

Vantage Strata Pty Ltd

Level 4, DKS No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

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Income and Expenditure Statement - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 13/07/2024 - Prepared by Vanessa Dix

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Room Hire	\$436.36	\$795.00	\$700.00
Security & Access System	\$18,655.87	\$20,820.00	\$0.00
Security General	\$730.00	\$2,000.00	\$4,651.80
Signage	\$0.00	\$0.00	\$860.20
Waste & Recycling Bins	\$277.36	\$146.00	\$0.00
Water Usage	\$52,337.55	\$72,000.00	\$59,104.82
Total Administrative Fund Expenses	\$873,144.16	\$1,359,610.48	\$1,055,760.59
Administrative Fund Surplus/Deficit	\$1,987.39	\$(218,867.85)	\$20,458.64

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Consolidated			
Sinking Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest	\$2,481.27	\$0.00	\$215.48
Interest Investment Accounts Sinking	\$9,129.48	\$0.00	\$5,915.99
Levy Income Sinking	\$182,309.01	\$243,079.00	\$162,239.68
Total Sinking Fund Income	\$193,919.76	\$243,079.00	\$168,371.15
Expenses			
Bank Charges - Sinking	\$(0.73)	\$0.00	\$0.00
Total Sinking Fund Expenses	\$(0.73)	\$0.00	\$0.00
Sinking Fund Surplus/Deficit	\$193,920.49	\$243,079.00	\$168,371.15



**MINUTES OF THE
EXECUTIVE COMMITTEE MEETING
OF UNITS PLAN 4787
THE IVY**

Venue: 78/15 Irving Street, Phillip

Date: Tuesday, 30 July 2024

Time: 10.00 am

1. MEETING FORMALITIES

1.1. Attendance and Apologies.

Attendance: Don McLean (Chair), Julianne O'Brien (Treasurer), Kevin O'Brien (Secretary), Donna Macpherson, Carol van Gelder.

1.2. Conflicts of Interest. None identified.

1.3. Previous Meeting Minutes. The minutes of the EC Meeting held on Wednesday, 17 July 2024, were confirmed.

2. MATTERS FOR DECISION

2.1. Strata Management Review. As advised at its previous meeting, the Committee prepared detailed assessments of the four proposals (from Vantage Strata, Signature Strata, Grady Strata, and Bright and Duggan) for a new 3-year Strata Management Agreