perform the Additional Services for an additional fee as set out in Schedule C to this Agreement.
- c) In carrying out the Agreed Services, and when requested the Additional Services, the Agent will comply with and carry out all reasonable and lawful directions of the Owners Corporation.

- d) The Agent must take out and maintain public liability insurance in respect of an act or omission of the Agent in the performance of the Agreed Services and Additional Services as set out in the Management Act.

6 DUTIES OF THE OWNERS CORPORATION

The Owners Corporation will:

- a) pay the Management Fee and Additional Service Fees in accordance with clause 8;
- b) provide the Agent with copies of all documents reasonably necessary to enable the Agent to carry out the Agreed Services and Additional Services (where requested);
- c) nominate a representative to be the point of contact with the Agent and ensure, to the extent reasonably practicable, all communications are directed through that person;
- d) as and when requested by the Agent, effect all necessary service agreements for equipment normally the subject of a service agreement; and
- e) pay (or reimburse the Agent) for all disbursements including venue hire, materials and parts used or supplied, or third party contractors reasonably engaged, in carrying out the Agreed Services or Additional Services.

7 THIRD PARTY CONTRACTORS

- a) The Owners Corporation authorises the Agent to, on behalf of the Owners Corporation, engage any third party contractors reasonably necessary to provide the Agreed Services (or part of them) or, where requested, the Additional Services.
- b) Except in the case of an emergency or where the work is within the Limit of Expenditure, the Agent will obtain agreement from the Owners Corporation prior to engaging any third party contractors.
- c) The Owners Corporation agrees to reimburse the Agent for all costs associated with those third party contractors.

8 PAYMENT OF FEES

- a) The Management Fee and Additional Services Fees are payable in accordance with the Payment Method, upon receipt of a tax invoice from the Agent.
- b) The Management Fee and Additional Services Fees will be increased according to the Fee Review Method on and from each anniversary of the Commencement Date.

9 TERMINATION BY THE OWNERS CORPORATION

The Owners Corporation may terminate this Agreement:

- a) at the end of the Initial Term, by giving notice in writing not less than 3 months' prior to the end of the Initial Term to the Agent that it does not wish the Agreement to be automatically extended;
- b) immediately by notice in writing to the Agent if the Agent fails or neglects to carry out the Agreed Services or any Additional Services which it has agreed to provide and
 - i) the Owners Corporation has given notice in writing requiring the Agent to rectify the breach within 28 days; and
 - ii) the Agent has failed to rectify the breach;
- c) immediately by notice in writing to the Agent if the Agent is guilty of gross misconduct or gross negligence in the performance of the Agreed Services or any Additional Service which it has agreed to provide; or
- d) immediately by notice in writing to the Agent if the Agent has a liquidator, receiver or administrator appointed, other than where the appointment is for the purpose of reconstruction or amalgamation of its business.

10 TERMINATION BY THE AGENT

The Agent may terminate this Agreement:

- a) immediately by notice in writing to the Owners Corporation if the Owners Corporation fails or neglects to carry out its duties pursuant to clause 6 and:
 - i) the Agent has given notice in writing requiring the Owners Corporation to rectify the breach within 14 days; and
 - ii) the Owners Corporation has failed to rectify the breach;

- b) immediately by notice in writing to the Owners Corporation if the Owners Corporation fails to pay the Agent the Management Fee, Additional Services Fees or other money payable in accordance with this Agreement for 14 days after the payment is due;
- c) immediately by notice in writing to the Owners Corporation if any person applies to vary the Crown lease for the Land pursuant to section 166 of Act;
- d) immediately by notice in writing to the Owners Corporation if any person applies to cancel the Units Plan pursuant to section 160 of the Act; or
- e) at any time for no reason by giving 28 days' notice in writing to the Owners Corporation.

11 DISCLOSURE

The Agent may receive rebates, commissions or discounts from third party suppliers. All such rebates, commissions or discounts that are in place at the date of this Agreement are set out in Schedule D to this Agreement or as otherwise notified in writing to the Owners Corporation from time to time.

12 LIMITATION AND INDEMNITY

- a) The Owners Corporation acknowledges that the Agent is providing management services only and is not obliged nor qualified to provide specialised advice such as legal or accounting advice. The Agent may, as reasonably necessary and subject to instructions from the Owners Corporation, engage suitably qualified experts to provide any necessary advice.
- b) The Owners Corporation releases and indemnifies the Agent from (however caused):
 - i) any loss or damage arising out of a breach of the rules of the Owners Corporation (as defined in the Management Act), the Act, the Management Act or any other contract or law by any unit owner, tenant, visitor, invitee, licensee or contractor on the Common Property or any of the units in the Units Plan;
 - ii) any injury or death of any person on the Common Property or any of the units in the Units Plan;
 - iii) any claim made against the Agent by any third party arising out of the Agent's provision of the Agreed Services or the Additional Services; and
 - iv) any loss or damage to property of the Agent on the Common Property or any of the units in the Units Plan,

except where the loss or damage was directly caused solely by the negligence or wilful breach of this Agreement by the Agent.

13 TRANSFER

- a) The Agent cannot transfer its rights under this Agreement without the written consent of the Owners Corporation, which consent will not be unreasonably withheld, if the Agent satisfies the Owners Corporation that the proposed transferee and associates are fit and proper persons and have the qualifications, competence and expertise to perform the Agreed Services and Additional Services at a fee not greater than the current Management Fee and Additional Services Fees.
- b) The Owner's Corporation must advise the Agent of its decision whether to approve a proposed transfer within 30 days after receiving from the Agent the information reasonably necessary to make the decision.
- c) If the Owners Corporation approves the transfer, the Owners Corporation, the Agent and the transferee must enter into a transfer agreement.

14 WORK HEALTH & SAFETY

- a) The parties agree that they will each comply with their respective obligations under the WHS Act and WHS Regulation.
- b) Subject to the provisions of the WHS Act and the WHS Regulation, the appointment of the Agent by the Owner's Corporation under this Agreement does not constitute the appointment of the Agent as a principal contractor within the meaning of regulation 293 of the WHS Regulation.

15 GST

- a) Words or expressions used in this clause 15, or elsewhere in this Agreement, that are defined in the GST Act have the same meaning in this Agreement.
- b) All amounts expressed in this Agreement are exclusive of GST.
- c) If the Agent incurs a liability to pay GST in connection with a supply to the Owners Corporation pursuant to this Agreement, the fees that the Owners Corporation must pay to the Agent for that supply is increased by an amount equal to the GST liability that the Agent incurs in making the supply and that amount is payable at the same time as the fees are payable in respect of that supply before that increase.

16 NOTICES

Notices can be given by any one of the following means:

- a) by sending it by pre-paid post or delivering it by hand to the address specified in this Agreement for the party, and in either case the notice will be deemed to be received on the day following delivery that is not a weekend or a public holiday in the Australian Capital Territory; or
- b) by sending it by facsimile transmission to the facsimile number of the party, in which case the notice will be deemed to be received when the facsimile has been successfully transmitted; or
- c) by sending it by email to the email address notified by the other party, in which case the notice will be deemed to be received the day the email is sent.

SCHEDULE A – AGREED SERVICES

The following services are the Agreed Services and includes all time reasonably necessary to perform the services listed EXCEPT THAT where a service or task is specifically listed as an Additional Service in Schedule B or where a rate is specified for the service or task in Schedule C, it does not form part of the Agreed Services. The Agent will charge separately for disbursements incurred in carrying out the Agreed Services.

ACCOUNTING

- Managing the funds of the Owners Corporation, including:
 - paying invoices on behalf of Owners Corporation (eg for water charges, rates, maintenance and Agent's fees and expenses under this Agreement)
 - paying disbursements and expenses incurred in the connection with the Agent's management under this Agreement;
 - establishing and maintaining the trust account in accordance with the provisions of the *Agents Act 2003* (ACT); and
 - issuing levy notices for standard levies.
- Preparing, and (where applicable) filing, accounts and budgets, including:
 - financial statements for each executive committee meeting;
 - provide statutory reconciled accounts including balance sheet, statement of income and expenditure and levy status report;
 - financial statements and levy status report as and when reasonably required for general meetings;
 - prepare administrative fund budget and arrange for sinking fund budget; and
 - manage administrative fund and sinking fund.

INSURANCE

- Assisting the Owners Corporation in arranging insurance as required under the Management Act, including:
 - arranging, on instructions, valuations for new policies or renewals as required; and
 - obtaining quotes as requested.
- On request from the Owners Corporation, preparing and lodging routine insurance claims. Note that where preparation and lodgement of the insurance claim takes more than 15 minutes or is in excess of \$5,000.00, the claim is not routine and will be an Additional Service.

SECRETARIAL

- Maintaining the corporate register and minute book including electronic rolls.
- Providing access to the corporate register to allow for the inspection of records in accordance with section 116 of the Management Act.
- Maintaining an up to date correspondence file.
- Recording and retaining notices received by the Owners Corporation under section 115 of the Management Act.
- Maintaining and administering the use of the common seal.
- Attending to routine communication with the executive committee or unit owners via fax, email, verbal, letter etc.

MEETINGS

- Preparing and distributing notices of annual general meetings.
- Attending annual general meetings held at the Agent's premises (or other venues by agreement), including after hours' attendance except where the Units Plan consists of 15 or fewer units in which case all meetings will be held during office hours.
- Attending 10 ('Agreed Number') Executive Committee Meetings per year. Where the Units Plan consists of 15 or fewer units all executive committee meetings will be held during office hours. For larger Owners Corporations, after hours meetings can be arranged by agreement.
- Preparing and distributing minutes of annual general meetings.
- Arranging venue for meetings where necessary.
- Meetings with the Strata or Facilities Manager are to commence no earlier than 9:00 am and conclude no later than 8:30 pm Monday to Thursday, unless arrangements have been agreed to prior to the commencement of the meeting. Meetings held outside of these hours may incur an additional charge.

RULES

- Answering routine queries about rights and obligations of the Owners Corporation and individual unit owners.

REPAIRS & MAINTENANCE

- Arranging building inspections and reports.



- Arranging for appropriately qualified contractors to undertake Standard Work, routine repairs to and maintenance of the Common Property (without consent if the works are within the Limit of Expenditure).
- Advising the Owners Corporation of any correspondence, reports, enquiries or complaints regarding the Common Property. This includes advising the Owners Corporation of any matters brought to the Agent's attention regarding parts of the Common Property that are unsafe or in need of repair, but does not extend to an obligation to perform inspections of the Common Property.

SCHEDULE B – ADDITIONAL SERVICES

EXECUTIVE COMMITTEE MEETINGS

- Preparing and distributing notices of executive committee meetings.
- Attending executive committee meetings in excess of the Agreed Number of Executive Committee Meetings.
- Preparing and distributing minutes of executive committee meetings.

GENERAL MEETINGS OTHER THAN THE ANNUAL GENERAL MEETING

- Preparing and distributing notices of additional or extraordinary general meetings.
- Attending additional or extraordinary general meetings.
- Preparing and distributing minutes of additional or extraordinary general meetings.

REPAIRS AND MAINTENANCE

- Arranging building inspections and reports for non-routine maintenance and Non-Standard Work.
- Arranging (including, as directed, obtaining quotes, liaising with contractors or executing contracts) for appropriately qualified contractors to undertake non-routine repairs and maintenance and Non-Standard Work (without consent if the works are within the Limit of Expenditure).
- Attending to out of hours call outs.

INSURANCE

- Preparing and lodging non-routine insurance claims.
- Administering claims and other activities involved in minimisation of loss, liaison with loss adjustors and other related activities.

RULES

- Issuing and serving notice to comply with the rules.

ACCOUNTING

- GST related activities (including checking tax invoices, supplying ABN details and BAS preparation and lodgement).
- Additional financial reports or reports prepared to specific requirements, including providing monthly accounts paid summary.
- Preparation and lodgement of any annual tax return required by law.
- Assisting an auditor if applicable.
- monitoring and arrange recovery of levy arrears which have been outstanding for more than 30 days.
- Issuing levy notices for non-standard levies.

UNIT TITLE CERTIFICATES

- Providing unit title certificates in accordance with section 119 of the Management Act or attending to requisitions.

GENERAL

- Initiate debt recovery action for all levies which have been outstanding for more than 60 days.
- Representing the Owners Corporation in tribunal or court proceedings.
- Briefing solicitors or representing the Owners Corporation in any disputes (including mediation, adjudication, arbitration, tribunal or court proceedings).
- Briefing solicitors in relation to provision of non-dispute related advice.
- Assisting the Executive Committee in drafting, amending or reviewing the rules of the Owners Corporation as defined in the Management Act.
- Assisting the Owner's Corporation in the renewal of lease or change in units of entitlement.
- Assisting the Owner's Corporation in changing the lease purpose clause

- Any other services requested by the Owner's Corporation, which are not Agreed Services) that can be provided by the Agent.

AFTER HOURS CONTACT

- After hours contact between the hours of 5:00pm and 9:00am on 6241 4000

SCHEDULE C – ADDITIONAL SERVICES RATES

Additional Service Rates - Professional & Administration Fees*

No.	Item	Charge per unit (GST Incl)	Unit
1.	Prepare & distribute notices of Executive Committee meetings	Nil	Per owner
2.	Attend executive committee meetings (in excess of the Agreed Number of Executive Committee meetings) during office hours	\$185.00 \$185.00	First Hour Each subsequent hour
3.	Attend executive committee meetings (in excess of the Agreed Number of Executive Committee meetings) outside office hours	\$220.00 \$220.00	First Hour Each subsequent hour
4.	Prepare & distribute executive committee meeting minutes to all owners for meetings in excess of the Agreed Number of Executive Committee meetings	\$4.00	Per owner
5.	Prepare & distribute notice of general or extraordinary meeting (other than the annual general meeting)	\$4.00	Per owner
6.	Attend general or extraordinary meetings during office hours (other than the annual general meeting)	\$185.00 \$185.00	First Hour Each subsequent hour
7.	Attend general or extraordinary meetings outside office hours (other than the annual general meeting)	\$220.00 \$220.00	First hour Each subsequent hour
8.	Prepare & distribute minutes of general or extraordinary meeting (other than the annual general meeting)	\$4.00	Per owner
9.	Attending meetings with executive committee or contractors during office hours	\$185.00	Per hour or part thereof (Plus travel time) charged on a discretionary basis
10.	Attending meeting with executive committee or contractors outside office hours (weekdays)	\$295.00	Per hour or part thereof (Plus travel time)
11.	Prepare and lodge non-routine insurance claims in excess of \$5,000.00 or which take more than 15 minutes to prepare	\$165.00	Per hour charged in 15 min intervals
12.	Administering insurance claims and other activities involved in minimisation of loss, liaison with loss adjustors and other related activities.	\$165.00	Per hour charged in 15 min intervals
13.	Software Fee	\$8053.00	Charged Annually
14.	Additional financial reports or reports prepared to specific requirements	\$180.00	Per hour charged in 15 min intervals
15.	Assist auditor in providing accounts and records for audit	\$180.00	Per hour charged in 15 min intervals
16.	Issue levy notice – non-standard i.e.: special levy notice	\$4.00	Per owner
17.	Provide information to solicitors in relation to applications for mediation, adjudication and/or tribunal orders	\$195.00	Per hour charged in 15 min intervals
18.	ACT Civil & Administrative Tribunal and/or Court documentation/appearance	\$240.00	Per hour charged in 15 min intervals
19.	Assist the executive committee in drafting Rules, amendments to Rules, & Rules reviews	Nil	Per hour charged in 15 min intervals
20.	Issue non-standard communication i.e.: notice to all owners/residents, issue of house rules etc in excess of 2 per year	\$4.00	Per letter
21.	Renewal of lease or change in units of entitlement	To be negotiated	Per unit. A minimum charge of \$2,750.00 (plus costs)
22.	Change to lease purpose clause	To be negotiated	Per hour charged in 15 min intervals
23.	Adjourned/other meeting charge	\$190.00	Per hour or part thereof
24.	Attending property weekends or public holidays	\$295.00	Per hour or part thereof (plus travel time)
25.	Attending meetings weekends or public holidays	\$295.00	Per hour or part thereof (plus travel time)
26.	After hours call out	\$295.00	Per hour or part thereof (plus travel time)
27.	Lodgement of taxation return	\$385.00	Per return
28.	Lodgement of quarterly BAS	\$330.00	Per statement
29.	Attending to other GST or tax related activities	\$185.00	Per hour charged in 15 min intervals
30.	Section 119 certificates and requisitions	As directed	As directed by the regulation (paid by the applicant).
31.	Rental certificates and requisitions	As directed	As directed by the regulation (paid by the applicant).
32.	Urgency fee for certificates	\$100.00	Admin charge for urgent request
33.	Levy arrears notices (to be recharged to defaulting owner):	\$54.00 \$54.00 \$95.00	2 nd Reminder Letter 3 rd Reminder Letter Final Notice
34.	Issuing of Article infringement notices (to be recharged to defaulting owner)	\$110.00	Per letter – 1 st Infringement Notice

		\$110.00	Per letter – Any Subsequent/Final Notices
35.	Assistance with management of building defects	\$185.00	Per hour charged in 15 min intervals
36.	Major project coordination (i.e.: carpet replacement, internal/external painting, fence replacement etc)	\$185.00	Per hour charged in 15 min intervals
37.	On-site building manager, 38.5 hours per week, 50 weeks per year. To increase annually by 4.5%.	\$9805.00	Per calendar month, paid monthly in advance
38.	Managing access arrangements including arranging the issue of swipe cards and fobs and recording the issue of these	\$35.00	Per card/key

*These fees have been negotiated between the parties to agreement **The owners unit plan no 4421**.....**Date:**.....

SCHEDULE D – DISCLOSURE SCHEDULE

Name of supplier	Amount/percentage of rebate, discount or commission	Other information relating to the disclosure
BAC Insurance Brokers Pty Ltd	15% of the Base Premium charged by the insurer excluding all government charges, underwriter levies and GST.	
First Choice Realty (ACT) Pty Ltd	A varied referral fee of up to 100% of any commissions received	This is a separate company to First Choice Strata, however may offer products and services to the Owners Corporation from time to time.
First Choice Property Group Pty Ltd	A varied referral fee of up to 100% of any commissions received	This is a separate company to First Choice Strata, however may offer products and services to the Owners Corporation from time to time.
Iconic Pest Management	First Choice Strata receives 0% (zero) commission.	The contractor is a family member of an FCS employee. This contractor may be omitted from any tenders at the discretion of the Client.

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS

as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days	61 to 90 days	91+ days	Total
				(From Due Date)				
A/Level 1/12	12	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 1/13	13	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 1/14	14	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 1/15	15	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 1/16	16	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 2/17	17	Contrib	Nil	0.00	0.00	0.00	(11.82)	(11.82)
A/Level 2/18	18	Contrib	Nil	0.00	0.00	0.00	21.71	21.71
A/Level 2/19	19	Contrib	Level 3	155.84	120.40	337.21	17,309.46	17,922.91
A/Level 2/20	20	Contrib	Nil	0.00	0.00	0.00	(1,588.93)	(1,588.93)
A/Level 2/21	21	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 2/22	22	Contrib	Nil	0.00	0.00	0.00	58.04	58.04
A/Level 2/23	23	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 2/24	24	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 2/25	25	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 2/26	26	Contrib	Nil	0.00	0.00	0.00	12.56	12.56
A/Level 2/27	27	Contrib	Level 1	44.00	0.00	0.00	(44.00)	0.00
A/Level 2/28	28	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 2/29	29	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 3/36	36	Contrib	Nil	0.31	0.31	0.31	45.21	46.14
A/Level 3/37	37	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 3/38	38	Contrib	Nil	0.32	0.32	0.32	90.44	91.40
A/Level 3/39	39	Contrib	Nil	0.08	0.08	0.08	11.31	11.55
A/Level 3/40	40	Contrib	Level 1	44.00	0.00	0.00	1,694.39	1,738.39
A/Level 3/41	41	Contrib	Nil	0.00	0.00	0.00	58.04	58.04
A/Level 3/42	42	Contrib	Level 1	44.00	0.00	0.00	11,429.83	11,473.83
A/Level 3/43	43	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 3/44	44	Contrib	Level 3	25.12	25.12	25.12	3,903.57	3,978.93
A/Level 3/45	45	Contrib	Nil	0.00	0.00	0.00	(0.67)	(0.67)
A/Level 3/46	46	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 3/47	47	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 3/48	48	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 4/55	55	Contrib	Nil	0.00	0.00	0.00	44.00	44.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 4/56	56	Contrib	Nil	0.00	0.00	0.00	7,820.53	7,820.53
A/Level 4/57	57	Contrib	Nil	0.00	0.00	0.00	(1,727.03)	(1,727.03)
A/Level 4/58	58	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 4/59	59	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 4/60	60	Contrib	Nil	0.00	0.00	0.00	58.78	58.78
A/Level 4/61	61	Contrib	Nil	0.00	0.00	0.00	23.79	23.79
A/Level 4/62	62	Contrib	Nil	0.00	0.00	0.00	100.56	100.56
A/Level 4/63	63	Contrib	Nil	0.00	0.00	0.00	(1,800.00)	(1,800.00)
A/Level 4/64	64	Contrib	Nil	0.00	0.00	0.00	(1,800.78)	(1,800.78)
A/Level 4/65	65	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/71	71	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/72	72	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/73	73	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/74	74	Contrib	Nil	0.00	0.00	0.00	56.56	56.56
A/Level 5/75	75	Contrib	Nil	0.00	390.00	0.00	(395.56)	(5.56)
A/Level 5/76	76	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/77	77	Contrib	Nil	0.00	0.00	0.00	(0.10)	(0.10)
A/Level 5/78	78	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/79	79	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/80	80	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/81	81	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/82	82	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/83	83	Contrib	Nil	0.00	0.00	0.00	0.05	0.05
A/Level 6/84	84	Contrib	Nil	0.00	0.00	0.00	(288.00)	(288.00)
A/Level 6/85	85	Contrib	Level 3	58.48	58.48	67.23	12,891.82	13,076.01
A/Level 6/86	86	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 6/87	87	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/88	88	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/89	89	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/90	90	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/91	91	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/92	92	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 7/93	93	Contrib	Nil	0.00	0.00	0.00	(0.07)	(0.07)
A/Level 7/94	94	Contrib	Nil	0.00	0.00	0.00	(1,800.78)	(1,800.78)
A/Level 7/95	95	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 7/96	96	Contrib	Nil	0.00	0.00	0.00	55.08	55.08
A/Level 7/97	97	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/98	98	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/99	99	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/100	100	Contrib	Nil	0.42	0.42	44.00	59.52	104.36
A/Level 7/101	101	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/102	102	Contrib	Level 1	44.00	0.00	0.00	9,107.52	9,151.52
A/Level 8/103	103	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 8/104	104	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 8/105	105	Contrib	Nil	0.00	0.00	0.00	294.62	294.62
A/Level 8/106	106	Contrib	Nil	0.00	0.00	0.00	(2,418.42)	(2,418.42)
A/Level 8/107	107	Contrib	Nil	0.00	0.00	0.00	88.00	88.00
A/Level 8/108	108	Contrib	Nil	133.33	44.00	190.00	(234.00)	133.33
A/Level 8/109	109	Contrib	Nil	0.00	0.00	0.00	(5.22)	(5.22)
A/Level 8/110	110	Contrib	Level 1	44.00	0.00	0.00	1,324.16	1,368.16
A/Level 8/111	111	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 8/112	112	Contrib	Level 3	32.52	32.52	32.52	4,918.14	5,015.70
A/Level 8/113	113	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/114	114	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/115	115	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/116	116	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/117	117	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/118	118	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/119	119	Contrib	Level 3	11.11	11.11	11.11	1,780.69	1,814.02
A/Level 9/120	120	Contrib	Nil	0.00	0.00	0.00	(1,801.18)	(1,801.18)
A/Level 9/121	121	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/122	122	Contrib	Nil	0.00	0.00	0.00	60.26	60.26
A/Level 9/123	123	Contrib	Nil	0.00	0.00	0.00	(44.00)	(44.00)
A/Level 9/124	124	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 10/125	125	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 10/126	126	Contrib	Nil	0.00	0.00	0.00	(110.00)	(110.00)
A/Level 10/127	127	Contrib	Level 3	0.00	0.00	0.00	176.00	176.00
A/Level 10/128	128	Contrib	Nil	88.00	0.00	0.00	0.00	88.00
A/Level 10/129	129	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 10/130	130	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
A/Level 10/131	131	Contrib	Nil	0.00	0.00	0.00	(25.38)	(25.38)
A/Level 10/132	132	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 10/133	133	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 10/134	134	Contrib	Level 1	92.99	48.99	48.99	10,298.78	10,489.75
A/Level 10/135	135	Contrib	Level 3	0.15	0.15	0.15	197.57	198.02
A/Level 11/136	136	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/137	137	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/138	138	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/139	139	Contrib	Nil	0.00	0.00	0.00	43.21	43.21
A/Level 11/140	140	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/141	141	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
A/Level 142	142	Contrib	Nil	0.00	0.00	0.00	(1,680.00)	(1,680.00)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
11/142								
A/Level 11/143	143	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/144	144	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 11/145	145	Contrib	Level 3	34.29	34.29	34.29	8,521.10	8,623.97
A/Level 11/146	146	Contrib	Nil	0.00	0.00	0.00	(1,264.16)	(1,264.16)
A/Level 12/147	147	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/148	148	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/149	149	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/150	150	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/151	151	Contrib	Nil	0.00	0.00	0.00	58.58	58.58
A/Level 12/152	152	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/153	153	Contrib	Nil	0.00	0.00	0.00	(946.55)	(946.55)
A/Level 12/154	154	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 12/155	155	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/156	156	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/157	157	Contrib	Level 3	21.42	21.42	21.42	3,290.76	3,355.02
A/Level 13/158	158	Contrib	Nil	0.00	0.00	0.27	(2,754.40)	(2,754.13)
A/Level 13/159	159	Contrib	Nil	0.00	0.00	0.00	(2,754.13)	(2,754.13)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 13/160	160	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 13/161	161	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 13/162	162	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 13/163	163	Contrib	Nil	44.00	0.00	0.00	(44.00)	0.00
A/Level 13/164	164	Contrib	Nil	0.00	0.00	0.00	1,951.17	1,951.17
A/Level 13/165	165	Contrib	Nil	0.00	0.00	0.00	(0.02)	(0.02)
A/Level 13/166	166	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 13/167	167	Contrib	Nil	0.00	0.00	0.00	105.73	105.73
A/Level 14/168	168	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 14/169	169	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 14/170	170	Contrib	Nil	0.00	0.00	0.00	88.00	88.00
A/Level 14/171	171	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 14/172	172	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 14/173	173	Contrib	Level 3	56.71	56.71	56.71	12,456.57	12,626.70
A/Level 14/174	174	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 14/175	175	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 14/176	176	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 177	177	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
14/177								
A/Level 14/178	178	Contrib	Level 1	66.95	32.41	32.41	3,226.27	3,358.04
A/Level 15/179	179	Contrib	Nil	0.00	0.00	0.00	1,951.24	1,951.24
A/Level 15/180	180	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 15/181	181	Contrib	Level 3	0.00	0.00	0.00	7,190.18	7,190.18
A/Level 15/182	182	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 15/183	183	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/184	184	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/185	185	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/186	186	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/187	187	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/188	188	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/189	189	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/190	190	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/191	191	Contrib	Nil	44.00	0.00	0.00	(44.00)	0.00
A/Level 16/192	192	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/193	193	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/194	194	Contrib	Nil	0.00	0.00	0.00	(1.65)	(1.65)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 16/195	195	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/196	196	Contrib	Nil	45.00	0.00	0.00	(0.44)	44.56
A/Level 16/197	197	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/198	198	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/199	199	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/200	200	Contrib	Nil	0.00	0.00	0.00	86.28	86.28
A/Level 16/201	201	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/202	202	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/203	203	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/204	204	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/205	205	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/206	206	Contrib	Level 3	40.14	38.76	38.76	9,384.93	9,502.59
A/Level 17/207	207	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 17/208	208	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/209	209	Contrib	Nil	0.00	0.00	0.00	(4,184.34)	(4,184.34)
A/Level 17/210	210	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 17/211	211	Contrib	Nil	0.00	88.00	0.00	0.00	88.00
A/Level 17/212	212	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
17/212								
A/Level 18/213	213	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/214	214	Contrib	Nil	0.00	0.00	0.00	(0.80)	(0.80)
A/Level 18/215	215	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/216	216	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/217	217	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/218	218	Contrib	Nil	0.00	0.00	0.00	61.73	61.73
A/Level 18/219	219	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 18/220	220	Contrib	Level 3	0.00	40.89	61.58	12,811.86	12,914.33
A/Level 18/221	221	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/222	222	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/223	223	Contrib	Nil	0.00	0.00	0.00	1,049.51	1,049.51
A/Level 19/224	224	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 19/225	225	Contrib	Nil	44.00	0.00	0.00	(44.00)	0.00
A/Level 19/226	226	Contrib	Level 3	31.31	31.31	37.39	4,128.29	4,228.30
A/Level 19/227	227	Contrib	Nil	0.00	0.00	0.00	(5,700.00)	(5,700.00)
A/Level 19/228	228	Contrib	Nil	0.00	0.00	0.00	198.00	198.00
A/Level 19/229	229	Contrib	Nil	20.69	20.69	20.69	(62.07)	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 19/230	230	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 19/231	231	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 19/232	232	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 20/233	233	Contrib	Nil	0.00	0.00	0.00	(2,571.98)	(2,571.98)
A/Level 20/234	234	Contrib	Nil	0.00	0.00	0.00	(5,216.85)	(5,216.85)
A/Level 20/235	235	Contrib	Nil	0.00	0.00	0.00	(1,500.00)	(1,500.00)
A/Level 20/236	236	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 20/237	237	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Ground Flo/1	1	Contrib	Nil	0.00	0.00	0.00	46.18	46.18
A/Ground Flo/2	2	Contrib	Nil	0.00	0.00	0.00	(4.79)	(4.79)
A/Ground Flo/3	3	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Ground Flo/4	4	Contrib	Nil	0.00	0.00	0.00	0.35	0.35
A/Ground Flo/5	5	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 2/30	30	Contrib	Nil	0.00	0.00	0.00	56.56	56.56
B/Level 2/31	31	Contrib	Level 3	87.33	77.96	67.14	14,657.74	14,890.17
B/Level 2/32	32	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 2/33	33	Contrib	Nil	0.00	0.00	0.00	(227.58)	(227.58)
B/Level 2/34	34	Contrib	Nil	0.00	0.00	0.00	(1,987.44)	(1,987.44)
B/Level 2/35	35	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 3/49	49	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 3/50	50	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 3/51	51	Contrib	Nil	0.00	0.00	0.00	44.00	44.00

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 3/52	52	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 3/53	53	Contrib	Nil	0.00	0.00	0.00	3,731.52	3,731.52
B/Level 3/54	54	Contrib	Nil	0.00	0.00	0.00	56.56	56.56
B/Level 4/66	66	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 4/67	67	Contrib	Nil	0.00	0.00	0.00	(3.00)	(3.00)
B/Level 4/68	68	Contrib	Nil	0.00	0.00	0.66	(0.66)	0.00
B/Level 4/69	69	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 4/70	70	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 5/238	238	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 5/239	239	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 5/240	240	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 5/241	241	Contrib	Nil	0.00	0.00	0.00	59.52	59.52
B/Level 5/242	242	Contrib	Nil	0.01	0.01	0.01	90.05	90.08
B/Level 5/243	243	Contrib	Nil	0.00	0.00	0.00	0.16	0.16
B/Level 5/244	244	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 5/245	245	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 5/246	246	Contrib	Nil	20.98	20.98	20.98	3,049.05	3,111.99
B/Level 5/247	247	Contrib	Nil	0.00	0.00	0.00	490.88	490.88
B/Level 6/248	248	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 6/249	249	Contrib	Nil	0.00	0.00	0.00	13.64	13.64
B/Level 6/250	250	Contrib	Level 3	16.25	16.25	16.25	2,505.90	2,554.65
B/Level 6/251	251	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 6/252	252	Contrib	Nil	0.00	0.00	0.00	(1,400.00)	(1,400.00)
B/Level 6/253	253	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 6/254	254	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 6/255	255	Contrib	Nil	0.00	0.00	0.00	(1,680.00)	(1,680.00)
B/Level 6/256	256	Contrib	Nil	0.00	0.00	0.00	1.40	1.40
B/Level 6/257	257	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 6/258	258	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 7/259	259	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/260	260	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/261	261	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 7/262	262	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/263	263	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/264	264	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 7/265	265	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/266	266	Contrib	Nil	0.00	5.34	5.69	(212.35)	(201.32)
B/Level 7/267	267	Contrib	Nil	6.37	9.09	11.80	792.29	819.55
B/Level 7/268	268	Contrib	Nil	0.00	0.00	0.00	(1,198.44)	(1,198.44)
B/Level 7/269	269	Contrib	Nil	0.00	44.00	0.00	(44.65)	(0.65)
B/Level 8/270	270	Contrib	Nil	0.00	0.00	0.00	(1,000.00)	(1,000.00)
B/Level 8/271	271	Contrib	Nil	38.42	38.42	38.42	5,604.31	5,719.57
B/Level 8/272	272	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 8/273	273	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 8/274	274	Contrib	Nil	0.00	0.00	0.00	(1.56)	(1.56)
B/Level 8/275	275	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 8/276	276	Contrib	Nil	0.00	0.00	0.00	(0.04)	(0.04)
B/Level 8/277	277	Contrib	Nil	0.00	6.85	7.19	(215.58)	(201.54)
B/Level 8/278	278	Contrib	Nil	0.00	0.00	0.00	(88.00)	(88.00)
B/Level 8/279	279	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 8/280	280	Contrib	Nil	0.00	0.00	0.00	(2,125.00)	(2,125.00)
B/Level 9/281	281	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/282	282	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/283	283	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/284	284	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/285	285	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 9/286	286	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/287	287	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/288	288	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/289	289	Contrib	Nil	0.00	0.00	0.00	16.25	16.25
B/Level 9/290	290	Contrib	Nil	0.00	0.00	0.00	(1,906.71)	(1,906.71)
B/Level 9/291	291	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 10/292	292	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level	293	Contrib	Nil	0.00	0.00	0.00	(1,939.86)	(1,939.86)

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
10/293								
B/Level 10/294	294	Contrib	Nil	0.00	0.00	0.00	111.47	111.47
B/Level 10/295	295	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 10/296	296	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 10/297	297	Contrib	Nil	0.00	0.00	0.00	(640.00)	(640.00)
B/Level 10/298	298	Contrib	Nil	0.00	0.00	0.00	(136.78)	(136.78)
B/Level 10/299	299	Contrib	Nil	0.00	0.00	0.00	55.82	55.82
B/Level 10/300	300	Contrib	Level 1	108.44	64.44	90.52	12,659.70	12,923.10
B/Level 10/301	301	Contrib	Level 3	26.60	26.60	26.60	4,055.92	4,135.72
B/Level 10/302	302	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 11/303	303	Contrib	Level 1	0.00	0.00	0.00	5,164.16	5,164.16
B/Level 11/304	304	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 11/305	305	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 11/306	306	Contrib	Nil	0.00	0.00	0.00	60.26	60.26
B/Level 11/307	307	Contrib	Level 1	44.00	0.00	0.00	3,050.91	3,094.91
B/Level 11/308	308	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 11/309	309	Contrib	Nil	0.00	0.00	0.00	(1,009.37)	(1,009.37)
B/Level 11/310	310	Contrib	Nil	0.00	0.00	0.00	(1,682.95)	(1,682.95)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 11/311	311	Contrib	Level 1	107.82	63.82	63.82	12,998.46	13,233.92
B/Level 11/312	312	Contrib	Level 1	44.00	0.00	0.00	3,813.42	3,857.42
B/Level 11/313	313	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/314	314	Contrib	Level 3	0.12	0.12	0.12	193.85	194.21
B/Level 12/315	315	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/316	316	Contrib	Level 1	44.00	0.00	0.00	12,763.24	12,807.24
B/Level 12/317	317	Contrib	Nil	0.00	0.00	0.00	60.26	60.26
B/Level 12/318	318	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/319	319	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/320	320	Contrib	Nil	0.00	0.00	0.00	88.00	88.00
B/Level 12/321	321	Contrib	Nil	0.00	0.00	0.00	(1,800.78)	(1,800.78)
B/Level 12/322	322	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/323	323	Contrib	Nil	0.00	0.00	0.00	(268.84)	(268.84)
B/Level 12/324	324	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 13/325	325	Contrib	Level 3	0.00	0.00	0.00	167.46	167.46
B/Level 13/326	326	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 13/327	327	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 13/328	328	Contrib	Nil	0.00	0.00	0.00	60.99	60.99

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
13/328								
B/Level 13/329	329	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 13/330	330	Contrib	Nil	0.00	0.00	0.00	(14.68)	(14.68)
B/Level 13/331	331	Contrib	Nil	0.00	0.00	0.00	2,453.34	2,453.34
B/Level 13/332	332	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 13/333	333	Contrib	Level 3	132.00	44.00	0.00	2,436.35	2,612.35
B/Level 13/334	334	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 13/335	335	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 14/336	336	Contrib	Nil	0.00	0.00	0.00	(2,200.92)	(2,200.92)
B/Level 14/337	337	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 14/338	338	Contrib	Nil	0.00	0.00	0.00	3.60	3.60
B/Level 14/339	339	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 14/340	340	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 14/341	341	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 14/342	342	Contrib	Nil	0.14	0.14	0.14	20.28	20.70
B/Level 14/343	343	Contrib	Nil	0.00	0.00	1,731.66	(1,731.66)	0.00
B/Level 14/344	344	Contrib	Level 1	60.99	16.99	16.99	2,470.33	2,565.30
B/Level 14/345	345	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 14/346	346	Contrib	Nil	62.47	18.47	18.47	(99.41)	0.00
B/Level 15/347	347	Contrib	Nil	0.00	0.00	0.00	1,587.76	1,587.76
B/Level 15/348	348	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 15/349	349	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 15/350	350	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 15/351	351	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 15/352	352	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 15/353	353	Contrib	Nil	0.00	0.00	0.00	43.97	43.97
B/Level 15/354	354	Contrib	Level 3	0.00	0.00	0.00	9,587.08	9,587.08
B/Level 15/355	355	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 15/356	356	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 15/357	357	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 16/358	358	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 16/359	359	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 16/360	360	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 16/361	361	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 16/362	362	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level	363	Contrib	Nil	90.52	98.94	98.01	15,558.27	15,845.74

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
16/363								
B/Level 16/364	364	Contrib	Level 3	106.53	106.53	120.90	20,734.77	21,068.73
B/Level 16/365	365	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 16/366	366	Contrib	Nil	0.00	0.00	0.00	16.99	16.99
B/Level 16/367	367	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 16/368	368	Contrib	Nil	0.00	0.00	0.00	(44.00)	(44.00)
B/Level 17/369	369	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 17/370	370	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 17/371	371	Contrib	Level 3	0.00	0.00	0.00	1,500.00	1,500.00
B/Level 17/372	372	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 17/373	373	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 17/374	374	Contrib	Level 1	44.00	0.00	0.00	8,326.16	8,370.16
B/Level 17/375	375	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 17/376	376	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 17/377	377	Contrib	Level 1	44.00	0.00	0.00	8,260.08	8,304.08
B/Level 17/378	378	Contrib	Nil	0.00	14.78	14.78	117.56	147.12
B/Level 17/379	379	Contrib	Nil	0.00	0.00	332.00	(332.00)	0.00
B/Level 18/380	380	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 18/381	381	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/382	382	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/383	383	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 18/384	384	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/385	385	Contrib	Level 1	58.77	14.77	14.77	2,147.56	2,235.87
B/Level 18/386	386	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/387	387	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/388	388	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/389	389	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/390	390	Contrib	Level 3	0.00	0.00	0.00	12,910.26	12,910.26
B/Level 19/391	391	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 19/392	392	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 19/393	393	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 19/394	394	Contrib	Nil	0.00	0.00	0.00	61.73	61.73
B/Level 19/395	395	Contrib	Level 2	88.00	0.00	0.00	1,040.00	1,128.00
B/Level 19/396	396	Contrib	Nil	0.00	0.00	0.00	(4,237.12)	(4,237.12)
B/Level 19/397	397	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level	398	Contrib	Nil	0.00	44.09	13.39	(13.48)	44.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
19/398								
B/Level 19/399	399	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 19/400	400	Contrib	Nil	0.00	0.00	0.00	(1,876.12)	(1,876.12)
B/Level 19/401	401	Contrib	Level 3	105.92	99.71	101.04	19,160.74	19,467.41
B/Level 20/402	402	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 20/403	403	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/404	404	Contrib	Nil	0.00	0.00	0.00	61.19	61.19
B/Level 20/405	405	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 20/406	406	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/407	407	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/408	408	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/409	409	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/410	410	Contrib	Nil	0.00	0.00	0.00	58.78	58.78
B/Level 20/411	411	Contrib	Level 3	29.67	29.67	29.67	7,855.81	7,944.82
B/Level 20/412	412	Contrib	Nil	0.00	0.00	0.00	88.00	88.00
B/Level 21/413	413	Contrib	Level 3	0.14	0.14	0.14	196.83	197.25
B/Level 21/414	414	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 21/415	415	Contrib	Nil	0.00	0.00	0.00	44.00	44.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 21/416	416	Contrib	Nil	0.00	0.00	0.00	61.73	61.73
B/Level 21/417	417	Contrib	Level 3	82.08	82.08	82.08	16,174.95	16,421.19
B/Level 21/418	418	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 21/419	419	Contrib	Nil	0.00	0.00	0.00	19.95	19.95
B/Level 21/420	420	Contrib	Nil	0.00	0.00	0.00	(0.11)	(0.11)
B/Level 21/421	421	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 22/422	422	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 22/423	423	Contrib	Nil	0.87	0.87	41.37	82.74	125.85
B/Level 22/424	424	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 22/425	425	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 22/426	426	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Ground Flo/6	6	Contrib	Level 2	44.00	0.00	0.00	1,843.73	1,887.73
B/Ground Flo/7	7	Contrib	Nil	0.00	0.00	0.00	19.95	19.95
B/Ground Flo/8	8	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Ground Flo/9	9	Contrib	Nil	0.08	0.08	0.08	11.95	12.19
B/Ground Flo/10	10	Contrib	Level 1	0.00	0.00	0.00	1,647.42	1,647.42
B/Ground Flo/11	11	Contrib	Nil	0.00	0.00	0.00	(2,000.00)	(2,000.00)
Ground/Groun	427	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Aged Debtors (Items in () equals credit)

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1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
d/427								
Ground/Groun d/428	428	Contrib	Nil	0.00	0.00	0.00	(44.00)	(44.00)
Ground/Groun d/429	429	Contrib	Level 3	0.00	0.00	0.00	5,025.16	5,025.16
Ground/Groun d/430	430	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
Ground/Groun d/431	431	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
Ground/Groun d/432	432	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
Ground/Groun d/433	433	Contrib	Nil	0.00	0.00	0.00	64.69	64.69
Contrib Total				\$ 2,761.70	2,041.52	4,025.25	306,314.11	315,142.58

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
		Sundry		0.00	0.00	0.00	135.00	135.00
		Sundry		0.00	0.00	0.00	0.00	0.00
		Sundry		0.00	332.00	0.00	0.00	332.00
		Sundry		0.00	0.00	0.00	332.00	332.00
		Sundry		0.00	0.00	0.00	121.00	121.00
		Sundry		332.00	0.00	0.00	0.00	332.00
		Sundry		0.00	0.00	0.00	117.00	117.00
		Sundry		0.00	0.00	(1,731.66)	0.00	(1,731.66)
		Sundry		0.00	332.00	0.00	332.00	664.00
		Sundry		0.00	0.00	0.00	110.00	110.00
		Sundry		0.00	0.00	0.00	121.00	121.00
		Sundry		0.00	0.00	0.00	430.00	430.00
A/Level 1/13	13	Sundry		0.00	0.00	0.00	110.00	110.00
A/Level 1/14	14	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 1/15	15	Sundry		0.00	0.00	0.00	350.90	350.90
A/Level 2/21	21	Sundry		0.00	0.00	0.00	175.90	175.90
A/Level 2/23	23	Sundry		0.00	0.00	0.00	155.00	155.00
A/Level 3/36	36	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 3/43	43	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 4/56	56	Sundry		0.00	0.00	0.00	615.90	615.90
A/Level 4/58	58	Sundry		0.00	0.00	0.00	462.00	462.00
A/Level 4/60	60	Sundry		0.00	0.00	0.00	2,070.93	2,070.93
A/Level 4/65	65	Sundry		0.00	0.00	0.00	90.00	90.00
A/Level 5/71	71	Sundry		0.00	0.00	0.00	200.00	200.00
A/Level 5/72	72	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 5/73	73	Sundry		0.00	0.00	0.00	119.00	119.00
A/Level 5/74	74	Sundry		0.00	0.00	0.00	324.50	324.50
A/Level 5/77	77	Sundry		0.00	0.00	0.00	180.00	180.00
A/Level 5/80	80	Sundry		0.00	0.00	0.00	310.00	310.00
A/Level 6/84	84	Sundry		0.00	0.00	0.00	1,714.50	1,714.50
A/Level 6/85	85	Sundry		0.00	0.00	0.00	350.90	350.90
A/Level 6/89	89	Sundry		0.00	0.00	0.00	130.90	130.90

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 7/92	92	Sundry		0.00	0.00	0.00	220.00	220.00
A/Level 7/95	95	Sundry		0.00	0.00	0.00	29.00	29.00
A/Level 7/98	98	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 8/108	108	Sundry		45.00	0.00	0.00	0.00	45.00
A/Level 9/115	115	Sundry		0.00	0.00	0.00	339.00	339.00
A/Level 9/116	116	Sundry		45.00	0.00	0.00	0.00	45.00
A/Level 9/117	117	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 10/125	125	Sundry		0.00	0.00	0.00	240.90	240.90
A/Level 10/128	128	Sundry		0.00	0.00	0.00	220.00	220.00
A/Level 10/130	130	Sundry		90.00	0.00	0.00	0.00	90.00
A/Level 10/131	131	Sundry		0.00	0.00	0.00	110.00	110.00
A/Level 11/139	139	Sundry		0.00	0.00	0.00	0.00	0.00
A/Level 11/140	140	Sundry		0.00	0.00	0.00	135.00	135.00
A/Level 11/142	142	Sundry		0.00	0.00	0.00	352.00	352.00
A/Level 11/145	145	Sundry		45.00	0.00	0.00	0.00	45.00
A/Level 12/147	147	Sundry		0.00	0.00	0.00	110.00	110.00
A/Level 12/152	152	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 12/156	156	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 13/163	163	Sundry		0.00	0.00	0.00	488.95	488.95
A/Level 13/165	165	Sundry		0.00	0.00	0.00	1,640.00	1,640.00
A/Level 14/171	171	Sundry		0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 15/181	181	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 15/190	190	Sundry		0.00	0.00	0.00	24,986.33	24,986.33
A/Level 16/196	196	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 17/203	203	Sundry		0.00	0.00	0.00	130.90	130.90
A/Level 17/204	204	Sundry		0.00	0.00	0.00	135.00	135.00
A/Level 18/215	215	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 18/219	219	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 18/222	222	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 19/224	224	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 19/226	226	Sundry		0.00	0.00	0.00	110.00	110.00
A/Level 20/235	235	Sundry		0.00	0.00	0.00	308.00	308.00
A/Ground Flo/2	2	Sundry		0.00	0.00	0.00	225.00	225.00
A/Ground Flo/4	4	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 2/33	33	Sundry		0.00	0.00	0.00	0.00	0.00
B/Level 3/53	53	Sundry		0.00	0.00	0.00	90.00	90.00
B/Level 3/54	54	Sundry		0.00	0.00	0.00	240.90	240.90
B/Level 4/66	66	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 5/239	239	Sundry		0.00	0.00	0.00	90.00	90.00
B/Level 5/242	242	Sundry		0.00	0.00	0.00	0.00	0.00
B/Level 5/247	247	Sundry		0.00	0.00	0.00	28.05	28.05
B/Level 6/249	249	Sundry		0.00	0.00	0.00	187.00	187.00
B/Level 6/251	251	Sundry		0.00	0.00	0.00	110.00	110.00

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 7/260	260	Sundry		0.00	0.00	0.00	4,560.21	4,560.21
B/Level 7/262	262	Sundry		0.00	0.00	0.00	8,179.00	8,179.00
B/Level 7/267	267	Sundry		0.00	0.00	0.00	384.00	384.00
B/Level 7/268	268	Sundry		0.00	0.00	0.00	175.90	175.90
B/Level 8/273	273	Sundry		0.00	0.00	0.00	119.00	119.00
B/Level 8/278	278	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 9/281	281	Sundry		0.00	0.00	0.00	130.90	130.90
B/Level 9/286	286	Sundry		0.00	0.00	0.00	1,078.00	1,078.00
B/Level 10/292	292	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 10/294	294	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 10/297	297	Sundry		0.00	0.00	0.00	126.62	126.62
B/Level 10/300	300	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 11/306	306	Sundry		0.00	0.00	0.00	261.80	261.80
B/Level 11/312	312	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 12/319	319	Sundry		0.00	0.00	0.00	28.05	28.05
B/Level 12/324	324	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 13/330	330	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 13/331	331	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 14/341	341	Sundry		0.00	0.00	0.00	242.00	242.00
B/Level 14/342	342	Sundry		0.00	0.00	0.00	130.90	130.90
B/Level 14/344	344	Sundry		0.00	332.00	45.00	0.00	377.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 14/345	345	Sundry		0.00	0.00	0.00	220.00	220.00
B/Level 15/347	347	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 15/349	349	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 15/355	355	Sundry		0.00	0.00	0.00	0.00	0.00
B/Level 16/358	358	Sundry		0.00	0.00	0.00	371.80	371.80
B/Level 16/366	366	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 17/376	376	Sundry		0.00	0.00	0.00	180.00	180.00
B/Level 17/377	377	Sundry		0.00	0.00	0.00	0.00	0.00
B/Level 17/378	378	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 17/379	379	Sundry		0.00	0.00	0.00	261.80	261.80
B/Level 18/385	385	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 18/386	386	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 18/390	390	Sundry		0.00	0.00	0.00	130.90	130.90
B/Level 19/396	396	Sundry		0.00	0.00	0.00	3,697.64	3,697.64
B/Level 19/399	399	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 20/402	402	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 20/409	409	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level	410	Sundry		0.00	0.00	0.00	110.00	110.00

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total	
20/410									
B/Level 20/411	411	Sundry		0.00	0.00	0.00	1,355.00	1,355.00	
B/Level 20/412	412	Sundry		0.00	0.00	0.00	130.90	130.90	
B/Level 21/415	415	Sundry		0.00	0.00	0.00	395.90	395.90	
B/Level 21/418	418	Sundry		0.00	0.00	0.00	198.00	198.00	
B/Level 21/419	419	Sundry		0.00	0.00	0.00	45.00	45.00	
B/Level 21/421	421	Sundry		90.00	0.00	0.00	0.00	90.00	
B/Ground Flo/6	6	Sundry		0.00	0.00	0.00	680.90	680.90	
Ground/Groun d/432	432	Sundry		0.00	0.00	0.00	90.00	90.00	
Ground/Groun d/433	433	Sundry		0.00	0.00	0.00	0.00	0.00	
Sundry Total				\$	647.00	996.00	(1,686.66)	65,003.68	64,960.02
This report is gross of GST									
Grand Total				\$	3,408.70	3,037.52	2,338.59	371,317.79	380,102.60

Notice of Infinity Apartments 2025 Annual General Meeting (Continued)

Date: 27 August 2025

Zoom Link: <https://us06web.zoom.us/meeting/register/wSwNMwA3TICjPgTXHCmxiA>

Time: 5:30 pm

Dear Owner,

We write on behalf of Units Plan 4421 – Infinity Apartments to invite you to attend the 2025 Annual General Meeting.

It is of great importance to Infinity Apartments that each owner reads the enclosed agenda and takes the time to either attend the Annual General Meeting or submit an absentee or proxy form.

We ask that if you are attending the Annual General Meeting that you arrive 20 minutes before the start of the meeting (approx. 5:10 pm) to allow us enough time to enroll your attendance and ensure the meeting commences on time.

Please see below information which we hope will assist you with any queries you have on procedural items at the Annual General Meeting.

What is a Quorum?

- A quorum is obtained when 50% of units entitled to vote are represented by owners in attendance at the meeting, or proxy form submissions.
- If a quorum is not present the meeting will be postponed half an hour, then a reduced quorum meeting will proceed.
- Should a quorum not be reached, any decisions made at the Annual General Meeting will take 28 days to come into full affect.

Voting – Eligibility, Absentee Voting & Proxy Forms

- **Any unit with overdue levies will be unable to cast a vote at the Annual General Meeting.**
- To enable someone to vote on your behalf, a completed proxy form must be submitted prior to the meeting to First Choice Strata. The proxy form can be found on pages 9-10 of this agenda.
- You are able to submit an absentee voting form, however, please note that this will not count towards the quorum.
- If any unit is owned by a company, the company must send a letter to First Choice Strata nominating a person entitled to vote on their behalf (See proxy form).

General Business

Should you wish to add any items to General Business, please contact the Strata Manager 7 days prior to the meeting.

Attendance

- You will need to pre-register for the meeting via the link to the meeting found on page 1. Please ensure that you pre-register your attendance as soon as possible to allow efficient running of the meeting.
- The meeting will commence at 5:30 pm.



- Please ensure you join the meeting via the link 20 minutes before the start (i.e., from 5:10 pm) to ensure First Choice Strata can verify your attendance.
- Please ensure you include your unit number and surname when entering your username for the meeting. This will assist with registering your attendance at the meeting.

Participation and Protocol

- You must use the “raise the hand” function should you wish to speak during the meeting.
- Speakers will have a maximum 2-3 minutes to speak. This will ensure that all questions can be answered.
- We will not condone owners being abusive to one another, speaking over each other or disrupting another owner.
- The mute function will be applied throughout the meeting.
- Speak slowly and clearly. This will allow other owners to hear what you have to say and will assist in recording the minutes.

Come Prepared

- We request owners to come prepared to the meeting, this includes reading the agenda and all attachments prior to the meeting commencing.
- If you are unable to attend, please submit your questions to First Choice Strata no less than 7 days so they may be raised, answered and recorded in the meeting minutes if required.
- If you have any questions or require clarification prior to the meeting, please email First Choice Strata and we will provide the information to you prior to the meeting.

Voting

- All votes will be taken electronically, via an online voting system.
- If there any special rules that apply to motions, First Choice Strata will explain this at the commencement of the meeting.

Yours sincerely,

Belinda Read
Co-Founder | Senior Facilities Manager | Director

1. ELECTION OF CHAIRPERSON, NOTIFICATION OF PROXIES, APOLOGIES AND ABSENTEE VOTES

2. LEGAL AND DEFECTS UPDATE

Chambers Russell Lawyers will be in attendance to provide an update to owners in relation to the legal and defects matter.

3. ADOPTION OF MEETING MINUTES

Explanatory Note - the minutes of the 2024 Annual General Meeting can be found on pages 14 – 20 of this Agenda.

Motion 1 (Ordinary Resolution):

That the minutes of the last Annual General Meeting, held on 5 November 2024, be confirmed as an accurate record of that meeting.

4. FINANCIAL STATEMENTS (Amended)

Explanatory Note – the financial statements are being audited in line with the requirement under the Unit Titles (Management) Act 2011. The financial reports can be found on pages 64 – 82 of this Agenda.

Secretarial Note - The financial audit report has been included in this addendum and can be found on pages 62 – 63 of this Agenda. Additional financial statements and reports can be found on pages 83 to 109 of this Agenda.

Motion 2 (Ordinary Resolution):

That the financial statements for the period 1 March 2024 – 28 February 2025 be accepted.

5. FINANCIAL REVIEW OF OWNERS CORPORATION RECORDS

Moved by: Mr Evaane Mark Chadwick, Lot Owner, Unit 176

Explanatory Note - This motion is intended to promote transparency, accountability, and confidence in the financial management of the owners corporation, particularly in light of recent concerns regarding the accuracy and consistency of financial reporting.

The scope of the review will include, but is not limited to:

- Examination of income and expenditure, including all levy contributions and payments;
- Verification of invoices, receipts, and bank transactions;
- Comparison of budgeted vs actual expenditure;
- Assessment of any financial anomalies, irregularities, or unexplained entries;
- Review of financial reporting procedures and compliance with the *Unit Titles (Management) Act 2011 (ACT)*.

The independent reviewer will be appointed by the Executive Committee within 30 days of the motion being passed, subject to any legislative delay in executing the motion, and their written report will be made available to all lot owners.

Motion 3 (Ordinary Resolution):

The Owners Corporation resolves to commission an independent financial review of its financial records for the past 24 months, to be conducted by a qualified and independent accountant or forensic accountant with relevant strata financial expertise. This is to be carried out within a maximum budget of \$8,000 AUD, to be funded from the Admin Fund or another appropriate account, with the final cost will be based on quotes obtained from qualified professionals.

6. INSURANCE RENEWAL

Explanatory Note - Unit owners are encouraged to obtain contents insurance for their unit as items such as carpet, furniture and fittings are not covered under the Owners Corporation insurance policy. The Owners Corporation is not responsible for the replacement of items not covered by the Owners Corporations Policy. A copy of the current Certificate of Currency and Claims History for the last twelve months can be found on pages 110 – 113 of this Agenda.

Please note that due to the defects at Infinity, the current insurer is the only company that will offer coverage to the Owners Corporation.

Motion 4 (Ordinary Resolution):

That the incoming Executive Committee be authorised to place and adjust the insurance policies of the Owners Corporation in accordance with statutory requirements.

7. BUILDING SECURITY REVIEW (Amended)

Explanatory Note – During the 2024 Christmas/2025 New Year holiday period, there was a number of security incidents which were addressed by appointing mobile security guards to cover the grounds of the complex, particularly across the car park levels and building's perimeter. Several individuals were successfully arrested, identified, and appeared in Court for their offences as a result of the security guard coverage.

Since this time, there have been very few security related incidents. Despite this, a small number of owners requested that this motion be put forward for consideration. The proposed budget for the expenditure can be found pages 21 – 22 of this agenda.

Secretarial Note – The unit levy breakdown for this special purpose fund can be found on pages 22 – 61 of this agenda

Motion 5 (Ordinary Resolution):

That the Owners Corporation raise a Special Purpose levy in the amount of \$1,436,635.20 inclusive of GST to be allocated by lot entitlements for the purpose of engaging a security guarding service, on the basis of two guards always being present on site on a twelve (12) month service agreement.

8. MAINTENANCE ITEMS

Explanatory Note – it is a requirement under the Unit Titles (Management) Act 2011 (Meeting Agenda) Guidelines 2023, that the Owners Corporation must consider any physical building structural defects and maintenance items in accordance with statutory requirements.

- Replacement of Steel Spa Structure over Spa
- Replacement of Sky Park Umbrellas
- Repair of tiling to West Podium external lobby landing area
- Car Park Directional Marking (Arrows)
- Fire Door replacements – various across building's perimeter, and internal areas

9. FIRE SAFETY REVIEW

Explanatory Note – it is a requirement that the Owners Corporation have a fire safety review completed. This can be found on pages 114 – 115 of this Agenda.

10. HOUSE RULES

Explanatory Note – Commercial shopping trolleys are known to cause damage to the flooring throughout the complex, as well as posing a pedestrian hazard when abandoned in various parts of the building, including corridors, fire stairs, and car park areas.

By creating a House Rule which outlines that commercial grade shopping trolleys are not to enter the building will reduce the risks of damage to common property, as well as ensuring that trafficable areas are not blocked by these items.

A special resolution only passes if at least two-thirds of the votes cast are in favour, and the total unit entitlements of those voting against the motion does not exceed one-third of the total unit entitlements represented in the vote.

Motion 6 (Special Resolution):

That the House Rules be amended to include the following new rule, and that it be subsequently registered in accordance with the Unit Titles (Management) Act 2011 (ACT):

“Commercial shopping trolleys are not to be brought into the building.”

11. ADEQUACY OF AUTHORISATIONS, DELEGATION AND APPOINTMENTS

Explanatory Note – In accordance with the Notifiable Instrument NI2023-528, the Unit Titles (Management) Act 2011 (Meeting Agenda) Guidelines 2023, the Owners Corporation must consider the adequacy of authorisations, delegations, and appointments or contractors and personnel, which can be completed by the Executive Committee over the course of their term.

Motion 7 (Ordinary Resolution):

That the Executive Committee review the current authorities, delegations, and appointments and adjust them from time to time as appropriate.

12. GENERAL AND SINKING FUND BUDGETS AND LEVIES

Explanatory Note - the General Fund, also referred to as the Admin Fund, is for the purpose of the day to day running of Infinity Towers, and covers costs for items such as water consumption, common property gardening, maintenance, and electricity. Please note, owners are responsible for covering the cost of sewerage and water connection to the apartment, and for gas (for hot water) and electricity usage within the apartment.

The Sinking Fund budget and levies are used to cover the costs for repairing and replacing large capital items across Infinity Apartments such as lifts, car parks, driveways, building exteriors, etc. Repairing and replacing capital items can be costly. The Owners Corporations' annual contribution toward this fund reduces the likelihood of a greater expense being borne by the OC, as well as the issuance of another special levy fund notice, in the future. A copy of the Sinking Fund Report can be found on pages 116 – 140 and can also be found on the Owners Portal.

The proposed budgets for the General and Sinking Fund can be found on pages 141 – 184 of this agenda. The budget shows in detail the costs budgeted for against each item for the next 12 months (1 March 2025 – 28 February 2026).

Motion 8 (Ordinary Resolution):

That the proposed General Fund budget of \$1,539,858.00 (excluding GST) for the period 1 March 2025 – 28 February 2026 be accepted.

Motion 9 (Ordinary Resolution):

That the Owners Corporation strike a General Fund levy of \$1,693,843.80 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion 10 (Ordinary Resolution):

That the proposed Sinking Fund budget of \$53,240.01 (excluding GST) for the period 1 March 2025 – 28 February 2026 be accepted.

Amended Motion 11 (Ordinary Resolution):

That the Owners Corporation strike a Sinking Fund levy of \$429,664.50 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Standard Levy Due Dates: 28 October 2025 and 1 February 2026.

Please note: We will endeavor to issue the standard levy notices at least 28 days prior to the due date. However, it is imperative that you plan and prepare your payments as the due dates will not change.

13. STRATA MANAGEMENT

Explanatory Note – The Executive Committee have considered the ongoing performance of First Choice Strata, as well as the balance of risk to the Owners Corporation in the spaces of ongoing legal matters, depth of knowledge on building matters generally, and feedback received from unit owners over the last twelve months.

It is the opinion of the Executive Committee that an ongoing relationship with First Choice Strata will ensure the stability of all ongoing matters at this critical time for the Owners Corporation. The proposed Agency Agreement can be found on pages 212 – 223 of this agenda.

Motion 12 (Ordinary Resolution):

That the Owners Corporation approves the appointment of First Choice Strata Pty Ltd for a period of three years in accordance with the proposed Agency Agreement.

14. ELECTION OF EXECUTIVE COMMITTEE

Explanatory Note - Executive Committee Members make decisions on the day-to-day running of Infinity Apartments. This includes making decisions regarding repairs and maintenance and legal proceedings, approving quotations and expenditures, listening to and responding to feedback from the Owners Corporation and residents/tenants, etc.

The Executive Committee Members work closely with First Choice Strata on all matters relating to Infinity Apartments. Executive Committee Members are also responsible for planning and making decisions about the complex on behalf of the Owners Corporation that could potentially impact the Owners Corporation well into the future.

Please note: Only unit owners can join the Executive Committee.



Motion 13 (Ordinary Resolution):

That the Owners Corporation creates between 3 and 7 Executive Committee Positions and considers nominations to fill those positions.

15. GENERAL BUSINESS

Please advise the Strata Manager of any General Business 7 days prior to the meeting.

It is imperative that you either nominate a proxy, or submit an absentee voting form, to ensure the smooth running of your building. **Please ensure you complete and return this form to our office no later than two hours prior to the beginning of the meeting (before 3:30 pm).**

Appointment of Proxy

By submitting a proxy form, you allow your nominated representative to vote on your behalf and this will contribute to the quorum at the meeting, meaning that decisions voted on may be acted on faster by your Strata Manager should a quorum be reached. The proxy form can be found on pages 9 – 10 of this agenda.

Please ensure you complete and return this form to our office no later than two hours prior to the beginning of the meeting.

Absentee Voting (Amended)

By submitting an absentee vote, your vote will be counted at the meeting and will directly affect the decisions that are made. Your absentee vote does not contribute towards the number to reach the quorum.

I/We

Owner of Unit _____ of **UP 4421** Signed _____ Date ____/____/____

Motion 1	☐ For	☐ Against	☐ Abstain
Motion 2	☐ For	☐ Against	☐ Abstain
Motion 3	☐ For	☐ Against	☐ Abstain
Motion 4	☐ For	☐ Against	☐ Abstain
Motion 5	☐ For	☐ Against	☐ Abstain
Motion 6	☐ For	☐ Against	☐ Abstain
Motion 7	☐ For	☐ Against	☐ Abstain
Motion 8	☐ For	☐ Against	☐ Abstain
Motion 9	☐ For	☐ Against	☐ Abstain
Motion 10	☐ For	☐ Against	☐ Abstain
Motion 11	☐ For	☐ Against	☐ Abstain
Motion 12	☐ For	☐ Against	☐ Abstain
Motion 13	☐ For	☐ Against	☐ Abstain

(see Schedule 3.7)

APPOINTMENT OF A PROXY

Part A Authorisation for proxy to vote on owner's behalf

A1 Date _____

I/We _____

the owner/s of unit _____ in Units Plan No 4421

appoint _____

of _____

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings).

I/We appoint _____

of _____

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings) if _____

already holds the maximum number of proxies that may be accepted.

Note: The person appointed as a proxy must not be the manager or a service contractor.

Note: You may wish to provide instructions to your proxy regarding voting preferences. You may also wish to discuss your preferences with your proxy should a motion be raised from the floor or amended at the meeting.

A2 Period or number of meetings for which appointment of proxy has effect for [*tick or tick and complete whichever applies*].

- ☐ 1 meeting
- ☐ _____ meetings
- ☐ 1 month
- ☐ _____ months
- ☐ 12 months

A3 I understand that, if the proxy already holds more than the permitted number of proxies, the chairperson will exercise the proxy vote on my/our behalf.

Signature of owner/s

Part B **Notes on appointment of proxies**

- B1** This form must accompany a notice of a general meeting given to a person entitled to vote on any motion.
- B2** A person entitled to vote at a general meeting of an owners corporation must not –
- (a) appoint a proxy for more than 1 year after the day the appointment is made; or
 - (b) appoint a person as a proxy if the person is –
 - (i) the manager; or
 - (ii) a service contractor.
- B3** A person, other than the chairperson, must not exercise more than the following number of proxy votes in a vote on a matter at a general meeting:
- (a) if there are more than 20 units in the units plan – a number that is not more than 5% of the total number of units;
 - (b) in any other case – 1.
- B4** If a person holds more proxy votes than they can exercise, the chairperson must exercise the excess proxy votes.

Part C **Notes on limits on developers to exercise proxy votes**

- C1** A developer of a units plan who is appointed as the proxy under a contract for the sale of a unit in the units plan must not exercise 3 or more proxy votes in a vote on a matter at a general meeting of the owners corporation for the units plan unless –
- (a) each contract for the sale of a unit in the units plan contains a proxy disclosure statement; and
 - (b) the use of each proxy vote is consistent with the statement; and
 - (c) the matter being voted on relates to development rather than the ordinary operation of the owners corporation.
- A ***proxy disclosure statement*** includes the following:
- (a) if a person is appointed as a proxy – the name of the person;
 - (b) if the proxy is appointed by naming the occupant of a position – the name of the position;
 - (c) the length of time of the appointment;
 - (d) a sufficient description of the development matter for the buyer of a unit to easily identify the matter.
- C2** The developer of the units plan is not entitled to vote, or exercise a proxy vote, on a motion that relates to defective building work unless –
- (a) the members of the owners corporation, other than the developer, pass a special resolution allowing the developer to vote; or
 - (b) the ACT Civil and Administrative Tribunal (ACAT) makes a declaration that the developer may vote on the motion.

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions[†]

A1 The Owners—Units Plan No 4421 [insert number]

A2 General meeting

Date (or dates) of general meeting
at which the reduced quorum

decision or decisions were made— 5 November 2024

Tick applicable box, or both boxes if applicable:

☒ **Regularly convened**

The general meeting was regularly
convened (not following any
adjournment under UTMA s 3.9(3)
or (6)(a), part 3.1, schedule 3).

☐ **Convened after
adjournment**

The general meeting was convened
following an adjournment or
adjournments (under UTMA
s 3.9(3) or (6)(a), part 3.1,
schedule 3).

A3 Reduced quorum decisions

[If there is insufficient space here, tick ☐ and attach details to the notice]

Date of decision	Full text of reduced quorum decision
5 November 2024	Refer to attached minutes

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details
shown in the records of the owners corporation.



19 November 2024

.....[insert date of affixing of seal]

[Affix owners corporation seal in accordance with the corporation articles]



[†] In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
- A ***standard quorum*** is those people entitled to vote (on the motion) in relation to not less than $\frac{1}{2}$ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of ***reduced quorum decision***, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a ***standard quorum*** for the motion (see above) is not present a reduced quorum decision may be made if a ***reduced quorum*** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a ***reduced quorum*** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a ***standard quorum*** for the motion (see above) nor a ***reduced quorum*** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a ***reduced quorum*** made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also ***reduced quorum decisions*** (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 *When does a reduced quorum decision take effect?*

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's *date of effect*) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 *How may reduced quorum decisions be disallowed?*

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3).

The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 *How may reduced quorum decisions be confirmed?*

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 *How may reduced quorum decisions be revoked?*

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

Minutes of Infinity Apartments 2024 Annual General Meeting

Date: 5 November 2024

Venue: Zoom

Time: 5:30 – 8:10 pm

1. ELECTION OF CHAIRPERSON

A Flaherty of Unit 427 was elected as Chairperson of the Meeting.

Quorum Status:

As a standard quorum was not present the decisions taken at the Meeting were Reduced Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles (Management) Act 2011.

All decisions made at the meeting will take effect after 28 days as per Reduced Quorum rules.

2. NOTIFICATION OF PROXIES, APOLOGIES AND ABSENTEE VOTES

Present:

Units 2, 15, 47, 49, 65, 70, 75, 79, 83, 89, 90, 92, 99, 101, 129, 144, 150, 154, 165, 160, 179, 182, 185, 200, 208, 209, 217, 229, 232, 244, 246, 261, 270, 293, 296, 327, 334, 359, 381, 407, 414, 419, 420, 422, 424, 424, 426 and 427.

First Choice Strata:

K Topic and B Read.

Chambers Russell Lawyers

D Russell and E Stanley

Proxies:

153 IFO K Pickering of Unit 424

204 IFO C Finter of Unit 209

208 IFO Samantha Irish

Units 255 and 257 IFO T Dunn of Unit 229 (or Anthony F if Tom not there for u 255).

259 IFO Brendan W G Kelly – Directed Proxy Votes already counted

Absentee Votes:

Units 9, 12, 36, 72, 111, 167, 233 and 400

Apologies:

Unit 9, 12, 36, 72, 111, 167, 233 and 400

1. LEGAL AND DEFECT UPDATE

K Topic advised that D Russell and E Stanley from Chambers Russell Lawyers were in attendance to provide an update to owners in relation to the legal and defects matter as well as answer any queries.

D Russell thanked owners present for their attendance at the meeting and advised that he would provide an overview of what has occurred and what is soon to occur with the legal and defect matter.

D Russell advised that over the course of the last year, Chambers Russell Lawyers have engaged experts to obtain evidence. Regarding the defects in order to commence proceedings and that due to the size of Infinity, a staged strategy has taken place for the defect inspections.

D Russell advised that the proceedings are progressing as would be expected and that the defendants are responding to the claims and contesting the defects.

D Russell advised that some of the defendants have filed applications in the Supreme Court regarding the Owners Corporations pleadings and said this is not unusual in proceedings such as the one brought by the Owners Corporation. He advised a similar application was brought in a similar matter recently which provided a good outcome for the owners corporation.

D Russell advised that the cost of the proceedings is progressing as expected.

D Russell further advised that as a second component of the proceedings, the Construction Occupations Register can make orders against people in the construction industry to rectify defects.

D Russell advised that Geocon and its nominee had made an application to the Tribunal for the rectification order issued in September 2024 to be reviewed. The executive committee gave Chambers Russell Lawyers urgent instructions to join the application. That decision is the subject of the Motion 1 – 3.

D Russell advised of the below defects which have been noted (this is not an exhaustive list):

- Pool and pool concourse
- Balustrades
- Cracking to slab
- Penetrations
- Non—compliant fire doors
- Hydrant system
- Deficiencies with the installation of various downpipes and condensate drains
- Deficiencies with the installation of floor waste outlets in various units
- Pressure in the hot water delivery system exceeds the maximum pressure allowed
- Issues with the inground stormwater systems and rainwater pumps
- Issues with the sanitary plumbing and thermal insulation on the roofs
- Issues with the eaves and gutters
- Balcony tiling/waterproofing
- Pool waterproofing/tiling issues
- Pool concourse
- Defective exhaust
- Defect duct system
- PVC pipe used as duct work

D Russell advised that regarding urgent defects, Geocon need to be provided with the opportunity to repair defects according to a reliable scope of works and if that can't be arranged, an appropriate tender process must take place prior to the ratification of items. D Russell advised owners that a process for defect rectification has been provided to owners and that this process needs to be followed. Should owners require a copy of this document, they can contact First Choice Strata.

The below questions were raised by owners:

What is the basis of Geocon bringing the proceedings in ACAT?

D Russell advised that it is too early to tell. Geocon and its nominee need to inspect the development and indicate why they say certain defects should not be included in the order. It is assumed this will take some time.

What's the possibility of success?

D Russell advised that the general opinion of Chambers Russell Lawyers is that success would be that a meaningful component of the defects are repaired And that this would equate to approximately 50-80% of the claim And that he feels there is a reasonable prospect to reach this outcome.

An owner queried if mediation will be occurring.

D Russell advised that mediation likely occur after this first trench of evidence is completed and that there is prospect of mediation during the course of the next year.

What is a strike out application and how does it affect the Owners Corporation?

D Russell advised that a party applies to the court for it to make an order to delete or disallow something another party has included in a filed document. Here the defendants are attempting to strike out a portion of the Owners Corporations statement of claim. The law is specific on how the court approaches these things and the court says the threshold is that the court will only disallow the pleadings if it is hopeless.

What are the costs of the ACAT proceedings?

E Stanley advised it can be assumed it will be \$60 – 90k for the next year but if the Construction Occupations Registrar continues to make orders and Geocon continues to review them, the costs will be between 10-20% of the costs of the Supreme Court proceedings.

Motion 1 (Ordinary Resolution): The Owners Corporation RESOLVES to ratify the decision of the Executive Committee to engage, Chambers Russell Lawyers to make an application to join proceedings regarding the current Application to Review a Decision filed by Geocon Constructors (ACT) Pty Ltd and its nominee, Andrew Keltly Clark, and to do all things necessary to prepare for and attend the hearing of the application.

Motion Carried

Motion 2 (Ordinary Resolution): The Owners Corporation RESOLVES to ratify the decision of the Executive Committee to engage Chambers Russell Lawyers to make an application to join any future proceedings of any future Application to Review and Decision filed by any parties to the proceedings and to do all things necessary to prepare for and attend any hearing of any future application.

Motion Carried

Motion 3 (Ordinary Resolution): The Owners Corporation RESOLVES to ratify the decision of the Executive Committee to instruct Chambers Russell Lawyers, in connection with the conduct and preparation of the legal proceedings carried on by them in respect of the Application to Review a Decision currently filed and any future application which may be filed, to take all steps as may in

their view be necessary or advantageous from time to time to respond to those applications, without limitation including engaging, briefing and liaising with expert witness to properly evidence the Owners Corporation's response and engaging barristers to assist with the preparation and conduct of the Owners Corporations response, unless subsequently instructed otherwise.

Motion Carried

2. ADOPTION OF MEETING MINUTES

C Walker advised the meeting that First Choice Strata had charged the Owners Corporation for legal fees incurred due to the ACAT matter taken by the previous Executive Committee. C Walker made the statement that this was not approved by the Executive Committee and that this expenditure could not be charged to the Owners Corporation.

K Topic confirmed that an email was issued to the Executive Committee in relation to this matter, advising of the charges and the invoice was approved for payment on behalf of the Owners Corporation by the Executive Committee in the online accounting portal. K Topic advised that First Choice Strata had received legal advice advising that the charge was able to be completed in line with the Agency Agreement between the Owners Corporation of Units Plan 4421 and First Choice Strata. K Topic further advised that First Choice Strata had encouraged the Executive Committee to obtain separate legal advice on this matter, however noted that First Choice Strata could not be involved with his process due to the conflict of interest on the matter.

Motion 4 (Ordinary Resolution): That the minutes of the last General Meeting, held on 7 November 2023 be confirmed as an accurate record of that meeting.

Motion Carried

3. FINANCIAL STATEMENTS

No queries or comments were raised.

Motion 5 (Ordinary Resolution): That the financial statements for the period 1 March 2023 – 29 February 2024 be accepted.

Motion Carried

4. INSURANCE RENEWAL

K Topic advised that prior to the insurance renewal, the BAC Brokers will obtain quotations for the Owners Corporations insurance policy. K Topic noted that over the last several years, the Owners Corporation has only had one insurer that has been willing to quote on the building.

No queries or comments were raised.

Motion 6 (Ordinary Resolution): That the incoming Executive Committee be authorised to place and adjust the insurance policies of the Owners Corporation in accordance with statutory requirements.

Motion Carried

5. MAINTENANCE ITEMS

K Topic noted that the below maintenance items were noted as part of the agenda:

- Painting of Common Property.
- Wallpaper replacement in selected common area hallways
- Façade Cleaning and anchor point inspections.

- Pool and Spa Concourse – make-safe to damaged tiled surfaces
- Pressure wash of Lobby area concrete and sealing.
- Fire Doors – SOU Audit of unit entry doors (10% checked)

The below maintenance items were raised by the meeting:

Spa Wave Structure Removal

An owner noted that the structure above the spa has been removed and requested further information as to why this occurred. B Read advised that this has been removed as the steel was corroding which was causing a safety hazard and this item has been a joint effort between ASD Structural, Chambers Russell Lawyers, the Executive Committee and First Choice Strata. B Read advised that Geocon were first requested to complete the removal and make safe, however declined.

Facade Cleaning

An owner noted that the building facade requires cleaning and B Read advised that this is booked to be completed in three weeks' time and a notice will be issued to all owners and residents.

Garden Bed Leaks

An owner noted that leaks occur in the carpark when the garden beds are watered as well as when it rains and asked what steps can be taken to resolve. B Read advised that at current there is no simple solution, and this is being pursued as a defect matter. B Read recommended that Owners purchase a cover for their car to prevent damage when this occurs.

Foyer Wall Damage

It was advised that there is a hole located next to the elevator on level 6, tower A.

Carpark Leak

An owner advised that rainwater pools in the level 1 Tower A car park and storage cage area near the space for units 232 and this will be further investigated.

6. FIRE SAFETY REVIEW

An owner queried as to if any steps can be taken to reduce the fire alarms as they most frequently occur in the evening or early morning.

B Read advised that the fire alarms have been occurring due to genuine incidents at Infinity and have not been false alarms.

K Topic confirmed that where possible, the responsible owners are on charged for any attendance by ACT Fire.

7. ADEQUACY OF AUTHORISATIONS, DELEGATION AND APPOINTMENTS

No queries or comments were raised.

Motion 7 (Ordinary Resolution): That the Executive Committee review the current authorities, delegations, and appointments and adjust them from time to time as appropriate.

Motion Carried

8. GENERAL AND SINKING FUND BUDGETS AND LEVIES

K Topic advised that the budget has remained similar to the previous year and that some legal budget has been included, which is the reason for the increase.

K Topic advised that any owners who may require payment plans should contact First Choice Strata as soon as possible.

Motion 8 (Ordinary Resolution): That the proposed General Fund budget of \$1,535,367.00 (excluding GST) for the period 1 March 2024 – 28 February 2025 be accepted.

Motion Carried

Motion 9 (Ordinary Resolution): That the Owners Corporation strike a General Fund levy of \$1,688,903.70 (**including** GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

An owner queried why the budget for the Sinking Fund is substantially lower than the levy amount and K Topic advised that this is as per the Sinking Fund Forecast Report. K Topic noted that the Owners Corporation contributes to the Sinking Fund on an ongoing basis to assist with payment of capital items in future.

Motion 10 (Ordinary Resolution): That the proposed Sinking Fund budget of \$171,421.00 (excluding GST) for the period 1 March 2024 – 28 February 2025 be accepted.

Motion Carried

Motion 11 (Ordinary Resolution): That the Owners Corporation strike a sinking fund levy of \$429,664.50 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

Standard Levy Due Dates: 3 December 2024 and 1 February 2025.

Please note: We will endeavour to issue the standard levy notices at least 28 days prior to the due date. However, it is imperative that you plan and prepare your payments as the due dates will not change. Should you require a payment plan, please contact our office via email at info@firstchoicestrata.com as soon as possible.

10. ELECTION OF EXECUTIVE COMMITTEE

Executive Committee nominations were taken from the floor and the meeting agreed that a vacancy should be created. An expression of interest form will be provided to all owners and fulfilment of the vacancy will be determined by the Executive Committee.

Amended Motion 12 (Ordinary Resolution): That the Owners Corporation creates five (5) Executive Committee Positions.

Motion Carried

The following members of the Owners Corporation were appointed to fill an Executive Committee position:

M Cooper (Unit 49), R Mohajerpour (Unit 185), S Quinlan (Unit 261), D Biffin (Unit 296) and one vacancy.

11. AGENCY AGREEMENT

No queries or comments were raised.

Motion 13 (Ordinary Resolution): That in accordance with Section 50 of the Unit Titles (Management) Act 2011 (the Act), the Owners Corporation of Units Plan 4421:

1. Appoint First Choice Strata as Strata Managing Agent for a period of 3 years.
2. The Owners Corporation delegate to the Agent all its functions as per the Agreement (other than those prohibited by the Act).
3. The delegation is subject to the condition and limitations set out in the Agreement, and
4. Authority is given for the common seal of the Owners Corporation to be affixed to the Agreement by owners as determined at this meeting.

Motion Carried

12. GENERAL BUSINESS

Levy Frequency

K Topic advised that prior to the meeting, an owner requested that the levy frequency be reviewed. K Topic advised that this should be amended moving forward after the next Annual General Meeting, which is anticipated to occur in May 2025.

Updates From Chambers Russell Lawyers

An owner requested that more regular updates be provided by Chambers Russell Lawyers on the legal and defects matter. B Read advised that discussion with Chambers Russell Lawyers has taken place, and it has been requested that quarterly updates be provided to owners.

With no further business the meeting closed at 8:10 pm

Proposed Annual Budget

General Fund

Owners Corporation for Plan No. 4421

1 March 2025 to 28 February 2026

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Cost Centre : Sec_Guards

Expenditure		Budget 03/25 - 02/26
Security Services		1,306,032.00
Total General Fund Expenditure		1,306,032.00

General Fund Summary		Budget 03/25 - 02/26
Opening balance	0.00	
Expenditure during budget period	1,306,032.00	
	1,306,032.00	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	0.00	
Plus Allowance for GST on contributions	130,603.20	Per Ent
Budgeted contributions to be raised \$	1,436,635.20	143.6635

Aggregate Lot Liability Entitlement 10000

*May include insurance contributions

1 March 2025 to 28 February 2026

Cost Centre : Sec_Guards

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Proposed Contribution Period Start 01/03/2025

Contribution Period Duration 12 month(s)

No. of Instalment(s): 4

GST YES

TOTAL CONTRIBUTIONS

	Per Period	Per Year
General Fund	359,158.80	1,436,635.20
Sink Fund	0.00	0.00
Total Contribution	359,158.80	1,436,635.20

TOTAL LIABILITIES

	Per Period	Per Year
General Fund	35,9159	143,6635
Sink Fund	0.0000	0.0000
Total Per Lot Liability	35,9159	143,6635

Yearly Contribution By Period (Estimate Only)						
Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total	
A/Level 1/12	33	1	1,185.22	0.00	1,185.22	
		2	1,185.22	0.00	1,185.22	
		3	1,185.22	0.00	1,185.22	
		4	1,185.22	0.00	1,185.22	
A/Level 1/13	23	1	826.07	0.00	826.07	
		2	826.07	0.00	826.07	
		3	826.07	0.00	826.07	
		4	826.07	0.00	826.07	
A/Level 1/14	16	1	574.65	0.00	574.65	
		2	574.65	0.00	574.65	
		3	574.65	0.00	574.65	
		4	574.65	0.00	574.65	
A/Level 1/15	21	1	754.23	0.00	754.23	
		2	754.23	0.00	754.23	
		3	754.23	0.00	754.23	
		4	754.23	0.00	754.23	
A/Level 1/16	16	1	574.65	0.00	574.65	
		2	574.65	0.00	574.65	
		3	574.65	0.00	574.65	
		4	574.65	0.00	574.65	
A/Level 2/17	16	1	574.65	0.00	574.65	
		2	574.65	0.00	574.65	
		3	574.65	0.00	574.65	
		4	574.65	0.00	574.65	
A/Level 2/18	16	1	574.65	0.00	574.65	

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 2/19		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 2/20		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 2/21		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 2/22		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 2/23		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/24		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/25		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/26		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/27		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/28		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 2/29		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/36		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/37		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/38		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/39		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/40		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 3/41		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 3/42		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/43		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/44		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/45		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/46		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/47		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 3/48		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 4/55		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 4/56		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 4/57		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 4/59		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 4/60		20	1	718.32	0.00	718.32
			2	718.32	0.00	718.32
			3	718.32	0.00	718.32
			4	718.32	0.00	718.32
A/Level 4/61		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 4/62		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 4/63		17	1	610.57	0.00	610.57

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
A/Level 4/64	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
A/Level 4/65	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
A/Level 5/71	27	1	969.73	0.00	969.73
		2	969.73	0.00	969.73
		3	969.73	0.00	969.73
		4	969.73	0.00	969.73
A/Level 5/72	19	1	682.40	0.00	682.40
		2	682.40	0.00	682.40
		3	682.40	0.00	682.40
		4	682.40	0.00	682.40
A/Level 5/73	27	1	969.73	0.00	969.73
		2	969.73	0.00	969.73
		3	969.73	0.00	969.73
		4	969.73	0.00	969.73
A/Level 5/74	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
A/Level 5/75	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
A/Level 5/76	21	1	754.23	0.00	754.23
		2	754.23	0.00	754.23
		3	754.23	0.00	754.23
		4	754.23	0.00	754.23
A/Level 5/77	34	1	1,221.14	0.00	1,221.14
		2	1,221.14	0.00	1,221.14
		3	1,221.14	0.00	1,221.14
		4	1,221.14	0.00	1,221.14
A/Level 5/78	23	1	826.07	0.00	826.07
		2	826.07	0.00	826.07
		3	826.07	0.00	826.07
		4	826.07	0.00	826.07
A/Level 5/79	21	1	754.23	0.00	754.23

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 5/80		35	1	1,257.06	0.00	1,257.06
			2	1,257.06	0.00	1,257.06
			3	1,257.06	0.00	1,257.06
			4	1,257.06	0.00	1,257.06
A/Level 6/81		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 6/82		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 6/83		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 6/84		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 6/85		14	1	502.82	0.00	502.82
			2	502.82	0.00	502.82
			3	502.82	0.00	502.82
			4	502.82	0.00	502.82
A/Level 6/86		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 6/87		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 6/88		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 6/89		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 6/90		22	1	790.15	0.00	790.15

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 6/91		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 7/92		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 7/93		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 7/94		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 7/95		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 7/96		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 7/97		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 7/98		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 7/99		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 7/100		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 7/101		22	1	790.15	0.00	790.15

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 7/102		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 8/103		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 8/104		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 8/105		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 8/106		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 8/107		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 8/108		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 8/109		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 8/110		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 8/111		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
A/Level 8/112		22	1	790.15	0.00	790.15

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 8/113		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 9/114		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 9/115		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 9/116		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 9/117		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 9/118		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 9/119		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 9/120		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 9/121		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 9/122		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 9/123		23	1	826.07	0.00	826.07

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 9/124		29	1	1,041.56	0.00	1,041.56
			2	1,041.56	0.00	1,041.56
			3	1,041.56	0.00	1,041.56
			4	1,041.56	0.00	1,041.56
A/Level 10/125		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 10/126		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 10/127		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 10/128		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 10/129		15	1	538.74	0.00	538.74
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
A/Level 10/130		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 10/131		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 10/132		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 10/133		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 10/134		23	1	826.07	0.00	826.07

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 10/135		29	1	1,041.56	0.00	1,041.56
			2	1,041.56	0.00	1,041.56
			3	1,041.56	0.00	1,041.56
			4	1,041.56	0.00	1,041.56
A/Level 11/136		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 11/137		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 11/138		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 11/139		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 11/140		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 11/141		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 11/142		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 11/143		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 11/144		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 11/145		23	1	826.07	0.00	826.07

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 11/146		29	1	1,041.56	0.00	1,041.56
			2	1,041.56	0.00	1,041.56
			3	1,041.56	0.00	1,041.56
			4	1,041.56	0.00	1,041.56
A/Level 12/147		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 12/148		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 12/149		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 12/150		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 12/151		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 12/152		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 12/153		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 12/154		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 12/155		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
A/Level 12/156		23	1	826.07	0.00	826.07

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 12/157		29	1	1,041.56	0.00	1,041.56
			2	1,041.56	0.00	1,041.56
			3	1,041.56	0.00	1,041.56
			4	1,041.56	0.00	1,041.56
A/Level 13/158		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 13/159		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 13/160		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 13/161		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 13/162		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 13/163		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 13/164		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 13/165		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 13/166		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 13/167		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 14/168		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 14/169		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 14/170		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 14/171		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 14/172		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 14/173		16	1	574.65	0.00	574.65
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
A/Level 14/174		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 14/175		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 14/176		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 14/177		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 14/178		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 15/179		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 15/180		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 15/181		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
A/Level 15/182		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 15/183		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 15/184		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 15/185		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 15/186		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
A/Level 15/187		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 15/188		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 15/189		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 15/190		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 16/191		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 16/192		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 16/193		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 16/194		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 16/195		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 16/196		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 16/197		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 16/198		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 16/199		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 16/200		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 16/201		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 17/202		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 17/203		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 17/204		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 17/205		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 17/206		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 17/207		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 17/208		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 17/209		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 17/210		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 17/211		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 17/212		30	1	1,077.48	0.00	1,077.48
			2	1,077.48	0.00	1,077.48
			3	1,077.48	0.00	1,077.48
			4	1,077.48	0.00	1,077.48
A/Level 18/213		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 18/214		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 18/215		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 18/216		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 18/217		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
A/Level 18/218		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 18/219		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 18/220		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 18/221		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
A/Level 18/222		24	1	861.98	0.00	861.98

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 18/223		31	1	1,113.39	0.00	1,113.39
			2	1,113.39	0.00	1,113.39
			3	1,113.39	0.00	1,113.39
			4	1,113.39	0.00	1,113.39
A/Level 19/224		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 19/225		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 19/226		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 19/227		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
A/Level 19/228		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
A/Level 19/229		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
A/Level 19/230		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
A/Level 19/231		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
A/Level 19/232		31	1	1,113.39	0.00	1,113.39
			2	1,113.39	0.00	1,113.39
			3	1,113.39	0.00	1,113.39
			4	1,113.39	0.00	1,113.39
A/Level 20/233		54	1	1,939.46	0.00	1,939.46

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	1,939.46	0.00	1,939.46
		3	1,939.46	0.00	1,939.46
		4	1,939.46	0.00	1,939.46
A/Level 20/234	50	1	1,795.79	0.00	1,795.79
		2	1,795.79	0.00	1,795.79
		3	1,795.79	0.00	1,795.79
		4	1,795.79	0.00	1,795.79
A/Level 20/235	45	1	1,616.21	0.00	1,616.21
		2	1,616.21	0.00	1,616.21
		3	1,616.21	0.00	1,616.21
		4	1,616.21	0.00	1,616.21
A/Level 20/236	53	1	1,903.54	0.00	1,903.54
		2	1,903.54	0.00	1,903.54
		3	1,903.54	0.00	1,903.54
		4	1,903.54	0.00	1,903.54
A/Level 20/237	51	1	1,831.71	0.00	1,831.71
		2	1,831.71	0.00	1,831.71
		3	1,831.71	0.00	1,831.71
		4	1,831.71	0.00	1,831.71
A/Ground Flo/1	32	1	1,149.31	0.00	1,149.31
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
A/Ground Flo/2	32	1	1,149.31	0.00	1,149.31
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
A/Ground Flo/3	32	1	1,149.31	0.00	1,149.31
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
A/Ground Flo/4	32	1	1,149.31	0.00	1,149.31
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
A/Ground Flo/5	40	1	1,436.64	0.00	1,436.64
		2	1,436.64	0.00	1,436.64
		3	1,436.64	0.00	1,436.64
		4	1,436.64	0.00	1,436.64
B/Level 2/30	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 2/31	15	1	538.74	0.00	538.74

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	538.74	0.00	538.74
		3	538.74	0.00	538.74
		4	538.74	0.00	538.74
B/Level 2/32	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 2/33	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 2/34	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 2/35	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 3/49	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 3/50	15	1	538.74	0.00	538.74
		2	538.74	0.00	538.74
		3	538.74	0.00	538.74
		4	538.74	0.00	538.74
B/Level 3/51	18	1	646.49	0.00	646.49
		2	646.49	0.00	646.49
		3	646.49	0.00	646.49
		4	646.49	0.00	646.49
B/Level 3/52	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 3/53	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 3/54	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 4/66	15	1	538.74	0.00	538.74

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
B/Level 4/67		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 4/68		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 4/69		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 4/70		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 5/238		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 5/239		33	1	1,185.22	0.00	1,185.22
			2	1,185.22	0.00	1,185.22
			3	1,185.22	0.00	1,185.22
			4	1,185.22	0.00	1,185.22
B/Level 5/240		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 5/241		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 5/242		34	1	1,221.14	0.00	1,221.14
			2	1,221.14	0.00	1,221.14
			3	1,221.14	0.00	1,221.14
			4	1,221.14	0.00	1,221.14
B/Level 5/243		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 5/244		28	1	1,005.64	0.00	1,005.64

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 5/245	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 5/246	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 5/247	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 6/248	23	1	826.07	0.00	826.07
		2	826.07	0.00	826.07
		3	826.07	0.00	826.07
		4	826.07	0.00	826.07
B/Level 6/249	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 6/250	22	1	790.15	0.00	790.15
		2	790.15	0.00	790.15
		3	790.15	0.00	790.15
		4	790.15	0.00	790.15
B/Level 6/251	21	1	754.23	0.00	754.23
		2	754.23	0.00	754.23
		3	754.23	0.00	754.23
		4	754.23	0.00	754.23
B/Level 6/252	25	1	897.90	0.00	897.90
		2	897.90	0.00	897.90
		3	897.90	0.00	897.90
		4	897.90	0.00	897.90
B/Level 6/253	17	1	610.57	0.00	610.57
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 6/254	21	1	754.23	0.00	754.23
		2	754.23	0.00	754.23
		3	754.23	0.00	754.23
		4	754.23	0.00	754.23
B/Level 6/255	15	1	538.74	0.00	538.74

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
B/Level 6/256		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 6/257		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 6/258		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 7/259		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 7/260		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 7/261		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 7/262		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 7/263		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 7/264		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 7/265		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 7/266		15	1	538.74	0.00	538.74

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	538.74	0.00	538.74
			3	538.74	0.00	538.74
			4	538.74	0.00	538.74
B/Level 7/267		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 7/268		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 7/269		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 8/270		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 8/271		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 8/272		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 8/273		21	1	754.23	0.00	754.23
			2	754.23	0.00	754.23
			3	754.23	0.00	754.23
			4	754.23	0.00	754.23
B/Level 8/274		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 8/275		17	1	610.57	0.00	610.57
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 8/276		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 8/277		16	1	574.65	0.00	574.65

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
B/Level 8/278		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 8/279		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 8/280		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 9/281		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 9/282		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 9/283		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 9/284		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 9/285		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 9/286		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 9/287		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 9/288		16	1	574.65	0.00	574.65

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
B/Level 9/289		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 9/290		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 9/291		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 10/292		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 10/293		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 10/294		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 10/295		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 10/296		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 10/297		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 10/298		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 10/299		16	1	574.65	0.00	574.65

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
B/Level 10/300		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 10/301		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 10/302		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 11/303		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 11/304		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 11/305		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 11/306		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 11/307		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 11/308		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 11/309		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 11/310		16	1	574.65	0.00	574.65

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	574.65	0.00	574.65
			3	574.65	0.00	574.65
			4	574.65	0.00	574.65
B/Level 11/311		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 11/312		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 11/313		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 12/314		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 12/315		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 12/316		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 12/317		22	1	790.15	0.00	790.15
			2	790.15	0.00	790.15
			3	790.15	0.00	790.15
			4	790.15	0.00	790.15
B/Level 12/318		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 12/319		18	1	646.49	0.00	646.49
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 12/320		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 12/321		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 12/322		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 12/323		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 12/324		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 13/325		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 13/326		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 13/327		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 13/328		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 13/329		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 13/330		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 13/331		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 13/332		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 13/333		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 13/334		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 13/335		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 14/336		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 14/337		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 14/338		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 14/339		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 14/340		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 14/341		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 14/342		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 14/343		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 14/344		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 14/345		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 14/346		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 15/347		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 15/348		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 15/349		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 15/350		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 15/351		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 15/352		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 15/353		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 15/354		17	1	610.57	0.00	610.57

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	610.57	0.00	610.57
			3	610.57	0.00	610.57
			4	610.57	0.00	610.57
B/Level 15/355		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 15/356		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 15/357		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 16/358		25	1	897.90	0.00	897.90
			2	897.90	0.00	897.90
			3	897.90	0.00	897.90
			4	897.90	0.00	897.90
B/Level 16/359		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 16/360		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 16/361		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 16/362		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 16/363		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 16/364		23	1	826.07	0.00	826.07
			2	826.07	0.00	826.07
			3	826.07	0.00	826.07
			4	826.07	0.00	826.07
B/Level 16/365		17	1	610.57	0.00	610.57

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	610.57	0.00	610.57
		3	610.57	0.00	610.57
		4	610.57	0.00	610.57
B/Level 16/366	23	1	826.07	0.00	826.07
		2	826.07	0.00	826.07
		3	826.07	0.00	826.07
		4	826.07	0.00	826.07
B/Level 16/367	19	1	682.40	0.00	682.40
		2	682.40	0.00	682.40
		3	682.40	0.00	682.40
		4	682.40	0.00	682.40
B/Level 16/368	25	1	897.90	0.00	897.90
		2	897.90	0.00	897.90
		3	897.90	0.00	897.90
		4	897.90	0.00	897.90
B/Level 17/369	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 17/370	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 17/371	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 17/372	23	1	826.07	0.00	826.07
		2	826.07	0.00	826.07
		3	826.07	0.00	826.07
		4	826.07	0.00	826.07
B/Level 17/373	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 17/374	19	1	682.40	0.00	682.40
		2	682.40	0.00	682.40
		3	682.40	0.00	682.40
		4	682.40	0.00	682.40
B/Level 17/375	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 17/376	18	1	646.49	0.00	646.49

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	646.49	0.00	646.49
		3	646.49	0.00	646.49
		4	646.49	0.00	646.49
B/Level 17/377	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 17/378	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 17/379	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 18/380	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 18/381	29	1	1,041.56	0.00	1,041.56
		2	1,041.56	0.00	1,041.56
		3	1,041.56	0.00	1,041.56
		4	1,041.56	0.00	1,041.56
B/Level 18/382	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 18/383	23	1	826.07	0.00	826.07
		2	826.07	0.00	826.07
		3	826.07	0.00	826.07
		4	826.07	0.00	826.07
B/Level 18/384	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 18/385	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 18/386	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 18/387	18	1	646.49	0.00	646.49

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	646.49	0.00	646.49
		3	646.49	0.00	646.49
		4	646.49	0.00	646.49
B/Level 18/388	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 18/389	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 18/390	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 19/391	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 19/392	29	1	1,041.56	0.00	1,041.56
		2	1,041.56	0.00	1,041.56
		3	1,041.56	0.00	1,041.56
		4	1,041.56	0.00	1,041.56
B/Level 19/393	25	1	897.90	0.00	897.90
		2	897.90	0.00	897.90
		3	897.90	0.00	897.90
		4	897.90	0.00	897.90
B/Level 19/394	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 19/395	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 19/396	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 19/397	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 19/398	18	1	646.49	0.00	646.49

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	646.49	0.00	646.49
		3	646.49	0.00	646.49
		4	646.49	0.00	646.49
B/Level 19/399	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 19/400	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 19/401	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 20/402	26	1	933.81	0.00	933.81
		2	933.81	0.00	933.81
		3	933.81	0.00	933.81
		4	933.81	0.00	933.81
B/Level 20/403	29	1	1,041.56	0.00	1,041.56
		2	1,041.56	0.00	1,041.56
		3	1,041.56	0.00	1,041.56
		4	1,041.56	0.00	1,041.56
B/Level 20/404	25	1	897.90	0.00	897.90
		2	897.90	0.00	897.90
		3	897.90	0.00	897.90
		4	897.90	0.00	897.90
B/Level 20/405	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 20/406	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
B/Level 20/407	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
B/Level 20/408	24	1	861.98	0.00	861.98
		2	861.98	0.00	861.98
		3	861.98	0.00	861.98
		4	861.98	0.00	861.98
B/Level 20/409	18	1	646.49	0.00	646.49

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	646.49	0.00	646.49
			3	646.49	0.00	646.49
			4	646.49	0.00	646.49
B/Level 20/410		20	1	718.32	0.00	718.32
			2	718.32	0.00	718.32
			3	718.32	0.00	718.32
			4	718.32	0.00	718.32
B/Level 20/411		20	1	718.32	0.00	718.32
			2	718.32	0.00	718.32
			3	718.32	0.00	718.32
			4	718.32	0.00	718.32
B/Level 20/412		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 21/413		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 21/414		29	1	1,041.56	0.00	1,041.56
			2	1,041.56	0.00	1,041.56
			3	1,041.56	0.00	1,041.56
			4	1,041.56	0.00	1,041.56
B/Level 21/415		26	1	933.81	0.00	933.81
			2	933.81	0.00	933.81
			3	933.81	0.00	933.81
			4	933.81	0.00	933.81
B/Level 21/416		24	1	861.98	0.00	861.98
			2	861.98	0.00	861.98
			3	861.98	0.00	861.98
			4	861.98	0.00	861.98
B/Level 21/417		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 21/418		19	1	682.40	0.00	682.40
			2	682.40	0.00	682.40
			3	682.40	0.00	682.40
			4	682.40	0.00	682.40
B/Level 21/419		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 21/420		27	1	969.73	0.00	969.73

Building / Floor / Unit No.		Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Level 21/421		28	1	1,005.64	0.00	1,005.64
			2	1,005.64	0.00	1,005.64
			3	1,005.64	0.00	1,005.64
			4	1,005.64	0.00	1,005.64
B/Level 22/422		60	1	2,154.95	0.00	2,154.95
			2	2,154.95	0.00	2,154.95
			3	2,154.95	0.00	2,154.95
			4	2,154.95	0.00	2,154.95
B/Level 22/423		56	1	2,011.29	0.00	2,011.29
			2	2,011.29	0.00	2,011.29
			3	2,011.29	0.00	2,011.29
			4	2,011.29	0.00	2,011.29
B/Level 22/424		52	1	1,867.63	0.00	1,867.63
			2	1,867.63	0.00	1,867.63
			3	1,867.63	0.00	1,867.63
			4	1,867.63	0.00	1,867.63
B/Level 22/425		47	1	1,688.05	0.00	1,688.05
			2	1,688.05	0.00	1,688.05
			3	1,688.05	0.00	1,688.05
			4	1,688.05	0.00	1,688.05
B/Level 22/426		55	1	1,975.37	0.00	1,975.37
			2	1,975.37	0.00	1,975.37
			3	1,975.37	0.00	1,975.37
			4	1,975.37	0.00	1,975.37
B/Ground Flo/6		35	1	1,257.06	0.00	1,257.06
			2	1,257.06	0.00	1,257.06
			3	1,257.06	0.00	1,257.06
			4	1,257.06	0.00	1,257.06
B/Ground Flo/7		27	1	969.73	0.00	969.73
			2	969.73	0.00	969.73
			3	969.73	0.00	969.73
			4	969.73	0.00	969.73
B/Ground Flo/8		32	1	1,149.31	0.00	1,149.31
			2	1,149.31	0.00	1,149.31
			3	1,149.31	0.00	1,149.31
			4	1,149.31	0.00	1,149.31
B/Ground Flo/9		32	1	1,149.31	0.00	1,149.31
			2	1,149.31	0.00	1,149.31
			3	1,149.31	0.00	1,149.31
			4	1,149.31	0.00	1,149.31
B/Ground Flo/10		32	1	1,149.31	0.00	1,149.31

Building / Floor / Unit No.	Lot Liability Entitlement	Period	General Fund	Sinking Fund	Total
		2	1,149.31	0.00	1,149.31
		3	1,149.31	0.00	1,149.31
		4	1,149.31	0.00	1,149.31
B/Ground Flo/11	33	1	1,185.22	0.00	1,185.22
		2	1,185.22	0.00	1,185.22
		3	1,185.22	0.00	1,185.22
		4	1,185.22	0.00	1,185.22
Ground/Ground/427	21	1	754.23	0.00	754.23
		2	754.23	0.00	754.23
		3	754.23	0.00	754.23
		4	754.23	0.00	754.23
Ground/Ground/428	23	1	826.07	0.00	826.07
		2	826.07	0.00	826.07
		3	826.07	0.00	826.07
		4	826.07	0.00	826.07
Ground/Ground/429	25	1	897.90	0.00	897.90
		2	897.90	0.00	897.90
		3	897.90	0.00	897.90
		4	897.90	0.00	897.90
Ground/Ground/430	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
Ground/Ground/431	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
Ground/Ground/432	20	1	718.32	0.00	718.32
		2	718.32	0.00	718.32
		3	718.32	0.00	718.32
		4	718.32	0.00	718.32
Ground/Ground/433	28	1	1,005.64	0.00	1,005.64
		2	1,005.64	0.00	1,005.64
		3	1,005.64	0.00	1,005.64
		4	1,005.64	0.00	1,005.64
	10000		1,436,635.20	0.00	1,436,635.20



Independent Auditor's Report To the Owners of Unit Plan 4421

Opinion

We have audited the financial report of Unit Plan 4421 (the Plan), which comprises the balance sheet as at 28 February 2025, the income and expenditure statements for the 12 month period then ended, and notes to the financial statements, including a summary of significant accounting policies. We have not audited any budget information which may be included in the financial report.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of Unit Plan 4421 as at 28 February 2025, and its financial performance for the 12 month period then ended in accordance with the accounting policies described in the notes to the financial report and the financial reporting requirements of Schedule 2 Part 2 of the Unit Titles (Management) Act 2011.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Plan in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (Including Independence Standards) (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter - Basis of Accounting

We draw attention to the notes to the financial report, which describes the basis of accounting. The financial report has been prepared for distribution to the Owners for the purpose of fulfilling the Executive Committee's financial reporting responsibilities under Schedule 2 Part 2 of the Unit Titles (Management) Act 2011. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Emphasis of Matter – Defects and Legal Fees

We draw your attention to note 13 in the notes to the financial reports, which describes the nature of the legal expenditure incurred by the plan in relation to ongoing defects and owner complaints. Our opinion is not modified with respect of this matter.

Responsibilities of the Executive Committee for the Financial Report

The Executive Committee is responsible for the preparation and fair presentation of the financial report in accordance with the accounting policies described in the notes to the financial report, and has determined that the accounting policies described in the notes to the financial report are appropriate to meet the financial reporting requirements of Schedule 2 Part 2 of the Unit Titles (Management) Act 2011, and are appropriate to meet the needs of the Owners.

The Executive Committee's responsibility also includes such internal control as the Executive Committee determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Executive Committee is responsible for assessing the Plan's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the Executive Committee either intends to liquidate the Plan or to cease operations, or has no realistic alternative but to do so.

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Auditor's Responsibilities for the Audit of the Financial Report

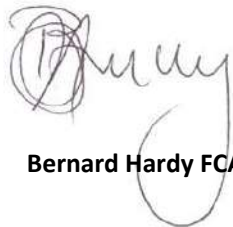
Our objectives are to obtain reasonable assurance about whether the financial report is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Plan's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Executive Committee.
- Conclude on the appropriateness of the Executive Committee's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Plan's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Plan to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Executive Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Yours faithfully



Bernard Hardy FCA

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Kingston ACT 2604

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ANNUAL FINANCIAL STATEMENTS

For the period 1 March 2024 to 28 February 2025

Prepared For

The Owners Corporation

Infinity Towers UP4421

1 Anthony Rolfe Avenue
Gungahlin
Australian Capital Territory 2912

First Choice Strata

Printed
30 July 2025

Balance Sheet

General & Sinking Fund

Owners Corporation for Plan No. 4421

As at 28th February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Assets

2025

Cash		1,382,286.71
Accounts Receivable	Note 9	69,086.68
Contributions in Arrears	Note 10	1,096,886.04
GST balance to collect		1,764.62
Total Assets		\$ 2,550,024.05

Liabilities

Contributions in Advance	Note 12	393.66
Accounts Payable Liability	Note 13	39,456.17
Unallocated Monies Received	Note 11	6,987.46
GST Liability		124,183.14
Total Liabilities		\$ 171,020.43
Net Assets		\$ 2,379,003.62

Equity

General Fund	659,859.08
Sinking Fund	1,719,144.54
Total Equity	\$ 2,379,003.62

Detailed Income and Expenditure Statement

General Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

	Actuals 01/03/24 28/02/25	Budget 01/03/24 28/02/25	Variance \$ 01/03/24 28/02/25	Variance % 01/03/24 28/02/25
Income				
Administration				
Taxes, Fees & Charges - GST rounding	2.07	0.00	2.07	100
Total Administration	2.07	0.00	2.07	0
Levy Revenue				
Contributions - Debt recovery costs	7,448.00	0.00	7,448.00	100
Contributions - other	12,417.52	0.00	12,417.52	100
Contributions - regular payments	2,160,367.86	1,535,367.00	625,000.86	41
Total Levy Revenue	2,180,233.38	1,535,367.00	644,866.38	0
Other Revenue				
Insurance Claim	25,576.29	0.00	25,576.29	100
Insurance Claim - excess	227.27	0.00	227.27	100
Mutual Revenue - penalty interest	11,664.77	0.00	11,664.77	100
Mutual Revenue - security devices	3,850.08	0.00	3,850.08	100
Sundry Revenue - other	45.00	0.00	45.00	100
Total Other Revenue	41,363.41	0.00	41,363.41	0
Professional Services				
Body Corporate Manager - certificate fees	30,105.62	0.00	30,105.62	100
Total Professional Services	30,105.62	0.00	30,105.62	0
Repairs & Maintenance				
Fire Protection Services - false alarms	295.00	0.00	295.00	100
General Repairs - Unanticipated Costs (Recoverable)	4,906.99	0.00	4,906.99	100
Plumbing & Drainage	(297.04)	0.00	(297.04)	100
Waste Management Services	181.10	0.00	181.10	100
Total Repairs & Maintenance	5,086.05	0.00	5,086.05	0
Total General Fund Income	2,256,790.53	1,535,367.00	721,423.53	47

Expenditure

Administration				
Accountant - BAS/IAS fees	1,200.00	1,200.00	0	0
Accountant - audit fees	18,400.00	3,300.00	(15,100.00)	(458)
Accountant - company tax returns	350.00	350.00	0	0
Bank Fees & Charges - account keeping fees	271.00	300.00	29.00	10
Legal Services	684,774.02	105,000.00	(579,774.02)	(552)
Legal Services - debt recovery	9,040.00	0.00	(9,040.00)	(100)
Taxes, Fees & Charges - GST rounding	(0.51)	0.00	0.51	(100)
Total Administration	714,034.51	110,150.00	(603,884.51)	0
Insurance				
Insurance Premiums	338,837.17	350,000.00	11,162.83	3

Detailed Income and Expenditure Statement (continued)

General Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Expenditure	Actuals 01/03/24 28/02/25	Budget 01/03/24 28/02/25	Variance \$ 01/03/24 28/02/25	Variance % 01/03/24 28/02/25
Total Insurance	338,837.17	350,000.00	11,162.83	0
Management				
Management - On-Site				
Building Management	102,641.23	109,090.00	6,448.77	6
Total Management - On-Site	102,641.23	109,090.00	6,448.77	6
Management - Strata				
Admin - photocopying/postage/printing/stationery	2,330.61	1,500.00	(830.61)	(55)
Total Management - Strata	2,330.61	1,500.00	(830.61)	(55)
Total Management	104,971.84	110,590.00	5,618.16	0
Other Revenue				
Insurance Claim - excess	2,500.00	5,000.00	2,500.00	50
Total Other Revenue	2,500.00	5,000.00	2,500.00	0
Professional Services				
Body Corporate Manager	157,774.82	165,327.00	7,552.18	5
Body Corporate Manager - Management Fee Supple...	1,810.90	10,000.00	8,189.10	82
Body Corporate Manager - certificate fees	16,674.53	0.00	(16,674.53)	(100)
Consultant	337,901.15	0.00	(337,901.15)	(100)
Consultant - Building Compliance / BWOOF(Building ...	5,988.00	1,500.00	(4,488.00)	(299)
Healthcare Services - sanitary disposals	906.75	1,000.00	93.25	9
Total Professional Services	521,056.15	177,827.00	(343,229.15)	0
Renewals & Replacements				
Fire Protection Systems	22,522.88	18,000.00	(4,522.88)	(25)
Lighting	0.00	1,500.00	1,500.00	100
Meeting Rooms	0.00	4,500.00	4,500.00	100
Wall Systems - cladding	(4,638.00)	0.00	4,638.00	(100)
Total Renewals & Replacements	17,884.88	24,000.00	6,115.12	0
Repairs & Maintenance				
Building Fabric/Structural - Contingencies	23,950.00	0.00	(23,950.00)	(100)
Car Park (Basement) Maintenance - cleaning	4,600.00	13,000.00	8,400.00	65
Cleaning Service	247,195.72	260,000.00	12,804.28	5
Cleaning Service - bins, garbage chutes	12,238.44	14,500.00	2,261.56	16
Cleaning Service - carpets	8,660.90	9,000.00	339.10	4
Cleaning Service - windows	7,925.00	33,000.00	25,075.00	76
Cleaning Supplies	633.41	2,500.00	1,866.59	75
Doors and Windows	887.27	1,500.00	612.73	41
Electrical Repairs	0.00	2,000.00	2,000.00	100
Fans & Ventilation Systems	3,069.00	3,000.00	(69.00)	(2)
Fire Protection Services	13,676.65	20,000.00	6,323.35	32
Fire Protection Services - false alarms	735.00	1,500.00	765.00	51

Detailed Income and Expenditure Statement (continued)

General Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Expenditure	Actuals 01/03/24 28/02/25	Budget 01/03/24 28/02/25	Variance \$ 01/03/24 28/02/25	Variance % 01/03/24 28/02/25
Fire Protection Services - monitoring	2,348.40	2,500.00	151.60	6
Fire Protection Services - training and procedures	0.00	500.00	500.00	100
Garage Door Maintenance	3,790.00	5,000.00	1,210.00	24
Garden/Lawn Maintenance	11,243.68	14,000.00	2,756.32	20
General Repairs	23,579.65	18,000.00	(5,579.65)	(31)
General Repairs - Unanticipated Costs	11,002.73	5,000.00	(6,002.73)	(120)
General Repairs - Unanticipated Costs (Recoverable)	44,612.47	0.00	(44,612.47)	(100)
Gymnasium	2,526.68	2,500.00	(26.68)	(1)
Hot Water Systems	14,460.70	4,000.00	(10,460.70)	(262)
Intercom & Security System	3,002.60	20,000.00	16,997.40	85
Lift Maintenance	40,993.50	50,000.00	9,006.50	18
Lifts	2,700.00	0.00	(2,700.00)	(100)
Lock & Key Maintenance	1,085.72	3,500.00	2,414.28	69
Lock & Key Systems - fobs	2,106.50	0.00	(2,106.50)	(100)
Painting	0.00	4,000.00	4,000.00	100
Pest Control Services	12,701.09	10,400.00	(2,301.09)	(22)
Plumbing Maintenance	7,956.82	30,000.00	22,043.18	73
Pool Maintenance	15,262.62	17,500.00	2,237.38	13
Pumps & Motor Maintenance	2,300.00	10,000.00	7,700.00	77
Security Services	20,153.10	5,000.00	(15,153.10)	(303)
Telephone & Internet Services	545.40	600.00	54.60	9
Tools & Equipment	0.00	300.00	300.00	100
Waste Management Services	5,748.69	5,000.00	(748.69)	(15)
Total Repairs & Maintenance	551,691.74	567,800.00	16,108.26	0
Utilities				
Electricity	74,430.35	80,000.00	5,569.65	7
Gas	16,135.06	10,000.00	(6,135.06)	(61)
Water	94,688.43	100,000.00	5,311.57	5
Total Utilities	185,253.84	190,000.00	4,746.16	0
Total General Fund Expenditure	2,436,230.13	1,535,367.00	(900,863.13)	(59)
Surplus / Deficit for period	(179,439.60)	0		

Detailed Income and Expenditure Statement (continued)

General Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Summary

Opening Balance as at 1 March 2024	839,298.68
Total Revenue during period	2,256,790.53
Total Expenditure during period	(2,436,230.13)
General Fund balance as at 28 February 2025	\$ 659,859.08

Detailed Income and Expenditure Statement

Sinking Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

	Actuals 01/03/24 28/02/25	Budget 01/03/24 28/02/25	Variance \$ 01/03/24 28/02/25	Variance % 01/03/24 28/02/25
Income				
Levy Revenue				
Contributions - regular payments	390,604.09	390,604.09	0	0
Total Levy Revenue	390,604.09	390,604.09	0	0
Other Revenue				
Mutual Revenue - penalty interest	2,445.78	0.00	2,445.78	100
Total Other Revenue	2,445.78	0.00	2,445.78	0
Total Sinking Fund Income	393,049.87	390,604.09	2,445.78	1
Expenditure				
Renewals & Replacements				
Car Park (Basement) - linemarking	0.00	10,270.00	10,270.00	100
Electrical Repairs	6,825.00	11,270.00	4,445.00	39
Fans & Ventilation Systems	0.00	12,747.00	12,747.00	100
Fire Protection Systems - sprinkler systems	1,400.00	2,777.00	1,377.00	50
Floor Coverings - carpet	0.00	30,096.00	30,096.00	100
Floor Systems	0.00	7,368.00	7,368.00	100
Garage - roller doors	4,600.00	5,734.00	1,134.00	20
Lifts	0.00	31,261.00	31,261.00	100
Paving & Edging	0.00	3,727.00	3,727.00	100
Pools, Spas & Saunas	21,621.98	16,710.00	(4,911.98)	(29)
Roof Systems - anchor points	0.00	2,742.00	2,742.00	100
Signs	3,265.60	2,652.00	(613.60)	(23)
Total Renewals & Replacements	37,712.58	137,354.00	99,641.42	0
Repairs & Maintenance				
Cleaning Service - bins, garbage chutes	1,673.44	4,841.00	3,167.56	65
General Repairs	12,794.77	12,932.00	137.23	1
Plumbing Maintenance	0.00	8,152.00	8,152.00	100
Plumbing Maintenance - drainage	0.00	3,163.00	3,163.00	100
Pumps, Generators & Motors	0.00	4,979.00	4,979.00	100
Total Repairs & Maintenance	14,468.21	34,067.00	19,598.79	0
Total Sinking Fund Expenditure	52,180.79	171,421.00	119,240.21	70
Surplus / Deficit for period	340,869.08	219,183.09		

Detailed Income and Expenditure Statement (continued)

Sinking Fund

Owners Corporation for Plan No. 4421

1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Summary

Opening Balance as at 1 March 2024	1,378,275.46
Total Revenue during period	393,049.87
Total Expenditure during period	(52,180.79)
Sinking Fund balance as at 28 February 2025	\$ 1,719,144.54

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the owners corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the owners corporation manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Contributions in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Contributions in Arrears" and "Contributions in Advance" in the Balance Sheet represent the position of all contributions in arrears or advance, as the case may be, as at the balance date. Any items shown as "Contributions not Due" in the Balance Sheet represent contributions which have a due date after the balance date. Any items shown as "Contributions payments unidentified" in the Balance Sheet represent contribution payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Owners Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Owners Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the owners corporation and is therefore not depreciable. Non-fixed assets that are purchased by the owners corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim contributions issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Accounts Receivable

Detail	Amount
Above Property Management UP 4421 - Rental Section 119 - Unit 231	332.00
KJB Law Pty Ltd UP 4421 - Book Search - Unit 28	121.00
Legal World UP4421 - Unit 13 - Book Search	117.00
Luton Properties Gungahlin UP4421 - Rental Section 119 - Unit 61	332.00
Peter Charles Herbert Fob for Owner	135.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 109	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 117	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 18	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 210	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 32	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 349	332.00

These notes (other than notes added by the owners corporation manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 36	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 384	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 408	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 51	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 55	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 84	332.00
Raine & Horne Gungahlin UP 4421 - Rental Section 119 - Unit 95	332.00
Rakesh Kumar Misuse of parking facilities	110.00
Ray White Belconnen UP 4421 - Rental Section 119 - Unit 172	332.00
Strataware ATT Strata Invoice 23 over payment	110.00
Velocity Conveyancing UP4421 - Unit 232 Book Search	121.00
WMG Legal Unit 81 - Section 119 with minutes - Units Plan 4421	309.00
WMG Legal UP 4421-Book Search-Unit 77	121.00
Unit: A/Ground Flo/2 Unit: 2 Fob for owner	90.00
Unit: A/Ground Flo/2 Unit: 2 UP 4421-Fobs 3395 3397 3392 - Unit 2	135.00
Unit: A/Ground Flo/4 Unit: 4 Fob for owner	45.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of common area	110.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of common property	110.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of parking facilities	110.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of Parking Facilities	110.00
Unit: B/Ground Flo/6 Unit: 6 Misuse of Parking Facilities	110.00
Unit: B/Ground Flo/6 Unit: 6 SBRE Call Out Fee	130.90
Unit: A/Level 1/13 Unit: 13 Misuse of Parking Facilities	110.00
Unit: A/Level 1/14 Unit: 14 Fob for resident	45.00
Unit: A/Level 1/15 Unit: 15 Tailgaiting into Infinity	110.00
Unit: A/Level 1/15 Unit: 15 Tailgaiting into Infinity	130.90
Unit: A/Level 2/21 Unit: 21 Fob for Owner	45.00
Unit: A/Level 2/21 Unit: 21 Misuse of common area	130.90
Unit: A/Level 2/23 Unit: 23 Fob for Resident	45.00
Unit: A/Level 2/23 Unit: 23 Tailgaiting into Infinity	110.00
Unit: A/Level 3/36 Unit: 36 Fob for Owner	45.00
Unit: A/Level 3/43 Unit: 43 Fob for resident	45.00
Unit: B/Level 3/53 Unit: 53 Fobs for owner	90.00
Unit: B/Level 3/54 Unit: 54 Misuse of visitor parking	110.00
Unit: B/Level 3/54 Unit: 54 Tailgaiting Incident	110.00
Unit: B/Level 3/54 Unit: 54 Tailgaiting Incident	20.90
Unit: A/Level 4/56 Unit: 56 Fob for Owner	45.00
Unit: A/Level 4/56 Unit: 56 Misuse of common area	110.00
Unit: A/Level 4/56 Unit: 56 Misuse of parking facilities	110.00
Unit: A/Level 4/56 Unit: 56 Misuse of Parking Facilities	110.00
Unit: A/Level 4/56 Unit: 56 Misuse of Parking Facilities	110.00
Unit: A/Level 4/56 Unit: 56 Tailgaiting Incident	130.90
Unit: A/Level 4/58 Unit: 58 On-charge of costs	462.00
Unit: A/Level 4/60 Unit: 60 SBRE Call Out Fee	1175.53
Unit: A/Level 4/60 Unit: 60 SBRE Call Out Fee	785.40
Unit: A/Level 4/60 Unit: 60 Tailgaiting and Smoking Incident	110.00
Unit: A/Level 4/65 Unit: 65 Fob for Owners	90.00
Unit: B/Level 4/66 Unit: 66 Fob for resident	45.00
Unit: A/Level 5/71 Unit: 71 Fob for owner	90.00
Unit: A/Level 5/71 Unit: 71 Noise Complaint Related to Pets	110.00
Unit: A/Level 5/72 Unit: 72 Fob for resident	45.00
Unit: A/Level 5/73 Unit: 73 Breach of house rules relating to pets	119.00
Unit: A/Level 5/74 Unit: 74 Reimbursement of costs	324.50
Unit: A/Level 5/77 Unit: 77 Fob for Owner	90.00
Unit: A/Level 5/77 Unit: 77 Fob for Owner	90.00
Unit: A/Level 5/80 Unit: 80 Fobs for Resident	90.00
Unit: A/Level 5/80 Unit: 80 Misuse of Parking Facilities	110.00
Unit: A/Level 5/80 Unit: 80 Smoking violation	110.00
Unit: A/Level 6/84 Unit: 84 Misuse of Parking Facilities	110.00
Unit: A/Level 6/84 Unit: 84 Reimbursement of costs	950.00
Unit: A/Level 6/84 Unit: 84 Reimbursement of costs	654.50
Unit: A/Level 6/85 Unit: 85 Misuse of Parking Facilities	110.00

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: A/Level 6/85 Unit: 85 Misuse of Parking Facilities	130.90
Unit: A/Level 6/85 Unit: 85 Misuse of Parking Facilities	110.00
Unit: A/Level 6/89 Unit: 89 Tailgaiting into Infinity	130.90
Unit: A/Level 7/92 Unit: 92 Misuse of visitor parking	110.00
Unit: A/Level 7/95 Unit: 95 Replacement Sky Park Tile	29.00
Unit: A/Level 7/98 Unit: 98 Fob for resident	45.00
Unit: A/Level 9/115 Unit: 115 Misuse of Parking Facilities	110.00
Unit: A/Level 9/115 Unit: 115 Tailgaiting into Infinity	110.00
Unit: A/Level 9/115 Unit: 115 Tailgaiting into Infinity	119.00
Unit: A/Level 9/117 Unit: 117 Fob for resident	45.00
Unit: A/Level 10/125 Unit: 125 Misuse of parking facilities	110.00
Unit: A/Level 10/125 Unit: 125 Noise Complaint	130.90
Unit: A/Level 10/128 Unit: 128 Misuse of Parking Facilities	110.00
Unit: A/Level 10/131 Unit: 131 Misuse of parking facilities	110.00
Unit: A/Level 11/140 Unit: 140 FOB #140	45.00
Unit: A/Level 11/140 Unit: 140 Fob for Owner	90.00
Unit: A/Level 11/142 Unit: 142 Reimbursement of costs	352.00
Unit: A/Level 12/147 Unit: 147 Misuse of visitor parking	110.00
Unit: A/Level 12/152 Unit: 152 Fob for resident	45.00
Unit: A/Level 12/156 Unit: 156 Fob for owner	45.00
Unit: A/Level 13/163 Unit: 163 Misuse of common area	110.00
Unit: A/Level 13/163 Unit: 163 Misuse of Parking Facilities	110.00
Unit: A/Level 13/163 Unit: 163 Misuse of Parking Facilities	110.00
Unit: A/Level 13/163 Unit: 163 SBRE Call Out Fee	130.90
Unit: A/Level 13/163 Unit: 163 Unit 163 - Mattress disposal	28.05
Unit: A/Level 13/165 Unit: 165 Security Fee On-Charge	130.90
Unit: A/Level 13/165 Unit: 165 UP 4421 - Section 119 with minutes - Unit 165	320.00
Unit: A/Level 13/165 Unit: 165 Vehicle impact to Tower B Access Control Post	1189.10
Unit: A/Level 14/171 Unit: 171 Credit note	-110.00
Unit: A/Level 14/171 Unit: 171 Misuse of parking facilities	110.00
Unit: A/Level 15/181 Unit: 181 Fob for owner	45.00
Unit: A/Level 15/190 Unit: 190 Fob for Owner	90.00
Unit: A/Level 15/190 Unit: 190 On charge of costs associated with vehicle impact to roller door	467.50
Unit: A/Level 15/190 Unit: 190 On charge of repair costs associated with vehicle impact to roller door by resident ...	8668.00
Unit: A/Level 15/190 Unit: 190 On charge of security costs associated with vehicle impact of roller door by reside...	13901.83
Unit: A/Level 15/190 Unit: 190 Reimbursement for damage to roller door	440.00
Unit: A/Level 15/190 Unit: 190 Reimbursement of costs to repair roller door due to impact from vehicle by residents...	1419.00
Unit: A/Level 17/203 Unit: 203 Reimbursement for Security Services	130.90
Unit: A/Level 17/204 Unit: 204 Fob #3369, #3384 and #3398	135.00
Unit: A/Level 18/215 Unit: 215 Fob for owner	45.00
Unit: A/Level 18/219 Unit: 219 Fob for owner	45.00
Unit: A/Level 18/222 Unit: 222 1 x Fob Number: 3244	45.00
Unit: A/Level 19/224 Unit: 224 Fob for resident	45.00
Unit: A/Level 19/226 Unit: 226 Misuse of parking facilities	110.00
Unit: A/Level 20/235 Unit: 235 On-charge cost of replacing tempering valve U235	308.00
Unit: B/Level 5/239 Unit: 239 Fob for resident	90.00
Unit: B/Level 5/247 Unit: 247 UP 4421 - Mattress Disposal - Unit 247	28.05
Unit: B/Level 6/249 Unit: 249 Costs associated with call out for Resident locked out of premises.	187.00
Unit: B/Level 6/251 Unit: 251 Misuse of common property	110.00
Unit: B/Level 7/260 Unit: 260 On charge of flood clean up costs for U248	1075.00
Unit: B/Level 7/260 Unit: 260 On-Charge of plumbing costs	3320.21
Unit: B/Level 7/260 Unit: 260 On-charge to U260 as instructed for costs incurred for the removal and disposal of c...	165.00
Unit: B/Level 7/262 Unit: 262 Fob for Owner	45.00
Unit: B/Level 7/262 Unit: 262 On-charge of costs for repair to sprinkler head and stop solenoid valve due to fire da...	1078.00
Unit: B/Level 7/262 Unit: 262 On-charge of Level Plumbing costs due to fire in U262	781.00
Unit: B/Level 7/262 Unit: 262 Reimbursement of costs incurred by UP4421 due to flooding in Unit 262	6165.00
Unit: B/Level 7/267 Unit: 267 Fob for Owner	45.00
Unit: B/Level 7/267 Unit: 267 Tailgaiting into Infinity	110.00
Unit: B/Level 7/267 Unit: 267 Tailgaiting into Infinity	119.00
Unit: B/Level 7/267 Unit: 267 Tailgaiting into Infinity	110.00
Unit: B/Level 7/268 Unit: 268 Fob for Owner	45.00
Unit: B/Level 7/268 Unit: 268 Security Call Out Fee	130.90

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Level 8/273 Unit: 273 Misuse of parking facilities	119.00
Unit: B/Level 8/278 Unit: 278 Fobs for Owner	45.00
Unit: B/Level 9/281 Unit: 281 Tailgaiting Incident	130.90
Unit: B/Level 9/285 Unit: 285 On-charge for carpet drying	580.00
Unit: B/Level 9/286 Unit: 286 Reimbursement of costs	748.00
Unit: B/Level 9/286 Unit: 286 Reimbursement of costs	330.00
Unit: B/Level 10/294 Unit: 294 Breach of house rules relating to pets	110.00
Unit: B/Level 10/297 Unit: 297 Tailgaiting Incident	16.62
Unit: B/Level 10/297 Unit: 297 Tailgaiting Incident	110.00
Unit: B/Level 11/306 Unit: 306 Misuse of common area	130.90
Unit: B/Level 11/306 Unit: 306 SBRE Call Out Fee	130.90
Unit: B/Level 11/312 Unit: 312 Fob	45.00
Unit: B/Level 12/319 Unit: 319 Mattress Disposal â€” ACT Hard Waste Scheme	28.05
Unit: B/Level 13/330 Unit: 330 Fob for resident	45.00
Unit: B/Level 14/341 Unit: 341 Reimbursement for Invoice #00000752 due to tenants causing damage to common p...	242.00
Unit: B/Level 14/342 Unit: 342 Tailgaiting Incident	130.90
Unit: B/Level 14/345 Unit: 345 Misuse of parking facilities	110.00
Unit: B/Level 14/345 Unit: 345 Misuse of visitor parking	110.00
Unit: B/Level 15/347 Unit: 347 Misuse of parking facilities	110.00
Unit: B/Level 15/349 Unit: 349 Fob for Resident	45.00
Unit: B/Level 16/358 Unit: 358 Misuse of common property	130.90
Unit: B/Level 16/358 Unit: 358 Misuse of Parking Facilities	110.00
Unit: B/Level 16/358 Unit: 358 Security Services	130.90
Unit: B/Level 16/366 Unit: 366 Fob for owner	45.00
Unit: B/Level 17/376 Unit: 376 Fob for Resident	90.00
Unit: B/Level 17/376 Unit: 376 Fob for Resident	90.00
Unit: B/Level 17/379 Unit: 379 SBRE Call Out Fee	130.90
Unit: B/Level 17/379 Unit: 379 SBRE Call Out Fee	130.90
Unit: B/Level 18/385 Unit: 385 Creation of fire hazard	110.00
Unit: B/Level 18/386 Unit: 386 Fob for owner	45.00
Unit: B/Level 18/390 Unit: 390 Parcel theft	130.90
Unit: B/Level 19/396 Unit: 396 On-charge of plumbing costs incurred by the EC to rectify flooding originating from ...	1296.82
Unit: B/Level 19/396 Unit: 396 Reimbursement of costs	374.00
Unit: B/Level 19/396 Unit: 396 Reimbursements for carpet drying due to flood from Unit 396	730.00
Unit: B/Level 19/396 Unit: 396 Reimbursement to OC for costs incurred while investigating water leak that originate...	1296.82
Unit: B/Level 19/399 Unit: 399 Fob for Owner	45.00
Unit: B/Level 20/409 Unit: 409 Misuse of parking facilities	110.00
Unit: B/Level 20/410 Unit: 410 Vandalism of common property	110.00
Unit: B/Level 20/411 Unit: 411 After hours call out due to house rule breach at Unit 411.	935.00
Unit: B/Level 20/411 Unit: 411 Fob for Owner	90.00
Unit: B/Level 20/411 Unit: 411 Misuse of common property	110.00
Unit: B/Level 20/411 Unit: 411 Misuse of parking facilities	110.00
Unit: B/Level 20/411 Unit: 411 Noise Complaint	110.00
Unit: B/Level 20/412 Unit: 412 Callout cost due to dumping of rubbish	130.90
Unit: B/Level 21/415 Unit: 415 Fob for Resident	45.00
Unit: B/Level 21/415 Unit: 415 Misuse of Parking Facilities	130.90
Unit: B/Level 21/415 Unit: 415 Misuse of Parking Facilities	110.00
Unit: B/Level 21/418 Unit: 418 Deactivation of remote - 418	198.00
Unit: B/Level 21/419 Unit: 419 Fobs for Resident	45.00
Unit: Ground/Ground/432 Unit: 432 Fob for owner	45.00
Unit: Ground/Ground/432 Unit: 432 Fob for resident	45.00
	\$ 69,086.68

Note 10 Contributions in Arrears - also see note 2

Detail	Amount
Unit: A/Ground Flo/1 Unit: 1	46.18
Unit: A/Ground Flo/2 Unit: 2	3468.80
Unit: A/Ground Flo/3 Unit: 3	3389.71
Unit: A/Ground Flo/4 Unit: 4	2768.35
Unit: B/Ground Flo/6 Unit: 6	6799.73
Unit: B/Ground Flo/7 Unit: 7	5740.09
Unit: B/Ground Flo/8 Unit: 8	3389.71

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Ground Flo/9 Unit: 9	3401.50
Unit: B/Ground Flo/10 Unit: 10	4498.42
Unit: B/Ground Flo/11 Unit: 11	3014.86
Unit: A/Level 1/13 Unit: 13	3248.70
Unit: A/Level 1/16 Unit: 16	1694.85
Unit: A/Level 2/17 Unit: 17	3389.70
Unit: A/Level 2/18 Unit: 18	1672.56
Unit: A/Level 2/19 Unit: 19	3188.94
Unit: A/Level 2/20 Unit: 20	1588.93
Unit: A/Level 2/22 Unit: 22	2012.64
Unit: A/Level 2/24 Unit: 24	1800.78
Unit: A/Level 2/26 Unit: 26	3757.47
Unit: A/Level 2/27 Unit: 27	8427.45
Unit: A/Level 2/28 Unit: 28	3535.86
Unit: A/Level 2/29 Unit: 29	1800.78
Unit: B/Level 2/30 Unit: 30	1800.78
Unit: B/Level 2/31 Unit: 31	14325.32
Unit: B/Level 2/32 Unit: 32	1800.78
Unit: B/Level 2/33 Unit: 33	1027.53
Unit: B/Level 2/34 Unit: 34	1800.78
Unit: A/Level 3/36 Unit: 36	44.59
Unit: A/Level 3/37 Unit: 37	1694.85
Unit: A/Level 3/38 Unit: 38	1784.03
Unit: A/Level 3/39 Unit: 39	11.15
Unit: A/Level 3/40 Unit: 40	1694.39
Unit: A/Level 3/41 Unit: 41	2012.64
Unit: A/Level 3/42 Unit: 42	11429.83
Unit: A/Level 3/44 Unit: 44	3677.33
Unit: A/Level 3/45 Unit: 45	43.03
Unit: B/Level 3/51 Unit: 51	1906.71
Unit: B/Level 3/52 Unit: 52	1800.78
Unit: B/Level 3/53 Unit: 53	8711.52
Unit: B/Level 3/54 Unit: 54	1800.78
Unit: A/Level 4/55 Unit: 55	1694.85
Unit: A/Level 4/56 Unit: 56	8220.53
Unit: A/Level 4/57 Unit: 57	1694.85
Unit: A/Level 4/58 Unit: 58	3431.88
Unit: A/Level 4/59 Unit: 59	1800.78
Unit: A/Level 4/60 Unit: 60	2118.56
Unit: A/Level 4/61 Unit: 61	3850.35
Unit: A/Level 4/62 Unit: 62	1800.78
Unit: A/Level 4/65 Unit: 65	1800.78
Unit: B/Level 4/68 Unit: 68	294.66
Unit: B/Level 4/69 Unit: 69	1800.78
Unit: A/Level 5/71 Unit: 71	2860.07
Unit: A/Level 5/73 Unit: 73	5740.09
Unit: A/Level 5/74 Unit: 74	1800.78
Unit: A/Level 5/78 Unit: 78	2436.35
Unit: A/Level 5/80 Unit: 80	3707.49
Unit: A/Level 6/83 Unit: 83	0.05
Unit: A/Level 6/84 Unit: 84	2224.50
Unit: A/Level 6/85 Unit: 85	12598.76
Unit: A/Level 6/86 Unit: 86	2330.42
Unit: A/Level 7/92 Unit: 92	3530.42
Unit: A/Level 7/93 Unit: 93	2541.93
Unit: A/Level 7/94 Unit: 94	1800.78
Unit: A/Level 7/95 Unit: 95	2224.50
Unit: A/Level 7/96 Unit: 96	1588.93
Unit: A/Level 7/100 Unit: 100	2224.50
Unit: A/Level 7/102 Unit: 102	9107.52
Unit: A/Level 8/103 Unit: 103	2648.21
Unit: A/Level 8/105 Unit: 105	3294.62

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: A/Level 8/106 Unit: 106	2330.42
Unit: A/Level 8/107 Unit: 107	1588.93
Unit: A/Level 8/108 Unit: 108	2330.42
Unit: A/Level 8/109 Unit: 109	1800.78
Unit: A/Level 8/110 Unit: 110	1324.16
Unit: A/Level 8/112 Unit: 112	4677.10
Unit: A/Level 9/114 Unit: 114	2648.21
Unit: A/Level 9/115 Unit: 115	1765.04
Unit: A/Level 9/118 Unit: 118	1588.93
Unit: A/Level 9/119 Unit: 119	3410.26
Unit: A/Level 9/122 Unit: 122	2330.42
Unit: A/Level 10/125 Unit: 125	2648.21
Unit: A/Level 10/127 Unit: 127	1348.41
Unit: A/Level 10/128 Unit: 128	3668.41
Unit: A/Level 10/130 Unit: 130	2436.35
Unit: A/Level 10/131 Unit: 131	1774.62
Unit: A/Level 10/133 Unit: 133	2330.42
Unit: A/Level 10/134 Unit: 134	10200.80
Unit: A/Level 10/135 Unit: 135	3071.92
Unit: A/Level 11/138 Unit: 138	1800.78
Unit: A/Level 11/139 Unit: 139	2330.42
Unit: A/Level 11/140 Unit: 140	1694.85
Unit: A/Level 11/141 Unit: 141	2436.35
Unit: A/Level 11/142 Unit: 142	481.56
Unit: A/Level 11/144 Unit: 144	2330.42
Unit: A/Level 11/145 Unit: 145	8276.52
Unit: A/Level 12/147 Unit: 147	2754.13
Unit: A/Level 12/148 Unit: 148	5527.47
Unit: A/Level 12/149 Unit: 149	1906.71
Unit: A/Level 12/151 Unit: 151	2090.85
Unit: A/Level 12/152 Unit: 152	2436.35
Unit: A/Level 12/153 Unit: 153	1359.45
Unit: A/Level 12/154 Unit: 154	2754.13
Unit: A/Level 12/155 Unit: 155	2330.42
Unit: A/Level 12/156 Unit: 156	2435.93
Unit: A/Level 12/157 Unit: 157	3071.92
Unit: A/Level 13/158 Unit: 158	2754.13
Unit: A/Level 13/160 Unit: 160	3057.17
Unit: A/Level 13/161 Unit: 161	2436.35
Unit: A/Level 13/162 Unit: 162	1694.85
Unit: A/Level 13/163 Unit: 163	2436.35
Unit: A/Level 13/164 Unit: 164	1951.17
Unit: A/Level 13/166 Unit: 166	2436.35
Unit: A/Level 13/167 Unit: 167	2542.28
Unit: A/Level 14/168 Unit: 168	3177.86
Unit: A/Level 14/169 Unit: 169	2754.13
Unit: A/Level 14/170 Unit: 170	2754.13
Unit: A/Level 14/171 Unit: 171	1906.71
Unit: A/Level 14/172 Unit: 172	2436.35
Unit: A/Level 14/173 Unit: 173	12167.15
Unit: A/Level 14/174 Unit: 174	2542.28
Unit: A/Level 14/178 Unit: 178	4661.45
Unit: A/Level 15/179 Unit: 179	5951.24
Unit: A/Level 15/180 Unit: 180	2754.10
Unit: A/Level 15/181 Unit: 181	12731.31
Unit: A/Level 15/182 Unit: 182	1906.71
Unit: A/Level 15/184 Unit: 184	9268.47
Unit: A/Level 16/191 Unit: 191	5720.14
Unit: A/Level 16/192 Unit: 192	2860.07
Unit: A/Level 16/193 Unit: 193	2012.64
Unit: A/Level 16/194 Unit: 194	2436.35
Unit: A/Level 16/196 Unit: 196	5760.56

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: A/Level 16/198 Unit: 198	1760.07
Unit: A/Level 16/200 Unit: 200	3584.56
Unit: A/Level 17/202 Unit: 202	2860.07
Unit: A/Level 17/203 Unit: 203	2860.07
Unit: A/Level 17/206 Unit: 206	9131.41
Unit: A/Level 17/207 Unit: 207	2542.28
Unit: A/Level 17/209 Unit: 209	415.66
Unit: A/Level 17/210 Unit: 210	2436.35
Unit: A/Level 17/211 Unit: 211	2542.28
Unit: A/Level 17/212 Unit: 212	3177.86
Unit: A/Level 18/214 Unit: 214	2860.07
Unit: A/Level 18/216 Unit: 216	5102.29
Unit: A/Level 18/218 Unit: 218	2542.28
Unit: A/Level 18/219 Unit: 219	2012.64
Unit: A/Level 18/220 Unit: 220	12512.70
Unit: A/Level 18/222 Unit: 222	2542.28
Unit: A/Level 18/223 Unit: 223	6698.04
Unit: A/Level 19/225 Unit: 225	2860.07
Unit: A/Level 19/226 Unit: 226	5377.51
Unit: A/Level 19/228 Unit: 228	2012.64
Unit: A/Level 19/229 Unit: 229	2966.00
Unit: A/Level 19/231 Unit: 231	2648.21
Unit: A/Level 20/234 Unit: 234	247.14
Unit: A/Level 20/236 Unit: 236	5614.20
Unit: B/Level 5/239 Unit: 239	3495.64
Unit: B/Level 5/240 Unit: 240	2648.21
Unit: B/Level 5/241 Unit: 241	2224.50
Unit: B/Level 5/242 Unit: 242	3601.57
Unit: B/Level 5/243 Unit: 243	1872.16
Unit: B/Level 5/246 Unit: 246	5952.69
Unit: B/Level 5/247 Unit: 247	5231.78
Unit: B/Level 6/248 Unit: 248	2436.35
Unit: B/Level 6/249 Unit: 249	2513.52
Unit: B/Level 6/250 Unit: 250	6264.86
Unit: B/Level 6/251 Unit: 251	2224.50
Unit: B/Level 6/253 Unit: 253	14511.30
Unit: B/Level 6/254 Unit: 254	2224.50
Unit: B/Level 6/256 Unit: 256	2224.50
Unit: B/Level 6/258 Unit: 258	2436.35
Unit: B/Level 7/260 Unit: 260	2754.13
Unit: B/Level 7/264 Unit: 264	1800.78
Unit: B/Level 7/265 Unit: 265	4473.44
Unit: B/Level 7/266 Unit: 266	1243.76
Unit: B/Level 7/267 Unit: 267	2858.88
Unit: B/Level 7/269 Unit: 269	2436.35
Unit: B/Level 8/271 Unit: 271	5527.47
Unit: B/Level 8/274 Unit: 274	2704.44
Unit: B/Level 8/276 Unit: 276	7326.46
Unit: B/Level 8/277 Unit: 277	1455.25
Unit: B/Level 9/281 Unit: 281	2542.28
Unit: B/Level 9/282 Unit: 282	2860.07
Unit: B/Level 9/283 Unit: 283	1934.54
Unit: B/Level 9/285 Unit: 285	2754.13
Unit: B/Level 9/286 Unit: 286	1906.71
Unit: B/Level 9/289 Unit: 289	4676.61
Unit: B/Level 9/290 Unit: 290	1906.71
Unit: B/Level 10/292 Unit: 292	2542.28
Unit: B/Level 10/293 Unit: 293	2150.14
Unit: B/Level 10/294 Unit: 294	3443.32
Unit: B/Level 10/296 Unit: 296	2754.13
Unit: B/Level 10/297 Unit: 297	946.71
Unit: B/Level 10/298 Unit: 298	4677.10

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Level 10/299 Unit: 299	3401.52
Unit: B/Level 10/300 Unit: 300	12527.38
Unit: B/Level 10/301 Unit: 301	3826.72
Unit: B/Level 10/302 Unit: 302	2542.28
Unit: B/Level 11/303 Unit: 303	5102.43
Unit: B/Level 11/304 Unit: 304	879.74
Unit: B/Level 11/305 Unit: 305	536.35
Unit: B/Level 11/306 Unit: 306	2330.42
Unit: B/Level 11/307 Unit: 307	4700.91
Unit: B/Level 11/308 Unit: 308	1906.71
Unit: B/Level 11/309 Unit: 309	1529.63
Unit: B/Level 11/310 Unit: 310	11.82
Unit: B/Level 11/311 Unit: 311	12870.82
Unit: B/Level 11/312 Unit: 312	3813.42
Unit: B/Level 11/313 Unit: 313	2542.28
Unit: B/Level 12/314 Unit: 314	2542.28
Unit: B/Level 12/316 Unit: 316	12763.24
Unit: B/Level 12/317 Unit: 317	2330.42
Unit: B/Level 12/318 Unit: 318	2754.13
Unit: B/Level 12/319 Unit: 319	1906.71
Unit: B/Level 12/320 Unit: 320	2436.35
Unit: B/Level 12/323 Unit: 323	1271.16
Unit: B/Level 12/324 Unit: 324	2542.28
Unit: B/Level 13/325 Unit: 325	2542.28
Unit: B/Level 13/326 Unit: 326	2966.00
Unit: B/Level 13/328 Unit: 328	2436.35
Unit: B/Level 13/329 Unit: 329	2860.07
Unit: B/Level 13/331 Unit: 331	4889.69
Unit: B/Level 13/333 Unit: 333	2436.35
Unit: B/Level 13/335 Unit: 335	2648.21
Unit: B/Level 14/336 Unit: 336	340.08
Unit: B/Level 14/337 Unit: 337	2966.00
Unit: B/Level 14/338 Unit: 338	2545.88
Unit: B/Level 14/339 Unit: 339	2436.35
Unit: B/Level 14/340 Unit: 340	2860.07
Unit: B/Level 14/342 Unit: 342	20.00
Unit: B/Level 14/343 Unit: 343	3614.12
Unit: B/Level 14/344 Unit: 344	2436.35
Unit: B/Level 14/345 Unit: 345	4039.32
Unit: B/Level 14/346 Unit: 346	2648.21
Unit: B/Level 15/347 Unit: 347	4235.97
Unit: B/Level 15/348 Unit: 348	2966.00
Unit: B/Level 15/349 Unit: 349	2542.28
Unit: B/Level 15/350 Unit: 350	2436.35
Unit: B/Level 15/353 Unit: 353	2436.35
Unit: B/Level 15/354 Unit: 354	9325.96
Unit: B/Level 15/356 Unit: 356	2012.64
Unit: B/Level 15/357 Unit: 357	33795.55
Unit: B/Level 16/358 Unit: 358	2648.21
Unit: B/Level 16/361 Unit: 361	2436.35
Unit: B/Level 16/362 Unit: 362	2860.07
Unit: B/Level 16/363 Unit: 363	17349.63
Unit: B/Level 16/364 Unit: 364	20338.66
Unit: B/Level 16/366 Unit: 366	6477.45
Unit: B/Level 16/367 Unit: 367	2012.64
Unit: B/Level 16/368 Unit: 368	2648.21
Unit: B/Level 17/370 Unit: 370	2966.00
Unit: B/Level 17/371 Unit: 371	5087.56
Unit: B/Level 17/372 Unit: 372	2436.35
Unit: B/Level 17/374 Unit: 374	8326.16
Unit: B/Level 17/375 Unit: 375	2542.28
Unit: B/Level 17/376 Unit: 376	1906.71

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Level 17/377 Unit: 377	8260.08
Unit: B/Level 17/378 Unit: 378	2118.56
Unit: B/Level 18/382 Unit: 382	2542.28
Unit: B/Level 18/383 Unit: 383	2436.35
Unit: B/Level 18/385 Unit: 385	2118.02
Unit: B/Level 18/387 Unit: 387	3840.63
Unit: B/Level 18/388 Unit: 388	5102.29
Unit: B/Level 18/390 Unit: 390	13773.64
Unit: B/Level 19/391 Unit: 391	2754.13
Unit: B/Level 19/392 Unit: 392	3071.92
Unit: B/Level 19/393 Unit: 393	5314.89
Unit: B/Level 19/394 Unit: 394	2542.28
Unit: B/Level 19/395 Unit: 395	4006.00
Unit: B/Level 19/397 Unit: 397	5119.61
Unit: B/Level 19/398 Unit: 398	1920.01
Unit: B/Level 19/399 Unit: 399	2542.28
Unit: B/Level 19/400 Unit: 400	640.88
Unit: B/Level 19/401 Unit: 401	18785.32
Unit: B/Level 20/402 Unit: 402	2754.13
Unit: B/Level 20/403 Unit: 403	3071.92
Unit: B/Level 20/404 Unit: 404	2417.19
Unit: B/Level 20/405 Unit: 405	2542.28
Unit: B/Level 20/408 Unit: 408	2542.28
Unit: B/Level 20/410 Unit: 410	2118.56
Unit: B/Level 20/411 Unit: 411	7620.47
Unit: B/Level 20/412 Unit: 412	2754.13
Unit: B/Level 21/413 Unit: 413	2966.00
Unit: B/Level 21/415 Unit: 415	2754.13
Unit: B/Level 21/416 Unit: 416	2542.28
Unit: B/Level 21/417 Unit: 417	15834.79
Unit: B/Level 21/418 Unit: 418	2012.64
Unit: B/Level 21/419 Unit: 419	2860.07
Unit: B/Level 21/420 Unit: 420	5720.02
Unit: B/Level 21/421 Unit: 421	2966.00
Unit: B/Level 22/423 Unit: 423	5931.99
Unit: B/Level 22/424 Unit: 424	5508.28
Unit: B/Level 22/426 Unit: 426	5826.07
Unit: Ground/Ground/428 Unit: 428	2436.35
Unit: Ground/Ground/429 Unit: 429	6687.74
Unit: Ground/Ground/430 Unit: 430	2966.00
Unit: Ground/Ground/431 Unit: 431	2118.56
Unit: Ground/Ground/432 Unit: 432	2118.56
Unit: Ground/Ground/433 Unit: 433	2966.00
	\$ 1,096,886.04

Note 11 Unallocated Monies Received - also see note 3

Detail	Amount
Unit: B/Level 4/67 Unit: 67	3.00
Unit: A/Level 5/75 Unit: 75	5.56
Unit: A/Level 5/77 Unit: 77	0.10
Unit: A/Level 9/120 Unit: 120	0.40
Unit: A/Level 9/123 Unit: 123	44.00
Unit: A/Level 11/146 Unit: 146	764.16
Unit: A/Level 13/165 Unit: 165	0.02
Unit: A/Level 20/233 Unit: 233	71.98
Unit: B/Level 6/252 Unit: 252	200.00
Unit: B/Level 6/255 Unit: 255	360.00
Unit: B/Level 7/268 Unit: 268	1198.44
Unit: B/Level 8/278 Unit: 278	88.00
Unit: B/Level 13/330 Unit: 330	14.68
Unit: B/Level 19/396 Unit: 396	4237.12
	\$ 6,987.46

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Note 12 Contributions in Advance - also see note 2

Detail	Amount
Lot: B/Level 3/49 Unit: 49	393.66
	\$ 393.66

Note 13 Accounts Payable Liability

Detail	Amount
ACTEWAGL Gas consumption for 04/09/2024 to 04/12/2024	7986.42
Blitz Security Refund INV-2214	-429.00
Built Environment Collective Structural inspections and reporting - 08/11/2024 to 30/01/2025	7036.98
Dimeo Cleaning Services Pty Ltd Supply of toilet paper, gym wipes, hand towel	468.42
Douglas Wright Group Garbage chute cleaning and sanitizing completed on 20.08.2024	1840.78
First Choice Strata December 2024 BAS Preparation and lodgement	330.00
Iconic Pest Management General pest management - spray for insects, rodent management, one-off treatment of...	3060.00
iiNet Reimbursement	-49.99
Kone Elevators Pty Ltd Lift servicing for 01.04.2025 to 30.06.2025	11608.08
Leader Security Credit note due to unsatisfactory services provided.	-4426.99
Leader Security Credit note due to unsatisfactory services provided.	-1163.25
Level Plumbing Canberra Investigation and remediation of pool backflow/overflow tank with drainage issues	321.75
Level Plumbing Canberra Servicing and testing of hot water units and systems, clean of storm water sump/chan...	4493.50
O'Neill & Brown Fire Services Pty Ltd Attendance to investigate FAS fault. Topped up fuel as required. Reset of ...	1039.50
O'Neill & Brown Fire Services Pty Ltd Removal and installation of 2 X fire doors & labour charges	6811.01
O'Neill & Brown Fire Services Pty Ltd Replacement and installation of new solenoid	891.00
Owen Bellhouse-Smith Professional fees for the period ending 25/02/2025	4441.95
Pristine Pools Canberra Pty Ltd Standard commercial services, liquid chlorine, 5L acid	269.45
Veolia CR for overpayment	-110.84
Veolia Waste collection - paper and cardboard	139.20
Vortex Fire Safety Consultancy Refund for Facade assessment	-5101.80
	\$ 39,456.17

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin, Australian Capital Territory 2912

Note 14 – Legal Matters

The income and expenditure statement reports legal services expenditure of \$684,774. This expenditure relates to an ongoing defects case/s.

The committee is aware of this expenditure. These expenses are ongoing as at the date of signing 1 May 2025.

ANNUAL FINANCIAL STATEMENTS

For the period 1 March 2025 to 28 February 2026

Cost Centre : Defects

Prepared For

Infinity Towers

A Class 4421

1 Anthony Rolfe Avenue
Gungahlin
Australian Capital Territory 2912

Manager

Lisa Critchlow
First Choice Strata

Printed

21 August 2025

Assets		2026
Cash		(749,631.30)
Contributions in Arrears	Note 9	63,865.29
GST Asset		62,691.87
Total Assets		(\$ 623,074.14)
Liabilities		
Accounts Payable Liability	Note 10	2,681.24
Total Liabilities		\$ 2,681.24
Net Assets		(\$ 625,755.38)
Equity		
General Fund		(625,755.38)
Sinking Fund		0.00
Total Equity		(\$ 625,755.38)

	Actuals 01/03/25 28/02/26	Budget 01/03/25 28/02/26	Variance \$ 01/03/25 28/02/26	Variance % 01/03/25 28/02/26
Income				
Mutual Revenue - penalty interest	22.29	0.00	22.29	100
Total General Fund Income	22.29	0.00	22.29	100
Expenditure				
Consultant	50,032.49	0.00	(50,032.49)	(100)
General Repairs	250.00	0.00	(250.00)	(100)
Legal Services	334,602.78	0.00	(334,602.78)	(100)
Total General Fund Expenditure	384,885.27	0.00	(384,885.27)	(100)
Surplus / Deficit for period	(384,862.98)	0		
Summary				
Opening Balance as at 1 March 2025				(240,892.40)
Total Revenue during period				22.29
Total Expenditure during period				(384,885.27)
General Fund balance as at 28 February 2026				(\$ 625,755.38)

Income	Actuals	Budget	Variance \$	Variance %
	01/03/25	01/03/25	01/03/25	01/03/25
	28/02/26	28/02/26	28/02/26	28/02/26
Total Sinking Fund Income	0.00	0.00	0	0

Summary

Opening Balance as at 1 March 2025	0.00
Total Revenue during period	0.00
Total Expenditure during period	0.00
Sinking Fund balance as at 28 February 2026	\$ 0.00

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the owners corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the owners corporation manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Contributions in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Contributions in Arrears" and "Contributions in Advance" in the Balance Sheet represent the position of all contributions in arrears or advance, as the case may be, as at the balance date. Any items shown as "Contributions not Due" in the Balance Sheet represent contributions which have a due date after the balance date. Any items shown as "Contributions payments unidentified" in the Balance Sheet represent contribution payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Owners Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Owners Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the owners corporation and is therefore not depreciable. Non-fixed assets that are purchased by the owners corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim contributions issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Contributions in Arrears - also see note 2

Detail	Amount
Unit: B/Level 2/31 Unit: 31	3452.27
Unit: A/Level 3/42 Unit: 42	3175.52
Unit: A/Level 4/56 Unit: 56	3175.52
Unit: A/Level 6/85 Unit: 85	3175.52
Unit: A/Level 10/134 Unit: 134	3175.52
Unit: A/Level 11/145 Unit: 145	3165.52
Unit: A/Level 14/173 Unit: 173	3175.52
Unit: A/Level 17/206 Unit: 206	3175.52
Unit: A/Level 18/220 Unit: 220	3175.52
Unit: B/Level 10/300 Unit: 300	3175.52
Unit: B/Level 11/303 Unit: 303	0.14

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Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Level 11/311 Unit: 311	3175.52
Unit: B/Level 12/316 Unit: 316	3175.52
Unit: B/Level 15/354 Unit: 354	3175.52
Unit: B/Level 15/357 Unit: 357	88.00
Unit: B/Level 16/363 Unit: 363	3175.52
Unit: B/Level 16/364 Unit: 364	3175.52
Unit: B/Level 17/374 Unit: 374	3175.52
Unit: B/Level 17/377 Unit: 377	3175.52
Unit: B/Level 19/401 Unit: 401	3175.52
Unit: B/Level 20/411 Unit: 411	3175.52
Unit: B/Level 21/417 Unit: 417	3175.52
	\$ 63,865.29

Note 10 Accounts Payable Liability

Detail	Amount
First Choice Strata Defects work - contacting owners to confirm access for consultants, contact and coordinati...	2406.24
P P & C Pty Ltd Lift lobby - prepare and patch, plaster, and paint	275.00
	\$ 2,681.24

Owners Corporation for Plan No. 4421

EXPENDITURE - TRANSACTION LIST

GENERAL FUND

Cost Centre : Defects for the period 1 March 2025 to 28 February 2026

EXPENDITURE

Consultant

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
24/03/2025	INV-0871	TAT Building Group	Flood test of carpark	275.00		250.00
01/04/2025	INV-5127	EBS Consultants	Consultancy and defect report fees - 18.25 hours	8,431.50		7,665.00
01/04/2025	INV-3803	EBS Consultants	Prepare building defects report for project on 18/07/2024 & 19/07/2024	2,079.00		1,890.00
29/04/2025	INV-0951	TAT Building Group	Invasive investigations - removal of gyprock, reinstatement of gyprock, supervision of investigations, balustrade inspection, inspection of roof space	423.50		385.00
30/04/2025	INV-1375	First Choice Strata	Defects work - contacting owners to confirm access for consultants, contact and coordination via phone and email between facilities management team and	2,406.24		2,187.49
29/05/2025	INV-5494	EBS Consultants	EBS Defects - 2.75 hours - Email correspondence RE Northrop Alternative Solution Report, Attendance of online teams meeting with John (CRL) RE report,	1,270.50		1,155.00
29/05/2025	INV-10438	Engineered Environments	Expert services and report	6,352.50		5,775.00
16/06/2025	INV-0770	Karsat Consulting	Correspondence, inspections, and preparation of expert reports	32,835.00		29,850.00
30/06/2025	INV-10470	Engineered Environments	Expert services - professional fees associated with Mr. Chris Salmon's expert report in the above matter	962.50		875.00
Total for Consultant						50,032.49

General Repairs

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
01/04/2025	00000791	P P & C Pty Ltd	Lift lobby - prepare and patch, plaster, and paint	275.00		250.00
Total for General Repairs						250.00

Legal Services

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
04/03/2025	00001983	Franco Corsaro SC	Professional fees for the period ending 04/03/2025	5,588.00		5,080.00
07/03/2025	B32752	Chambers Russell Pty Limited	Building defects claim - 03/02/2025 to 28/02/2025	73,381.00		66,710.00

Owners Corporation for Plan No. 4421

EXPENDITURE - TRANSACTION LIST (continued)

GENERAL FUND

Cost Centre : Defects for the period 1 March 2025 to 28 February 2026

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
01/04/2025	00000158	JR Walker - Wardell Chambers	Professional fees for the period ending 01/04/2025	907.51		825.01
04/04/2025	B33633	Chambers Russell Pty Limited	Building Defects Claim - fees for 03/03/2025 to 31/03/2025	31,399.50		28,545.00
06/05/2025	B34645	Chambers Russell Pty Limited	Legal fees regarding building defects claim for 01/04/2025 to 30/04/2025	39,809.00		36,190.00
13/05/2025	00002032	Franco Corsaro SC	Professional services for the period ending 13/05/2025	26,631.00		24,210.00
02/06/2025	00002042	Franco Corsaro SC	Conference fees between Mr. Bellhouse-Smith and Ms. Stanley (CRL), fees for the advice on and review of subpoenas, discussions with Mr. Lim (CRL) and	2,392.50		2,175.00
06/06/2025	B35707	Chambers Russell Pty Limited	Building defects claim fees for 01/05/2025 to 30/05/2025 - Please refer to original invoice document for itemised account.	128,178.73		116,526.12
03/07/2025	B37155	Chambers Russell Pty Limited	Legal services fees for Building defects claim - 2 June to 30 June 2025	59,775.81		54,341.65
Total for Legal Services						334,602.78

Total General Fund Expenditure

384,885.27

ANNUAL FINANCIAL STATEMENTS

For the period 1 March 2024 to 28 February 2025

Cost Centre : Defects

Prepared For

Infinity Towers

A Class 4421

1 Anthony Rolfe Avenue
Gungahlin
Australian Capital Territory 2912

Manager

Lisa Critchlow
First Choice Strata

Printed

21 August 2025

Assets		2025
Cash		(351,385.11)
Contributions in Arrears	Note 9	97,768.29
GST Asset		24,203.35
Total Assets		(\$ 229,413.47)
Liabilities		
Accounts Payable Liability	Note 10	11,478.93
Total Liabilities		\$ 11,478.93
Net Assets		(\$ 240,892.40)
Equity		
General Fund		(240,892.40)
Sinking Fund		0.00
Total Equity		(\$ 240,892.40)

Income and Expenditure Statement

General Fund

Owners Corporation for Plan No. 4421

Cost Centre : Defects 1 March 2024 to 28 February 2025

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

	Actuals 01/03/24 28/02/25	Budget 01/03/24 28/02/25	Variance \$ 01/03/24 28/02/25	Variance % 01/03/24 28/02/25
Income				
Contributions - Levy	0.60	0.00	0.60	100
Contributions - regular payments	625,000.26	0.00	625,000.26	100
Mutual Revenue - penalty interest	1,123.68	0.00	1,123.68	100
Total General Fund Income	626,124.54	0.00	626,124.54	100
Expenditure				
Building Fabric/Structural - Contingencies	23,950.00	0.00	(23,950.00)	(100)
Consultant	342,539.15	0.00	(342,539.15)	(100)
Legal Services	629,664.02	0.00	(629,664.02)	(100)
Total General Fund Expenditure	996,153.17	0.00	(996,153.17)	(100)
Surplus / Deficit for period	(370,028.63)	0		

Summary

Opening Balance as at 1 March 2024	129,136.23
Total Revenue during period	626,124.54
Total Expenditure during period	(996,153.17)
General Fund balance as at 28 February 2025	(\$ 240,892.40)

Income	Actuals	Budget	Variance \$	Variance %
	01/03/24	01/03/24	01/03/24	01/03/24
	28/02/25	28/02/25	28/02/25	28/02/25
Total Sinking Fund Income	0.00	0.00	0	0

Summary

Opening Balance as at 1 March 2024	0.00
Total Revenue during period	0.00
Total Expenditure during period	0.00
Sinking Fund balance as at 28 February 2025	\$ 0.00

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the owners corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the owners corporation manager appropriate to meet the needs of owners.

(a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.

(b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Contributions in Arrears, in Advance, not Due and payments unidentified

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Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Owners Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Owners Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the owners corporation and is therefore not depreciable. Non-fixed assets that are purchased by the owners corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

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Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim contributions issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Contributions in Arrears - also see note 2

Detail	Amount
Unit: A/Level 2/27 Unit: 27	3175.52
Unit: B/Level 2/31 Unit: 31	3430.13
Unit: A/Level 3/42 Unit: 42	3175.52
Unit: B/Level 3/53 Unit: 53	3175.52
Unit: A/Level 4/56 Unit: 56	3175.52
Unit: A/Level 4/61 Unit: 61	23.63
Unit: A/Level 6/85 Unit: 85	3175.52
Unit: A/Level 7/102 Unit: 102	3175.52
Unit: A/Level 10/134 Unit: 134	3175.52
Unit: A/Level 11/145 Unit: 145	3165.52
Unit: A/Level 14/173 Unit: 173	3175.52

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Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: A/Level 15/181 Unit: 181	3175.52
Unit: A/Level 15/184 Unit: 184	3175.52
Unit: A/Level 16/196 Unit: 196	676.00
Unit: A/Level 17/206 Unit: 206	3175.52
Unit: A/Level 18/220 Unit: 220	3175.52
Unit: B/Level 5/247 Unit: 247	994.66
Unit: B/Level 6/250 Unit: 250	1411.76
Unit: B/Level 6/253 Unit: 253	3175.52
Unit: B/Level 8/276 Unit: 276	2665.62
Unit: B/Level 10/300 Unit: 300	3175.52
Unit: B/Level 11/303 Unit: 303	0.14
Unit: B/Level 11/311 Unit: 311	3175.52
Unit: B/Level 12/316 Unit: 316	3175.52
Unit: B/Level 15/354 Unit: 354	3175.52
Unit: B/Level 15/357 Unit: 357	3175.52
Unit: B/Level 16/363 Unit: 363	3175.52
Unit: B/Level 16/364 Unit: 364	3175.52
Unit: B/Level 16/366 Unit: 366	1587.76
Unit: B/Level 17/371 Unit: 371	3.00
Unit: B/Level 17/374 Unit: 374	3175.52
Unit: B/Level 17/377 Unit: 377	3175.52
Unit: B/Level 18/387 Unit: 387	13.91
Unit: B/Level 18/390 Unit: 390	3175.52
Unit: B/Level 19/397 Unit: 397	17.32
Unit: B/Level 19/401 Unit: 401	3175.52
Unit: B/Level 20/411 Unit: 411	3175.52
Unit: B/Level 21/417 Unit: 417	3175.52
Unit: Ground/Ground/429 Unit: 429	1215.32
	\$ 97,768.29

Note 10 Accounts Payable Liability

Detail	Amount
Built Environment Collective Structural inspections and reporting - 08/11/2024 to 30/01/2025	7036.98
Owen Bellhouse-Smith Professional fees for the period ending 25/02/2025	4441.95
	\$ 11,478.93

Owners Corporation for Plan No. 4421

EXPENDITURE - TRANSACTION LIST

GENERAL FUND

Cost Centre : Defects for the period 1 March 2024 to 28 February 2025

EXPENDITURE

Building Fabric/Structural - Contingencies

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
30/04/2024	INV-3390	EBS Consultants	Preparation of defects report for UP4421	26,345.00		23,950.00
Total for Building Fabric/Structural - Contingencies						23,950.00

Consultant

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
13/03/2024	342	Consultile	Consulting services	27,918.00		25,380.00
13/03/2024	339	Consultile	Consulting services provided for Infinity Towers	3,410.00		3,100.00
28/03/2024	REM09779	Partridge Structural PTY LTD	Completion of site inspection and claim for 50% complete report	77,000.00		70,000.00
29/03/2024	INV-3291	EBS Consultants	Defect inspections	39,517.50		35,925.00
07/04/2024	PS48775	Nautilus Investigations PTY LTD	Service Magnate Tiling PTY LTD	300.30		273.00
24/04/2024	INV-0939	First Choice Strata	After hours work relating to Balustrade inspections - 13/04/2024	374.00		340.00
29/04/2024	00007120	Engineered Environments	Professional fees associated with site inspection and report in above matter	16,940.00		15,400.00
01/05/2024	00001723	Water Mark Services Group PTY LTD	Unit inspections - defects reporting	72,787.44		66,170.40
14/05/2024	INV-3390	EBS Consultants	CR-8245	(10,000.00)		(9,090.91)
31/05/2024	REM09964	Partridge Structural PTY LTD	Fee as agreed-for additional opinions to additional questions on DBPA claim	7,700.00		7,000.00
31/05/2024	REM09959	Partridge Structural PTY LTD	Stage 2 - Litigation report on 25% Units and Common Property	42,075.00		38,250.00
31/05/2024	00007180	Engineered Environments	expert services	192.50		175.00
21/06/2024	23255-01r	Rickard Engineering	Rickard Engineering - Site visit on 28/03/2024, Preparation of the Draft Report, Project coordination Airfare	6,572.83		5,975.30
28/06/2024	REM10045	Partridge Structural PTY LTD	updating and final issue of Expert Report	4,675.00		4,250.00
28/06/2024	00007240	Engineered Environments	Professional fees associated with expert report in the above matter	1,155.00		1,050.00
30/07/2024	00007260	Engineered Environments	Professional fees associated with Chris Salmon expert report	385.00		350.00
05/08/2024	7524	MEL Consultants	MEL Consultants Proposal Q095/24	8,615.63		7,832.39
15/08/2024	REM10164	Partridge Structural PTY LTD	Professional opinion on certifications issued and compliance.	2,475.00		2,250.00
24/09/2024	I05255	Built Environment Collective	Inspection and reporting	14,810.95		13,464.50
30/10/2024	I05282	Built Environment Collective	Report - defects case	3,942.40		3,584.00

Owners Corporation for Plan No. 4421

EXPENDITURE - TRANSACTION LIST (continued)

GENERAL FUND

Cost Centre : Defects for the period 1 March 2024 to 28 February 2025

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
20/11/2024	7580	MEL Consultants	Interim report regarding wind pressures for defects case	7,895.25		7,177.50
04/12/2024	00001905	Chambers Russell Pty Limited	WSG Consultant costs and preparation of the litigation report	31,519.29		28,653.90
11/12/2024	347	Consultile	Provide spreadsheet outlining defects at Infinity Towers referencing each defect found at the complex with individual photos, summary and report as in	7,425.00		6,750.00
11/01/2025	349	Consultile	Invoice for consulting services provided for unit 237 and provision of report	2,070.00		1,881.82
10/02/2025	I05533	Built Environment Collective	Structural inspections and reporting - 08/11/2024 to 30/01/2025	7,036.98		6,397.25
Total for Consultant						342,539.15

Legal Services

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
05/03/2024	B24298	Chambers Russell Pty Limited	Building defects claim	60,941.56		55,401.42
09/04/2024	55580.71	Chambers Russell Pty Limited	Building defects claim	55,580.71		50,527.92
07/05/2024	B25472	Chambers Russell Pty Limited	Building defects claim	71,772.80		65,248.00
06/06/2024	B25964	Chambers Russell Pty Limited	Building Defects Claim	97,328.83		88,480.75
08/07/2024	B26594	Chambers Russell Pty Limited	Building Defects Claim	85,697.34		77,906.67
06/08/2024	B27139	Chambers Russell Pty Limited	Building defects claim	81,772.54		74,338.67
06/08/2024	B27069	Chambers Russell Pty Limited	Building defects claim	14,806.00		13,460.00
05/09/2024	B27741	Chambers Russell Pty Limited	Legal costs	495.00		450.00
06/09/2024	B27914	Chambers Russell Pty Limited	Legal Services - Defects Claim	60,318.50		54,835.00
30/09/2024	B27696	Chambers Russell Pty Limited	Building Defects Claim	236.39		214.90
03/10/2024	B28566	Chambers Russell Pty Limited	Defects legal work	38,383.16		34,893.78
04/11/2024	B28669	Chambers Russell Pty Limited	Building defects claim	252.45		229.50
06/11/2024	B29205	Chambers Russell Pty Limited	Building defects claim	48,727.20		44,297.45
08/11/2024	00000050	Chambers Russell Pty Limited	Appearing at ACT Supreme Court, phone call with Emma Stanley, pursuing court materials.	275.00		250.00
14/11/2024	00001910	Franco Corsaro SC	Legal costs	2,200.00		2,000.00
25/11/2024	00000058	Owen Bellhouse-Smith	Attendance at ACT Supreme Court	275.00		250.00
04/12/2024	B30120	Chambers Russell Pty Limited	Building defects claim	34,905.00		31,731.82
05/12/2024	00000062	Owen Bellhouse-Smith	Attendance upon on the ACT Supreme Court by AVL and perusing court materials	275.00		250.00
09/12/2024	00001941	Franco Corsaro SC	Peruse letters relating to security for costs and drafting response, including discussions with Emma Stanley on the issues.	2,574.00		2,340.00
17/12/2024	B30747	Chambers Russell Pty Limited	Administrative fees and actioning from 02/12/2024 - 13/12/2024	31,372.00		28,520.00

Owners Corporation for Plan No. 4421

EXPENDITURE - TRANSACTION LIST (continued)

GENERAL FUND

Cost Centre : Defects for the period 1 March 2024 to 28 February 2025

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
25/02/2025	00000092	Owen Bellhouse-Smith	Professional fees for the period ending 25/02/2025	4,441.95		4,038.14
Total for Legal Services						629,664.02

Total General Fund Expenditure

996,153.17

ANNUAL FINANCIAL STATEMENTS

For the period 1 March 2023 to 29 February 2024

Cost Centre : Defects

Prepared For

Infinity Towers

A Class 4421

1 Anthony Rolfe Avenue
Gungahlin
Australian Capital Territory 2912

Manager

Lisa Critchlow
First Choice Strata

Printed

21 August 2025

Assets		2024
Cash		(25,995.37)
Contributions in Arrears	Note 9	210,806.86
Total Assets		\$ 184,811.49
Liabilities		
Accounts Payable Liability	Note 10	42,762.50
GST Liability		12,912.76
Total Liabilities		\$ 55,675.26
Net Assets		\$ 129,136.23
Equity		
General Fund		129,136.23
Sinking Fund		0.00
Total Equity		\$ 129,136.23

Income and Expenditure Statement

General Fund

Owners Corporation for Plan No. 4421

Cost Centre : Defects 1 March 2023 to 29 February 2024

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

	Actuals 01/03/23 29/02/24	Budget 01/03/23 29/02/24	Variance \$ 01/03/23 29/02/24	Variance % 01/03/23 29/02/24
Income				
Contributions - Levy	0.86	0.00	0.86	100
Contributions - regular payments	625,000.00	1,250,000.00	(625,000.00)	(50)
Total General Fund Income	625,000.86	1,250,000.00	(624,999.14)	(50)
Expenditure				
Body Corporate Manager - Management Fee Supple...	0.00	45,000.00	45,000.00	100
Building Fabric/Structural - Contingencies	153,295.00	155,000.00	1,705.00	1
Consultant	35,978.70	550,000.00	514,021.30	93
Legal Services	306,590.93	500,000.00	193,409.07	39
Total General Fund Expenditure	495,864.63	1,250,000.00	754,135.37	60
Surplus / Deficit for period	129,136.23	0		

Summary

Opening Balance as at 1 March 2023	0.00
Total Revenue during period	625,000.86
Total Expenditure during period	(495,864.63)
General Fund balance as at 29 February 2024	\$ 129,136.23

Income	Actuals	Budget	Variance \$	Variance %
	01/03/23 29/02/24	01/03/23 29/02/24	01/03/23 29/02/24	01/03/23 29/02/24
Total Sinking Fund Income	0.00	0.00	0	0

Summary

Opening Balance as at 1 March 2023	0.00
Total Revenue during period	0.00
Total Expenditure during period	0.00
Sinking Fund balance as at 29 February 2024	\$ 0.00

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the owners corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the owners corporation manager appropriate to meet the needs of owners.

(a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.

(b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Contributions in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Contributions in Arrears" and "Contributions in Advance" in the Balance Sheet represent the position of all contributions in arrears or advance, as the case may be, as at the balance date. Any items shown as "Contributions not Due" in the Balance Sheet represent contributions which have a due date after the balance date. Any items shown as "Contributions payments unidentified" in the Balance Sheet represent contribution payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Owners Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Owners Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the owners corporation and is therefore not depreciable. Non-fixed assets that are purchased by the owners corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim contributions issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Contributions in Arrears - also see note 2

Detail	Amount
Unit: A/Ground Flo/1 Unit: 1	1587.76
Unit: B/Ground Flo/6 Unit: 6	1587.76
Unit: B/Ground Flo/9 Unit: 9	1587.76
Unit: B/Ground Flo/10 Unit: 10	1587.76
Unit: B/Ground Flo/11 Unit: 11	1587.76
Unit: A/Level 1/13 Unit: 13	505.21
Unit: A/Level 2/18 Unit: 18	1587.76
Unit: A/Level 2/21 Unit: 21	1587.43
Unit: A/Level 2/26 Unit: 26	1587.76
Unit: A/Level 2/27 Unit: 27	1587.76
Unit: A/Level 2/28 Unit: 28	1587.76

These notes (other than notes added by the owners corporation manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Level 2/31 Unit: 31	1587.76
Unit: B/Level 2/32 Unit: 32	1587.76
Unit: B/Level 2/33 Unit: 33	1587.76
Unit: A/Level 3/36 Unit: 36	1587.76
Unit: A/Level 3/39 Unit: 39	1587.76
Unit: A/Level 3/40 Unit: 40	1587.76
Unit: A/Level 3/42 Unit: 42	1587.76
Unit: A/Level 3/44 Unit: 44	1587.76
Unit: A/Level 3/45 Unit: 45	1587.76
Unit: B/Level 3/51 Unit: 51	1587.76
Unit: B/Level 3/52 Unit: 52	1587.76
Unit: B/Level 3/53 Unit: 53	1587.76
Unit: A/Level 4/55 Unit: 55	1587.76
Unit: A/Level 4/56 Unit: 56	1587.76
Unit: A/Level 4/58 Unit: 58	1587.76
Unit: A/Level 4/61 Unit: 61	1587.76
Unit: B/Level 4/68 Unit: 68	1587.76
Unit: B/Level 4/70 Unit: 70	1587.76
Unit: A/Level 5/80 Unit: 80	1587.76
Unit: A/Level 6/83 Unit: 83	12.37
Unit: A/Level 6/84 Unit: 84	1587.76
Unit: A/Level 6/85 Unit: 85	1587.76
Unit: A/Level 6/86 Unit: 86	1587.76
Unit: A/Level 6/87 Unit: 87	1587.76
Unit: A/Level 6/90 Unit: 90	1587.76
Unit: A/Level 7/93 Unit: 93	1568.61
Unit: A/Level 7/96 Unit: 96	1587.76
Unit: A/Level 7/97 Unit: 97	1587.76
Unit: A/Level 7/102 Unit: 102	1587.76
Unit: A/Level 8/105 Unit: 105	1587.76
Unit: A/Level 8/107 Unit: 107	1587.76
Unit: A/Level 8/109 Unit: 109	1587.76
Unit: A/Level 9/118 Unit: 118	1587.76
Unit: A/Level 9/119 Unit: 119	1587.76
Unit: A/Level 9/120 Unit: 120	1587.76
Unit: A/Level 9/124 Unit: 124	1587.76
Unit: A/Level 10/125 Unit: 125	19.32
Unit: A/Level 10/127 Unit: 127	13.10
Unit: A/Level 10/131 Unit: 131	1585.30
Unit: A/Level 10/134 Unit: 134	1587.76
Unit: A/Level 10/135 Unit: 135	1587.76
Unit: A/Level 11/137 Unit: 137	19.32
Unit: A/Level 11/142 Unit: 142	1447.52
Unit: A/Level 11/145 Unit: 145	1577.76
Unit: A/Level 12/148 Unit: 148	18.17
Unit: A/Level 12/149 Unit: 149	12.98
Unit: A/Level 12/151 Unit: 151	1587.76
Unit: A/Level 12/153 Unit: 153	1314.27
Unit: A/Level 12/156 Unit: 156	1587.76
Unit: A/Level 12/157 Unit: 157	1587.76
Unit: A/Level 13/160 Unit: 160	1587.76
Unit: A/Level 13/161 Unit: 161	1587.76
Unit: A/Level 13/163 Unit: 163	1587.76
Unit: A/Level 13/164 Unit: 164	1587.76
Unit: A/Level 13/165 Unit: 165	1587.76
Unit: A/Level 14/173 Unit: 173	1587.76
Unit: A/Level 14/174 Unit: 174	1587.76
Unit: A/Level 14/178 Unit: 178	1587.76
Unit: A/Level 15/179 Unit: 179	1587.76
Unit: A/Level 15/181 Unit: 181	1587.76
Unit: A/Level 15/184 Unit: 184	1587.76
Unit: A/Level 16/191 Unit: 191	1587.76

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: A/Level 16/196 Unit: 196	1587.76
Unit: A/Level 17/202 Unit: 202	1587.76
Unit: A/Level 17/206 Unit: 206	1587.76
Unit: A/Level 17/210 Unit: 210	1587.76
Unit: A/Level 17/211 Unit: 211	1587.76
Unit: A/Level 17/212 Unit: 212	1587.76
Unit: A/Level 18/220 Unit: 220	1587.76
Unit: A/Level 18/221 Unit: 221	1587.76
Unit: A/Level 19/226 Unit: 226	1587.76
Unit: A/Level 19/229 Unit: 229	1587.55
Unit: B/Level 5/240 Unit: 240	1587.76
Unit: B/Level 5/242 Unit: 242	1587.76
Unit: B/Level 5/246 Unit: 246	1587.76
Unit: B/Level 5/247 Unit: 247	1587.76
Unit: B/Level 6/250 Unit: 250	1587.76
Unit: B/Level 6/253 Unit: 253	1587.76
Unit: B/Level 6/255 Unit: 255	1582.91
Unit: B/Level 6/258 Unit: 258	1587.76
Unit: B/Level 7/265 Unit: 265	1587.76
Unit: B/Level 7/267 Unit: 267	1587.76
Unit: B/Level 7/268 Unit: 268	1587.76
Unit: B/Level 8/272 Unit: 272	1587.76
Unit: B/Level 8/276 Unit: 276	1587.76
Unit: B/Level 8/279 Unit: 279	0.06
Unit: B/Level 8/280 Unit: 280	1587.76
Unit: B/Level 9/283 Unit: 283	1587.76
Unit: B/Level 9/290 Unit: 290	1587.76
Unit: B/Level 10/292 Unit: 292	1587.76
Unit: B/Level 10/294 Unit: 294	1020.62
Unit: B/Level 10/298 Unit: 298	1587.76
Unit: B/Level 10/300 Unit: 300	1587.76
Unit: B/Level 10/301 Unit: 301	1587.76
Unit: B/Level 11/303 Unit: 303	1587.76
Unit: B/Level 11/307 Unit: 307	1587.76
Unit: B/Level 11/308 Unit: 308	1587.76
Unit: B/Level 11/311 Unit: 311	1587.76
Unit: B/Level 11/312 Unit: 312	1587.76
Unit: B/Level 12/314 Unit: 314	1587.76
Unit: B/Level 12/315 Unit: 315	1587.76
Unit: B/Level 12/316 Unit: 316	1587.76
Unit: B/Level 13/330 Unit: 330	1587.76
Unit: B/Level 13/331 Unit: 331	1587.76
Unit: B/Level 14/336 Unit: 336	569.60
Unit: B/Level 14/342 Unit: 342	1587.76
Unit: B/Level 14/345 Unit: 345	1587.76
Unit: B/Level 15/354 Unit: 354	1587.76
Unit: B/Level 15/356 Unit: 356	1587.76
Unit: B/Level 15/357 Unit: 357	1587.76
Unit: B/Level 16/360 Unit: 360	18.55
Unit: B/Level 16/363 Unit: 363	1587.76
Unit: B/Level 16/364 Unit: 364	1587.76
Unit: B/Level 16/365 Unit: 365	1587.76
Unit: B/Level 16/366 Unit: 366	1587.76
Unit: B/Level 16/367 Unit: 367	1587.76
Unit: B/Level 17/371 Unit: 371	1587.76
Unit: B/Level 17/374 Unit: 374	1587.76
Unit: B/Level 17/377 Unit: 377	1587.76
Unit: B/Level 17/378 Unit: 378	15.46
Unit: B/Level 18/382 Unit: 382	1587.76
Unit: B/Level 18/385 Unit: 385	1587.14
Unit: B/Level 18/387 Unit: 387	1587.76
Unit: B/Level 18/388 Unit: 388	1587.76

Notes To Financial Statements

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

Detail	Amount
Unit: B/Level 18/390 Unit: 390	1587.76
Unit: B/Level 19/397 Unit: 397	1587.76
Unit: B/Level 19/398 Unit: 398	13.08
Unit: B/Level 19/401 Unit: 401	1587.76
Unit: B/Level 20/404 Unit: 404	1587.76
Unit: B/Level 20/411 Unit: 411	1587.76
Unit: B/Level 21/413 Unit: 413	1587.76
Unit: B/Level 21/417 Unit: 417	1587.76
Unit: B/Level 21/420 Unit: 420	980.51
Unit: B/Level 21/421 Unit: 421	43.30
Unit: Ground/Ground/429 Unit: 429	1587.76
	\$ 210,806.86

Note 10 Accounts Payable Liability

Detail	Amount
Chambers Russell Pty Limited Attendance and correspondence Supreme Court Proceedings	990.00
Engineered Environments Site inspection and report	11522.50
Partridge Structural PTY LTD Inspections 25% of units and common property	30250.00
	\$ 42,762.50

Owners Corporation for Plan No. 4421

EXPENDITURE - TRANSACTION LIST

GENERAL FUND

Cost Centre : Defects for the period 1 March 2023 to 29 February 2024

EXPENDITURE

Building Fabric/Structural - Contingencies

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
23/03/2023	2996	Advanced Structural Designs	Comments on Geocon podium rectification proposal	1,232.00		1,120.00
30/03/2023	2997	Advanced Structural Designs	Reading letter and composing a response	770.00		700.00
23/05/2023	00022209	Cladding Compliance Pty Ltd	Fire engineering advice - Fire stairwell re-entry	3,300.00		3,000.00
16/11/2023	INV-2697	EBS Consultants	Progress claim 1: 50% of the fee paid prior to commencement of works once access has been arranged	11,825.00		10,750.00
29/11/2023	REM09421	Partridge Structural PTY LTD	Expert Witness Opinion Stage 1 Insp for high level preliminary report	26,400.00		24,000.00
30/11/2023	INV-2838	EBS Consultants	Attend site and undertake one day of inspections in units and common area	11,825.00		10,750.00
05/12/2023	00000041	Voltin Operations	Facade inspection and report	17,160.00		15,600.00
01/02/2024	INV-3049	EBS Consultants	50% invoice issued for payment prior to inspection as per fee agreement.	65,862.50		59,875.00
29/02/2024	REM09705	Partridge Structural PTY LTD	Inspections 25% of units and common property	30,250.00		27,500.00
Total for Building Fabric/Structural - Contingencies						153,295.00

Consultant

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
04/11/2023	Invoice No: 335	Consultile	Invoice for consulting services	3,410.00		3,100.00
30/11/2023	00006908	Engineered Environments	Site inspection and report - defects work	9,075.00		8,250.00
05/12/2023	00001620	Water Mark Services Group PTY LTD	For works undertaken as outline in fee proposal F.23.0191	20,491.57		18,628.70
11/12/2023	INV-0664	Karsat Consulting	1 Anthony Rolfe Ave, Gungahlin - Expert service	6,600.00		6,000.00
Total for Consultant						35,978.70

Legal Services

Date	Invoice No.	Paid to	Reference	Trans Amount (Gross of GST)	Accrual dates	Amount (Net of GST)
27/03/2023	Deposit to commence legal work	Colquhoun Murphy Lawyers	Deposit to commence legal work	5,000.00		4,545.45
10/11/2023	CBR230004B 22465	Chambers Russell Pty Limited	Legal Services - Building defects claim 12/09/2023 - 31/10/2023	28,902.40		26,274.91
10/11/2023	DR:EXS:CBR2 30004:B2246	Chambers Russell Pty Limited	RE:Building Defects Claim	14,289.00		12,990.00

Owners Corporation for Plan No. 4421

EXPENDITURE - TRANSACTION LIST (continued)

GENERAL FUND

Cost Centre : Defects for the period 1 March 2023 to 29 February 2024

EXPENDITURE						
Date	Invoice No.	Paid to	Reference	Trans Amount	Accrual dates	Amount
				(Gross of GST)		(Net of GST)
9						
16/11/2023	DR:EXS:CBR2 30004:B2251	Chambers Russell Pty Limited	Building Defects Claim 433 Dealing Image Services	9,526.00		8,660.00
4						
29/11/2023	B22772	Chambers Russell Pty Limited	Building defects claim	121,422.12	29-11-23 to 12-12-23	110,383.75
15/12/2023	B23067	Chambers Russell Pty Limited	Building defects claim	111,349.28		101,226.62
05/02/2024	B23790	Chambers Russell Pty Limited	Building defects legal work	34,248.72		31,135.20
20/02/2024	00000243	Chambers Russell Pty Limited	Attendance and correspondence Supreme Court Proceedings	990.00		900.00
28/02/2024	00007046	Engineered Environments	Site inspection and report	11,522.50		10,475.00
Total for Legal Services						306,590.93

Total General Fund Expenditure

495,864.63



Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 11 June 2025

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	The Owners UP 4421	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	01GS547808	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 27 May 2025, Local Standard Time
	To:	4.00pm on 27 May 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	1 Anthony Rolfe Avenue, Gungahlin NSW 2912	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	AUD 215,544,000
	Common Contents	AUD 2,155,440
	Catastrophe	AUD 32,654,916
Section 2: Machinery Breakdown Insurance	AUD 25,000	
Section 3: Consequential Loss Insurance	AUD 32,331,600	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 282,685,956	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 20,000,000 in respect of any one Occurrence
	Property Damage	AUD 20,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	AUD 1,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 11 June 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

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

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:



Sean Tween
Senior Property Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

INSURANCE CLAIMS FOR PERIOD 2024 -2025

UP4421 filed one claim against its insurance policy during the last policy cover period. The incident affected units 431 and 432 due to significant water ingress through the Level 1 car park concrete slab, and was triggered by a vehicle impacting two separate fire sprinkler assets, causing mass water loss.

The responsible party was a tenant moving into the complex, who self-reported, providing their identity information for the claim, however the driver did not hold comprehensive insurance at the time of the incident. The insurer is making attempts to recover losses on behalf of the Owners Corporation.

Below is a record of the claim:

CLAIMS HISTORY			
PERIOD	DATE OF LOSS	DESCRIPTION	AMOUNT PAID
2024-2025	20/09/2024	*OPEN* - Claim in progress. Water Damage - Unit 432 flooring, ceilings and other structure damaged due to damaged fire sprinkler by unit 151 tenant's vehicle (Estimated loss \$46,391)	\$4,349.98
Total claims during this period			\$4,349.98

Annual Fire Safety Statement

Under the Environmental Planning and Assessment Regulation 2000 - Division 5, Clause 175

Type of certificate	Annual
Certificate Name Owner/Agent Address	I, Kurt Masters of O'Neill & Brown Fire Services Pty Ltd 20 Spongolite Street Beard ACT 2620 Certify that: (a) each essential fire safety measure specified in the statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing: (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under the Environmental Planning and Assessment Regulation 2000, Clauses 170, 171, 172, 173, 174 and (c) the information contained in this certificate, is to the best of my knowledge and belief, true and accurate.
Identification of building Street City Postcode	Infinity Apartments (UP 4421) 1 Anthony Rolfe Avenue Gungahlin 2912
Particulars of building	Whole Building
Date of assessment	2024-10-15
Owners details Name Address	First Choice Strata Pty Ltd PO Box 479 Dickson 2602
Date of certificate	2024-10-15
Essential fire safety measures	Standard of performance
General Sprinkler System	AS-2118.1
General Sprinkler & Hydrant Pumpsets	AS-2941
Fire Hydrant Systems	AS-2419
Fire Detection Systems	AS-1670
Sound Systems	AS-2220.2
Intercom Systems	AS-2220.2

Fire Extinguishers	AS-2444
Fire Hose Reels	AS-2441
Fire Doorsets - Hinged & Pivoted	AS-1905.1
Signature	 Owner/Agent

NOTES for completing final / interim fire safety certificate

Note 1 - An interim fire safety certificate or a final fire safety certificate is required before:

- An interim occupation certificate can be issued to allow a partially completed new building (including an altered portion of, or an extension to a new building) to be occupied or used, or
- An interim occupation certificate can be issued to allow a change of building use for part of an existing building.

A final safety certificate is required:

- Before a final occupation certificate can be issued to allow a new building (including an altered portion of, or extension to a new building) to be occupied or used, or
- Before a final occupation certificate can be issued to allow a change of building use for an existing building, or
- In accordance with a fire safety order given by a council.

An **interim fire safety certificate** is used for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which an interim occupation certificate will be sought.

A **final safety certificate** must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3) subject to the following.

An interim fire safety certificate or a final fire safety certificate need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent, complying development certificate, construction certificate or fire safety order, has specified otherwise in the schedule.

See note 3.

Note 2 - the person who carries out the assessment:

- Must inspect and verify the performance of each safety measure being assessed; and
- In the case of a (interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building.

Note 3 - the relevant essential fire safety measure are those specified in the most recent fire safety schedule, attached to one of the following:

- Development consent for a change of building use,
- Complying development certificate for the erection of a building or a change of building use; or
- A fire safety order.

The fire safety schedule will also identify the required standard of performance for each essential fire safety measure.



Sinking Fund Plan

Infinity Towers

1 Anthony Rolfe Avenue

Gungahlin ACT 2912

Units Plan 4421



Report details

Inspection date:	27/05/2022
Inspector:	Declan Hevey

NEW SOUTH WALES

Level 5, 115 Pitt St Sydney 2000
PO Box A72 Sydney South NSW 1235

QUEENSLAND

9 Gardner Close, Milton 4064
PO Box 1584 Milton 4064

VICTORIA

Level 1, 1 Queens Rd Melbourne 3004
GPO Box 3025 Melbourne 3001



20/06/2022

The Owners Corporation
Infinity Towers
1 Anthony Rolfe Avenue
Gungahlin ACT 2912

Dear Committee Members,

Thank you for appointing our company to conduct your Sinking Fund Plan.

Based on our survey of your property, we have determined that the Owners Corporation will need only to allow contributions to increase with inflation in order to cover its forecast sinking fund expenses. We strongly recommend that the levies be set at the level shown in this report.

This plan should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual sinking fund balances. Regular updates also create peace of mind and assist the Owners Corporation to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements)	\$40.50
Total Unit Entitlements	10000
Total Sinking Fund Levy	\$405,000.00

The data used to arrive at the above figures is in the attached report (which includes GST). It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	Page No.
Owners Report Summary	Section 1
Building Details and Report Inputs Page	2
15 Year Cash Flow Tracking & Graph with New Levies	3
Report Detail	Section 2
15 Year Anticipated Expenditure Table	4
Building Data List from Property Inspection	13
Inspector's Building Report & Building Specific Report Notes	21
Report Notes	23

All services provided by Solutions in Engineering are supplied on the basis of our 'Supply Terms and Conditions' which are available from our Office and from our website www.solutionsinengineering.com

If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,

The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Name	Infinity Towers
Building Address	1 Anthony Rolfe Avenue Gungahlin ACT 2912
Units Plan No.	4421
Plan Type	Units Plan - Class A
Registered Plan Date/Year of Construction	-
Number of Unit Entitlements	10000
Number of Units	433
Estimated Sinking Fund Balance	\$748,468
Starting date of Financial Year for Report	1/03/2022
GST Status	Registered for GST
Current Sinking Fund Levy per Lot Entitlement (Inc. GST)	\$40.50

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000) Years 1 - 3	0.00%
Assumed Interest Rate on invested funds (For funds over \$10,000) Years 4 - 15	0.00%
Company Taxation Rate	25.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 1 - 3	0.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 4 - 15	0.00%
Contingency Allowance - For minor and/or unforeseen expenses	10%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.	3.00%
Forecast Period - Number of years the forecasts	15 years

15 Year Levy Table

Year	Year To	Total Contribution		Contribution per Unit Entitlement		Quarterly Contribution	
		Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	28/02/2023	405,000.00	36,818.18	40.50	3.68	10.13	0.92
2	29/02/2024	417,150.00	37,922.73	41.72	3.79	10.43	0.95
3	28/02/2025	429,664.50	39,060.41	42.97	3.91	10.74	0.98
4	28/02/2026	442,554.43	40,232.22	44.26	4.02	11.07	1.01
5	28/02/2027	455,831.07	41,439.19	45.58	4.14	11.40	1.04
6	29/02/2028	469,506.00	42,682.36	46.95	4.27	11.74	1.07
7	28/02/2029	483,591.19	43,962.84	48.36	4.40	12.09	1.10
8	28/02/2030	498,098.92	45,281.72	49.81	4.53	12.45	1.13
9	28/02/2031	513,041.89	46,640.17	51.30	4.66	12.83	1.17
10	29/02/2032	528,433.15	48,039.38	52.84	4.80	13.21	1.20
11	28/02/2033	544,286.14	49,480.56	54.43	4.95	13.61	1.24
12	28/02/2034	560,614.73	50,964.98	56.06	5.10	14.02	1.27
13	28/02/2035	577,433.16	52,493.92	57.74	5.25	14.44	1.31
14	29/02/2036	594,756.16	54,068.74	59.48	5.41	14.87	1.35
15	28/02/2037	612,598.84	55,690.80	61.26	5.57	15.32	1.39

15 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated '**Opening Balance**' at the start of the first financial year which you provided to us. We then add the '**Total Levy Contributions**' for the year and any '**Interest**' on balances greater than \$10,000. Any '**Anticipated Expenses**' (including contingency allowance) are then allowed for leaving a '**Closing Balance**' for the year which in turn becomes the '**Opening Balance**' for the following year. In summary:

$$\text{Opening Balance} + \text{Total Levy Contributions} + \text{Interest} - \text{Anticipated Expenses} = \text{Closing Balance}$$

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Exc. GST)	Closing Balance
1	28/02/2023	748,468.00	368,181.82	0.00	112,666.36	1,003,983.46
2	29/02/2024	1,003,983.46	379,227.27	0.00	176,090.00	1,207,120.73
3	28/02/2025	1,207,120.73	390,604.09	0.00	57,736.36	1,539,988.46
4	28/02/2026	1,539,988.46	402,322.21	0.00	50,950.91	1,891,359.76
5	28/02/2027	1,891,359.76	414,391.88	0.00	95,477.27	2,210,274.37
6	29/02/2028	2,210,274.37	426,823.64	0.00	61,337.27	2,575,760.74
7	28/02/2029	2,575,760.74	439,628.35	0.00	2,019,668.18	995,720.91
8	28/02/2030	995,720.91	452,817.20	0.00	53,186.36	1,395,351.75
9	28/02/2031	1,395,351.75	466,401.72	0.00	156,927.27	1,704,826.20
10	29/02/2032	1,704,826.20	480,393.77	0.00	56,425.45	2,128,794.52
11	28/02/2033	2,128,794.52	494,805.58	0.00	99,060.91	2,524,539.19
12	28/02/2034	2,524,539.19	509,649.75	0.00	1,189,678.18	1,844,510.76
13	28/02/2035	1,844,510.76	524,939.24	0.00	588,390.00	1,781,060.00
14	29/02/2036	1,781,060.00	540,687.42	0.00	63,508.18	2,258,239.24
15	28/02/2037	2,258,239.24	556,908.04	0.00	82,316.36	2,732,830.92

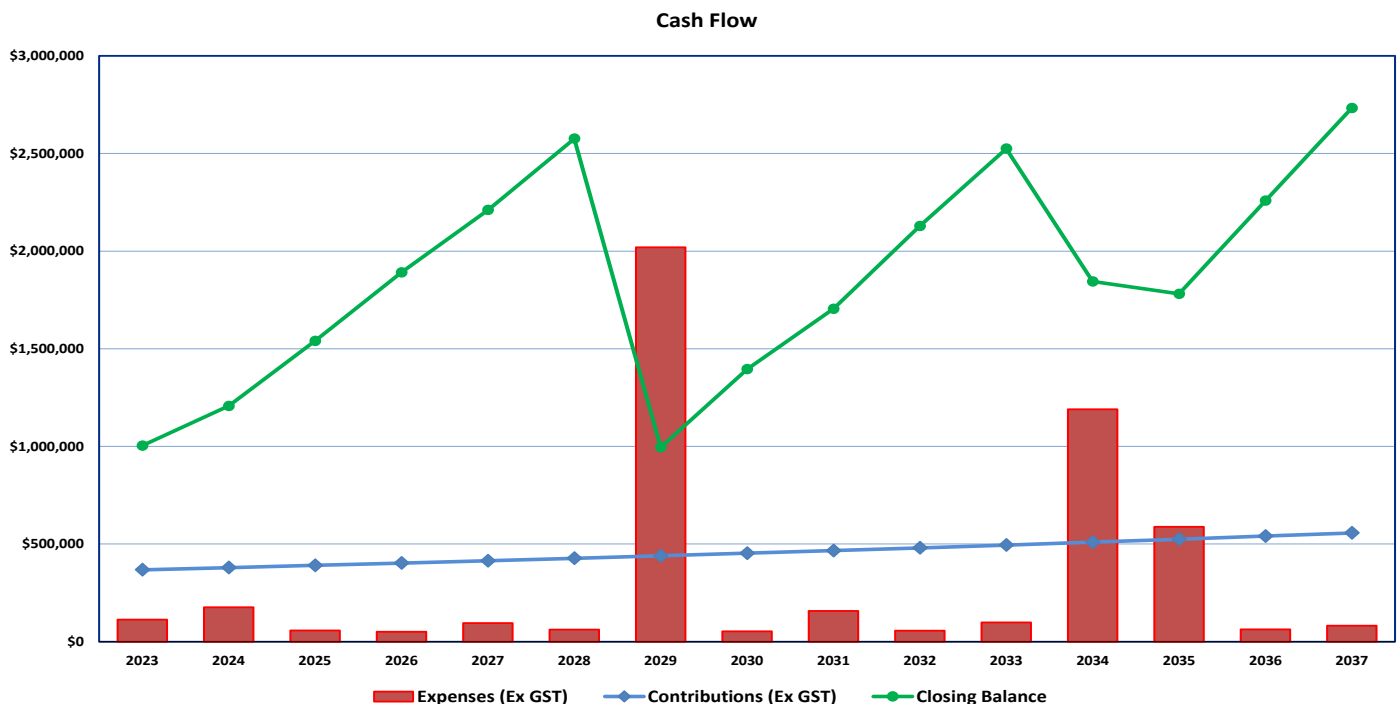
15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:

Contributions line - Total sinking fund contributions per year.

Expenses line – Total anticipated expenses in each year.

Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-

‘Expenditure Items’ - lists the different areas and items of expenditure.

‘Current Cost’ - shows the current maintenance expenditure costs in today's dollars.

‘Year 1’ to ‘Year 15’ - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **‘Grand Total (Inc. GST)’** followed by a line calculating the **‘Contingency Allowance (Inc. GST)’** for unforeseen and minor expenses and finally **‘Total Expenses (Inc. GST)’** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
1. PROPERTY EXTERIOR																
Bollard repaints - metal	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ceiling repaints - ground Level	5,258	-	-	-	-	-	-	6,278	-	-	-	-	-	-	-	-
Ceiling repaints	131,628	-	-	-	-	-	-	157,171	-	-	-	-	-	-	-	-
Door repaints - service doors – 2 sides and frame	5,548	-	-	-	-	-	-	6,625	-	-	-	-	-	-	-	-
Handrail and balustrade repaint – glazed / metal	216,989	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade repaint – glazed / metal - roof Levels stage 1 & 2	12,082	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall repaint	194,460	-	-	-	-	-	-	232,195	-	-	-	-	-	-	-	-
Repair tiled walkway (total: 5758m2) - 1.5%	18,093	-	-	-	-	-	-	21,604	-	-	-	-	-	-	-	-
Repair balcony waterproofing membranes and tiled walkways (total: 5758m2) - 5%	221,466	-	-	-	-	-	-	264,442	-	-	-	-	-	-	-	-
Handrail and balustrade repairs – glazed / metal (total: 3951lm) - 5%	62,158	-	-	-	-	-	-	-	-	-	-	-	86,041	-	-	-
Handrail and balustrade repairs – glazed / metal (total: 220lm) - 10% - roof Levels stage 1 & 2	6,906	-	-	-	-	-	-	8,246	-	-	-	-	-	-	-	-
Handrail and balustrade replacement - metal	9,710	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mat well replacement	4,217	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roller door replacement (total: 2)	3,777	3,777	3,890	4,007	4,127	4,251	4,379	4,510	4,645	4,785	4,928	5,076	5,228	5,385	5,547	5,713
Roller door motor replacement (total: 2)	1,790	-	1,844	-	-	-	-	2,137	-	-	-	-	2,478	-	-	-
Door replacement - glazed / metal frame	15,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement	1,211,368	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade replacement - glazed / metal	3,438,160	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade replacement - glazed / metal - roof Levels stage 1 & 2	191,444	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
Work at heights equipment	133,874	-	-	-	-	-	-	159,853	-	-	-	-	-	-	-	-
General maintenance allowance for building maintenance	12,555	12,555	12,932	13,320	13,719	14,131	14,555	14,991	15,441	15,904	16,381	16,873	17,379	17,900	18,437	18,991
General maintenance allowance for plumbing and drainage	7,915	7,915	8,152	8,397	8,649	8,908	9,176	9,451	9,734	10,026	10,327	10,637	10,956	11,285	11,623	11,972
Sub Total (Incl. GST)		24,247	26,818	25,724	26,495	27,290	28,110	887,503	29,820	30,715	31,636	32,586	122,082	34,570	35,607	36,676
3. ROOFING																
Anchor point repairs	2,662	-	2,742	-	-	-	-	3,179	-	-	-	-	3,685	-	-	-
Drain repairs	3,071	-	3,163	-	-	-	-	3,667	-	-	-	-	4,251	-	-	-
Waterproofing repairs - membrane & ballast roof (total: 1860m2) - 5%	8,829	8,829	-	-	-	-	10,235	-	-	-	-	11,865	-	-	-	-
Repair metal roofing (total: 98m2) - 10%	1,717	-	-	1,822	-	-	-	-	-	2,175	-	-	-	-	-	2,597
Waterproofing replacement – membrane & ballast roof	306,770	-	-	-	-	-	-	-	-	-	-	-	-	437,381	-	-
Replace metal roofing 0.6mm Zinalume - including closing ends and lipping	17,781	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace bird netting	4,967	-	-	-	-	-	-	5,931	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		8,829	5,905	1,822	0	0	10,235	12,777	0	2,175	0	11,865	7,936	437,381	0	2,597
4. PROPERTY INTERIOR																
Ceiling re-paint	75,827	-	-	-	-	-	-	90,541	-	-	-	-	-	-	-	-
Ceiling re-paint - cleaner toilet	183	-	-	-	-	-	-	219	-	-	-	-	-	-	-	-
Door re-paint - apartments – one side and frame	68,605	-	-	-	-	-	-	81,918	-	-	-	-	-	-	-	-
Door re-paint - service doors – 2 sides and frame	76,943	-	-	-	-	-	-	91,874	-	-	-	-	-	-	-	-
Door - - basement toilet door – 2 sides and frame	241	-	-	-	-	-	-	288	-	-	-	-	-	-	-	-
Door re-paint - magnetic doors – 2 sides and frame	4,824	-	-	-	-	-	-	5,760	-	-	-	-	-	-	-	-
Floor - concrete repaint - non-slip – fire rooms ground floor	1,877	-	-	-	-	2,113	-	-	-	-	-	-	-	2,676	-	-
Floor - concrete repaint - non-slip - hydraulic rooms Level 4	4,249	-	-	-	-	4,782	-	-	-	-	-	-	-	6,058	-	-
Floor - concrete repaint - non-slip – hot water room Level 4	1,416	-	-	-	-	1,594	-	-	-	-	-	-	-	2,019	-	-
Handrails repaint - metal – apartment corridors	3,844	-	-	-	-	-	-	-	-	-	-	-	-	5,481	-	-
Wall repaint	220,658	-	-	-	-	-	-	263,477	-	-	-	-	-	-	-	-
Bathroom disability fittings	352	-	-	-	-	-	-	420	-	-	-	-	-	-	-	-
Bathroom hand-dryer replacement	713	-	-	-	-	-	-	851	-	-	-	-	-	-	-	-
Bathroom sanitary fixture and fitting replacement	2,034	-	-	-	-	-	-	2,429	-	-	-	-	-	-	-	-
Door replacement	376,797	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
Door replacement - fire rated	175,684	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Door replacement – glazed / metal frame - foyer entries	7,242	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Door replacement – glazed / metal frame - car parking entries	4,138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Door replacement – glazed / metal frame - commercial units	7,242	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - carpet replacement	291,895	-	-	-	-	-	-	-	-	-	-	-	404,051	-	-	-
Floor - tile replacement – apartment corridors	71,529	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement - cleaner toilet	1,683	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mat well replacement	4,217	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - carpet repairs (total: 2977m2) - 10% - stage 1 corridors (Level 5+)	29,219	-	30,096	-	-	-	-	34,889	-	-	-	-	40,446	-	-	-
Floor - tile repairs (total: 340m2) - 10% - apartment corridors	7,153	-	7,368	-	-	-	-	-	-	-	-	-	9,901	-	-	-
Floor - tile repairs (total: 8m2) - 10% - cleaner toilet	210	-	216	-	-	-	-	-	-	-	-	-	291	-	-	-
Handrail repairs – metal (total: 70lm) - 10% corridors	1,584	-	-	-	-	1,783	-	-	-	-	-	-	-	2,258	-	-
Handrail repairs – metal (total: 264lm) - 10% fire stairs	5,885	-	-	-	-	6,624	-	-	-	-	-	-	-	8,391	-	-
Replace Level 5 carpets with modular carpet tile	13,530	13,530	-	-	-	-	-	-	-	-	-	-	-	19,291	-	-
Repaint Level 5 Internal Walls	9,631	9,631	-	-	-	-	-	-	-	-	-	12,943	-	-	-	-
Lobby tiles to be replaced	16,410	16,410	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		39,571	37,680	0	0	16,896	0	572,666	0	0	0	12,943	454,689	46,174	0	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
5. GYM																
Ceiling re-paint - gym	1,052	-	-	-	-	-	-	1,256	-	-	-	-	-	-	-	-
Door re-paint - gym toilet door - 2 sides and frame	241	-	-	-	-	-	-	288	-	-	-	-	-	-	-	-
Door replacement - glazed / metal frame - gym	1,035	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - rubber matting replacement - gym	7,365	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement - gym toilet	1,893	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gymnasium equipment replacement	20,600	-	-	-	-	-	-	24,597	-	-	-	-	-	-	-	-
Mirror replacement - gym	352	-	-	-	-	-	-	-	-	-	-	-	487	-	-	-
Wall - tile replacement - gym	6,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - rubber matting repairs (total: 46m2) - 10% - gym	795	-	-	-	-	895	-	-	-	-	-	-	-	1,133	-	-
Floor - tile repairs (total: 9m2) - 20% - gym toilet	421	-	-	-	-	-	-	-	-	-	-	-	583	-	-	-
Wall - tile repairs (total: 36m2) - 10% - gym	755	-	-	-	-	-	-	-	-	-	-	-	1,045	-	-	-
Sub Total (Incl. GST)		0	0	0	0	895	0	26,141	0	0	0	0	2,115	1,133	0	0
6. ALFRESCO																
Ceiling re-paint - alfresco	1,052	-	-	-	-	-	-	1,256	-	-	-	-	-	-	-	-
Door re-paint - alfresco toilet door – 2 sides and frame	241	-	-	-	-	-	-	288	-	-	-	-	-	-	-	-
Door replacement - glazed / metal frame - alfresco	1,035	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement - alfresco toilet	1,893	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall - feature wall replace – alfresco (fake plants feature wall)	2,594	-	-	-	-	-	-	3,097	-	-	-	-	-	-	-	-
Wall - tile replacement - alfresco	6,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile repairs (total: 9m2) - 20% - alfresco toilet	421	-	-	-	-	-	-	-	-	-	-	-	583	-	-	-
Wall - feature wall repairs (total: 19m2) - 10% - alfresco (fake plants feature)	273	-	281	-	-	-	-	326	-	-	-	-	378	-	-	-
Wall - tile repairs (total: 36m2) - 10% - alfresco	755	-	-	-	-	-	-	-	-	-	-	-	1,045	-	-	-
Sub Total (Incl. GST)		0	281	0	0	0	0	4,967	0	0	0	0	2,006	0	0	0
7. MDF / BUILDING MANAGER OFFICE																
Door re-paint - building manager office – 2 sides and frame	241	-	-	-	-	271	-	-	-	-	-	-	-	344	-	-
Floor - concrete repaint - mdf room / building manager	328	-	-	-	-	369	-	-	-	-	-	-	-	468	-	-
Sub Total (Incl. GST)		0	0	0	0	640	0	0	0	0	0	0	0	812	0	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
8. DRIVEWAY AND CARPARKING																
Wall repaint - car parking areas	14,222	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bollard re-paint - metal	1,257	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Line marking repaint (total: 3897) - 20%	9,971	-	10,270	-	-	-	-	11,906	-	-	-	-	13,802	-	-	-
Driveway - bitumen surface reprofile	6,646	-	-	-	-	-	-	7,936	-	-	-	-	-	-	-	-
Driveway - bitumen surface topcoat	1,549	-	-	-	-	-	-	-	-	-	-	-	2,144	-	-	-
Bicycle rack replace	5,099	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bollard replacement - metal (total: 28)	1,106	-	-	-	-	-	-	1,321	-	-	-	-	-	-	-	-
Driveway - bitumen surface repairs (total: 40m2) - 25%	1,057	-	-	-	-	1,190	-	-	-	-	-	-	-	1,507	-	-
Bicycle rack repairs	640	-	-	-	-	-	-	764	-	-	-	-	-	-	-	-
Driveway - concrete repairs (total: 13,230m2) - 2%	43,881	-	-	-	-	-	-	-	-	-	-	-	60,742	-	-	-
Sub Total (Incl. GST)		0	10,270	0	0	1,190	0	21,927	0	0	0	0	76,688	1,507	0	0
9. SKYPARK AND SWIMMING POOL																
Handrail and balustrade repaint – glazed / metal - podium Level 5	17,025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade repaint – metal - pool stairs	3,711	-	-	-	-	-	-	-	-	-	-	-	-	5,291	-	-
Coping repairs – paved (total: 385lm) - 10%	1,624	-	1,673	-	-	-	-	1,939	-	-	-	-	2,248	-	-	-
Fencing and gate repairs (total: 77lm) - 10%	1,526	-	-	-	-	-	-	1,822	-	-	-	-	-	-	-	-
Shade structure repair – powder coated fins to spa area	7,416	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming pool repair 5%	16,223	16,223	16,710	17,211	17,727	18,259	18,807	19,371	19,952	20,551	21,167	21,802	22,456	23,130	23,824	24,539
Handrail and balustrade repairs - glazed / metal (total: 310lm) - 10% - podium Level 5	9,732	-	-	-	-	-	-	11,621	-	-	-	-	-	-	-	-
Handrail and balustrade repairs - metal (total: 37lm) - 10% - pool stairs	1,050	-	-	-	-	1,182	-	-	-	-	-	-	-	1,497	-	-
Joinery repairs - mod wood seats – podium Level 5	5,562	-	-	-	-	-	-	-	-	-	-	-	7,699	-	-	-
Repair garden bed waterproofing (total: 828m2) - 10%	72,263	-	-	-	-	-	-	-	-	91,541	-	-	-	-	-	-
Floor - tile repairs (total: 53m2) – 10% pool stairs	1,052	-	1,084	-	-	-	-	1,256	-	-	-	-	1,456	-	-	-
Floor - verro decking repairs (total: 45m2) - 10%	942	-	970	-	-	-	-	1,125	-	-	-	-	1,304	-	-	-
Repair Level 5 liquid acrylic membrane (total: 1694m2) - 5%	9,232	-	-	-	-	10,391	-	-	-	-	-	-	-	13,163	-	-
Repair Level 5 elevated pavers / tiled walkway (total: 1694m2) - 2.5%	7,500	-	-	-	-	8,441	-	-	-	-	-	-	-	10,693	-	-

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
Replace Level 5 elevated pavers / tiled walkway	302,515	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace Level 5 liquid acrylic membrane	183,985	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement - pool stairs	11,150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - veranda decking replacement	84,771	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Handrail and balustrade replacement - glazed / metal - podium Level 5	269,762	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Barbeque replacement - tamper proof - podium Level 5	17,039	-	-	-	-	-	-	-	-	-	-	-	23,586	-	-	-
Umbrella replacement (fixed canvas) - podium Level 5	18,025	-	-	-	-	-	-	-	-	-	-	-	24,951	-	-	-
Blower replacement - spa	729	-	-	-	-	-	-	870	-	-	-	-	-	-	-	-
Chlorinator unit replacement	4,274	-	-	-	-	-	-	5,103	-	-	-	-	-	-	-	-
Acid feeder replacement	2,437	-	-	-	-	-	-	2,910	-	-	-	-	-	-	-	-
Coping replacement - paved	31,220	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing and gate replace	14,691	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Filter replacement	12,425	-	-	-	-	-	-	14,836	-	-	-	-	-	-	-	-
Grate replacement	923	-	-	-	-	-	-	1,102	-	-	-	-	-	-	-	-
Heater replacement - large pool	18,574	-	-	-	-	-	-	-	-	-	-	-	25,711	-	-	-
Pool furniture replacement – timber sun lounges	12,360	-	-	-	-	-	-	14,758	-	-	-	-	-	-	-	-
Pump replacement - pool	6,928	-	-	-	-	-	-	8,272	-	-	-	-	-	-	-	-
Pump replacement - spa	1,475	-	-	-	-	-	-	1,761	-	-	-	-	-	-	-	-
Shade structure replacement – powder coated fins to spa area	12,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Surface finish replacement - tile	61,305	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming pool replacement	315,438	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		16,223	20,437	17,211	17,727	38,273	18,807	86,746	19,952	112,092	21,167	21,802	109,411	53,774	23,824	24,539
10. FIXTURES AND FITTINGS																
Furniture replacement - street side seating	8,899	-	-	-	-	-	-	10,626	-	-	-	-	-	-	-	-
Letterbox replacement	43,560	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage replacement	2,575	-	2,652	-	-	-	-	3,075	-	-	-	-	3,564	-	-	-
Sub Total (Incl. GST)		0	2,652	0	0	0	0	13,701	0	0	0	0	3,564	0	0	0
11. FENCING																
Chain link fence repairs (total: 431m – rate 50%) - 10%	218	-	-	-	-	-	-	260	-	-	-	-	-	-	-	-
Chain link fence repairs (total: 121m – rate 100%) - 10%	175	-	-	-	-	-	-	209	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	469	0	0	0	0	0	0	0	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
12. WALLS																
Block walls repaint	549	-	-	-	-	618	-	-	-	-	-	-	-	783	-	-
Block wall repairs (total: 22m2 – rate 100%) - 10%	752	-	-	-	-	-	-	898	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	618	0	898	0	0	0	0	0	783	0	0
13. LANDSCAPING																
Garden upgrade	11,124	-	-	-	-	-	-	13,283	-	-	-	-	-	-	-	-
Irrigation system repairs (total:280lm) - 35%	2,982	2,982	-	3,164	-	3,356	-	3,561	-	3,778	-	4,008	-	4,252	-	4,511
Replace irrigation pumps / controls	3,382	-	-	-	3,696	-	-	-	-	-	-	4,545	-	-	-	-
Sub Total (Incl. GST)		2,982	0	3,164	3,696	3,356	0	16,844	0	3,778	0	8,553	0	4,252	0	4,511
14. LIFTS																
Lift replacement - 20 Floors	588,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift replacement - 22 Floors	626,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift repair - 20 Floors	14,700	-	15,141	-	-	-	-	17,553	-	-	-	-	20,348	-	-	-
Lift repair - 22 Floors	15,650	-	16,120	-	-	-	-	18,687	-	-	-	-	21,663	-	-	-
Sub Total (Incl. GST)		0	31,261	0	0	0	0	36,240	0	0	0	0	42,011	0	0	0
15. REFUSE																
Repaint service door - 2x sides and frame	241	-	-	-	-	-	-	288	-	-	-	-	-	-	-	-
Deodoriser replacement	6,118	-	-	-	-	-	-	7,305	-	-	-	-	-	-	-	-
Fan replacement - refuse chute	3,653	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace garbage bin lifter	29,944	-	-	-	-	-	-	-	-	-	-	-	41,450	-	-	-
Garbage chute access panel repairs	2,803	-	-	2,974	-	-	-	3,347	-	-	-	3,767	-	-	-	4,240
Garbage chute repairs	1,919	1,919	1,977	2,036	2,097	2,160	2,225	2,291	2,360	2,431	2,504	2,579	2,656	2,736	2,818	2,903
Garbage bin lifter repairs	2,781	-	2,864	-	-	-	-	3,321	-	-	-	-	3,850	-	-	-
Sub Total (Incl. GST)		1,919	4,841	5,010	2,097	2,160	2,225	16,552	2,360	2,431	2,504	6,346	47,955	2,736	2,818	7,143
16. ELECTRICAL																
Generator battery replacement	1,307	-	1,346	-	-	-	-	1,561	-	-	-	-	1,809	-	-	-
Generator replacement	54,452	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Generator replacement - diesel emergency backup	51,543	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intercom replacement - audio speaker	268	-	-	-	-	-	-	320	-	-	-	-	-	-	-	-
Intercom replacement - button pad	530	-	-	-	-	-	-	633	-	-	-	-	-	-	-	-
Intercom replacement - per unit	131,567	-	-	-	-	-	-	-	-	-	-	-	182,120	-	-	-
Intercom replacement - phone audio unit	287	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intercom replacement - phone video and audio unit	524	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security access key system replacement	3,056	-	-	-	-	-	-	3,649	-	-	-	-	-	-	-	-
Security access system replacement - swipe card	1,402	-	-	-	-	-	-	1,674	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
Security surveillance camera replacement (CCTV)	61,800	-	-	-	-	-	-	73,792	-	-	-	-	-	-	-	-
Switchboard replacement	10,009	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Switchboard replacement	20,645	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Switchboard replacement	31,280	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical testing - safety switches	1,928	1,928	-	2,045	-	2,170	-	2,302	-	2,442	-	2,591	-	2,749	-	2,916
Electrical testing - switchboard	1,767	1,767	-	1,875	-	1,989	-	2,110	-	2,238	-	2,375	-	2,519	-	2,673
Security access system upgrade	33,372	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security surveillance system upgrade	36,709	-	-	-	-	-	-	43,832	-	-	-	-	-	-	-	-
Light fitting maintenance	834	-	-	885	-	-	967	-	-	1,056	-	-	1,154	-	-	1,262
System maintenance – communications and data	5,380	-	5,541	-	-	-	-	6,424	-	-	-	-	7,447	-	-	-
System maintenance - electrical	5,562	-	5,729	-	-	-	-	6,641	-	-	-	-	7,699	-	-	-
Access system integration	10,200	10,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Access point relocation	5,000	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		18,895	12,616	4,805	0	4,159	967	142,938	0	5,736	0	4,966	200,228	5,268	0	6,850
17. FIRE PREVENTION																
Sprinkler system pipes repaint	11,059	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Battery replacement	857	-	883	-	936	-	994	-	1,054	-	1,118	-	1,186	-	1,259	-
Control panel replacement	50,985	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire extinguisher replacement	21,525	-	-	-	-	-	-	-	-	-	-	-	29,796	-	-	-
Fire hose reel replacement	77,077	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire hose reel replacement – podium Level 5	1,623	-	-	-	-	-	-	-	-	-	-	-	2,247	-	-	-
Fire hydrant replacement	138,229	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Magnetic door release device replacement - double fire door	9,522	-	-	-	-	-	-	-	-	-	-	-	13,181	-	-	-
Pump replacement - diesel	67,053	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump replacement - jacking	5,615	-	-	-	-	-	-	-	-	-	-	-	7,772	-	-	-
Fuel supply tank and fuel line repairs	2,678	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sprinkler system valve maintenance	2,696	-	2,777	-	-	-	-	3,219	-	-	-	-	3,732	-	-	-
Back flow prevention valve installation	26,473	-	-	-	-	-	-	-	-	-	-	-	36,645	-	-	-
Sub Total (Incl. GST)		0	3,660	0	936	0	993	3,219	1,054	0	1,118	0	94,559	0	1,259	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
18. VENTILATION AND AIR-CONDITIONING																
Air-conditioning unit replacement - gym	4,685	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Air-conditioning unit replacement - alfresco	4,685	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Air-conditioning unit replacement - building manager	4,685	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan motor replacement	3,842	-	-	-	-	-	-	4,588	-	-	-	-	-	-	-	-
Fan replacement - mech room	1,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan replacement - fire room	1,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan replacement - large - toilet exhausts	10,012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan replacement - large - car parking	90,104	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fan repairs	6,257	-	6,445	-	-	-	-	7,471	-	-	-	-	8,661	-	-	-
Chiller unit repairs	26,901	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Control panel repairs	12,403	-	-	-	-	-	-	14,810	-	-	-	-	-	-	-	-
Ventilation repairs	4,123	-	-	-	-	-	-	4,923	-	-	-	-	-	-	-	-
Ventilation repairs - roof mounted	6,426	-	-	-	-	-	-	7,673	-	-	-	-	-	-	-	-
Fan maintenance - stairwell pressurisation	6,118	-	6,302	-	-	-	-	7,305	-	-	-	-	8,469	-	-	-
Sub Total (Incl. GST)		0	12,747	0	0	0	0	46,770	0	0	0	0	17,130	0	0	0
19. WATER																
Hot water system replacement - instantaneous - check with b	25,719	-	-	-	-	-	-	30,710	-	-	-	-	-	-	-	-
Pump replacement - driveway sump pump	19,820	-	-	-	-	-	-	23,666	-	-	-	-	-	-	-	-
Pump replacement - lift sump pump	6,280	-	-	-	-	-	-	7,499	-	-	-	-	-	-	-	-
Pump replacement - jacking pump	46,188	-	-	-	-	-	-	55,151	-	-	-	-	-	-	-	-
Pump replacement - tank pump	3,567	-	-	-	-	-	-	4,259	-	-	-	-	-	-	-	-
Water filtration system replacement	1,515	-	1,560	-	-	-	-	1,809	-	-	-	-	2,097	-	-	-
Water tank replacement - 5,000L	11,636	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump repairs - driveway sump pump	1,342	-	1,382	-	-	-	-	1,602	-	-	-	-	1,858	-	-	-
Pump repairs - lift sump pump	671	-	691	-	-	-	-	801	-	-	-	-	929	-	-	-
Sub Total (Incl. GST)		0	3,633	0	0	0	0	125,497	0	0	0	0	4,884	0	0	0
20. WALKWAY																
Walkway - concrete repairs (total: 638m2) - 2%	3,193	-	3,289	-	-	-	-	3,813	-	-	-	-	4,420	-	-	-
Sub Total (Incl. GST)		0	3,289	0	0	0	0	3,813	0	0	0	0	4,420	0	0	0
Grand Total (Incl. GST)		112,666	176,090	57,736	50,951	95,477	61,337	2,019,668	53,186	156,927	56,425	99,061	1,189,678	588,390	63,508	82,316
Contingency Allowance (Incl. GST)		11,267	17,609	5,774	5,095	9,548	6,134	201,967	5,319	15,693	5,643	9,906	118,968	58,839	6,351	8,232
Grand Total Expenses (Incl. Contingency Allowance and GST)		123,933	193,699	63,510	56,046	105,025	67,471	2,221,635	58,505	172,620	62,068	108,967	1,308,646	647,229	69,859	90,548

Building Data List from the Property Inspection for Infinity Towers

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the quantity of that item in scope

'Unit' – is the unit rate used to measure the quantity

'Rate' – is the cost of each unit in dollars

'Value' – is the quantity (Qty) multiplied by the Rate (\$)

'Next Due' - is the remaining life in years until an item needs money spent on it.

'Total Life' - is the total life the item after it is replaced, repaired or reed.

'Comments' – details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. PROPERTY EXTERIOR							
Bollard re-paint - metal	1	ea	44.89	45.00	17	20	Repaint as required
Ceiling re-paint - ground Level	230	m2	22.86	5,258.00	7	10	Repaint as required
Ceiling re-paint	5758	m2	22.86	131,628.00	7	10	Repaint as required
Door re-paint - service doors - 2 sides and frame	23	ea	241.20	5,548.00	7	10	Repaint as required
Handrail and balustrade repaint - glazed / metal	3951	lm	54.92	216,989.00	17	20	Repaint as required
Handrail and balustrade repaint - glazed / metal – roof Levels stage 1 & 2	220	lm	54.92	12,082.00	17	20	Repaint as required
Wall repaint	7794	m2	24.95	194,460.00	7	10	Repaint as required
Repair tiled walkway (total: 5758m2) - 1.5%	86	m2	210.38	18,093.00	7	10	Repair as required
Repair balcony waterproofing membranes and tiled walkways (total: 5758m2) - 5%	288	m2	768.98	221,466.00	7	10	Replace as required
Handrail and balustrade repairs - glazed / metal (total: 3951lm) - 5%	198	lm	313.93	62,158.00	12	15	Repair as required
Handrail and balustrade repairs - glazed / metal (total: 220lm) - 10% - roof Levels stage 1 & 2	22	lm	313.93	6,906.00	7	10	Repair as required
Handrail and balustrade replacement - metal	37	lm	262.43	9,710.00	29	32	Replace as required
Mat well replacement	3	ea	1,405.70	4,217.00	17	20	Replace as required
Roller door replacement (total: 2)	1	ea	3,777.44	3,777.00	1	1	Replace as required
Roller door motor replacement (total: 2)	1	ea	1,790.15	1,790.00	2	5	Replace as required
Door replacement - glazed / metal frame	15	ea	1,034.50	15,518.00	17	20	Replace as required
Floor - tile replacement	5758	m2	210.38	1,211,368.00	37	40	Replace as required
Handrail and balustrade replacement - glazed / metal	3951	lm	870.20	3,438,160.00	37	40	Replace as required
Handrail and balustrade replacement – glazed / metal - roof Levels stage 1 & 2	220	lm	870.20	191,444.00	37	40	Replace as required
Work at heights equipment	5199	item	25.75	133,874.00	7	10	Quotation required
General maintenance allowance for building maintenance	1	item	12,555.00	12,555.00	1	1	Minor repairs
General maintenance allowance for plumbing and drainage	1	item	7,915.00	7,915.00	1	1	Plumbing, stormwater etc

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
2. ROOFING							
Anchor point repairs	3	item	887.20	2,662.00	2	5	Repair as required
Drain repairs	3	item	1,023.70	3,071.00	2	5	Repair as required
Waterproofing repairs - membrane & ballast roof (total: 1860m2) - 5%	93	m2	94.94	8,829.00	1	5	Repair as required
Repair metal roofing (total: 98m2) - 10%	10	m2	171.73	1,717.00	3	6	Repair as required
Waterproofing replacement - membrane & ballast roof	1860	m2	164.93	306,770.00	13	16	Replace as required
Replace metal roofing 0.6mm Zinalume – including closing ends and lipping	98	m2	181.44	17,781.00	57	60	Replace as required
Replace bird netting	1	item	4,966.80	4,967.00	7	10	Estimate only, quotation required
3. PROPERTY INTERIOR							
Ceiling re-paint	3317	m2	22.86	75,827.00	7	10	Repaint as required
Ceiling re-paint - cleaner toilet	8	m2	22.86	183.00	7	10	Repaint as required
Door re-paint - apartments - one side and frame	433	ea	158.44	68,605.00	7	10	Repaint as required
Door re-paint - service doors - 2 sides and frame	319	ea	241.20	76,943.00	7	10	Repaint as required
Door re-paint - basement toilet door - 2 sides and frame	1	ea	241.20	241.00	7	10	Repaint as required
Door re-paint - magnetic doors - 2 sides and frame	20	ea	241.20	4,824.00	7	10	Repaint as required
Floor - concrete repaint - non-slip - fire rooms ground floor	53	m2	35.41	1,877.00	5	8	Repaint as required
Floor - concrete repaint - non-slip - hydraulic rooms Level 4	120	m2	35.41	4,249.00	5	8	Repaint as required
Floor - concrete repaint - non-slip - hot water room Level 4	40	m2	35.41	1,416.00	5	8	Repaint as required
Handrails re-paint - metal - apartment corridors	70	lm	54.92	3,844.00	13	16	Repaint as required
Wall repaint	8844	m2	24.95	220,658.00	7	10	Repaint as required
Bathroom disability fittings	1	ea	351.94	352.00	7	10	Replace as required
Bathroom hand-dryer replacement	1	ea	712.84	713.00	7	10	Replace as required
Bathroom sanitary fixture and fitting replacement	1	ea	2,033.72	2,034.00	7	10	Replace as required
Door replacement	433	ea	870.20	376,797.00	37	40	Replace as required
Door replacement - fire rated	86	ea	2,042.84	175,684.00	37	40	Replace as required
Door replacement - glazed / metal frame – foyer entries	7	ea	1,034.50	7,242.00	22	25	Replace as required
Door replacement - glazed / metal frame – car parking entries	4	ea	1,034.50	4,138.00	22	25	Replace as required
Door replacement - glazed / metal frame – commercial units	7	ea	1,034.50	7,242.00	22	25	Replace as required
Floor - carpet replacement	2977	m2	98.05	291,895.00	12	15	Replace as required
Floor - tile replacement - apartment corridors	340	m2	210.38	71,529.00	22	25	Replace as required
Floor - tile replacement - cleaner toilet	8	m2	210.38	1,683.00	22	25	Replace as required
Mat well replacement	3	ea	1,405.70	4,217.00	17	20	Replace as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Floor - carpet repairs (total: 2977m2) - 10% - stage 1 corridors (Level 5+)	298	m2	98.05	29,219.00	2	5	Repair as required
Floor - tile repairs (total: 340m2) - 10% - apartment corridors	34	m2	210.38	7,153.00	2	10	Repair as required
Floor - tile repairs (total: 8m2) - 10% - cleaner toilet	1	m2	210.38	210.00	2	10	Repair as required
Handrail repairs - metal (total: 70lm) - 10% corridors	7	lm	226.35	1,584.00	5	8	Repair as required
Handrail repairs - metal (total: 264lm) - 10% fire stairs	26	lm	226.35	5,885.00	5	8	Repair as required
Replace Level 5 carpets with modular carpet tile	160	m2	84.56	13,530.00	1	12	As per advice received. Site estimate, quotations required
Repaint Level 5 Internal Walls	386	m2	24.95	9,631.00	1	10	As per advice received. Site estimate, quotations required
Lobby tiles to be replaced	78	m2	210.38	16,410.00	1	20	As per advice received. Site estimate, quotations required
4. GYM							
Ceiling re-paint - gym	46	m2	22.86	1,052.00	7	10	Repaint as required
Door re-paint - gym toilet door - 2 sides and frame	1	ea	241.20	241.00	7	10	Repaint as required
Door replacement - glazed / metal frame - gym	1	ea	1,034.50	1,035.00	17	20	Replace as required
Floor - rubber matting replacement - gym	46	m2	160.10	7,365.00	22	25	Replace as required
Floor - tile replacement - gym toilet	9	m2	210.38	1,893.00	22	25	Replace as required
Gymnasium equipment replacement	1	item	20,600.00	20,600.00	7	10	Replace as required
Mirror replacement - gym	1	item	352.24	352.00	12	15	Replace as required
Wall - tile replacement - gym	36	m2	188.77	6,796.00	22	25	Replace as required
Floor - rubber matting repairs (total: 46m2) - 10% - gym	5	m2	158.99	795.00	5	8	Repair as required
Floor - tile repairs (total: 9m2) - 20% - gym toilet	2	m2	210.38	421.00	12	10	Repair as required
Wall - tile repairs (total: 36m2) - 10% - gym	4	m2	188.77	755.00	12	10	Repair as required
5. ALFRESCO							
Ceiling re-paint - alfresco	46	m2	22.86	1,052.00	7	10	Repaint as required
Door re-paint - alfresco toilet door - 2 sides and frame	1	ea	241.20	241.00	7	10	Repaint as required
Door replacement - glazed / metal frame - alfresco	1	ea	1,034.50	1,035.00	17	20	Replace as required
Floor - tile replacement - alfresco toilet	9	m2	210.38	1,893.00	22	25	Replace as required
Wall - feature wall replace – alfresco (fake plants feature wall)	19	m2	136.50	2,594.00	7	10	Repair as required
Wall - tile replacement - alfresco	36	m2	188.77	6,796.00	22	25	Replace as required
Floor - tile repairs (total: 9m2) - 20% - alfresco toilet	2	m2	210.38	421.00	12	10	Repair as required
Wall - feature wall repairs (total: 19m2) - 10% - alfresco (fake plants feature)	2	m2	136.50	273.00	2	5	Repair as required
Wall - tile repairs (total: 36m2) - 10% - alfresco	4	m2	188.77	755.00	12	10	Repair as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
6. MDF / BUILDING MANAGER OFFICE							
Door re-paint - building manager office – 2 sides and frame	1	ea	241.20	241.00	5	8	Repaint as required
Floor - concrete repaint - mdf room / building manager	16	m2	20.47	328.00	5	8	Repaint as required
7. DRIVEWAY AND CARPARKING							
Wall repaint - car parking areas	570	m2	24.95	14,222.00	17	20	Assume repaint every second cycle
Bollard re-paint - metal	28	ea	44.89	1,257.00	17	20	Repaint as required
Line marking repaint (total: 3897) - 20%	779	lm	12.80	9,971.00	2	5	Assumed high traffic area repainting
Driveway - bitumen surface reprofile	40	m2	166.15	6,646.00	7	10	Reprofile as required
Driveway - bitumen surface topcoat	40	m2	38.73	1,549.00	12	15	Topcoat as required
Bicycle rack replace	9	item	566.50	5,099.00	17	20	Repair as required
Bollard replacement - metal (total: 28)	3	ea	368.63	1,106.00	7	10	Replace as required
Driveway - bitumen surface repairs (total: 40m2) - 25%	10	m2	105.65	1,057.00	5	8	Repair as required
Bicycle rack repairs	9	lm	71.10	640.00	7	10	Repair as required
Driveway - concrete repairs (total: 13,230m2) - 2%	265	m2	165.59	43,881.00	12	15	Repair as required
9. SKYPARK AND SWIMMING POOL							
Handrail and balustrade repaint - glazed / metal - podium Level 5	310	lm	54.92	17,025.00	17	20	Repaint as required
Handrail and balustrade repaint - metal - pool stairs	37	lm	100.31	3,711.00	13	16	Repaint as required
Coping repairs - paved (total: 385lm) - 10%	39	lm	41.63	1,624.00	2	5	Repair as required
Fencing and gate repairs (total: 77lm) - 10%	8	lm	190.79	1,526.00	7	10	Repair as required
Shade structure repair – powder coated fins to spa area	48	lm	154.50	7,416.00	17	20	Replace as required
Swimming pool repair 5%	9	m2	1,802.50	16,223.00	1	1	Repair as required
Handrail and balustrade repairs - glazed / metal (total: 310lm) - 10% - podium Level 5	31	lm	313.93	9,732.00	7	10	Repair as required
Handrail and balustrade repairs – metal (total: 37lm) - 10% - pool stairs	4	lm	262.43	1,050.00	5	8	Repair as required
Joinery repairs – mod wood seats - podium Level 5	5	item	1,112.40	5,562.00	12	15	Repair as required
Repair garden bed waterproofing (total: 828m2) - 10%	83	m2	870.64	72,263.00	9	10	Repair as required
Floor - tile repairs (total: 53m2) - 10% pool stairs	5	m2	210.38	1,052.00	2	5	Repair as required
Floor - veranda decking repairs (total: 45m2) - 10%	5	m2	188.38	942.00	2	5	Repair as required
Repair Level 5 liquid acrylic membrane (total: 1694m2) - 5%	85	m2	108.61	9,232.00	5	8	Repair as required
Repair Level 5 elevated pavers / tiled walkway (total: 1694m2) - 2.5%	42	m2	178.58	7,500.00	5	8	Repair as required
Replace Level 5 elevated pavers / tiled walkway	1694	m2	178.58	302,515.00	27	30	Replace as required
Replace Level 5 liquid acrylic membrane	1694	m2	108.61	183,985.00	27	30	Replace as required
Floor - tile replacement - pool stairs	53	m2	210.38	11,150.00	22	25	Replace as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Floor - veranda decking replacement	450	m2	188.38	84,771.00	22	25	Replace as required
Handrail and balustrade replacement – glazed / metal - podium Level 5	310	lm	870.20	269,762.00	37	40	Replace as required
Barbeque replacement - tamper proof – podium Level 5	2	ea	8,519.44	17,039.00	12	15	Replace as required
Umbrella replacement (fixed canvas) - podium Level 5	7	ea	2,575.00	18,025.00	12	15	Replace as required
Blower replacement - spa	1	ea	728.53	729.00	7	10	Replace as required
Chlorinator unit replacement	2	ea	2,136.94	4,274.00	7	10	Replace as required
Acid feeder replacement	1	ea	2,436.98	2,437.00	7	10	Replace as required
Coping replacement - paved	385	lm	81.09	31,220.00	22	25	Replace as required
Fencing and gate replace	77	lm	190.79	14,691.00	37	40	Repair as required
Filter replacement	5	ea	2,485.00	12,425.00	7	10	Replace as required
Grate replacement	10	ea	92.32	923.00	7	10	Replace as required
Heater replacement - large pool	3	ea	6,191.29	18,574.00	12	15	Replace as required
Pool furniture replacement - timber sun lounges	8	item	1,545.00	12,360.00	7	10	Replace as required
Pump replacement - pool	4	ea	1,731.91	6,928.00	7	10	Replace as required
Pump replacement - spa	1	ea	1,474.54	1,475.00	7	10	Replace as required
Shade structure replacement – powder coated fins to spa area	8	item	1,545.00	12,360.00	37	40	Replace as required
Pool Surface finish replacement - tile	364	m2	168.42	61,305.00	27	30	Replace as required
Swimming pool replacement	175	m2	1,802.50	315,438.00	37	40	Replace as required
10. FIXTURES AND FITTINGS							
Furniture replacement - street side seating	8	item	1,112.40	8,899.00	7	10	Replace as required
Letterbox replacement	440	ea	99.00	43,560.00	27	30	Replace as required
Signage replacement	1	item	2,575.00	2,575.00	2	5	Replace as required
11. FENCING							
Chain link fence repairs (total: 43lm – rate 50%) - 10%	5	lm	43.66	218.00	7	10	Repair as required - Shared boundary fence
Chain link fence repairs (total: 12lm – rate 100%) - 10%	2	lm	87.31	175.00	7	10	Repair as required
12. WALLS							
Block walls re-paint	22	m2	24.95	549.00	5	8	Repaint as required
Block wall repairs (total: 22m2 – rate 100%) - 10%	3	m2	250.67	752.00	7	10	Repair as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
13. LANDSCAPING							
Garden upgrade	1	item	11,124.00	11,124.00	7	10	Upgrade as required
Irrigation system repairs (total:280lm) - 35%	98	lm	30.43	2,982.00	1	2	Repair as required
Replace irrigation pumps / controls	1	item	3,382.19	3,382.00	4	7	Replace as required
14. LIFTS							
Lift replacement - 20 Floors	2	ea	294,000.00	588,000.00	16	20	Replace as required
Lift replacement - 22 Floors	2	ea	313,000.00	626,000.00	17	20	Replace as required
Lift repair - 20 Floors	1	item	14,700.00	14,700.00	2	5	Maintenance outside comprehensive lift maintenance agreement
Lift repair - 22 Floors	1	item	15,650.00	15,650.00	2	5	Maintenance outside comprehensive lift maintenance agreement
15. REFUSE							
Repaint service door - 2x sides and frame	1	ea.	241.20	241.00	7	10	Scheduled painting program
Deodoriser replacement	2	item	3,059.10	6,118.00	7	10	Replace as required
Fan replacement - refuse chute	2	ea	1,826.56	3,653.00	17	20	Replace as required
Replace garbage bin lifter	2	ea.	14,972.00	29,944.00	12	15	Replace as required
Garbage chute access panel repairs	42	ea	66.74	2,803.00	3	4	Repair as required
Garbage chute repairs	1	item	1,919.45	1,919.00	1	1	Repair as required
Garbage bin lifter repairs	1	item	2,781.00	2,781.00	2	5	Repair as required
16. ELECTRICAL							
Generator battery replacement	1	ea	1,307.07	1,307.00	2	5	Replace as required
Generator replacement	1	ea	54,451.98	54,452.00	22	25	Replace as required
Generator replacement - diesel emergency backup	1	item	51,542.62	51,543.00	22	25	Replace as required
Intercom replacement - audio speaker	1	ea	268.20	268.00	7	10	Replace as required
Intercom replacement - button pad	1	ea	530.19	530.00	7	10	Replace as required
Intercom replacement - per unit	433	ea	303.85	131,567.00	12	15	Replace as required
Intercom replacement - phone audio unit	1	ea	286.92	287.00	17	20	Replace as required
Intercom replacement - phone video and audio unit	1	ea	523.95	524.00	17	20	Replace as required
Security access key system replacement	1	ea	3,056.35	3,056.00	7	10	Replace as required
Security access system replacement - swipe card	1	item	1,401.62	1,402.00	7	10	Replace as required
Security surveillance camera replacement (CCTV)	1	item	61,800.00	61,800.00	7	10	Replace as required
Switchboard replacement	1	ea	10,009.49	10,009.00	37	40	Replace as required
Switchboard replacement	1	ea	20,644.58	20,645.00	37	40	Replace as required
Switchboard replacement	1	ea	31,279.66	31,280.00	37	40	Replace as required
Electrical testing - safety switches	1	item	1,927.82	1,928.00	1	2	Regular testing
Electrical testing - switchboard	1	item	1,767.18	1,767.00	1	2	Regular testing
Security access system upgrade	2	item	16,686.00	33,372.00	17	20	Upgrade as required
Security surveillance system upgrade	2	item	18,354.60	36,709.00	7	10	Upgrade as required
Light fitting maintenance	1	item	834.30	834.00	3	3	Ongoing maintenance program
System maintenance - communications and data	2	item	2,690.05	5,380.00	2	5	Ongoing maintenance program

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
System maintenance - electrical	2	item	2,781.00	5,562.00	2	5	Ongoing maintenance program
Access system integration	1	item	10,200.00	10,200.00	1	0	As per advice received. One off cost - quotation required
Access point relocation	1	item	5,000.00	5,000.00	1	0	As per advice received. One off cost - quotation required
17. FIRE PREVENTION							
Sprinkler system pipes repaint	2880	lm	3.84	11,059.00	17	20	Repaint as required
Battery replacement	2	ea	428.27	857.00	2	2	Replace as required
Control panel replacement	1	item	50,985.00	50,985.00	37	40	Replace as required
Fire extinguisher replacement	107	ea	201.17	21,525.00	12	15	Replace as required
Fire hose reel replacement	95	ea	811.34	77,077.00	37	40	Replace as required
Fire hose reel replacement - podium Level 5	2	ea	811.34	1,623.00	12	15	Replace as required
Fire hydrant replacement	95	ea	1,455.04	138,229.00	37	40	Replace as required
Magnetic door release device replacement – double fire door	10	ea	952.15	9,522.00	12	15	Replace as required
Pump replacement - diesel	2	ea	33,526.29	67,053.00	17	20	Replace as required
Pump replacement - jacking	2	ea	2,807.44	5,615.00	12	15	Replace as required
Fuel supply tank and fuel line repairs	2	item	1,338.77	2,678.00	0	3	Repair as required
Sprinkler system valve maintenance	1	item	2,696.46	2,696.00	2	5	Ongoing maintenance program
Back flow prevention valve installation	42	item	630.31	26,473.00	12	15	Licensed plumber to install and certify
18. VENTILATION AND AIR-CONDITIONING							
Air-conditioning unit replacement - gym	1	ea	4,684.58	4,685.00	17	20	Replace as required
Air-conditioning unit replacement - alfresco	1	ea	4,684.58	4,685.00	17	20	Replace as required
Air-conditioning unit replacement - building manager	1	ea	4,684.58	4,685.00	17	20	Replace as required
Fan motor replacement	2	ea	1,921.15	3,842.00	7	10	Replace as required
Fan replacement - mech room	1	ea	1,748.82	1,749.00	17	20	Replace as required
Fan replacement - fire room	1	ea	1,748.82	1,749.00	17	20	Replace as required
Fan replacement - large - toilet exhausts	2	ea	5,005.80	10,012.00	17	20	Replace as required
Fan replacement - large - car parking	18	ea	5,005.80	90,104.00	17	20	Replace as required
Fan repairs	22	ea	284.43	6,257.00	2	5	Repair as required
Chiller unit repairs	2	ea	13,450.26	26,901.00	17	20	Repair as required
Control panel repairs	2	item	6,201.63	12,403.00	7	10	Repair as required
Ventilation repairs	2	ea	2,061.71	4,123.00	7	10	Repair as required
Ventilation repairs - roof mounted	2	ea	3,213.04	6,426.00	7	10	Repair as required
Fan maintenance - stairwell pressurisation	2	ea	3,059.10	6,118.00	2	5	Ongoing maintenance program

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
19. WATER							
Hot water system replacement - instantaneous - check with b	8	ea	3,214.84	25,719.00	7	10	Replace as required
Pump replacement - driveway sump pump	4	ea	4,954.99	19,820.00	7	10	Replace as required
Pump replacement - lift sump pump	2	ea	3,140.02	6,280.00	7	10	Replace as required
Pump replacement - jacking pump	10	ea	4,618.75	46,188.00	7	10	Replace as required
Pump replacement - tank pump	3	ea	1,188.84	3,567.00	7	10	Replace as required
Water filtration system replacement	3	item	504.84	1,515.00	2	5	Replace as required
Water tank replacement - 5,000L	3	ea	3,878.67	11,636.00	17	20	Replace as required
Pump repairs - driveway sump pump	4	ea	335.58	1,342.00	2	5	Repair as required
Pump repairs - lift sump pump	2	ea	335.58	671.00	2	5	Repair as required
20. WALKWAY							
Walkway - concrete repairs (total: 638m2) - 2%	13	m2	245.59	3,193.00	2	5	Repair as required

Inspector's Report for Infinity Towers

1. **INFLATION** - It is necessary to offset the effects of inflation of construction materials and labour costs and to ensure that adequate funds are available to provide for major works which frequently become necessary as the property ages but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. **UPDATES** - We recommend that this report be updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. **FINANCIAL YEAR ALREADY STARTED** - Starting levies in this report have already been set. Any adjustments will be made from the following financial year onwards.
4. **ADEQUATE LEVIES** - Based on our assessment of the property, we believe that the current levies are adequate to cover estimated expenditure.
5. **PAINT QUOTATIONS** - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
6. **PAINT SERVICE-LIFE** - Paint serves to protect a surface as well as improving its appearance. Paint seals the surface from water, salt, or air pollutants. Although paint may hold its appearance for at least ten years before cracking and / or peeling occurs, it may become porous and lose its protective abilities before this point.
7. **PAINTED METAL** - Some painted metal items show signs of wear and / or damage. Repainting these items is recommended in the short term, but full replacement of these items should be considered and planned for well in advance.
8. As per advice received, the opening balance as of 01/03/2022 is \$748,467.58 Annual contributions to sinking fund are \$405,000.00 incl GST.

We are advised there are no funds in investment accounts and the assumed revenue from interest generated from invested funds is excluded from this report

9. As per advice received, there are ongoing claims against the developer / builder for remedial works. These works range from Level 5 podium tiles and pavers repairs, waterproofing issues throughout the property, issues relating to pool plant and equipment, issues relating to glass balustrades and balustrade fixings. As these items are currently under negotiation with the builder / developer, these items are excluded from this report.

We are advised that the Level 5 carpets are to be replaced with carpet tiles in year one and that the internal walls of Level 5 will most likely be painted following carpet replacement.

In addition, entry lobby tiles are to be replaced. Lift tiled floors may be replaced in year 1. A provision has been made for these items.

Lastly, we are also advised that the car park entry scanner relocation and access system integration are planned for year 1. A provision has been made for these items.



Report Notes

Sinking Fund Plan (ACT)

This forecast satisfies the current requirements of the Unit Titles (Management) Act 2011 which states:-

81 Sinking fund

- (1) *This section applies if there are 4 or more units in a units plan.*
- (2) *An owners corporation for the units plan must establish and maintain a fund (the sinking fund).*

82 Sinking fund plan

- (1) *This section applies to an owners corporation for a units plan if the corporation is required to establish and maintain a sinking fund.*
- (2) *The owners corporation must approve, by ordinary resolution, a plan for the sinking fund (a sinking fund plan) for the 10-year period beginning on the first day of the financial year following the approval.*

83 Sinking fund plan — meaning of expected sinking fund expenditure

- (1) *For this division, "expected sinking fund expenditure" means expenditure for the following purposes that the owners corporation reasonably expects will be necessary to maintain in good condition the common property and any other property it holds:*
 - (a) *the painting or repainting of any building (or any part of a building) that forms part of the common property;*
 - (b) *the acquisition of new property or renewal or replacement of property that it holds;*
 - (c) *the renewal, replacement or repair of fixtures and fittings that are part of the common property;*
 - (d) *the renewal, replacement or repair of anything else on the common property;*
 - (e) *for a building containing class A units—any purpose mentioned in paragraph (b), (c) or (d) that relates to defined parts of the building;*
 - (f) *for a building on a class B unit—any maintenance mentioned in paragraph (b), (c) or (d) that is authorised by a special resolution under section 24 (1) (g);*
 - (g) *any other capital expenses for which the corporation is responsible.*

- (2) *In this section:*

"defined parts", of a building containing class A units—see section 24 (2).

"property" includes sustainability or utility infrastructure.

85 Sinking fund plan—review

An owners corporation for a units plan must review its sinking fund plan—

- (a) *not later than 4 years after the plan is first approved by the owners corporation (the first review); and*
- (b) *not later than the end of each 5-year period after the first review.*

Note *A sinking fund plan of an existing owners corporation that was current immediately before the commencement of this division is taken to be a sinking fund plan under this Act (see s 157 (2)). The day the existing sinking fund plan is first approved for this section is the day the initial sinking fund plan was approved by the owners corporation under the Unit Titles Act 2001 (see s 157 (3)).*

THIS REPORT DEALS WITH THE SINKING FUND PLAN.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Owners Corporation has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation, and Inflation - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Owners Corporation is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

General Funds Budget - Items of a recurrent nature that are covered by the general funds budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Owners Corporation Committee / Representative.

Fire Maintenance - We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Owners Corporation Committee / Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the Owners Corporation) for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Owners Corporation may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the owners and the Owners Corporation. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- ◆ Usage.
- ◆ Accidental damage to floor tiles, which may or may not be still available or in stock.
- ◆ Fences can be maintained and replaced gradually or all at once.
- ◆ Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- ◆ Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- ◆ Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Supply terms and conditions - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report

Proposed Annual Budget

General Fund

Owners Corporation for Plan No. 4421

1 March 2025 to 28 February 2026

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Expenditure	Actuals 03/24 - 02/25	Budget 03/24 - 02/25	Budget 03/25 - 02/26	Variance \$
Accountant - BAS/IAS fees	1,200.00	1,200.00	1,200.00	-
Accountant - audit fees	18,400.00	3,300.00	6,820.00	3,520.00
Accountant - company tax returns	350.00	350.00	350.00	-
Administrative Fees & Charges - photocopying/postage/printing/stationery	2,330.61	1,500.00	2,090.00	590.00
Bank Fees & Charges - account keeping fees	271.00	300.00	272.00	(28.00)
Body Corporate Manager	157,774.82	165,327.00	171,000.00	5,673.00
Body Corporate Manager - Management Fee Supplementary	1,810.90	10,000.00	10,000.00	-
Body Corporate Manager - certificate fees	16,674.53	-	-	-
Building Management	102,641.23	109,090.00	112,909.00	3,819.00
Car Park (Basement) Maintenance - cleaning	4,600.00	13,000.00	9,200.00	(3,800.00)
Cleaning Service	247,195.72	260,000.00	260,000.00	-
Cleaning Service - bins, garbage chutes	12,238.44	14,500.00	10,500.00	(4,000.00)
Cleaning Service - carpets	8,660.90	9,000.00	9,000.00	-
Cleaning Service - windows	7,925.00	33,000.00	33,000.00	-
Cleaning Supplies	633.41	2,500.00	800.00	(1,700.00)
Consultant - Building Compliance / BWOF(Building Warranty of Fitness)	5,988.00	1,500.00	1,388.00	(112.00)
Contributions - Debt recovery costs	1,072.00	-	-	-
Contributions - Levy	1,535,367.00	-	-	-
Doors and Windows	887.27	1,500.00	1,500.00	-
Electrical Repairs	-	2,000.00	2,000.00	-
Electricity	74,430.35	80,000.00	82,000.00	2,000.00
Fans & Ventilation Systems	3,069.00	3,000.00	3,000.00	-
Fire Protection Services	13,676.65	20,000.00	15,000.00	(5,000.00)
Fire Protection Services - false alarms	735.00	1,500.00	1,000.00	(500.00)
Fire Protection Services - monitoring	2,348.40	2,500.00	2,500.00	-
Fire Protection Services - training and procedures	-	500.00	-	(500.00)
Fire Protection Systems	22,522.88	18,000.00	18,000.00	-
Garage Door Maintenance	3,790.00	5,000.00	5,000.00	-
Garden/Lawn Maintenance	11,243.68	14,000.00	12,000.00	(2,000.00)
Gas	16,135.06	10,000.00	10,000.00	-
General Repairs	23,579.65	18,000.00	22,730.00	4,730.00
General Repairs - Unanticipated Costs	11,002.73	5,000.00	9,090.00	4,090.00
General Repairs - Unanticipated Costs (Recoverable)	44,612.47	-	-	-
Gymnasium	2,526.68	2,500.00	2,500.00	-
Healthcare Services - sanitary disposals	906.75	1,000.00	1,000.00	-
Hot Water Systems	14,460.70	4,000.00	8,000.00	4,000.00
Insurance Claim - excess	2,500.00	5,000.00	5,000.00	-
Insurance Premiums	338,837.17	350,000.00	384,000.00	34,000.00
Intercom & Security System	3,002.60	20,000.00	4,600.00	(15,400.00)
Legal Services	55,110.00	105,000.00	100,000.00	(5,000.00)
Legal Services - debt recovery	9,040.00	-	-	-
Lift Maintenance	40,993.50	50,000.00	50,000.00	-
Lifts	2,700.00	-	-	-
Lighting	-	1,500.00	1,500.00	-
Lock & Key Maintenance	1,085.72	3,500.00	3,500.00	-
Lock & Key Systems - fobs	2,106.50	-	-	-
Meeting Rooms	-	4,500.00	909.00	(3,591.00)
Mutual Revenue - penalty interest	211.97	-	-	-
Painting	-	4,000.00	-	(4,000.00)
Pest Control Services	12,701.09	10,400.00	10,400.00	-
Plumbing & Drainage	297.04	-	-	-

Proposed Annual Budget (continued)

General Fund

Owners Corporation for Plan No. 4421

1 March 2025 to 28 February 2026

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Plumbing Maintenance	7,956.82	30,000.00	15,000.00	(15,000.00)
Pool Maintenance	15,262.62	17,500.00	17,500.00	-
Pumps & Motor Maintenance	2,300.00	10,000.00	10,000.00	-
Security Services	20,153.10	5,000.00	8,000.00	3,000.00
Telephone & Internet Services	545.40	600.00	600.00	-
Tools & Equipment	-	300.00	-	(300.00)
Waste Management Services	5,748.69	5,000.00	5,000.00	-
Water	94,688.43	100,000.00	100,000.00	-
Total General Fund Expenditure	2,986,301.48	1,535,367.00	1,539,858.00	4,491.00

Additional Revenue	Actuals 03/24 - 02/25	Budget 03/24 - 02/25	Budget 03/25 - 02/26	Variance \$
Body Corporate Manager - certificate fees	30,105.62	-	-	-
Consultant	4,638.00	-	-	-
Fire Protection Services - false alarms	295.00	-	-	-
General Repairs - Unanticipated Costs (Recoverable)	4,906.99	-	-	-
Insurance Claim	25,576.29	-	-	-
Insurance Claim - excess	227.27	-	-	-
Mutual Revenue - security devices	3,850.08	-	-	-
Sundry Revenue - other	45.00	-	-	-
Taxes - GST rounding	2.58	-	-	-
Wall Systems - cladding	4,638.00	-	-	-
Waste Management Services	181.10	-	-	-
Total General Fund Additional Revenue	74,465.93	-	-	-

General Fund Summary Budget 03/25 - 02/26

Opening balance (Surplus)	911,770.39	
Expenditure during budget period	1,539,858.00	
	628,087.61	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	911,770.39	
<i>Plus</i> Allowance for GST on contributions	153,985.80	Per Ent
Budgeted contributions to be raised \$	1,693,843.80	169.3844
Last years budgeted contributions raised	1,688,903.70	168.8904
Variance \$	4,940.10	
Total Lot Liability	10000	
*May include insurance contributions		

Proposed Annual Budget

Sinking Fund

Owners Corporation for Plan No. 4421

1 March 2025 to 28 February 2026

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Expenditure	Actuals 03/24 - 02/25	Budget 03/24 - 02/25	Budget 03/25 - 02/26	Variance \$
Car Park (Basement) - linemarking	-	10,270.00	-	(10,270.00)
Cleaning Service - bins, garbage chutes	1,673.44	4,841.00	2,703.64	(2,137.36)
Contributions - Levy	390,603.14	-	-	-
Electrical Circuits - safety switches	-	-	1,859.09	1,859.09
Electrical Repairs	6,825.00	11,270.00	-	(11,270.00)
Electrical Repairs - Electrical Repairs - Switchboard	-	-	1,704.55	1,704.55
Fans & Ventilation Systems	-	12,747.00	-	(12,747.00)
Fire Protection Systems - sprinkler systems	1,400.00	2,777.00	-	(2,777.00)
Floor Coverings - carpet	-	30,096.00	-	(30,096.00)
Floor Systems	-	7,368.00	-	(7,368.00)
Garage - roller doors	4,600.00	5,734.00	3,642.73	(2,091.27)
Garden/Lawn Maintenance - irrigation repair/maintenance	-	-	2,876.36	2,876.36
General Repairs	12,794.77	12,932.00	12,109.09	(822.91)
Lifts	-	31,261.00	-	(31,261.00)
Lighting	-	-	804.55	804.55
Mutual Revenue - penalty interest	0.95	-	-	-
Paving & Edging	-	3,727.00	-	(3,727.00)
Plumbing Maintenance	-	8,152.00	7,633.64	(518.36)
Plumbing Maintenance - drainage	-	3,163.00	-	(3,163.00)
Pools, Spas & Saunas	21,621.98	16,710.00	15,646.36	(1,063.64)
Pumps, Generators & Motors	-	4,979.00	-	(4,979.00)
Roof	-	-	1,656.36	1,656.36
Roof Systems - anchor points	-	2,742.00	-	(2,742.00)
Signs	3,265.60	2,652.00	-	(2,652.00)
Waste Management Systems - Waste Management - Bin Lifter	-	-	2,603.64	2,603.64
Total Sinking Fund Expenditure	442,784.88	171,421.00	53,240.01	(118,180.99)

Sinking Fund Summary		Budget 03/25 - 02/26
Opening balance (Surplus)	1,719,144.54	
Expenditure during budget period	53,240.01	
	(1,665,904.53)	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	2,056,695.63	
Plus Allowance for GST on contributions	39,060.41	Per Ent
Budgeted contributions to be raised \$	429,851.51	42.9852
Last years budgeted contributions raised	429,664.50	42.9665
Variance \$	187.01	
Total Lot Liability	10000	

1 March 2025 to 28 February 2026

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

Proposed Contribution Period Start 01/03/2025
Contribution Period Duration 12 month(s)
No. of Instalment(s): 4
GST YES

TOTAL CONTRIBUTIONS	Per Period	Per Year
General Fund	P1 423,460.9500 P2 423,460.9500 P3 423,460.9500 P4 423,460.9500	1,693,843.80
Sink Fund	P1 107,462.8800 P2 107,462.8800 P3 107,462.8800 P4 107,462.8700	429,851.51
Total Contribution	P1 530,923.8300 P2 530,923.8300 P3 530,923.8300 P4 530,923.8200	2,123,695.31

TOTAL LIABILITIES	Per Period	Per Year
General Fund	P1 42.3461 P2 42.3461 P3 42.3461 P4 42.3461	169.3844
Sink Fund	P1 10.7463 P2 10.7463 P3 10.7463 P4 10.7463	42.9852
Total Per Lot Liability	P1 53.0924 P2 53.0924 P3 53.0924 P4 53.0924	212.3695

Yearly Contribution By Period (Estimate Only)						
Building / Floor / Unit No.	Lot Liability	Period	General Fund	Sinking Fund	Total	
A/Level 1/12	33	1	1,397.42	354.63	1,752.05	
		2	1,397.42	354.63	1,752.05	
		3	1,397.42	354.63	1,752.05	
		4	1,397.42	354.63	1,752.05	
A/Level 1/13	23	1	973.96	247.16	1,221.12	
		2	973.96	247.16	1,221.12	
		3	973.96	247.16	1,221.12	
		4	973.96	247.16	1,221.12	
A/Level 1/14	16	1	677.54	171.94	849.48	
		2	677.54	171.94	849.48	
		3	677.54	171.94	849.48	
		4	677.54	171.94	849.48	
A/Level 1/15	21	1	889.27	225.67	1,114.94	
		2	889.27	225.67	1,114.94	
		3	889.27	225.67	1,114.94	
		4	889.27	225.67	1,114.94	
A/Level 1/16	16	1	677.54	171.94	849.48	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 2/17		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 2/18		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 2/19		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 2/20		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 2/21		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 2/22		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 2/23		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/24		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/25		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/26		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/27		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/28		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 2/29		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/36		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/37		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/38		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/39		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/40		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 3/41		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 3/42		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/43		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/44		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/45		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/46		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/47		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 3/48		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/55		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 4/56		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 4/57		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 4/58		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 4/59		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/60		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
A/Level 4/61		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 4/62		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/63		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/64		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 4/65		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 5/71		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 5/72		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 5/73		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 5/74		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 5/75		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 5/76		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 5/77		34	1	1,439.77	365.37	1,805.14	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,439.77	365.37	1,805.14	
			3	1,439.77	365.37	1,805.14	
			4	1,439.77	365.37	1,805.14	
A/Level 5/78		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 5/79		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 5/80		35	1	1,482.11	376.12	1,858.23	
			2	1,482.11	376.12	1,858.23	
			3	1,482.11	376.12	1,858.23	
			4	1,482.11	376.12	1,858.23	
A/Level 6/81		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 6/82		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 6/83		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 6/84		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 6/85		14	1	592.85	150.45	743.29	
			2	592.85	150.45	743.29	
			3	592.85	150.45	743.29	
			4	592.85	150.45	743.29	
A/Level 6/86		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 6/87		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 6/88		25	1	1,058.65	268.66	1,327.31	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 6/89		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 6/90		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 6/91		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 7/92		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 7/93		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 7/94		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 7/95		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 7/96		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 7/97		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 7/98		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 7/99		25	1	1,058.65	268.66	1,327.31	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 7/100		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 7/101		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 7/102		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 8/103		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 8/104		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 8/105		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 8/106		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 8/107		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 8/108		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 8/109		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 8/110		25	1	1,058.65	268.66	1,327.31	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 8/111		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
A/Level 8/112		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 8/113		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 9/114		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 9/115		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 9/116		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 9/117		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 9/118		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 9/119		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 9/120		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 9/121		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 9/122		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 9/123		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 9/124		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
A/Level 10/125		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 10/126		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 10/127		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 10/128		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 10/129		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
A/Level 10/130		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 10/131		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 10/132		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 10/133		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 10/134		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 10/135		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
A/Level 11/136		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 11/137		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 11/138		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 11/139		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 11/140		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 11/141		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 11/142		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 11/143		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 11/144		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 11/145		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 11/146		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
A/Level 12/147		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 12/148		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 12/149		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 12/150		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 12/151		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 12/152		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 12/153		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 12/154		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 12/155		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
A/Level 12/156		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 12/157		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
A/Level 13/158		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 13/159		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 13/160		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 13/161		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 13/162		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 13/163		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 13/164		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 13/165		26	1	1,101.00	279.40	1,380.40	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 13/166		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 13/167		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 14/168		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 14/169		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 14/170		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 14/171		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 14/172		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 14/173		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
A/Level 14/174		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 14/175		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 14/176		27	1	1,143.34	290.15	1,433.49	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 14/177		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 14/178		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 15/179		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 15/180		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 15/181		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
A/Level 15/182		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 15/183		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 15/184		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 15/185		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 15/186		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
A/Level 15/187		27	1	1,143.34	290.15	1,433.49	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 15/188		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 15/189		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 15/190		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 16/191		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 16/192		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 16/193		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 16/194		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 16/195		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 16/196		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 16/197		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 16/198		27	1	1,143.34	290.15	1,433.49	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 16/199		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 16/200		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 16/201		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 17/202		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 17/203		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 17/204		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 17/205		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 17/206		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 17/207		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 17/208		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 17/209		27	1	1,143.34	290.15	1,433.49	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 17/210		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 17/211		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 17/212		30	1	1,270.38	322.39	1,592.77	
			2	1,270.38	322.39	1,592.77	
			3	1,270.38	322.39	1,592.77	
			4	1,270.38	322.39	1,592.77	
A/Level 18/213		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 18/214		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 18/215		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 18/216		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 18/217		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
A/Level 18/218		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 18/219		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 18/220		28	1	1,185.69	300.90	1,486.59	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 18/221		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
A/Level 18/222		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 18/223		31	1	1,312.73	333.13	1,645.86	
			2	1,312.73	333.13	1,645.86	
			3	1,312.73	333.13	1,645.86	
			4	1,312.73	333.13	1,645.86	
A/Level 19/224		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 19/225		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 19/226		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 19/227		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
A/Level 19/228		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
A/Level 19/229		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
A/Level 19/230		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
A/Level 19/231		25	1	1,058.65	268.66	1,327.31	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
A/Level 19/232		31	1	1,312.73	333.13	1,645.86	
			2	1,312.73	333.13	1,645.86	
			3	1,312.73	333.13	1,645.86	
			4	1,312.73	333.13	1,645.86	
A/Level 20/233		54	1	2,286.69	580.30	2,866.99	
			2	2,286.69	580.30	2,866.99	
			3	2,286.69	580.30	2,866.99	
			4	2,286.69	580.30	2,866.99	
A/Level 20/234		50	1	2,117.30	537.31	2,654.62	
			2	2,117.30	537.31	2,654.62	
			3	2,117.30	537.31	2,654.62	
			4	2,117.30	537.31	2,654.62	
A/Level 20/235		45	1	1,905.57	483.58	2,389.16	
			2	1,905.57	483.58	2,389.16	
			3	1,905.57	483.58	2,389.16	
			4	1,905.57	483.58	2,389.16	
A/Level 20/236		53	1	2,244.34	569.55	2,813.90	
			2	2,244.34	569.55	2,813.90	
			3	2,244.34	569.55	2,813.90	
			4	2,244.34	569.55	2,813.90	
A/Level 20/237		51	1	2,159.65	548.06	2,707.71	
			2	2,159.65	548.06	2,707.71	
			3	2,159.65	548.06	2,707.71	
			4	2,159.65	548.06	2,707.71	
A/Ground Flo/1		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
A/Ground Flo/2		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
A/Ground Flo/3		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
A/Ground Flo/4		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
A/Ground Flo/5		40	1	1,693.84	429.85	2,123.70	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,693.84	429.85	2,123.70	
			3	1,693.84	429.85	2,123.70	
			4	1,693.84	429.85	2,123.70	
B/Level 2/30		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 2/31		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 2/32		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 2/33		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 2/34		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 2/35		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 3/49		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 3/50		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 3/51		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 3/52		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 3/53		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 3/54		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 4/66		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 4/67		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 4/68		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 4/69		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 4/70		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 5/238		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 5/239		33	1	1,397.42	354.63	1,752.05	
			2	1,397.42	354.63	1,752.05	
			3	1,397.42	354.63	1,752.05	
			4	1,397.42	354.63	1,752.05	
B/Level 5/240		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 5/241		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 5/242		34	1	1,439.77	365.37	1,805.14	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,439.77	365.37	1,805.14	
			3	1,439.77	365.37	1,805.14	
			4	1,439.77	365.37	1,805.14	
B/Level 5/243		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 5/244		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 5/245		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 5/246		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 5/247		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 6/248		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 6/249		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 6/250		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 6/251		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 6/252		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 6/253		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 6/254		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 6/255		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 6/256		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 6/257		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 6/258		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 7/259		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 7/260		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 7/261		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 7/262		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 7/263		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 7/264		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 7/265		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 7/266		15	1	635.19	161.19	796.39	
			2	635.19	161.19	796.39	
			3	635.19	161.19	796.39	
			4	635.19	161.19	796.39	
B/Level 7/267		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 7/268		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 7/269		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 8/270		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 8/271		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 8/272		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 8/273		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
B/Level 8/274		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 8/275		17	1	719.88	182.69	902.57	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 8/276		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 8/277		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
B/Level 8/278		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 8/279		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 8/280		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 9/281		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 9/282		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 9/283		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 9/284		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 9/285		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 9/286		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 9/287		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 9/288		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
B/Level 9/289		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 9/290		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 9/291		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 10/292		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 10/293		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 10/294		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 10/295		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 10/296		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 10/297		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 10/298		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 10/299		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
B/Level 10/300		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 10/301		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 10/302		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 11/303		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 11/304		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 11/305		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 11/306		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 11/307		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 11/308		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 11/309		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 11/310		16	1	677.54	171.94	849.48	
			2	677.54	171.94	849.48	
			3	677.54	171.94	849.48	
			4	677.54	171.94	849.48	
B/Level 11/311		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 11/312		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 11/313		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 12/314		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 12/315		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 12/316		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 12/317		22	1	931.61	236.42	1,168.03	
			2	931.61	236.42	1,168.03	
			3	931.61	236.42	1,168.03	
			4	931.61	236.42	1,168.03	
B/Level 12/318		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 12/319		18	1	762.23	193.43	955.66	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 12/320		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 12/321		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 12/322		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 12/323		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 12/324		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 13/325		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 13/326		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 13/327		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 13/328		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 13/329		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 13/330		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 13/331		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 13/332		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 13/333		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 13/334		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 13/335		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 14/336		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 14/337		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 14/338		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 14/339		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 14/340		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 14/341		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 14/342		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 14/343		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 14/344		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 14/345		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 14/346		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 15/347		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 15/348		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 15/349		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 15/350		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 15/351		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 15/352		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 15/353		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 15/354		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 15/355		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 15/356		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 15/357		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 16/358		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 16/359		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 16/360		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 16/361		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 16/362		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 16/363		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 16/364		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 16/365		17	1	719.88	182.69	902.57	
			2	719.88	182.69	902.57	
			3	719.88	182.69	902.57	
			4	719.88	182.69	902.57	
B/Level 16/366		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 16/367		19	1	804.58	204.18	1,008.76	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 16/368		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 17/369		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 17/370		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 17/371		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 17/372		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 17/373		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 17/374		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 17/375		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 17/376		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 17/377		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 17/378		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 17/379		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 18/380		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 18/381		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
B/Level 18/382		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 18/383		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
B/Level 18/384		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 18/385		20	1	846.92	214.93	1,061.85	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 18/386		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 18/387		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 18/388		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 18/389		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 18/390		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 19/391		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 19/392		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
B/Level 19/393		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 19/394		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 19/395		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 19/396		20	1	846.92	214.93	1,061.85	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 19/397		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 19/398		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 19/399		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 19/400		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 19/401		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 20/402		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 20/403		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
B/Level 20/404		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
B/Level 20/405		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 20/406		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 20/407		20	1	846.92	214.93	1,061.85	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 20/408		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 20/409		18	1	762.23	193.43	955.66	
			2	762.23	193.43	955.66	
			3	762.23	193.43	955.66	
			4	762.23	193.43	955.66	
B/Level 20/410		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 20/411		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
B/Level 20/412		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 21/413		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 21/414		29	1	1,228.04	311.64	1,539.68	
			2	1,228.04	311.64	1,539.68	
			3	1,228.04	311.64	1,539.68	
			4	1,228.04	311.64	1,539.68	
B/Level 21/415		26	1	1,101.00	279.40	1,380.40	
			2	1,101.00	279.40	1,380.40	
			3	1,101.00	279.40	1,380.40	
			4	1,101.00	279.40	1,380.40	
B/Level 21/416		24	1	1,016.31	257.91	1,274.22	
			2	1,016.31	257.91	1,274.22	
			3	1,016.31	257.91	1,274.22	
			4	1,016.31	257.91	1,274.22	
B/Level 21/417		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 21/418		19	1	804.58	204.18	1,008.76	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	804.58	204.18	1,008.76	
			3	804.58	204.18	1,008.76	
			4	804.58	204.18	1,008.76	
B/Level 21/419		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 21/420		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Level 21/421		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
B/Level 22/422		60	1	2,540.77	644.78	3,185.54	
			2	2,540.77	644.78	3,185.54	
			3	2,540.77	644.78	3,185.54	
			4	2,540.77	644.78	3,185.54	
B/Level 22/423		56	1	2,371.38	601.79	2,973.17	
			2	2,371.38	601.79	2,973.17	
			3	2,371.38	601.79	2,973.17	
			4	2,371.38	601.79	2,973.17	
B/Level 22/424		52	1	2,202.00	558.81	2,760.80	
			2	2,202.00	558.81	2,760.80	
			3	2,202.00	558.81	2,760.80	
			4	2,202.00	558.81	2,760.80	
B/Level 22/425		47	1	1,990.27	505.08	2,495.34	
			2	1,990.27	505.08	2,495.34	
			3	1,990.27	505.08	2,495.34	
			4	1,990.27	505.08	2,495.34	
B/Level 22/426		55	1	2,329.04	591.05	2,920.08	
			2	2,329.04	591.05	2,920.08	
			3	2,329.04	591.05	2,920.08	
			4	2,329.04	591.05	2,920.08	
B/Ground Flo/6		35	1	1,482.11	376.12	1,858.23	
			2	1,482.11	376.12	1,858.23	
			3	1,482.11	376.12	1,858.23	
			4	1,482.11	376.12	1,858.23	
B/Ground Flo/7		27	1	1,143.34	290.15	1,433.49	
			2	1,143.34	290.15	1,433.49	
			3	1,143.34	290.15	1,433.49	
			4	1,143.34	290.15	1,433.49	
B/Ground Flo/8		32	1	1,355.08	343.88	1,698.96	

Building / Floor / Unit No.		Lot Liability	Period	General Fund	Sinking Fund	Total	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
B/Ground Flo/9		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
B/Ground Flo/10		32	1	1,355.08	343.88	1,698.96	
			2	1,355.08	343.88	1,698.96	
			3	1,355.08	343.88	1,698.96	
			4	1,355.08	343.88	1,698.96	
B/Ground Flo/11		33	1	1,397.42	354.63	1,752.05	
			2	1,397.42	354.63	1,752.05	
			3	1,397.42	354.63	1,752.05	
			4	1,397.42	354.63	1,752.05	
Ground/Ground/427		21	1	889.27	225.67	1,114.94	
			2	889.27	225.67	1,114.94	
			3	889.27	225.67	1,114.94	
			4	889.27	225.67	1,114.94	
Ground/Ground/428		23	1	973.96	247.16	1,221.12	
			2	973.96	247.16	1,221.12	
			3	973.96	247.16	1,221.12	
			4	973.96	247.16	1,221.12	
Ground/Ground/429		25	1	1,058.65	268.66	1,327.31	
			2	1,058.65	268.66	1,327.31	
			3	1,058.65	268.66	1,327.31	
			4	1,058.65	268.66	1,327.31	
Ground/Ground/430		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
Ground/Ground/431		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
Ground/Ground/432		20	1	846.92	214.93	1,061.85	
			2	846.92	214.93	1,061.85	
			3	846.92	214.93	1,061.85	
			4	846.92	214.93	1,061.85	
Ground/Ground/433		28	1	1,185.69	300.90	1,486.59	
			2	1,185.69	300.90	1,486.59	
			3	1,185.69	300.90	1,486.59	
			4	1,185.69	300.90	1,486.59	
		10000		1,693,843.81	429,851.51	2,123,695.32	

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS

as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days	61 to 90 days (From Due Date)	91+ days	Total
A/Level 1/12	12	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 1/13	13	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 1/14	14	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 1/15	15	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 1/16	16	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 2/17	17	Contrib	Nil	0.00	0.00	0.00	(11.82)	(11.82)
A/Level 2/18	18	Contrib	Nil	0.00	0.00	0.00	21.71	21.71
A/Level 2/19	19	Contrib	Level 3	155.84	120.40	337.21	17,309.46	17,922.91
A/Level 2/20	20	Contrib	Nil	0.00	0.00	0.00	(1,588.93)	(1,588.93)
A/Level 2/21	21	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 2/22	22	Contrib	Nil	0.00	0.00	0.00	58.04	58.04
A/Level 2/23	23	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 2/24	24	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 2/25	25	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 2/26	26	Contrib	Nil	0.00	0.00	0.00	12.56	12.56
A/Level 2/27	27	Contrib	Level 1	44.00	0.00	0.00	(44.00)	0.00
A/Level 2/28	28	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 2/29	29	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 3/36	36	Contrib	Nil	0.31	0.31	0.31	45.21	46.14
A/Level 3/37	37	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 3/38	38	Contrib	Nil	0.32	0.32	0.32	90.44	91.40
A/Level 3/39	39	Contrib	Nil	0.08	0.08	0.08	11.31	11.55
A/Level 3/40	40	Contrib	Level 1	44.00	0.00	0.00	1,694.39	1,738.39
A/Level 3/41	41	Contrib	Nil	0.00	0.00	0.00	58.04	58.04
A/Level 3/42	42	Contrib	Level 1	44.00	0.00	0.00	11,429.83	11,473.83
A/Level 3/43	43	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 3/44	44	Contrib	Level 3	25.12	25.12	25.12	3,903.57	3,978.93
A/Level 3/45	45	Contrib	Nil	0.00	0.00	0.00	(0.67)	(0.67)
A/Level 3/46	46	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 3/47	47	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 3/48	48	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 4/55	55	Contrib	Nil	0.00	0.00	0.00	44.00	44.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 4/56	56	Contrib	Nil	0.00	0.00	0.00	7,820.53	7,820.53
A/Level 4/57	57	Contrib	Nil	0.00	0.00	0.00	(1,727.03)	(1,727.03)
A/Level 4/58	58	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 4/59	59	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 4/60	60	Contrib	Nil	0.00	0.00	0.00	58.78	58.78
A/Level 4/61	61	Contrib	Nil	0.00	0.00	0.00	23.79	23.79
A/Level 4/62	62	Contrib	Nil	0.00	0.00	0.00	100.56	100.56
A/Level 4/63	63	Contrib	Nil	0.00	0.00	0.00	(1,800.00)	(1,800.00)
A/Level 4/64	64	Contrib	Nil	0.00	0.00	0.00	(1,800.78)	(1,800.78)
A/Level 4/65	65	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/71	71	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/72	72	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/73	73	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/74	74	Contrib	Nil	0.00	0.00	0.00	56.56	56.56
A/Level 5/75	75	Contrib	Nil	0.00	390.00	0.00	(395.56)	(5.56)
A/Level 5/76	76	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/77	77	Contrib	Nil	0.00	0.00	0.00	(0.10)	(0.10)
A/Level 5/78	78	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/79	79	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 5/80	80	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/81	81	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/82	82	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/83	83	Contrib	Nil	0.00	0.00	0.00	0.05	0.05
A/Level 6/84	84	Contrib	Nil	0.00	0.00	0.00	(288.00)	(288.00)
A/Level 6/85	85	Contrib	Level 3	58.48	58.48	67.23	12,891.82	13,076.01
A/Level 6/86	86	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 6/87	87	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/88	88	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/89	89	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/90	90	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 6/91	91	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/92	92	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 7/93	93	Contrib	Nil	0.00	0.00	0.00	(0.07)	(0.07)
A/Level 7/94	94	Contrib	Nil	0.00	0.00	0.00	(1,800.78)	(1,800.78)
A/Level 7/95	95	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 7/96	96	Contrib	Nil	0.00	0.00	0.00	55.08	55.08
A/Level 7/97	97	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/98	98	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/99	99	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/100	100	Contrib	Nil	0.42	0.42	44.00	59.52	104.36
A/Level 7/101	101	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 7/102	102	Contrib	Level 1	44.00	0.00	0.00	9,107.52	9,151.52
A/Level 8/103	103	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 8/104	104	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 8/105	105	Contrib	Nil	0.00	0.00	0.00	294.62	294.62
A/Level 8/106	106	Contrib	Nil	0.00	0.00	0.00	(2,418.42)	(2,418.42)
A/Level 8/107	107	Contrib	Nil	0.00	0.00	0.00	88.00	88.00
A/Level 8/108	108	Contrib	Nil	133.33	44.00	190.00	(234.00)	133.33
A/Level 8/109	109	Contrib	Nil	0.00	0.00	0.00	(5.22)	(5.22)
A/Level 8/110	110	Contrib	Level 1	44.00	0.00	0.00	1,324.16	1,368.16
A/Level 8/111	111	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 8/112	112	Contrib	Level 3	32.52	32.52	32.52	4,918.14	5,015.70
A/Level 8/113	113	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/114	114	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/115	115	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/116	116	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/117	117	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/118	118	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/119	119	Contrib	Level 3	11.11	11.11	11.11	1,780.69	1,814.02
A/Level 9/120	120	Contrib	Nil	0.00	0.00	0.00	(1,801.18)	(1,801.18)
A/Level 9/121	121	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 9/122	122	Contrib	Nil	0.00	0.00	0.00	60.26	60.26
A/Level 9/123	123	Contrib	Nil	0.00	0.00	0.00	(44.00)	(44.00)
A/Level 9/124	124	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 10/125	125	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 10/126	126	Contrib	Nil	0.00	0.00	0.00	(110.00)	(110.00)
A/Level 10/127	127	Contrib	Level 3	0.00	0.00	0.00	176.00	176.00
A/Level 10/128	128	Contrib	Nil	88.00	0.00	0.00	0.00	88.00
A/Level 10/129	129	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 10/130	130	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
A/Level 10/131	131	Contrib	Nil	0.00	0.00	0.00	(25.38)	(25.38)
A/Level 10/132	132	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 10/133	133	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 10/134	134	Contrib	Level 1	92.99	48.99	48.99	10,298.78	10,489.75
A/Level 10/135	135	Contrib	Level 3	0.15	0.15	0.15	197.57	198.02
A/Level 11/136	136	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/137	137	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/138	138	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/139	139	Contrib	Nil	0.00	0.00	0.00	43.21	43.21
A/Level 11/140	140	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/141	141	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
A/Level 142	142	Contrib	Nil	0.00	0.00	0.00	(1,680.00)	(1,680.00)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
11/142								
A/Level 11/143	143	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 11/144	144	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 11/145	145	Contrib	Level 3	34.29	34.29	34.29	8,521.10	8,623.97
A/Level 11/146	146	Contrib	Nil	0.00	0.00	0.00	(1,264.16)	(1,264.16)
A/Level 12/147	147	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/148	148	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/149	149	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/150	150	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/151	151	Contrib	Nil	0.00	0.00	0.00	58.58	58.58
A/Level 12/152	152	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/153	153	Contrib	Nil	0.00	0.00	0.00	(946.55)	(946.55)
A/Level 12/154	154	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 12/155	155	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/156	156	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 12/157	157	Contrib	Level 3	21.42	21.42	21.42	3,290.76	3,355.02
A/Level 13/158	158	Contrib	Nil	0.00	0.00	0.27	(2,754.40)	(2,754.13)
A/Level 13/159	159	Contrib	Nil	0.00	0.00	0.00	(2,754.13)	(2,754.13)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 13/160	160	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 13/161	161	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 13/162	162	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 13/163	163	Contrib	Nil	44.00	0.00	0.00	(44.00)	0.00
A/Level 13/164	164	Contrib	Nil	0.00	0.00	0.00	1,951.17	1,951.17
A/Level 13/165	165	Contrib	Nil	0.00	0.00	0.00	(0.02)	(0.02)
A/Level 13/166	166	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 13/167	167	Contrib	Nil	0.00	0.00	0.00	105.73	105.73
A/Level 14/168	168	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 14/169	169	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 14/170	170	Contrib	Nil	0.00	0.00	0.00	88.00	88.00
A/Level 14/171	171	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 14/172	172	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 14/173	173	Contrib	Level 3	56.71	56.71	56.71	12,456.57	12,626.70
A/Level 14/174	174	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 14/175	175	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 14/176	176	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 177	177	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
14/177								
A/Level 14/178	178	Contrib	Level 1	66.95	32.41	32.41	3,226.27	3,358.04
A/Level 15/179	179	Contrib	Nil	0.00	0.00	0.00	1,951.24	1,951.24
A/Level 15/180	180	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 15/181	181	Contrib	Level 3	0.00	0.00	0.00	7,190.18	7,190.18
A/Level 15/182	182	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 15/183	183	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/184	184	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/185	185	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/186	186	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/187	187	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/188	188	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/189	189	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 15/190	190	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/191	191	Contrib	Nil	44.00	0.00	0.00	(44.00)	0.00
A/Level 16/192	192	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/193	193	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/194	194	Contrib	Nil	0.00	0.00	0.00	(1.65)	(1.65)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 16/195	195	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/196	196	Contrib	Nil	45.00	0.00	0.00	(0.44)	44.56
A/Level 16/197	197	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/198	198	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/199	199	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 16/200	200	Contrib	Nil	0.00	0.00	0.00	86.28	86.28
A/Level 16/201	201	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/202	202	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/203	203	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/204	204	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/205	205	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/206	206	Contrib	Level 3	40.14	38.76	38.76	9,384.93	9,502.59
A/Level 17/207	207	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 17/208	208	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 17/209	209	Contrib	Nil	0.00	0.00	0.00	(4,184.34)	(4,184.34)
A/Level 17/210	210	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 17/211	211	Contrib	Nil	0.00	88.00	0.00	0.00	88.00
A/Level 17/212	212	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
17/212								
A/Level 18/213	213	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/214	214	Contrib	Nil	0.00	0.00	0.00	(0.80)	(0.80)
A/Level 18/215	215	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/216	216	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/217	217	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/218	218	Contrib	Nil	0.00	0.00	0.00	61.73	61.73
A/Level 18/219	219	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 18/220	220	Contrib	Level 3	0.00	40.89	61.58	12,811.86	12,914.33
A/Level 18/221	221	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/222	222	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 18/223	223	Contrib	Nil	0.00	0.00	0.00	1,049.51	1,049.51
A/Level 19/224	224	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 19/225	225	Contrib	Nil	44.00	0.00	0.00	(44.00)	0.00
A/Level 19/226	226	Contrib	Level 3	31.31	31.31	37.39	4,128.29	4,228.30
A/Level 19/227	227	Contrib	Nil	0.00	0.00	0.00	(5,700.00)	(5,700.00)
A/Level 19/228	228	Contrib	Nil	0.00	0.00	0.00	198.00	198.00
A/Level 19/229	229	Contrib	Nil	20.69	20.69	20.69	(62.07)	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 19/230	230	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 19/231	231	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 19/232	232	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Level 20/233	233	Contrib	Nil	0.00	0.00	0.00	(2,571.98)	(2,571.98)
A/Level 20/234	234	Contrib	Nil	0.00	0.00	0.00	(5,216.85)	(5,216.85)
A/Level 20/235	235	Contrib	Nil	0.00	0.00	0.00	(1,500.00)	(1,500.00)
A/Level 20/236	236	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Level 20/237	237	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
A/Ground Flo/1	1	Contrib	Nil	0.00	0.00	0.00	46.18	46.18
A/Ground Flo/2	2	Contrib	Nil	0.00	0.00	0.00	(4.79)	(4.79)
A/Ground Flo/3	3	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
A/Ground Flo/4	4	Contrib	Nil	0.00	0.00	0.00	0.35	0.35
A/Ground Flo/5	5	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 2/30	30	Contrib	Nil	0.00	0.00	0.00	56.56	56.56
B/Level 2/31	31	Contrib	Level 3	87.33	77.96	67.14	14,657.74	14,890.17
B/Level 2/32	32	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 2/33	33	Contrib	Nil	0.00	0.00	0.00	(227.58)	(227.58)
B/Level 2/34	34	Contrib	Nil	0.00	0.00	0.00	(1,987.44)	(1,987.44)
B/Level 2/35	35	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 3/49	49	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 3/50	50	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 3/51	51	Contrib	Nil	0.00	0.00	0.00	44.00	44.00

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 3/52	52	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 3/53	53	Contrib	Nil	0.00	0.00	0.00	3,731.52	3,731.52
B/Level 3/54	54	Contrib	Nil	0.00	0.00	0.00	56.56	56.56
B/Level 4/66	66	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 4/67	67	Contrib	Nil	0.00	0.00	0.00	(3.00)	(3.00)
B/Level 4/68	68	Contrib	Nil	0.00	0.00	0.66	(0.66)	0.00
B/Level 4/69	69	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 4/70	70	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 5/238	238	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 5/239	239	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 5/240	240	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 5/241	241	Contrib	Nil	0.00	0.00	0.00	59.52	59.52
B/Level 5/242	242	Contrib	Nil	0.01	0.01	0.01	90.05	90.08
B/Level 5/243	243	Contrib	Nil	0.00	0.00	0.00	0.16	0.16
B/Level 5/244	244	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 5/245	245	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 5/246	246	Contrib	Nil	20.98	20.98	20.98	3,049.05	3,111.99
B/Level 5/247	247	Contrib	Nil	0.00	0.00	0.00	490.88	490.88
B/Level 6/248	248	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 6/249	249	Contrib	Nil	0.00	0.00	0.00	13.64	13.64
B/Level 6/250	250	Contrib	Level 3	16.25	16.25	16.25	2,505.90	2,554.65
B/Level 6/251	251	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 6/252	252	Contrib	Nil	0.00	0.00	0.00	(1,400.00)	(1,400.00)
B/Level 6/253	253	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 6/254	254	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 6/255	255	Contrib	Nil	0.00	0.00	0.00	(1,680.00)	(1,680.00)
B/Level 6/256	256	Contrib	Nil	0.00	0.00	0.00	1.40	1.40
B/Level 6/257	257	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 6/258	258	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 7/259	259	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/260	260	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/261	261	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 7/262	262	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/263	263	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/264	264	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 7/265	265	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 7/266	266	Contrib	Nil	0.00	5.34	5.69	(212.35)	(201.32)
B/Level 7/267	267	Contrib	Nil	6.37	9.09	11.80	792.29	819.55
B/Level 7/268	268	Contrib	Nil	0.00	0.00	0.00	(1,198.44)	(1,198.44)
B/Level 7/269	269	Contrib	Nil	0.00	44.00	0.00	(44.65)	(0.65)
B/Level 8/270	270	Contrib	Nil	0.00	0.00	0.00	(1,000.00)	(1,000.00)
B/Level 8/271	271	Contrib	Nil	38.42	38.42	38.42	5,604.31	5,719.57
B/Level 8/272	272	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 8/273	273	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 8/274	274	Contrib	Nil	0.00	0.00	0.00	(1.56)	(1.56)
B/Level 8/275	275	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 8/276	276	Contrib	Nil	0.00	0.00	0.00	(0.04)	(0.04)
B/Level 8/277	277	Contrib	Nil	0.00	6.85	7.19	(215.58)	(201.54)
B/Level 8/278	278	Contrib	Nil	0.00	0.00	0.00	(88.00)	(88.00)
B/Level 8/279	279	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 8/280	280	Contrib	Nil	0.00	0.00	0.00	(2,125.00)	(2,125.00)
B/Level 9/281	281	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/282	282	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/283	283	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/284	284	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/285	285	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 9/286	286	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/287	287	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/288	288	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 9/289	289	Contrib	Nil	0.00	0.00	0.00	16.25	16.25
B/Level 9/290	290	Contrib	Nil	0.00	0.00	0.00	(1,906.71)	(1,906.71)
B/Level 9/291	291	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 10/292	292	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level	293	Contrib	Nil	0.00	0.00	0.00	(1,939.86)	(1,939.86)

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
10/293								
B/Level 10/294	294	Contrib	Nil	0.00	0.00	0.00	111.47	111.47
B/Level 10/295	295	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 10/296	296	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 10/297	297	Contrib	Nil	0.00	0.00	0.00	(640.00)	(640.00)
B/Level 10/298	298	Contrib	Nil	0.00	0.00	0.00	(136.78)	(136.78)
B/Level 10/299	299	Contrib	Nil	0.00	0.00	0.00	55.82	55.82
B/Level 10/300	300	Contrib	Level 1	108.44	64.44	90.52	12,659.70	12,923.10
B/Level 10/301	301	Contrib	Level 3	26.60	26.60	26.60	4,055.92	4,135.72
B/Level 10/302	302	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 11/303	303	Contrib	Level 1	0.00	0.00	0.00	5,164.16	5,164.16
B/Level 11/304	304	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 11/305	305	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 11/306	306	Contrib	Nil	0.00	0.00	0.00	60.26	60.26
B/Level 11/307	307	Contrib	Level 1	44.00	0.00	0.00	3,050.91	3,094.91
B/Level 11/308	308	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 11/309	309	Contrib	Nil	0.00	0.00	0.00	(1,009.37)	(1,009.37)
B/Level 11/310	310	Contrib	Nil	0.00	0.00	0.00	(1,682.95)	(1,682.95)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 11/311	311	Contrib	Level 1	107.82	63.82	63.82	12,998.46	13,233.92
B/Level 11/312	312	Contrib	Level 1	44.00	0.00	0.00	3,813.42	3,857.42
B/Level 11/313	313	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/314	314	Contrib	Level 3	0.12	0.12	0.12	193.85	194.21
B/Level 12/315	315	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/316	316	Contrib	Level 1	44.00	0.00	0.00	12,763.24	12,807.24
B/Level 12/317	317	Contrib	Nil	0.00	0.00	0.00	60.26	60.26
B/Level 12/318	318	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/319	319	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/320	320	Contrib	Nil	0.00	0.00	0.00	88.00	88.00
B/Level 12/321	321	Contrib	Nil	0.00	0.00	0.00	(1,800.78)	(1,800.78)
B/Level 12/322	322	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 12/323	323	Contrib	Nil	0.00	0.00	0.00	(268.84)	(268.84)
B/Level 12/324	324	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 13/325	325	Contrib	Level 3	0.00	0.00	0.00	167.46	167.46
B/Level 13/326	326	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 13/327	327	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 13/328	328	Contrib	Nil	0.00	0.00	0.00	60.99	60.99

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
13/328								
B/Level 13/329	329	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 13/330	330	Contrib	Nil	0.00	0.00	0.00	(14.68)	(14.68)
B/Level 13/331	331	Contrib	Nil	0.00	0.00	0.00	2,453.34	2,453.34
B/Level 13/332	332	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 13/333	333	Contrib	Level 3	132.00	44.00	0.00	2,436.35	2,612.35
B/Level 13/334	334	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 13/335	335	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 14/336	336	Contrib	Nil	0.00	0.00	0.00	(2,200.92)	(2,200.92)
B/Level 14/337	337	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 14/338	338	Contrib	Nil	0.00	0.00	0.00	3.60	3.60
B/Level 14/339	339	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 14/340	340	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 14/341	341	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 14/342	342	Contrib	Nil	0.14	0.14	0.14	20.28	20.70
B/Level 14/343	343	Contrib	Nil	0.00	0.00	1,731.66	(1,731.66)	0.00
B/Level 14/344	344	Contrib	Level 1	60.99	16.99	16.99	2,470.33	2,565.30
B/Level 14/345	345	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 14/346	346	Contrib	Nil	62.47	18.47	18.47	(99.41)	0.00
B/Level 15/347	347	Contrib	Nil	0.00	0.00	0.00	1,587.76	1,587.76
B/Level 15/348	348	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 15/349	349	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 15/350	350	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 15/351	351	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 15/352	352	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 15/353	353	Contrib	Nil	0.00	0.00	0.00	43.97	43.97
B/Level 15/354	354	Contrib	Level 3	0.00	0.00	0.00	9,587.08	9,587.08
B/Level 15/355	355	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 15/356	356	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 15/357	357	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 16/358	358	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 16/359	359	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 16/360	360	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 16/361	361	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 16/362	362	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level	363	Contrib	Nil	90.52	98.94	98.01	15,558.27	15,845.74

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
16/363								
B/Level 16/364	364	Contrib	Level 3	106.53	106.53	120.90	20,734.77	21,068.73
B/Level 16/365	365	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 16/366	366	Contrib	Nil	0.00	0.00	0.00	16.99	16.99
B/Level 16/367	367	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 16/368	368	Contrib	Nil	0.00	0.00	0.00	(44.00)	(44.00)
B/Level 17/369	369	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 17/370	370	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 17/371	371	Contrib	Level 3	0.00	0.00	0.00	1,500.00	1,500.00
B/Level 17/372	372	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 17/373	373	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 17/374	374	Contrib	Level 1	44.00	0.00	0.00	8,326.16	8,370.16
B/Level 17/375	375	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 17/376	376	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 17/377	377	Contrib	Level 1	44.00	0.00	0.00	8,260.08	8,304.08
B/Level 17/378	378	Contrib	Nil	0.00	14.78	14.78	117.56	147.12
B/Level 17/379	379	Contrib	Nil	0.00	0.00	332.00	(332.00)	0.00
B/Level 18/380	380	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 18/381	381	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/382	382	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/383	383	Contrib	Nil	0.00	0.00	0.00	60.99	60.99
B/Level 18/384	384	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/385	385	Contrib	Level 1	58.77	14.77	14.77	2,147.56	2,235.87
B/Level 18/386	386	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/387	387	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/388	388	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/389	389	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 18/390	390	Contrib	Level 3	0.00	0.00	0.00	12,910.26	12,910.26
B/Level 19/391	391	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 19/392	392	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 19/393	393	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 19/394	394	Contrib	Nil	0.00	0.00	0.00	61.73	61.73
B/Level 19/395	395	Contrib	Level 2	88.00	0.00	0.00	1,040.00	1,128.00
B/Level 19/396	396	Contrib	Nil	0.00	0.00	0.00	(4,237.12)	(4,237.12)
B/Level 19/397	397	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level	398	Contrib	Nil	0.00	44.09	13.39	(13.48)	44.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
19/398								
B/Level 19/399	399	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 19/400	400	Contrib	Nil	0.00	0.00	0.00	(1,876.12)	(1,876.12)
B/Level 19/401	401	Contrib	Level 3	105.92	99.71	101.04	19,160.74	19,467.41
B/Level 20/402	402	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 20/403	403	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/404	404	Contrib	Nil	0.00	0.00	0.00	61.19	61.19
B/Level 20/405	405	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 20/406	406	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/407	407	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/408	408	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/409	409	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 20/410	410	Contrib	Nil	0.00	0.00	0.00	58.78	58.78
B/Level 20/411	411	Contrib	Level 3	29.67	29.67	29.67	7,855.81	7,944.82
B/Level 20/412	412	Contrib	Nil	0.00	0.00	0.00	88.00	88.00
B/Level 21/413	413	Contrib	Level 3	0.14	0.14	0.14	196.83	197.25
B/Level 21/414	414	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 21/415	415	Contrib	Nil	0.00	0.00	0.00	44.00	44.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 21/416	416	Contrib	Nil	0.00	0.00	0.00	61.73	61.73
B/Level 21/417	417	Contrib	Level 3	82.08	82.08	82.08	16,174.95	16,421.19
B/Level 21/418	418	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 21/419	419	Contrib	Nil	0.00	0.00	0.00	19.95	19.95
B/Level 21/420	420	Contrib	Nil	0.00	0.00	0.00	(0.11)	(0.11)
B/Level 21/421	421	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
B/Level 22/422	422	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 22/423	423	Contrib	Nil	0.87	0.87	41.37	82.74	125.85
B/Level 22/424	424	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 22/425	425	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Level 22/426	426	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Ground Flo/6	6	Contrib	Level 2	44.00	0.00	0.00	1,843.73	1,887.73
B/Ground Flo/7	7	Contrib	Nil	0.00	0.00	0.00	19.95	19.95
B/Ground Flo/8	8	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
B/Ground Flo/9	9	Contrib	Nil	0.08	0.08	0.08	11.95	12.19
B/Ground Flo/10	10	Contrib	Level 1	0.00	0.00	0.00	1,647.42	1,647.42
B/Ground Flo/11	11	Contrib	Nil	0.00	0.00	0.00	(2,000.00)	(2,000.00)
Ground/Groun	427	Contrib	Nil	0.00	0.00	0.00	0.00	0.00

Aged Debtors (Items in () equals credit)

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1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
d/427								
Ground/Groun d/428	428	Contrib	Nil	0.00	0.00	0.00	(44.00)	(44.00)
Ground/Groun d/429	429	Contrib	Level 3	0.00	0.00	0.00	5,025.16	5,025.16
Ground/Groun d/430	430	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
Ground/Groun d/431	431	Contrib	Nil	0.00	0.00	0.00	0.00	0.00
Ground/Groun d/432	432	Contrib	Nil	0.00	0.00	0.00	44.00	44.00
Ground/Groun d/433	433	Contrib	Nil	0.00	0.00	0.00	64.69	64.69
Contrib Total				\$ 2,761.70	2,041.52	4,025.25	306,314.11	315,142.58

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
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AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
		Sundry		0.00	0.00	0.00	135.00	135.00
		Sundry		0.00	0.00	0.00	0.00	0.00
		Sundry		0.00	332.00	0.00	0.00	332.00
		Sundry		0.00	0.00	0.00	332.00	332.00
		Sundry		0.00	0.00	0.00	121.00	121.00
		Sundry		332.00	0.00	0.00	0.00	332.00
		Sundry		0.00	0.00	0.00	117.00	117.00
		Sundry		0.00	0.00	(1,731.66)	0.00	(1,731.66)
		Sundry		0.00	332.00	0.00	332.00	664.00
		Sundry		0.00	0.00	0.00	110.00	110.00
		Sundry		0.00	0.00	0.00	121.00	121.00
		Sundry		0.00	0.00	0.00	430.00	430.00
A/Level 1/13	13	Sundry		0.00	0.00	0.00	110.00	110.00
A/Level 1/14	14	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 1/15	15	Sundry		0.00	0.00	0.00	350.90	350.90
A/Level 2/21	21	Sundry		0.00	0.00	0.00	175.90	175.90
A/Level 2/23	23	Sundry		0.00	0.00	0.00	155.00	155.00
A/Level 3/36	36	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 3/43	43	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 4/56	56	Sundry		0.00	0.00	0.00	615.90	615.90
A/Level 4/58	58	Sundry		0.00	0.00	0.00	462.00	462.00
A/Level 4/60	60	Sundry		0.00	0.00	0.00	2,070.93	2,070.93
A/Level 4/65	65	Sundry		0.00	0.00	0.00	90.00	90.00
A/Level 5/71	71	Sundry		0.00	0.00	0.00	200.00	200.00
A/Level 5/72	72	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 5/73	73	Sundry		0.00	0.00	0.00	119.00	119.00
A/Level 5/74	74	Sundry		0.00	0.00	0.00	324.50	324.50
A/Level 5/77	77	Sundry		0.00	0.00	0.00	180.00	180.00
A/Level 5/80	80	Sundry		0.00	0.00	0.00	310.00	310.00
A/Level 6/84	84	Sundry		0.00	0.00	0.00	1,714.50	1,714.50
A/Level 6/85	85	Sundry		0.00	0.00	0.00	350.90	350.90
A/Level 6/89	89	Sundry		0.00	0.00	0.00	130.90	130.90

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 7/92	92	Sundry		0.00	0.00	0.00	220.00	220.00
A/Level 7/95	95	Sundry		0.00	0.00	0.00	29.00	29.00
A/Level 7/98	98	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 8/108	108	Sundry		45.00	0.00	0.00	0.00	45.00
A/Level 9/115	115	Sundry		0.00	0.00	0.00	339.00	339.00
A/Level 9/116	116	Sundry		45.00	0.00	0.00	0.00	45.00
A/Level 9/117	117	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 10/125	125	Sundry		0.00	0.00	0.00	240.90	240.90
A/Level 10/128	128	Sundry		0.00	0.00	0.00	220.00	220.00
A/Level 10/130	130	Sundry		90.00	0.00	0.00	0.00	90.00
A/Level 10/131	131	Sundry		0.00	0.00	0.00	110.00	110.00
A/Level 11/139	139	Sundry		0.00	0.00	0.00	0.00	0.00
A/Level 11/140	140	Sundry		0.00	0.00	0.00	135.00	135.00
A/Level 11/142	142	Sundry		0.00	0.00	0.00	352.00	352.00
A/Level 11/145	145	Sundry		45.00	0.00	0.00	0.00	45.00
A/Level 12/147	147	Sundry		0.00	0.00	0.00	110.00	110.00
A/Level 12/152	152	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 12/156	156	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 13/163	163	Sundry		0.00	0.00	0.00	488.95	488.95
A/Level 13/165	165	Sundry		0.00	0.00	0.00	1,640.00	1,640.00
A/Level 14/171	171	Sundry		0.00	0.00	0.00	0.00	0.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
A/Level 15/181	181	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 15/190	190	Sundry		0.00	0.00	0.00	24,986.33	24,986.33
A/Level 16/196	196	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 17/203	203	Sundry		0.00	0.00	0.00	130.90	130.90
A/Level 17/204	204	Sundry		0.00	0.00	0.00	135.00	135.00
A/Level 18/215	215	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 18/219	219	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 18/222	222	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 19/224	224	Sundry		0.00	0.00	0.00	45.00	45.00
A/Level 19/226	226	Sundry		0.00	0.00	0.00	110.00	110.00
A/Level 20/235	235	Sundry		0.00	0.00	0.00	308.00	308.00
A/Ground Flo/2	2	Sundry		0.00	0.00	0.00	225.00	225.00
A/Ground Flo/4	4	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 2/33	33	Sundry		0.00	0.00	0.00	0.00	0.00
B/Level 3/53	53	Sundry		0.00	0.00	0.00	90.00	90.00
B/Level 3/54	54	Sundry		0.00	0.00	0.00	240.90	240.90
B/Level 4/66	66	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 5/239	239	Sundry		0.00	0.00	0.00	90.00	90.00
B/Level 5/242	242	Sundry		0.00	0.00	0.00	0.00	0.00
B/Level 5/247	247	Sundry		0.00	0.00	0.00	28.05	28.05
B/Level 6/249	249	Sundry		0.00	0.00	0.00	187.00	187.00
B/Level 6/251	251	Sundry		0.00	0.00	0.00	110.00	110.00

Aged Debtors (Items in () equals credit)

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 7/260	260	Sundry		0.00	0.00	0.00	4,560.21	4,560.21
B/Level 7/262	262	Sundry		0.00	0.00	0.00	8,179.00	8,179.00
B/Level 7/267	267	Sundry		0.00	0.00	0.00	384.00	384.00
B/Level 7/268	268	Sundry		0.00	0.00	0.00	175.90	175.90
B/Level 8/273	273	Sundry		0.00	0.00	0.00	119.00	119.00
B/Level 8/278	278	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 9/281	281	Sundry		0.00	0.00	0.00	130.90	130.90
B/Level 9/286	286	Sundry		0.00	0.00	0.00	1,078.00	1,078.00
B/Level 10/292	292	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 10/294	294	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 10/297	297	Sundry		0.00	0.00	0.00	126.62	126.62
B/Level 10/300	300	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 11/306	306	Sundry		0.00	0.00	0.00	261.80	261.80
B/Level 11/312	312	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 12/319	319	Sundry		0.00	0.00	0.00	28.05	28.05
B/Level 12/324	324	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 13/330	330	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 13/331	331	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 14/341	341	Sundry		0.00	0.00	0.00	242.00	242.00
B/Level 14/342	342	Sundry		0.00	0.00	0.00	130.90	130.90
B/Level 14/344	344	Sundry		0.00	332.00	45.00	0.00	377.00

Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912
ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total
B/Level 14/345	345	Sundry		0.00	0.00	0.00	220.00	220.00
B/Level 15/347	347	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 15/349	349	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 15/355	355	Sundry		0.00	0.00	0.00	0.00	0.00
B/Level 16/358	358	Sundry		0.00	0.00	0.00	371.80	371.80
B/Level 16/366	366	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 17/376	376	Sundry		0.00	0.00	0.00	180.00	180.00
B/Level 17/377	377	Sundry		0.00	0.00	0.00	0.00	0.00
B/Level 17/378	378	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 17/379	379	Sundry		0.00	0.00	0.00	261.80	261.80
B/Level 18/385	385	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 18/386	386	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 18/390	390	Sundry		0.00	0.00	0.00	130.90	130.90
B/Level 19/396	396	Sundry		0.00	0.00	0.00	3,697.64	3,697.64
B/Level 19/399	399	Sundry		0.00	0.00	0.00	45.00	45.00
B/Level 20/402	402	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level 20/409	409	Sundry		0.00	0.00	0.00	110.00	110.00
B/Level	410	Sundry		0.00	0.00	0.00	110.00	110.00

Aged Debtors (Items in () equals credit)

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Owners Corporation for Plan No. 4421

1 Anthony Rolfe Avenue Gungahlin Australian Capital Territory 2912

ABN/ACN 53 119 564 320

AGED DEBTORS (continued) as at 30th July 2025 (Excludes Unpresented Transactions)

Building / Floor / Unit No.	Unit	Type	Debtor Level	1 to 30 days	31 to 60 days (From Due Date)	61 to 90 days	91+ days	Total	
20/410									
B/Level 20/411	411	Sundry		0.00	0.00	0.00	1,355.00	1,355.00	
B/Level 20/412	412	Sundry		0.00	0.00	0.00	130.90	130.90	
B/Level 21/415	415	Sundry		0.00	0.00	0.00	395.90	395.90	
B/Level 21/418	418	Sundry		0.00	0.00	0.00	198.00	198.00	
B/Level 21/419	419	Sundry		0.00	0.00	0.00	45.00	45.00	
B/Level 21/421	421	Sundry		90.00	0.00	0.00	0.00	90.00	
B/Ground Flo/6	6	Sundry		0.00	0.00	0.00	680.90	680.90	
Ground/Groun d/432	432	Sundry		0.00	0.00	0.00	90.00	90.00	
Ground/Groun d/433	433	Sundry		0.00	0.00	0.00	0.00	0.00	
Sundry Total				\$	647.00	996.00	(1,686.66)	65,003.68	64,960.02
This report is gross of GST									
Grand Total				\$	3,408.70	3,037.52	2,338.59	371,317.79	380,102.60

STRATA MANAGEMENT AGREEMENT

THE OWNERS – UNITS PLAN NO. 4421 ABN 53 119 564 320		“INFINITY TOWERS” Address: 1 Anthony Rolfe Avenue, Gungahlin ACT 2912
NAME OF AGENT: FIRST CHOICE STRATA PTY LTD ABN 65 639 897 368		Address PO Box 479 DICKSON ACT 2602
Telephone: 6241 4000		Email: info@firstchoicestrata.com
PARTICULARS:		
Commencement Date	TBA 2025	
Initial Term	Three (3) Years (36 months)	
Management Fee	\$195,200 per annum, inclusive of GST.	
Agreed Services	Services set out in Schedule A to this Agreement.	
Additional Services	Services set out in Schedule B to this Agreement.	
Additional Services Fees	Fees as set out in Schedule C to this Agreement	
Units Plan	Means Units Plan 4421	
Payment Method	Monthly in advance	
Fee Review Method	4.5% per annum	
Limit of Expenditure	\$2,000.00	
EXECUTED BY:		
Owners Corporation		
The common seal of the Owners Corporation was affixed on _____ in the presence of the following persons authorised in accordance with the rules of the Owners Corporation:		
Signature	Signature	
Name	Name	
Position	Position	
Agent		
Executed by _____ in accordance with Section 127 of the Corporations Act 2001:		
Signature of a Director	Signature of director/company secretary	
Name of Director	Name of director/secretary	
SERVICE: The Owners Corporation acknowledges receipt of a copy of this Agreement within 48 hours of execution by the Owner's Corporation.		
Name of Signatory (print name)	Signature	



1 DEFINITIONS

In this Agreement:

Act means the *Unit Titles Act 2001* (ACT).

Additional Services means the services set out in Schedule B to this Agreement.

Agreement means this agreement and includes any annexure or schedule to it.

Common Property means that part of the Units Plan which comprises the common property as defined in section 13 of the Act.

GST Act means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

GST has the meaning given to it in the GST Act.

Management Act means the *Unit Titles (Management) Act 2011* (ACT).

Non-Standard Work means any work which is not Standard Work.

Standard Work means:

- a) construction work where there is no requirement to work above 3 metres, including but not limited to the replacement of roofing and guttering;
- b) general maintenance works, including but not limited to: lawn mowing; gardening; window cleaning (below 3 metres); and painting;
- c) minor maintenance repairs, including but not limited to: repair and replacement of leaking pipes; replacing pavers and tiles; and lock replacement and repair;
- d) annual inspection, notifications and maintenance required for essential fire safety equipment;
- e) pest management treatments (excluding fumigation);
- f) lift, travelator or escalator maintenance; and
- g) renewal of plant registrations in accordance with the requirements of the WHS Act and WHS Regulation, provided however:
 - a) if any of these works require a principal contractor (as defined under the WHS Act and WHS Regulation to be appointed then the works will be considered to be Non-Standard Work; and
 - b) if there is any inconsistency between Standard Work and Non-Standard Work, the work will be interpreted as Non-Standard Work.

WHS Act means the *Work Health & Safety Act 2011* (ACT).

WHS Regulation means the *Work Health & Safety Regulation 2001* (ACT).

2 WARRANTIES AND ACKNOWLEDGEMENT

- h) The Owners Corporation warrants that it has resolved and had authority to enter into the Agreement.
- i) The Agent warrants that the Agent holds a real estate agent's licence under the *Agents Act 2003* (ACT) and the licence will be maintained while the Agreement is in force.

3 APPOINTMENT OF THE AGENT

The Owners Corporation appoints the Agent, and the Agent accepts the appointment, to perform the Agreed Services and any Additional Services which may be agreed to by the Agent, on the terms and conditions set out in this Agreement.

4 TERM OF APPOINTMENT

Upon the expiry of the Initial Term and each subsequent term, this Agreement will automatically be extended for a further 12 month period, up to a maximum term of three years, unless terminated in accordance with either clause 9 or clause 10.

5 DUTIES OF THE AGENT

- a) The Agent will use all reasonable endeavours to perform the Agreed Services in a proper and skilful manner. The Agreed Services are included in the Management Fee.
- b) The Agent may, if requested by the Owners Corporation, agree to perform the Additional Services for an additional fee as set out in Schedule C to this Agreement.
- c) In carrying out the Agreed Services, and when requested the Additional Services, the Agent will comply with and carry out all reasonable and lawful directions of the Owners Corporation.

- d) The Agent must take out and maintain public liability insurance in respect of an act or omission of the Agent in the performance of the Agreed Services and Additional Services as set out in the Management Act.

6 DUTIES OF THE OWNERS CORPORATION

The Owners Corporation will:

- a) pay the Management Fee and Additional Service Fees in accordance with clause 8;
- b) provide the Agent with copies of all documents reasonably necessary to enable the Agent to carry out the Agreed Services and Additional Services (where requested);
- c) nominate a representative to be the point of contact with the Agent and ensure, to the extent reasonably practicable, all communications are directed through that person;
- d) as and when requested by the Agent, effect all necessary service agreements for equipment normally the subject of a service agreement; and
- e) pay (or reimburse the Agent) for all disbursements including venue hire, materials and parts used or supplied, or third party contractors reasonably engaged, in carrying out the Agreed Services or Additional Services.

7 THIRD PARTY CONTRACTORS

- a) The Owners Corporation authorises the Agent to, on behalf of the Owners Corporation, engage any third party contractors reasonably necessary to provide the Agreed Services (or part of them) or, where requested, the Additional Services.
- b) Except in the case of an emergency or where the work is within the Limit of Expenditure, the Agent will obtain agreement from the Owners Corporation prior to engaging any third party contractors.
- c) The Owners Corporation agrees to reimburse the Agent for all costs associated with those third party contractors.

8 PAYMENT OF FEES

- a) The Management Fee and Additional Services Fees are payable in accordance with the Payment Method, upon receipt of a tax invoice from the Agent.
- b) The Management Fee and Additional Services Fees will be increased according to the Fee Review Method on and from each anniversary of the Commencement Date.

9 TERMINATION BY THE OWNERS CORPORATION

The Owners Corporation may terminate this Agreement:

- a) at the end of the Initial Term, by giving notice in writing not less than 3 months' prior to the end of the Initial Term to the Agent that it does not wish the Agreement to be automatically extended;
- b) immediately by notice in writing to the Agent if the Agent fails or neglects to carry out the Agreed Services or any Additional Services which it has agreed to provide and
 - i) the Owners Corporation has given notice in writing requiring the Agent to rectify the breach within 28 days; and
 - ii) the Agent has failed to rectify the breach;
- c) immediately by notice in writing to the Agent if the Agent is guilty of gross misconduct or gross negligence in the performance of the Agreed Services or any Additional Service which it has agreed to provide; or
- d) immediately by notice in writing to the Agent if the Agent has a liquidator, receiver or administrator appointed, other than where the appointment is for the purpose of reconstruction or amalgamation of its business.

10 TERMINATION BY THE AGENT

The Agent may terminate this Agreement:

- a) immediately by notice in writing to the Owners Corporation if the Owners Corporation fails or neglects to carry out its duties pursuant to clause 6 and:
 - i) the Agent has given notice in writing requiring the Owners Corporation to rectify the breach within 14 days; and
 - ii) the Owners Corporation has failed to rectify the breach;

- b) immediately by notice in writing to the Owners Corporation if the Owners Corporation fails to pay the Agent the Management Fee, Additional Services Fees or other money payable in accordance with this Agreement for 14 days after the payment is due;
- c) immediately by notice in writing to the Owners Corporation if any person applies to vary the Crown lease for the Land pursuant to section 166 of Act;
- d) immediately by notice in writing to the Owners Corporation if any person applies to cancel the Units Plan pursuant to section 160 of the Act; or
- e) at any time for no reason by giving 28 days' notice in writing to the Owners Corporation.

11 DISCLOSURE

The Agent may receive rebates, commissions or discounts from third party suppliers. All such rebates, commissions or discounts that are in place at the date of this Agreement are set out in Schedule D to this Agreement or as otherwise notified in writing to the Owners Corporation from time to time.

12 LIMITATION AND INDEMNITY

- a) The Owners Corporation acknowledges that the Agent is providing management services only and is not obliged nor qualified to provide specialised advice such as legal or accounting advice. The Agent may, as reasonably necessary and subject to instructions from the Owners Corporation, engage suitably qualified experts to provide any necessary advice.
- b) The Owners Corporation releases and indemnifies the Agent from (however caused):
 - i) any loss or damage arising out of a breach of the rules of the Owners Corporation (as defined in the Management Act), the Act, the Management Act or any other contract or law by any unit owner, tenant, visitor, invitee, licensee or contractor on the Common Property or any of the units in the Units Plan;
 - ii) any injury or death of any person on the Common Property or any of the units in the Units Plan;
 - iii) any claim made against the Agent by any third party arising out of the Agent's provision of the Agreed Services or the Additional Services; and
 - iv) any loss or damage to property of the Agent on the Common Property or any of the units in the Units Plan,

except where the loss or damage was directly caused solely by the negligence or wilful breach of this Agreement by the Agent.

13 TRANSFER

- a) The Agent cannot transfer its rights under this Agreement without the written consent of the Owners Corporation, which consent will not be unreasonably withheld, if the Agent satisfies the Owners Corporation that the proposed transferee and associates are fit and proper persons and have the qualifications, competence and expertise to perform the Agreed Services and Additional Services at a fee not greater than the current Management Fee and Additional Services Fees.
- b) The Owner's Corporation must advise the Agent of its decision whether to approve a proposed transfer within 30 days after receiving from the Agent the information reasonably necessary to make the decision.
- c) If the Owners Corporation approves the transfer, the Owners Corporation, the Agent and the transferee must enter into a transfer agreement.

14 WORK HEALTH & SAFETY

- a) The parties agree that they will each comply with their respective obligations under the WHS Act and WHS Regulation.
- b) Subject to the provisions of the WHS Act and the WHS Regulation, the appointment of the Agent by the Owner's Corporation under this Agreement does not constitute the appointment of the Agent as a principal contractor within the meaning of regulation 293 of the WHS Regulation.

15 GST

- a) Words or expressions used in this clause 15, or elsewhere in this Agreement, that are defined in the GST Act have the same meaning in this Agreement.
- b) All amounts expressed in this Agreement are exclusive of GST.
- c) If the Agent incurs a liability to pay GST in connection with a supply to the Owners Corporation pursuant to this Agreement, the fees that the Owners Corporation must pay to the Agent for that supply is increased by an amount equal to the GST liability that the Agent incurs in making the supply and that amount is payable at the same time as the fees are payable in respect of that supply before that increase.

16 NOTICES

Notices can be given by any one of the following means:

- a) by sending it by pre-paid post or delivering it by hand to the address specified in this Agreement for the party, and in either case the notice will be deemed to be received on the day following delivery that is not a weekend or a public holiday in the Australian Capital Territory; or
- b) by sending it by facsimile transmission to the facsimile number of the party, in which case the notice will be deemed to be received when the facsimile has been successfully transmitted; or
- c) by sending it by email to the email address notified by the other party, in which case the notice will be deemed to be received the day the email is sent.

SCHEDULE A – AGREED SERVICES

The following services are the Agreed Services and includes all time reasonably necessary to perform the services listed EXCEPT THAT where a service or task is specifically listed as an Additional Service in Schedule B or where a rate is specified for the service or task in Schedule C, it does not form part of the Agreed Services. The Agent will charge separately for disbursements incurred in carrying out the Agreed Services.

ACCOUNTING

- Managing the funds of the Owners Corporation, including:
 - paying invoices on behalf of Owners Corporation (eg for water charges, rates, maintenance and Agent's fees and expenses under this Agreement)
 - paying disbursements and expenses incurred in the connection with the Agent's management under this Agreement;
 - establishing and maintaining the trust account in accordance with the provisions of the *Agents Act 2003* (ACT); and
 - issuing levy notices for standard levies.
- Preparing, and (where applicable) filing, accounts and budgets, including:
 - financial statements for each executive committee meeting;
 - provide statutory reconciled accounts including balance sheet, statement of income and expenditure and levy status report;
 - financial statements and levy status report as and when reasonably required for general meetings;
 - prepare administrative fund budget and arrange for sinking fund budget; and
 - manage administrative fund and sinking fund.

INSURANCE

- Assisting the Owners Corporation in arranging insurance as required under the Management Act, including:
 - arranging, on instructions, valuations for new policies or renewals as required; and
 - obtaining quotes as requested.
- On request from the Owners Corporation, preparing and lodging routine insurance claims. Note that where preparation and lodgement of the insurance claim takes more than 15 minutes or is in excess of \$5,000.00, the claim is not routine and will be an Additional Service.

SECRETARIAL

- Maintaining the corporate register and minute book including electronic rolls.
- Providing access to the corporate register to allow for the inspection of records in accordance with section 116 of the Management Act.
- Maintaining an up to date correspondence file.
- Recording and retaining notices received by the Owners Corporation under section 115 of the Management Act.
- Maintaining and administering the use of the common seal.
- Attending to routine communication with the executive committee or unit owners via fax, email, verbal, letter etc.

MEETINGS

- Preparing and distributing notices of annual general meetings.
- Attending annual general meetings held at the Agent's premises (or other venues by agreement), including after hours' attendance except where the Units Plan consists of 15 or fewer units in which case all meetings will be held during office hours.
- Attending 10 ('Agreed Number') Executive Committee Meetings per year. Where the Units Plan consists of 15 or fewer units all executive committee meetings will be held during office hours. For larger Owners Corporations, after hours meetings can be arranged by agreement.
- Preparing and distributing minutes of annual general meetings.
- Arranging venue for meetings where necessary.
- Meetings with the Strata or Facilities Manager are to commence no earlier than 9:00 am and conclude no later than 8:30 pm Monday to Thursday, unless arrangements have been agreed to prior to the commencement of the meeting. Meetings held outside of these hours may incur an additional charge.

RULES

- Answering routine queries about rights and obligations of the Owners Corporation and individual unit owners.

REPAIRS & MAINTENANCE

- Arranging building inspections and reports.



- Arranging for appropriately qualified contractors to undertake Standard Work, routine repairs to and maintenance of the Common Property (without consent if the works are within the Limit of Expenditure).
- Advising the Owners Corporation of any correspondence, reports, enquiries or complaints regarding the Common Property. This includes advising the Owners Corporation of any matters brought to the Agent's attention regarding parts of the Common Property that are unsafe or in need of repair, but does not extend to an obligation to perform inspections of the Common Property.

SCHEDULE B – ADDITIONAL SERVICES

EXECUTIVE COMMITTEE MEETINGS

- Preparing and distributing notices of executive committee meetings.
- Attending executive committee meetings in excess of the Agreed Number of Executive Committee Meetings.
- Preparing and distributing minutes of executive committee meetings.

GENERAL MEETINGS OTHER THAN THE ANNUAL GENERAL MEETING

- Preparing and distributing notices of additional or extraordinary general meetings.
- Attending additional or extraordinary general meetings.
- Preparing and distributing minutes of additional or extraordinary general meetings.

REPAIRS AND MAINTENANCE

- Arranging building inspections and reports for non-routine maintenance and Non-Standard Work.
- Arranging (including, as directed, obtaining quotes, liaising with contractors or executing contracts) for appropriately qualified contractors to undertake non-routine repairs and maintenance and Non-Standard Work (without consent if the works are within the Limit of Expenditure).
- Attending to out of hours call outs.

INSURANCE

- Preparing and lodging non-routine insurance claims.
- Administering claims and other activities involved in minimisation of loss, liaison with loss adjustors and other related activities.

RULES

- Issuing and serving notice to comply with the rules.

ACCOUNTING

- GST related activities (including checking tax invoices, supplying ABN details and BAS preparation and lodgement).
- Additional financial reports or reports prepared to specific requirements, including providing monthly accounts paid summary.
- Preparation and lodgement of any annual tax return required by law.
- Assisting an auditor if applicable.
- monitoring and arrange recovery of levy arrears which have been outstanding for more than 30 days.
- Issuing levy notices for non-standard levies.

UNIT TITLE CERTIFICATES

- Providing unit title certificates in accordance with section 119 of the Management Act or attending to requisitions.

GENERAL

- Initiate debt recovery action for all levies which have been outstanding for more than 60 days.
- Representing the Owners Corporation in tribunal or court proceedings.
- Briefing solicitors or representing the Owners Corporation in any disputes (including mediation, adjudication, arbitration, tribunal or court proceedings).
- Briefing solicitors in relation to provision of non-dispute related advice.
- Assisting the Executive Committee in drafting, amending or reviewing the rules of the Owners Corporation as defined in the Management Act.
- Assisting the Owner's Corporation in the renewal of lease or change in units of entitlement.
- Assisting the Owner's Corporation in changing the lease purpose clause

- Any other services requested by the Owner's Corporation, which are not Agreed Services) that can be provided by the Agent.

AFTER HOURS CONTACT

- After hours contact between the hours of 5:00pm and 9:00am on 6241 4000

SCHEDULE C – ADDITIONAL SERVICES RATES

Additional Service Rates - Professional & Administration Fees*

No.	Item	Charge per unit (GST Incl)	Unit
1.	Prepare & distribute notices of Executive Committee meetings	Nil	Per owner
2.	Attend executive committee meetings (in excess of the Agreed Number of Executive Committee meetings) during office hours	\$185.00 \$185.00	First Hour Each subsequent hour
3.	Attend executive committee meetings (in excess of the Agreed Number of Executive Committee meetings) outside office hours	\$220.00 \$220.00	First Hour Each subsequent hour
4.	Prepare & distribute executive committee meeting minutes to all owners for meetings in excess of the Agreed Number of Executive Committee meetings	\$4.00	Per owner
5.	Prepare & distribute notice of general or extraordinary meeting (other than the annual general meeting)	\$4.00	Per owner
6.	Attend general or extraordinary meetings during office hours (other than the annual general meeting)	\$185.00 \$185.00	First Hour Each subsequent hour
7.	Attend general or extraordinary meetings outside office hours (other than the annual general meeting)	\$220.00 \$220.00	First hour Each subsequent hour
8.	Prepare & distribute minutes of general or extraordinary meeting (other than the annual general meeting)	\$4.00	Per owner
9.	Attending meetings with executive committee or contractors during office hours	\$185.00	Per hour or part thereof (Plus travel time) charged on a discretionary basis
10.	Attending meeting with executive committee or contractors outside office hours (weekdays)	\$295.00	Per hour or part thereof (Plus travel time)
11.	Prepare and lodge non-routine insurance claims in excess of \$5,000.00 or which take more than 15 minutes to prepare	\$165.00	Per hour charged in 15 min intervals
12.	Administering insurance claims and other activities involved in minimisation of loss, liaison with loss adjustors and other related activities.	\$165.00	Per hour charged in 15 min intervals
13.	Software Fee	\$8053.00	Charged Annually
14.	Additional financial reports or reports prepared to specific requirements	\$180.00	Per hour charged in 15 min intervals
15.	Assist auditor in providing accounts and records for audit	\$180.00	Per hour charged in 15 min intervals
16.	Issue levy notice – non-standard i.e.: special levy notice	\$4.00	Per owner
17.	Provide information to solicitors in relation to applications for mediation, adjudication and/or tribunal orders	\$195.00	Per hour charged in 15 min intervals
18.	ACT Civil & Administrative Tribunal and/or Court documentation/appearance	\$240.00	Per hour charged in 15 min intervals
19.	Assist the executive committee in drafting Rules, amendments to Rules, & Rules reviews	Nil	Per hour charged in 15 min intervals
20.	Issue non-standard communication i.e.: notice to all owners/residents, issue of house rules etc in excess of 2 per year	\$4.00	Per letter
21.	Renewal of lease or change in units of entitlement	To be negotiated	Per unit. A minimum charge of \$2,750.00 (plus costs)
22.	Change to lease purpose clause	To be negotiated	Per hour charged in 15 min intervals
23.	Adjourned/other meeting charge	\$190.00	Per hour or part thereof
24.	Attending property weekends or public holidays	\$295.00	Per hour or part thereof (plus travel time)
25.	Attending meetings weekends or public holidays	\$295.00	Per hour or part thereof (plus travel time)
26.	After hours call out	\$295.00	Per hour or part thereof (plus travel time)
27.	Lodgement of taxation return	\$385.00	Per return
28.	Lodgement of quarterly BAS	\$330.00	Per statement
29.	Attending to other GST or tax related activities	\$185.00	Per hour charged in 15 min intervals
30.	Section 119 certificates and requisitions	As directed	As directed by the regulation (paid by the applicant).
31.	Rental certificates and requisitions	As directed	As directed by the regulation (paid by the applicant).
32.	Urgency fee for certificates	\$100.00	Admin charge for urgent request
33.	Levy arrears notices (to be recharged to defaulting owner):	\$54.00 \$54.00 \$95.00	2 nd Reminder Letter 3 rd Reminder Letter Final Notice
34.	Issuing of Article infringement notices (to be recharged to defaulting owner)	\$110.00	Per letter – 1 st Infringement Notice

		\$110.00	Per letter – Any Subsequent/Final Notices
35.	Assistance with management of building defects	\$185.00	Per hour charged in 15 min intervals
36.	Major project coordination (i.e.: carpet replacement, internal/external painting, fence replacement etc)	\$185.00	Per hour charged in 15 min intervals
37.	On-site building manager, 38.5 hours per week, 50 weeks per year. To increase annually by 4.5%.	\$9805.00	Per calendar month, paid monthly in advance
38.	Managing access arrangements including arranging the issue of swipe cards and fobs and recording the issue of these	\$35.00	Per card/key

*These fees have been negotiated between the parties to agreement **The owners unit plan no 4421**.....**Date:**.....

SCHEDULE D – DISCLOSURE SCHEDULE

Name of supplier	Amount/percentage of rebate, discount or commission	Other information relating to the disclosure
BAC Insurance Brokers Pty Ltd	15% of the Base Premium charged by the insurer excluding all government charges, underwriter levies and GST.	
First Choice Realty (ACT) Pty Ltd	A varied referral fee of up to 100% of any commissions received	This is a separate company to First Choice Strata, however may offer products and services to the Owners Corporation from time to time.
First Choice Property Group Pty Ltd	A varied referral fee of up to 100% of any commissions received	This is a separate company to First Choice Strata, however may offer products and services to the Owners Corporation from time to time.
Iconic Pest Management	First Choice Strata receives 0% (zero) commission.	The contractor is a family member of an FCS employee. This contractor may be omitted from any tenders at the discretion of the Client.

Unit Titles (Management) Act 2011 – Form 1

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions[†]

A1 The Owners—Units Plan No 4421

A2 General meeting

Date (or dates) of general meeting

at which the reduced quorum

decision or decisions were made— 27 August 2025

Tick applicable box, or both boxes if applicable:

☐ **Regularly convened**

The general meeting was regularly convened (not following any adjournment under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

☒ **Convened after adjournment**

The general meeting was convened following an adjournment or adjournments (under UTMA s 3.9(3) or (6)(a), part 3.1, schedule 3).

A3 Reduced quorum decisions

[If there is insufficient space here, tick ☐ and attach details to the notice]

Date of decision	Full text of reduced quorum decision
27 August 2025	See Minutes attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

.....10 September 2025.....

[Affix owners corporation seal in accordance with the corporation articles]



[†] In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 *What is a reduced quorum decision?*

- A **reduced quorum decision** is a decision of a general meeting of the owners corporation made while a quorum (a **reduced quorum**) smaller than a **standard quorum** was present.
- A **standard quorum** is those people entitled to vote (on the motion) in relation to not less than $\frac{1}{2}$ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of **reduced quorum decision**, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a **standard quorum** for the motion (see above) is not present a reduced quorum decision may be made if a **reduced quorum** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a **reduced quorum** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a **standard quorum** for the motion (see above) nor a **reduced quorum** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a **reduced quorum** made up by *anyone* then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of *anyone* present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also **reduced quorum decisions** (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 *When does a reduced quorum decision take effect?*

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's *date of effect*) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 *How may reduced quorum decisions be disallowed?*

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3).

The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 *How may reduced quorum decisions be confirmed?*

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 *How may reduced quorum decisions be revoked?*

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

Minutes of Infinity Apartments 2025 Annual General Meeting (Following Adjournment)

Date: 27 August 2025

Venue: Zoom

Time: 5:30 – 8:35 pm

1. ELECTION OF CHAIRPERSON, NOTIFICATION OF PROXIES, AND APOLOGIES

Election of Chairperson

D Biffin of Unit 296 was elected as Chairperson of the meeting.

Quorum Status

As a standard quorum was not present, the decisions taken at the meeting were Reduced Quorum decisions in accordance with Schedule 3 Part 3.1 Section 3.11 of the Unit Titles (Management) Act 2011.

All decisions made at the meeting will take effect after 28 days as per Reduced Quorum rules.

Present:

Units 2, 4, 11, 13, 15, 23, 28, 32, 47, 52, 63, 75, 78, 79, 82, 83, 89, 101, 105, 106, 127, 129, 132, 139, 142, 144, 150, 153, 156, 159, 160, 162, 172, 177, 182, 185, 190, 192, 200, 205, 209, 213, 217, 220, 223, 229, 230, 237, 242, 244, 246, 252, 273, 278, 293, 296, 304, 309, 334, 340, 349, 351, 359, 381, 390, 397, 398, 399, 405, 407, 414, 420, 422, 424, 425, and 426.

First Choice Strata (FCS):

B Read, L Critchlow, M McCracken

Chambers Russell Lawyers:

D Russell and W Lim

Proxies:

36 IFO C Andrew & L Carmichael of Unit 422
330 IFO C Andrew & L Carmichael of Unit 422
204 IFO L & C Finter of Unit 209
99 IFO C Stinson of Unit 351
176 IFO C Andrew & L Carmichael of Unit 422
253 IFO A Donaldson of Unit 381
255 IFO A Flaherty of Unit 427

Secretarial note: These were not stated at the Meeting but were received prior to the meeting and have been counted and documented.

Absentee Votes:

Units 111, 337, 348, 370, 392, 368, 235, 405, 201, 233, 259, and 400.

2. LEGAL AND DEFECTS UPDATE

Chambers Russell Lawyers were in attendance to provide an update to owners in relation to the legal and defects matter. There have been multiple major proceedings, such as the ACAT matter, and legal proceedings regarding the building defects.

W Lim advised that, when it comes to the Supreme Court proceedings, the Owners Corporation was broadly successful in defending two concurrent strike-out applications filed by the builder and the

Fourteenth Defendant. The Owners Corporation has also progressed obtaining specific documentary evidence from various defendants, partially achieved by filing an interim application to issue subpoenas on those defendants and the Supreme Court proceedings itself. The Construction Occupations Registrar (Access Canberra) has progressed the rectification order to finality, which was contested by the builder at ACAT. This is currently sitting with The Construction Occupations Registrar to consider what further steps it will take in relation to a broader rectification order, as well as the making of a potential emergency rectification order in relation to the balustrades.

As the interim events have been concluded, the focus for the Owners Corporation in the coming months should be to progress and complete its partial expert liability evidence and investigations that have been occurring throughout the commencement of the proceedings until current. After that, enquiries should be made as to whether the defendants are willing to return to the development to remediate the alleged defects. Chambers Russell Lawyers have been making progress in relation to the evidence, including the partial completion of several reports, as well as working on a substantive schedule which particularises the defects in greater detail. This matter is progressing behind the scenes, and Chambers Russell Lawyers will provide updates where possible.

3. ADOPTION OF MEETING MINUTES

Motion 1 (Ordinary Resolution):

That the minutes of the last Annual General Meeting, held on 5 November 2024, be confirmed as an accurate record of that meeting.

Motion Carried

4. FINANCIAL STATEMENTS

Motion 2 (Ordinary Resolution):

That the financial statements for the period 1 March 2024 – 28 February 2025 be accepted.

Motion Carried

5. FINANCIAL REVIEW OF OWNERS CORPORATION RECORDS

Moved by: Mr Evaane Mark Chadwick, Lot Owner, Unit 176

Motion 3 (Ordinary Resolution):

The Owners Corporation resolves to commission an independent financial review of its financial records for the past 24 months, to be conducted by a qualified and independent accountant or forensic accountant with relevant strata financial expertise. This is to be carried out within a maximum budget of \$8,000 AUD, to be funded from the Admin Fund or another appropriate account, with the final cost will be based on quotes obtained from qualified professionals.

Motion Carried

6. INSURANCE RENEWAL

Motion 4 (Ordinary Resolution):

That the incoming Executive Committee be authorised to place and adjust the insurance policies of the Owners Corporation in accordance with statutory requirements.

Motion Carried

7. BUILDING SECURITY REVIEW

Motion 5 (Ordinary Resolution):

That the Owners Corporation raise a Special Purpose levy in the amount of \$1,436,635.20 inclusive of GST to be allocated by lot entitlements for the purpose of engaging a security guarding service, on the basis of two guards always being present on site on a twelve (12) month service agreement.

Motion Defeated

8. MAINTENANCE ITEMS

The Chairperson noted that the below maintenance items were listed as part of the agenda:

- Replacement of Steel Spa Structure over Spa
- Replacement of Sky Park Umbrellas
- Repair of tiling to West Podium external lobby landing area
- Car Park Directional Marking (Arrows)
- Fire Door replacements – various across building’s perimeter, and internal areas

9. FIRE SAFETY REVIEW

A Fire Safety Review was conducted, and the certification was included in the combined agenda documents.

10. HOUSE RULES

Motion 6 (Special Resolution):

That the House Rules be amended to include the following new rule, and that it be subsequently registered in accordance with the Unit Titles (Management) Act 2011 (ACT):

“Commercial shopping trolleys are not to be brought into the building.”

Motion Carried

11. ADEQUACY OF AUTHORISATIONS, DELEGATION AND APPOINTMENTS

Motion 7 (Ordinary Resolution):

That the Executive Committee review the current authorities, delegations, and appointments and adjust them from time to time as appropriate.

Motion Carried

12. GENERAL AND SINKING FUND BUDGETS AND LEVIES

Motion 8 (Ordinary Resolution)

That the proposed General Fund budget of \$1,534,258.00 (excluding GST) for the period 1 March 2025 – 28 February 2026 be accepted.

Motion Carried

Motion 9 (Ordinary Resolution):

That the Owners Corporation strike a General Fund levy of \$1,687,683.80 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

Motion 10 (Ordinary Resolution):

That the proposed Sinking Fund budget of \$53,240.01 (excluding GST) for the period 1 March 2025 – 28 February 2026 be accepted.

Motion Carried

Motion 11 (Ordinary Resolution):

That the Owners Corporation strike a Sinking Fund levy of \$429,664.50 (including GST) to be payable in two equal instalments in accordance with Unit Entitlements.

Motion Carried

Standard Levy Due Dates: 20 October 2025 and 1 February 2026.

Please note: We will endeavour to issue the standard levy notices at least 28 days prior to the due date. However, it is imperative that you plan and prepare your payments as the due dates will not change.

13. STRATA MANAGEMENT

Motion 12 (Ordinary Resolution):

That the Owners Corporation approves the appointment of First Choice Strata Pty Ltd for a period of three years in accordance with the proposed Agency Agreement.

Motion Defeated

14. ELECTION OF EXECUTIVE COMMITTEE

Motion 13 (Ordinary Resolution):

That the Owners Corporation creates between 3 and 7 Executive Committee Positions and considers nominations to fill those positions.

Motion Carried

Motion 14 (Ordinary Resolution):

That the Owners Corporation elects between 3 and 7 Executive Committee members from the list of nominees formed by expressions of interest during the meeting following Motion 13.

Secretarial note – as there was a total of 9 nominees, each of whom expressed their interest at the meeting, this motion was called from the floor to determine the majority favor of nominees.

The following owners were elected to the Executive Committee:

- Calvin Li
- Dianne Biffin
- Reza Mohajerpoor
- Corey Stinson
- Evaane Chadwick
- Chris Walker
- Shantanu Joshi

Ann Morrison, who was a member of the Executive Committee prior to the election of the incoming members, was widely thanked by the floor, First Choice Strata, and Chairperson for her time, efforts, and service as an EC member, notably in the defect rectification and legal processes.

15. GENERAL BUSINESS

Data Breach

- First Choice Strata was recently made aware of a data breach, where documents posted to the portal could be found on the web. This was immediately brought to the attention of the service provider, who confirmed that there was an issue with the portal configuration at their end. The portal was shut down while the issue was rectified. First Choice Strata was not initially aware of the issue, nor did FCS provide consent for any changes to be made to the configuration and settings for the portal. Senior management of the service provider have been engaged, and have submitted a limited admission of liability. The incoming Executive Committee may wish to action or address this further.
- The report was made to Chambers Russell Lawyers, however any other issues must be reported to First Choice Strata in the first instance so that rectifications can be made and the service provider can be contacted immediately.

Misuse of the Owners Portal

- Discussions were also held regarding the misuse of the Owners Portal. Owners were advised of the responsibility and liability implications of posting comments on any other content on digital platforms, the Community Wall in this case, by First Choice Strata. This includes but is not limited to defamatory content regarding other owners, contractors, or FCS. Unlike other platforms such as Facebook, any publication is not filtered or administrated, meaning that once a post has been made, it is visible to all members, regardless of the content or its appropriateness. Owners were contacted individually where needed however this did not prevent the behavior.

- The misuse of the portal and the content distributed by owners is a psychosocial hazard to other owners as well as FCS, in line with laws and the Code of Practice titled *Managing Psychosocial Hazards at Work*, which came into effect in November of 2023. including. This includes bullying, harassment, and conflict via social media platforms, such as the Owners Portal Community wall.
- Access to the Community Wall was terminated in the best interests of owners and First Choice Strata, and owners have created a group on the social media platform, *WhatsApp*. Infinity Towers also has a Facebook group dedicated to all owners and residents at Infinity. This is not managed, monitored, moderated, or regulated by First Choice Strata.

General Meeting

- The new Executive Committee has been tasked with organizing a follow-up General Meeting within the next 1-2 weeks to address any outstanding matters.

Strata Management Updates

- The Owners were advised that Konika Topic has resigned from her position as Senior Strata Manager with First Choice Strata (FCS).
- Following her departure and in the interim period (approximately 3 weeks), FCS undertook an extensive recruitment process, actively searching for a new member to step into the role of Senior Strata Manager. During this time, business continued in accordance with legal and legislative requirements under a Class 1 License, and a strata specialist lawyer was engaged in any instance requiring high-end advice. Mikaela McCracken of FCS was intensely and meticulously trained by K Topic for a 12-month period, is an upcoming junior strata manager, and managed all strata-based administrative duties in the interim period under the instruction of Belinda Read (Director, Co-Founder, and Senior Facilities Manager for FCS).
- First Choice Strata has since employed Lisa Critchlow to fulfil this role; Lisa has an extensive Curriculum Vitae and reference check, including from specialist lawyers and other non-connected strata management bodies.

Ongoing Lift Matters

- There were some recent issues with the functionality of the lifts across Infinity; the cause and solutions have since been found. A range of issues occurred with the head units, and Leader Security have been of great assistance, replacing the units as needed. Difficulties arose with the handover of encryption details and software access for the access control system, which Leader Security navigated with the previous service provider, and have received encryption details and access to all necessary elements. Leader Security have since migrated this into the access control and security system at Infinity Towers.
- Belinda Read has been in contact with the senior technicians at Leader Security, who have found that the components which continue to fail are caused by electronic cabling behind the head units in the lifts have become non-functional. Leader Security have been working collaboratively with Electra, who are the contracted service providers for the Lifts, and the matters should be rectified in the coming days.
- Mechanical issues with the lifts were caused by sensors which were not consistently connecting with the lifts themselves. Electra will likely replace the sensors in each lift on each level across Infinity Towers in the coming days, meaning that it is unlikely for the issues to sporadically arise again. As Electra have a maintenance contract with Infinity, it is in their best interests to action this as soon as possible and with utmost effectiveness, to reduce potential labor and issues in future, as well as to look after the residents at Infinity in this aspect.



Complaints of Cleaning Service Quality

- First Choice Strata have been sending warnings to specific owners and residents regarding the muddy footprints and other mess in the hallways across Infinity. If the behavior does not cease following the issuance of a warning, cleaning fees associated with rectifying the damage are on-charged to the responsible unit. Residents are encouraged to send photos and videos which identify specific units which cause these issues, i.e. taking a photo or video of the trail leading to a unit, and sending the evidence to First Choice Strata for further action.
- There was a decrease in the cleaning service standard a few months ago, which seems to have returned to the usual standard. The company is highly recommended by First Choice Strata in terms of value and work output compared to the market average based on outcomes. Two cleaners are currently contracted to service Infinity Towers.

With no further business, the meeting closed at 8:40 pm.

Executive Committee Agenda

25 September 2025

Venue: Alfresco and Zoom
Time: 6.30 pm
EC Members: 2024/2025 Executive Committee – D. Biffin, C. Li, R. Mohajerpoor, A. Morrison
2025/2026 Executive Committee - C. Stinson, C. Walker, E. Chadwick, S. Joshi

1. Welcome & Meeting Open

- - Meeting opened at 6.35 pm by Dianne Biffin as Chair.
- - Quorum was achieved.

2. Attendance & Apologies

- Members present in person: Corey Stinson, Dianne Biffin, Chris Walker, Shantanu Joshi arrived at 7.25 pm
Members present virtually (over Zoom): Evaane Chadwick, Reza Mohajerpoor, Calvin Li
- Apologies: Ann Morrison

3. Election of Office Bearers

Nominations of Executive Bearers:

Chairperson: Corey Stinson – Nominated *[Accepted]*

Secretary: Dianne Biffin – Nominated *[Accepted]*

Treasurer: Shantanu Joshi *[Accepted]*

Motion 1: [Carried]

The Executive Committee resolves to elect the above persons to the designated positions.
With the passing of Motion 1 the role of Chair for the meeting was moved to Corey Stinson.

4. Handover 2024/2025 Executive Committee

- Authorisation of Invoices – Quorum or Treasurer to approve for invoice.
- *Debt Collection invoice from Collection Corporation Australia for \$775 to be sent to the unit owner responsible for the charges. This is not an invoice for the Owners Corporation to pay.*
- Chambers Russell Lawyers (CRL) – status of legal defects case.
There is approximately \$1.53 million in Legal defects and consultants' charges invoiced to Owners of Infinity Towers.

The ongoing legal costs mean the Owners Corporation will need to consider raising further levies.

- Liaison with First Choice Strata – Lisa Crichtlow (Strata Manager) to be first contact; Belinda Read (Facility Manager) in relation to Building Facilities; Chimi Palden, Building Manager for internal matters.
- Chair and Secretary to liaise with OC in Gmail Account.
- Handover completed.

5. Review of AGM Resolutions (Carried/Defeated Motions)

Shantanu Joshi arrived at 7.25 pm. Corey Stinson updated Shantanu Joshi regarding matters that had been discussed and actioned.

- AGM Motion 6 – House Rules (Shopping Trolleys): **[Outstanding]**.
Dianne Biffin to check with M. Garner in relation to registration of the House Rules when they were registered with Access Canberra.
- AGM Motion 7 – Review Delegations/Authorities: **[Outstanding]**.
Future management contracts should include improved governance compared to current contract.
C. Stinson suggested for the review that we go through the UTMA and list out each delegable item and whether it is delegated to FCS or not. This was agreed (resolved) by the Executive committee.
- AGM Motion 8 to 12 – Budgets & Levies: [Levy notices issues/Outstanding].
D. Biffin has already contacted L. Crichtlow in relation to the Levy notices on 22 September.
C. Stinson to follow up. Editor's note: C. Stinson followed up with L. Crichtlow 28 September.
Levy notices were issued around the 29th of September.

7. General Business

Motion 2 Explanatory Note:

The Executive Committee discussed invoices in making the decision to undertake a meeting dedicated to the financial aspects of Infinity Towers. However, the EC agreed that a motion could be passed in relation to how the invoices would be received. The EC noted that under Schedule 2 of the COMPETITION AND CONSUMER ACT 2010 and specifically under Division 4 section 100 and 101, the OC has legal rights to request an itemised bill. Taking into consideration the current financial status of the OC, and the questions asked by numerous owners around the reasons for money being spent, the EC agreed to exercise their right under the COMPETITION AND CONSUMER ACT 2010. The EC agreed to direct First Choice Strata to provide itemised invoices for all services provided going forward.

Motion 2: [Carried]

The Executive Committee resolves that all invoices received from First Choice Strata must be itemised and include details of work done against time taken. Invoices that do not include these details shall be returned for correction.

INFINITY TOWERS

Zoom Account subscription *[Carried]*

Discussion regarding the possibility of the current EC purchasing a Zoom account and paying for the subscription. All agreed to a Zoom account with everyone agreeing to share in the cost until we can coordinate invoice to be paid by Owners Corporation with reimbursement of costs; to be discussed at General Meeting.

Motion 3: *[Carried]*

The Executive Committee resolves that First Choice Strata is to provide the Executive Committee with a copy of the owners roll every quarter in an Excel format.

- **Management of Executive Gmail and WhatsApp:**

The Executive Committee will endorse formal WhatsApp house rules, with administrative privileges limited to Executive Committee members only.

The official Executive Committee Gmail account will serve as the primary contact for new admissions.

The Chairperson and Secretary are responsible for maintaining and monitoring the Executive Committee Gmail account, including timely responses and forwarding relevant emails to other members of the Executive Committee for their input.

Motion 4: *[Carried]*

Executive Committee resolves that the Gmail to be maintained and reviewed with responses by Chairperson and Secretary, onforwarding of emails to remainder of Executive Committee.

Motion 5: *[Carried]*

The Executive Committee resolves that notices/communications to be put in any common areas of Infinity Towers must be:

- a. approved by the Executive Committee, and
- b. mentions the communication was authorised by the Executive Committee.

Motion 6: *[Carried]*

The Executive Committee resolves that the building manager will hand over copies of the keys to the notice board cabinets in all common areas to the Executive Committee within 7 business days. Editor's note: This is not the taking away of keys from the Building Manager but providing a set of keys to the Executive Committee.

- **FCS Invoice for Rental Certificates and Section 119. (DB)**

The Executive Committee resolved to not pay these invoices without confirmation first that the relevant charges have been received in the corporation bank account.

- Executive Committee resolved to check with CRL/FCS in relation to what the original budget for Legal Action as well as 1 March 2025 to 28 February 2026 and the amount which has been paid to date by Infinity Towers. This request will include the full file for the new committee's knowledge and visibility.

Motion 7: [Carried]

The Executive Committee resolves that First Choice Strata is not authorised to work overtime or after hours unless:

- a. The Executive Committee requests as such in writing or.*
- b. There is an emergency situation. In the event of an emergency situation First Choice Strata is to message the EC Chair and Secretary of the situation prior to commencing any work.*

- The Executive Committee ratified a request of the full list of service contractors, including contracts and the services they provide that was sent prior to the meeting. Actioned by Corey Stinson on 20 September.
- The Executive Committee resolves to provide feedback to First Choice Strata about Lisa Critchlow. This related to multiple owners raising concerns about the tone and style of communication used by FCS in the AGM on 27 August 2025.

9. General Meeting date

MOTION 8: [Carried]

The Executive Committee resolves that a General Meeting be held on the 30 October 2025.

Editor's note: This motion was subsequently altered in an Executive Committee meeting on 30 September 2025. The proposed date in this motion is no longer accurate.

10. Next Meeting – Tuesday, 30 September 2025 at 6.30 pm via Zoom and in Alfresco Room

- Confirmed date.

11. Meeting Closed 9.15 pm



Executive Committee Meeting Minutes

Owners Corporation: Infinity Towers – Units Plan 4421

30 September 2025

Venue: Alfresco and Zoom
Time: 6.30 pm

Welcome & Meeting Open

- Meeting opened at 6.40 by Corey Stinson.
- Quorum: Yes.

Attendance & Apologies

- Members present in person: C. Stinson, D. Biffin, C. Walker
- Members present virtually: S. Joshi, R. Mohajerpoor
- Apologies: E. Chadwick, C. Li

Financial Report & Discussion

The Financial Report for August 2025 was tabled.

Independent Auditor

C. Stinson provided an update on behalf of E. Chadwick regarding the financial auditor AGM motion. There has been one response to date. E. Chadwick will meet up with the proposed Auditor on 1 October 2025.

C. Stinson advised E. Chadwick mentioned being willing to take on the Arrears Levies action liaising with First Choice Strata. The Executive Committee agreed for E. Chadwick to monitor the Arrears Levies subject to him confirming that was his intention.

Balance Sheet Status

S. Joshi presented the current information:

Levies Arrears is down to \$298,819.85 (not accounting for October issued levies).

Balance: Sinking Fund ~\$1,670,000 Admin: ~-\$1,034,000

Balance at Bank: \$748,063

1. Motion 1 [Carried]: Request for discussion with FCS accounts team

Motion:

The Executive Committee resolves to request a meeting with the First Choice Strata's account and finance area with the Executive Committee for clarification on the different financial information on Urbanise.

Explanatory note: Discussion was held about differing numbers in different sections of the Owners Portal finances. The Executive Committee discussed the potential of a meeting with the FCS accounts team to get a better understanding of each line item and their interactions.

2. Motion 2 [Carried]: Rescission and Replacement of Executive Committee Motion 12 (General Meeting Date)

Motion:

That the Executive Committee rescinds Motion 12 from the meeting of the Executive Committee on 25 September 2025, which set the General Meeting for 30 October 2025, and replaces it with a resolution that the date of the General Meeting be determined by the Executive Committee once appropriate financial information is available.

Explanatory Note:

The Executive Committee revised the earlier commitment to a fixed General Meeting date due to not yet having the full financial picture. The financial audit passed at the AGM will assist with this and informing the case for a potential special levy motion when the general meeting is held. Once this information is received a General Meeting will be called under the *Unit Titles (Management) Act 2011*.

3. Motion 3 [Carried]: Increasing owner visibility of financial transactions

The Executive Committee resolves to ask FCS to explore practical options to provide the owner's corporation with copies of invoices once paid, monthly.

General Business

4. Motion 4 [HELD OVER]: Section 55 Show Cause Notice – Preparation and Process

Motion [Held over to next meeting, not voted on]

That the Executive Committee resolves to prepare, finalise, and issue a Section 55 show cause notice under the *Unit Titles (Management) Act 2011* to First Choice Strata, outlining the Committee's concerns regarding management performance and potential statutory breaches, and requiring a written response within 14 days of issue.

Explanatory Note:

This resolution if passed would authorise the Executive Committee to begin and complete the formal Section 55 process. The notice would be drafted, reviewed, and issued once finalised, setting out the Committee's concerns about FCS's compliance with legislative and contractual obligations. The decision provides procedural fairness by allowing FCS the statutory 14-day period to respond or rectify matters before further action is considered. The Executive Committee decided to consider this further and not vote on it at this meeting recognising the serious nature of it and noting that no findings or conclusions in relation to FCS's conduct or compliance have been made at this stage of the process. The Executive

INFINITY TOWERS

Committee is committed to the principle of procedural fairness and will put our findings to FCS for a response when it is considered appropriate to do so.

5. Motion 5 [Carried]: Ongoing use of WhatsApp

The Executive Committee resolves that the current Infinity Towers Owners Only WhatsApp group be promoted and maintained to ensure streamlined communication between owners.

6. Motion 6 [Carried]: Anonymous Survey

Motion:

The Executive Committee resolves to issue an anonymous electronic survey to owners and residents seeking feedback on the current management of Infinity Towers. The survey is to be advertised in the building's community notice boards and emailed to the entire owner's roll. The high-level survey results will be provided to FCS and other providers as appropriate.

Explanatory Note:

The survey will collect community sentiment on key issues and management performance. Anonymity aims to ensure honest responses and guide the Committee's future decisions.

7. Motion 7 [Carried]: Review of communications infrastructure by ISP technician

Motion:

The Executive Committee resolves to request FCS engage at their expense an ISP technician from TPG or iiNet to review the communication infrastructure in the building manager's office for potential interference or installed devices that should not be there.

Explanatory note: In response to the physical breach of the communications infrastructure where a unit owner was granted access by the building manager. Reportedly to install an uninterruptible power supply (UPS) the Executive Committee considers it necessary to provide security assurance of the building network so all owners can have confidence their information and building is safe and secure. As the owner should not have been given access to the communication equipment by the building manager this should be paid for by FCS.

8. Motion 8 [Carried]: Request updated list of cleaning duties

Motion:

The Executive Committee resolves to request an updated list of cleaning duties that can be shared with the Owners Corporation.

Repairs & Maintenance

1. Tower B lift issues

The Executive Committee will follow up on resolution timeframe for it.

2. Spa steel structure, umbrellas, west podium tiling

The Executive Committee will follow up on the proposal to get shade sails put up on the Sky Park depending on wind loads.

3. Car park directional marking

Completed.

4. Fire door replacements

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The Executive Committee will follow up with FCS on this item.

5. Missing Parcels near Letter Boxes

The Executive Committee considered the suggestion of Parcel Lockers but for the time being due to the cost involved decided against it. Noting if owners do want it they can raise a motion ahead of the next general meeting.

Meeting Close at 9:03pm.

Executive Committee Meeting Minutes

Owners Corporation: Infinity Towers – Units Plan 4421

27 October 2025

Venue: Zoom

Time: Executive Committee members join 6:00 pm, FCS commences 6:15pm

Welcome & Meeting Open

- Meeting opened at 6:04 by Corey Stinson.
- Quorum: Yes.

Attendance & Apologies

- Members present in person: Nil, all online
- EC Members present virtually: Mark Jennings, Chris Walker, Evaane Chadwick, Corey Stinson
- FSC Members present: B. Read, A. Black, M. McCracken
- Apologies: Calvin Li, Reza Mohajerpoor, Shantanu Joshi

Executive Committee Members Conflict of Interest disclosures

- Each Committee member was asked to declare any details of any known actual, perceived or potential conflicts of interest with any entity or person in carrying out their duties as a member or declare to the meeting that none exist. Those not present will submit their declaration to the rest of the Committee via email.
- All members present declared any COI's or lack thereof. One historical perceived conflict of interest was declared by a member, discussed at length and the Committee determined no further action was required. However, out of an abundance of caution to ensure owner confidence in the Committee, the member will abstain from any decisions or discussions that relate to the perceived conflict.

Note: FCS joined at 6:15pm at the request of the Committee.

Casual vacancy and Secretary position

- Following the resignation of Dianne Biffen, the Committee sought nominations for a replacement from the owners roll out of session by email.
- Two nominations were received and the Committee considered both nominees and their skills and experience, deciding to select Mark Jennings of Unit 94 to fill the casual vacancy under **section 39 (6)** of the *Unit Titles (Management) Act 2011*.

- A call for nominations to fill the position of Secretary following the same member's resignation was put to the floor. Mark Jennings nominated.
- Nominations from members not present will be sought before the position is filled out of session.

Review of outstanding actions or previous motions

- Outstanding items from previous meetings

Date raised	Item	Responsible	Update
30/09/2025	Meeting with FCS accounts team to discuss financial figures on owner's portal.	FCS and EC	Occurred Monday 27 October at 12:30 pm.
30/09/2025	Increasing visibility of financial transactions, exploring practical options to provide owners with copies of invoices once paid, monthly.	FCS	Urbanise may be able to allow it. FCS will circulate options available.
30/09/2025	Engagement of a technician to review communications infrastructure for any non-approved equipment at FCS' expense due to previous data breach. Raised by email to FCS on 1/10/2025, including requesting quotes from suitably qualified suppliers beyond the scope of the technician review.	FCS	Belinda advised some research done on companies that might provide this service. Reached out to one company, and they wanted to know the spaces that we would like to have included. The Committee will consider this further out of session and agree on what areas should be included for quoting.

- Outstanding items outside of meetings

Date raised	Item	Responsible	Update
Early 2025	Cul de sac development proposal	FCS and EC	Pending approval. Should go back to the full Owners Corporation for financial approval.
12/10/2025	Registration of updated house rules with Access Canberra to ban commercial shopping trolleys being brought into the building.	FCS	Belinda advised these will be registered in the coming weeks ahead of the UTMA deadline.
18/10/2025	Communication reminder to residents about contact and escalation points e.g	FCS	In progress.

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TOWERS

	000 for emergencies, 131 444 for non-emergency police attendance etc.		

Repairs & Maintenance

- Lift breakdowns Tower B Lift 2 – FCS update: Belinda advised the required part had not yet arrived. After being asked if this is the same part that previously advised to be coming from Europe and was fixed. Belinda confirmed the recent break downs were related to the same part.

Defects under Legal Process and Review

- Rooftop water proofing – Update on advice for this sought from Chambers Russell Lawyers.
- Spa steel structure, umbrellas, west podium tiling – Update from FCS: Quotes are being followed up regarding shade sails as a potential alternative while the replacement of the original Sky Park umbrellas continues to be under review. The remaining items are included in the legal and defects matter.
- Fire door replacements – FCS advised this is part of the legal and defects matter, noting the EC and OC have discretion to fix the issue, but are unlikely to recover any amount for it.
- Balcony balustrades and privacy partition screens – FCS advised that a notice of intention to issue a rectification order was imminently being served on Geocon by Access Canberra in relation to the balustrades, which continues to also be component of the ongoing matter being navigated by Chambers Russell Lawyers on behalf of the Owners Corporation.

General Business

- The Committee agreed to identify standard routine invoices out of session that could potentially be streamlined or whitelisted in the approval system. Invoices such as those for utilities or routine maintenance that align with service contracts could be potentially included without eroding the Committee's oversight of spending.

First Choice Strata performance discussion and Infinity Towers survey results at 27 October 2025

Context: The Committee presented preliminary results of the owners/residents survey to FCS. Screen-sharing failed, so results were delivered verbally with a commitment to circulate the raw data. The survey actually closed on 31 October 2025 with only minor changes to the final numbers.

Participation & cohort: 107 responses. Breakdown: 54% owner-occupiers, 36% owner-investors, 10% residents/renters.

Top priorities identified by respondents (ranked):

1. Improve financial oversight to ensure ongoing viability
2. Pursue timely resolution of the defects case
3. Improve strata manager/contractor services
(Other priorities included general maintenance, balcony defects, and Committee control of certain building assets such as lift noticeboards.)

Satisfaction scores:

- **FCS overall:** 2.02/5 (majority 1-star; small share 2-star; tapering to 5-star).
- **Cleaning services:** 2.87/5 (some positive feedback; recurring concerns about inconsistency and attention to detail).

- **Building Manager (Chimi):** 3.47/5 (Generally positive/moderate satisfaction with scope to strengthen responsiveness).

Key themes from comments:

- **Communication & responsiveness:** Frequent reports of delayed or missing replies; perception FCS communicates reactively rather than proactively.
- **Transparency & trust:** Desire for clearer financial information and decision-making; concerns about minute accuracy and conflicts of interest.
- **Cleaning standards:** Perceived inconsistency, supervision gaps, and lack of detail.
- **Service clarity:** Misconceptions noted about security arrangements (e.g., assumptions of roaming guards), indicating a need to clarify what services are actually provided.
- **Executive Committee transparency:** Mixed views; some negative and neutral responses alongside positive feedback.

Discussion with FCS (responses and proposals):

- FCS invited practical focus areas for the next 3–6 months aimed at rebuilding trust, communications, and responsiveness.
- Committee proposed exploring **service-level expectations/KPIs** (e.g., response timeframes) and enhancing **owner communications** (explanatory notes in Committee minutes, proactive updates).
- Managing owner expectations via **published typical timeframes** (e.g., statutory 14 days for Section 119; 2–4 weeks for alterations due diligence) and using **auto-acknowledgement/triage** emails.
- FCS expressed openness to KPIs (with feasibility caveats), agreed to implement **acknowledgement emails**, and outlined upcoming **onboarding of the new strata manager (Ashton)** to improve service continuity.

Follow-ups:

- Committee to **provide the raw survey data** to FCS.
- FCS to **implement auto-acknowledgement** and consider **KPI framework** in consultation with the Committee.
- Parties to **clarify typical processing timeframes** for common requests and **publish guidance** to owners.
- FCS to progress handover/onboarding arrangements to support improved responsiveness and communication.

Financial Report & Discussion

The Financial Report for September 2025 was tabled and sent out with the agenda.

Financial Status

Corey Stinson presented the current information:

Levies Arrears is up to \$655,067.86, sharp increase noted as being a result of the October levy due date.

Balances:

Sinking Fund \$1,903,412.68

Admin fund -\$704,541.41

Actual cash at bank: \$1,198,871.27.

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- Evaane Chadwick updated the meeting on the progress of the AGM approved financial review, noting that responses received either required significant compromise on the objectives/scope or were quoted substantially higher than the AGM approved budget.
- FCS advised the meeting that a substantial amount of levy debt had been recovered in recent months, being some \$700,000 (approx.), which is a great positive outcome for the owners corporation.
- The Committee will agree out of session on the preferred supplier based on their approach and will request approval from the Owners Corporation at a general meeting to proceed with an increased budget.

Meeting Close at 8:34pm.

Executive Committee Meeting Agenda

Owners Corporation: Infinity Towers – Units Plan 4421

17 November 2025

Venue: Zoom
Time: 6:30 pm

Welcome & Meeting Open

- Meeting opened at 6:43pm by Corey Stinson.
- Quorum: Yes

Attendance & Apologies

- Members present in person: Nil
- Members present virtually: Corey Stinson, Mark Jennings, Reza Mohajerpoor, Chris Walker
- Apologies: Calvin Li, Shantanu Joshi, Evaane Chadwick

Conflict of Interest disclosures

- All present members declared no conflicts of interest in relation to the items on this meeting's agenda.
- The Committee agreed that conflicts of interest will be checked at the beginning of each meeting as a standing agenda item, as issues before the Committee will likely change each time.

13th Defendant in Supreme Court litigation: costs

- In September 2025, the Owners Corporation filed a notice of discontinuance in relation to the proceedings against the 13th Defendant (Mr N Georgalis) in the Supreme Court building defects litigation.
- In November 2025, the Committee considered an offer on behalf of the 13th defendant received in respect of the costs incurred by the 13th Defendant in the proceedings. The Committee sought legal advice from its legal representative in respect of this offer. Chambers Russell Lawyers advised that the Committee had the authority to make a decision. The Committee considered it would be in the best interests of the Corporation to settle the costs of the 13th Defendant based on the letter, which resulted in the motion below being passed on 17 November:

Motion 1 – Carried

Subject to legal advice from Chambers Russell Lawyers that the Executive Committee can make a decision on the cost-settlement offer from the 13th Defendant, the Executive Committee members resolve that it would be in the best interests of the Owners Corporation to accept the offer.

- On 18 November 2025, the Committee instructed Chambers Russell Lawyers to accept the offer of the 13th defendant.

Special levy

- The Committee noted the Owners Corporation is around \$900,000 in deficit in the general fund as of October 2025.
- The Committee agreed a special levy will be required to restore funds and ensure the Owners Corporation can continue the ongoing litigation.
- The previous special levy raised about \$1.25 million, with most owners paying.
- The Committee discussed several possible levy amounts, including modelling different totals based on the cost to date compared with the total initial estimate provided to the Owners Corporation in 2023 to see the legal process through to completion.
- Reza proposed preparing several levy options (50/60/70 remaining of estimate scenarios) for comparison.
- The Chair agreed to prepare these tables showing the total amount as the different options.
- The Committee agreed votes on which levy option to support will be collected via email outside the meeting.
- The levy proposal will be finalised, discussed with FCS and then taken to an upcoming General Meeting of the Owners Corporation for a vote.
- The Committee also agreed that the need to monitor ongoing spend in relation to the litigation was prudent.

Repairs & Maintenance

- Broken tiles: The Committee discussed a tiles issue at the upper walkway ramps in front of the west podium lobby. Tiles are breaking creating a trip hazard. The tiles push up and shatter under foot traffic. The Committee agreed to confirm with Chambers Russell Lawyers if this specific area and issue had been included already in the defects list.
- Broken glass/Shattered window: A shattered window was noted for record-keeping; no further action required except awaiting the invoice as it is common property. Members observed that spontaneous breakage is rare, though a balustrade glass panel had similarly shattered in Tower A previously without impact, and a few balustrade failures have occurred.

General Meeting agenda and timing

- The Committee agreed to finalise a General Meeting date as soon as possible, coordinate with FCS, and hold it before Christmas, given the upcoming special levy discussion and the need to provide certainty and reassure owners.
- The Committee agreed to discuss this out of session and reach out to FCS to coordinate a date.

Meeting Close at 8:37pm.

Executive Committee Meeting Minutes

Owners Corporation: Infinity Towers – Units Plan 4421

21 December 2025

Venue: Zoom/Alfresco Room

Time: 2.00 pm

Welcome & Meeting Open

- Meeting opened at 2.00 pm by Corey Stinson
- Quorum: Yes

Attendance & Apologies

- Members present in person: Corey Stinson, Mark Jennings, Evaane Chadwick, Chris Walker
- Members present virtually: Shantanu Joshi
- Apologies: Reza Mohajerpour

Conflict of Interest disclosures

- No attendee declared a conflict of interest in relation to the agenda.

Repairs & maintenance

- The Committee undertook to prepare a consolidated list of units affected by water ingress, condensation, and/or wind-related issues. This will allow remediation requirements to be reviewed. It will be done in consultation with Chambers Russell Lawyers to ensure that the Supreme Court building defects litigation is taken into account.

General Business

Legal matters

- The Committee discussed various legal matters and agreed that the members of the Owners Corporation are to be kept informed as the issues develop.

General meeting

- The Committee recalled that the Minutes of its Meeting on 17 November referred to the holding of a general meeting. The Committee noted that the date for this meeting was still to be confirmed.
- The resolutions for the meeting are under preparation.

Special levy calculation

- The Committee recalled the discussion of a special levy at its previous meetings. The Committee discussed the levy calculation and budgeting for legal expenses. It agreed to consider the levy to deal with the impact of legal costs on the current budget only and to address future legal costs as part of the process for setting the next annual budget to minimise the impact on owners.

First Choice Strata

- The Committee considered the situation with long-term debtors in relation to contributions and agreed to provide instructions to FCS to pursue further action.

Financial Report and Discussion

- The Committee considered the Financial Report for November 2025. It noted that the arrears in contributions totalled \$403,762.
- Balance sheet status:
 - The General Fund balance as at 30 November was (\$322,490).
 - As at 30 November, the balance of the Sinking Fund stood at \$1,873,891.
 - Total equity: \$1,551,400.

Other Business

- The Committee ratified the casual vacancy appointment of Daniela Koulikov to replace Calvin Li as a member. The Committee welcomes Daniela and thanks Calvin for his contribution to its work.
- The Committee also implemented a new activity tracker to provide better oversight of the many items before it or those waiting on other parties.

Meeting closed at 4 pm.

Executive Committee Meeting Minutes

Owners Corporation: Infinity Towers – Units Plan 4421

20 January 2026

Venue: Zoom
Time: 6.34 pm

Quorum

- The quorum was achieved.

Members present

- Members present virtually: Corey Stinson, Mark Jennings, Evaane Chadwick, Chris Walker, Daniela Koulikov and Reza Mohajerpoor
- Apologies: Shantanu Joshi

Conflict of Interest disclosures

- No attendee declared a conflict of interest in relation to the agenda.

General Business

Legal matters

- The Committee discussed various legal matters.
- The Committee considered a settlement offer received in December from the Tenth Defendant in the Supreme Court building defects litigation, Compendium Design Pty Ltd. The offer involves each side bearing its own costs. The Committee considered it would be in the best interests of the Owners Corporation to agree to the offer and adopted the following motion:

Motion 1 - Carried

The Executive Committee members resolve that it would be in the best interests of the Owners Corporation to accept the settlement offer of the Tenth Defendant.

Chambers Russell Lawyers will be instructed to notify the Tenth Defendant's lawyers of the Executive Committee's decision.

Section 55

- The Committee reviewed the application of s. 55 of the Unit Titles (Management) Act.

General meeting

- The Committee noted that the date for a general meeting was still to be confirmed. Work is continuing on the agenda.

Allocation of matters between Committee members

- The Committee discussed managing its significant workload, including by allocating portfolios of issues to members.

Proposed review of House Rules

- The Committee agreed that it was important to ensure the House Rules are fit for purpose. To this end, Corey and Mark will conduct an initial review and report back to the Committee on the need for amendment. The Committee also agreed that owners would be invited to provide input during the review process.

Financial Report

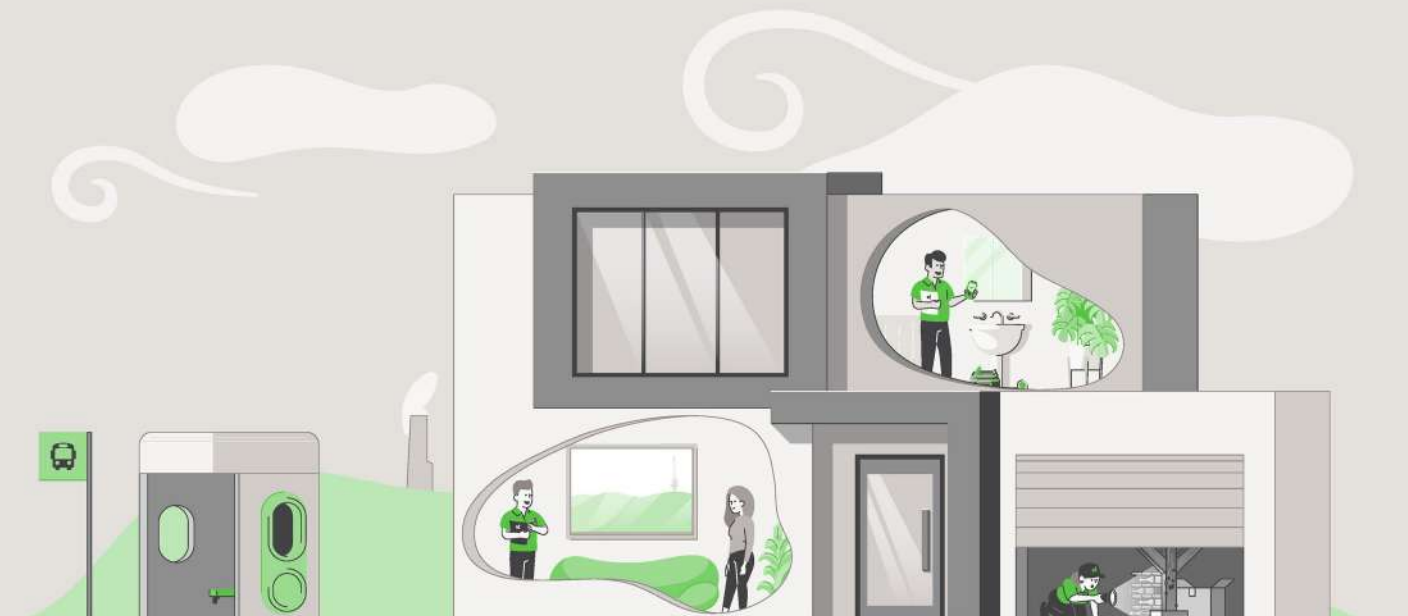
- The Committee considered the balance sheet status as at 20 January.
 - The General Fund balance was -\$714,008.99.
 - The Sinking Fund balance was \$2,009,259.67.
 - Bank balance was \$1,295,250.68.
 - Arrears: \$297,456.40.

Other Business

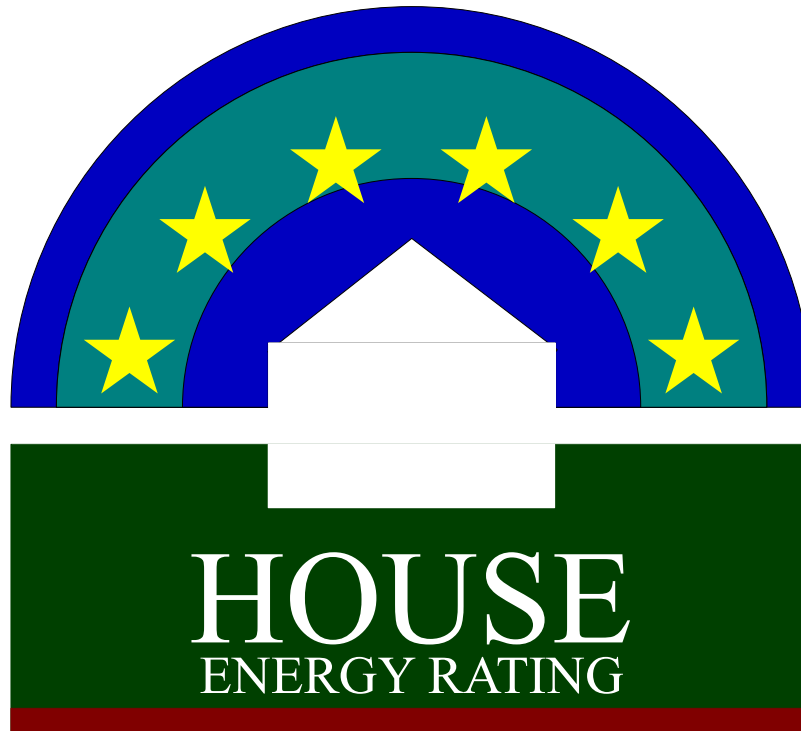
- There was no other business.

Meeting closed at 8.10 pm.

Energy Efficiency Report



FirstRate Report



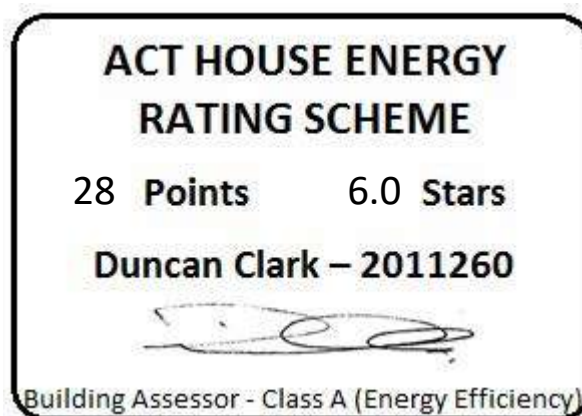
YOUR HOUSE ENERGY RATING IS: ★ ★ ★ ★ ★ ★ **6 STARS**
in Climate: 24 **SCORE: 28 POINTS**

Name: Blazevic

Ref No: 69577

House Title: Unit 308 Block 7 Section 209 GUNGAHLIN **Date:** 13-04-2026

Address: 308/1 Anthony Rolfe Ave, Gungahlin ACT



This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

Star Rating	POOR			AVERAGE				GOOD				V. GOOD
	0 Star	★		★★		★★★		★★★★		★★★★★		★★★★★★
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	28											
Potential	41											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options	Additional points
Change curtain to	Heavy Drapes & Pelmets 13

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	28	★★★★★★

Largest windows in the dwelling;

Direction : WSW

Area : 10 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. South West	31	★★★★★★
2. West	32	★★★★★★
3. North West	40	★★★★★★
4. North	47	★★★★★★
5. North East	44	★★★★★★
6. East	38	★★★★★★
7. South East	33	★★★★★★
8. South	31	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: Unit 308 Block 7 Section 209 GUNGAHLIN, 308/1 Anthony Rolfe Ave, Gungahlin ACT,

Assessor's Name:

Net Conditioned Floor Area: 51.7 m²

				Points		
Feature				Winter	Summer	Total
CEILING				15	0	15
Surface Area:	114	Insulation:	-100			
WALL				-3	0	-3
Surface Area:	-6	Insulation:	6	Mass:	-3	
FLOOR				23	-4	18
Surface Area:	15	Insulation:	-1	Mass:	4	
AIR LEAKAGE (Percentage of score shown for each element)				9	0	9
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	49 %			
Exhaust Fans	24 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	27 %			
DESIGN FEATURES				0	0	0
Cross Ventilation	0					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-26	-14	-39
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
WSW	10	20%	-28	15	-13	-26
NNW	5	10%	-14	2	-1	-13
Total	16	30%	-42	16	-13	-39

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 3 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ★	SCORE		17	-19	28*

* includes 30 points from Area Adjustment

Detailed House Data

House Details

ClientName	Blazevic
HouseTitle	Unit 308 Block 7 Section 209 GUNGAHLIN
StreetAddress	308/1 Anthony Rolfe Ave, Gungahlin ACT
Postcode	2912
FileCreated	13-04-2026

Climate Details

State	
Town	
Postcode	0
Zone	24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Suspended Slab	Enclosed	No	Yes	No	Carp	R0.0	49.0m ²
2	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	6.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Weatherboard	No	R2.5	15.8m	2.6m
2	Framed: FC Sheet Clad	Yes	R0.0	12.0m	2.6m
3	Concrete 100mm Ext	No	R2.0	13.0m	2.6m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Framed	Yes	No	R0.0	55.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	WSW	2.1m	2.6m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m
2	NNW	2.1m	2.5m	No	DG	ALIMPR	HB	No	3.5m	3.5m	0.0m
3	WSW	2.1m	2.3m	No	DG	ALIMPR	HB	No	3.5m	3.5m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
2	NNW	2.1m	2.5m	3.0m	0.3m	2.5m	-0.1m	0.0m	0.0m	3.5m	0.0m
3	WSW	2.1m	2.3m	0.0m	0.0m	0.0m	0.0m	2.3m	0.0m	2.3m	0.0m

Zoning Details

Is there Cross Flow Ventilation ?	Average

Air Leakage Details

Location	Suburban
Is there More than One Storey ?	No
Is the Entry open to the Living Area ?	No
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

Sealed

UnSealed

Chimneys	0	0
Vents	0	0
Fans	1	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	0
External Doors	0	0

Unflued Gas Heaters	0
Percentage of Windows Sealed	98%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes

Insurance Certificates & Tax Invoice



TO WHOM THIS MAY CONCERN

9th March 2026

Certificate of Currency

Dear Sir or Madam,

We, the undersigned Insurance Brokers acting on behalf of the Insured, hereby certify that the following described insurance is in force at this date.

TYPE OF INSURANCE: Professional Indemnity Insurance

INSURED: ACT Property Inspections Pty Ltd.

ADDRESS OF INSURED: Unit 1/33 Aintree Court, Phillip ACT 2606, Australia.

POLICY NUMBER: B0507OE2600060

PERIOD: From: 30th March 2026 to: 30th March 2027
At 4pm Local Standard Time at the Principal Address of the Insured.

LIMIT OF LIABILITY: AUD 5,000,000 in the annual aggregate inclusive of costs and expenses plus one reinstatement.

INSURERS: 100% Lloyd's of London

This letter is provided as a matter of information only and confers no rights on the holder. Our duties in relation to this insurance are to our client and we accept no duty of care or responsibility to you or any other third party and any liability to you or a third party is excluded. This letter does not amend, extend, or alter the coverage afforded by the policy, nor does it purport to set out all of the policy terms, conditions and exclusions. The policy terms, conditions, limits, and exclusions may alter after the date of this document or the insurance may terminate or be cancelled, and the limits shown may be reduced to pay claims. We have no obligation to advise you of any changes which may be made to the policy or to advise you of their cancellation or termination.

Issued on behalf of Price Forbes & Partners



Adam Power
Executive Director



**ACT
PROPERTY
INSPECTIONS**

TAX INVOICE

Hrvoje Blazevic
308/1 Anthony Rolfe Ave
GUNG AHLIN ACT 2912
AUSTRALIA

Invoice Date
13 Apr 2026

Invoice Number
INV-69577

Reference
308/1 Anthony Rolfe Ave,
Gungahlin ACT 2912,
Australia

ABN
33 600 397 466

ACT Property Inspections
(02) 6232 4540
Unit 1, 33 Altree Ct
PHILLIP ACT 2606
ABN: 33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
Energy Efficiency Report	1.00	348.26	10%	348.26
ACTPLA - EER ESDD Lodgement Fee (no GST)	1.00	41.91	GST Free	41.91
			Subtotal	390.17
			TOTAL GST 10%	34.83
			TOTAL AUD	425.00

Due Date: 21 Apr 2026

Payment Terms: 7 Day Account

Please pay within the payment terms to avoid an admin fee. Note: all bank/legal fees incurred in obtaining payment will be the customer's responsibility

Direct Deposit
BSB: 012084
Account Number: 194679655
Account Name: ACT Property Inspections Pty Ltd
Please reference your name and invoice number

Cheques - please make payable to ACT Property Inspections Pty Ltd

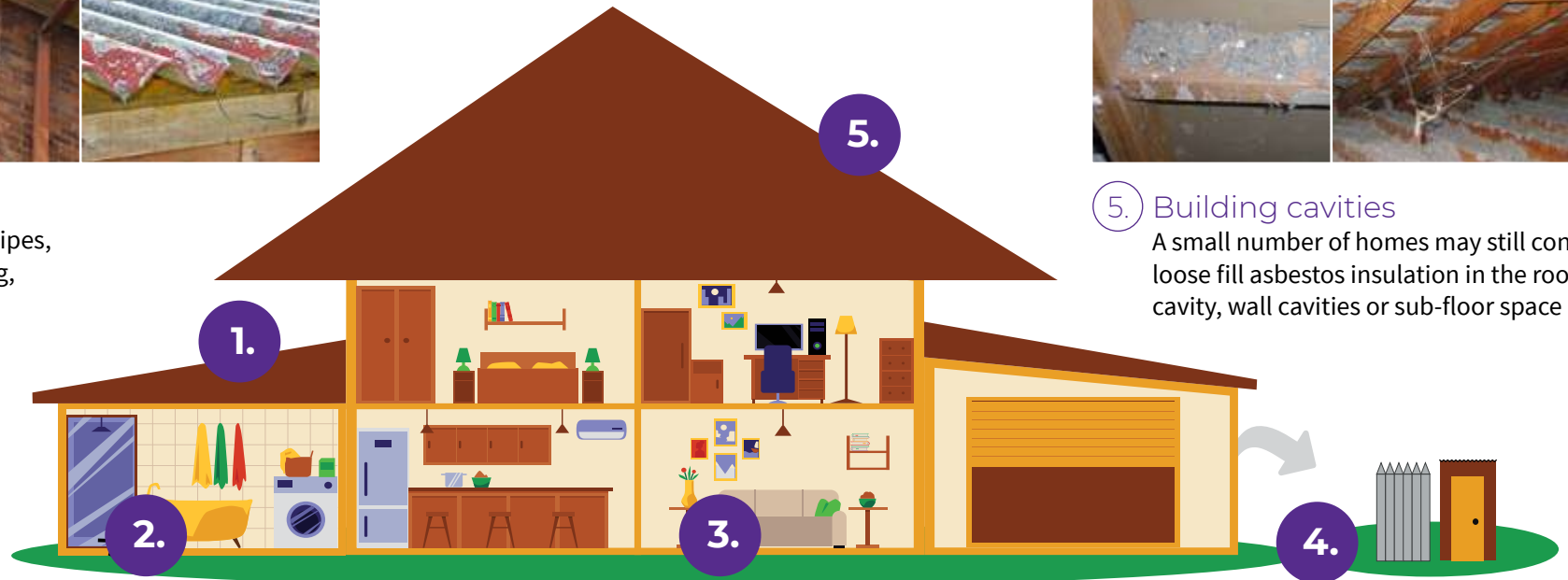
[View and pay online now](#)

If a home was built before 1990 it may contain dangerous asbestos material

Identify where asbestos materials might be. Five common places are:



1. Exterior
roof sheeting, gutters, downpipes,
ridge capping, eaves, cladding,
electrical switchboards



5. Building cavities
A small number of homes may still contain
loose fill asbestos insulation in the roof
cavity, wall cavities or sub-floor space



2. Wet areas - bathroom, laundry and kitchen
wall and ceiling panels, vinyl floor tiles, backing for wall tiles
and splashbacks, hot water pipe insulation



3. Internal areas
wall and ceiling panels, carpet underlay,
textured paints, insulation in domestic
heaters



4. Backyard
fences, sheds, garages, carports, dog kennels, buried or
dumped waste, letterboxes, swimming pools

If a home was built before 1990 it may contain dangerous asbestos material

Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

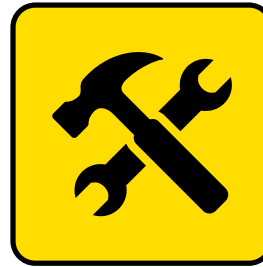
Asbestos materials become dangerous when:



Broken or in poor
condition



Damaged
accidentally



Disturbed during
renovation or repairs



Loose fill asbestos
insulation



Manage asbestos safely

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra.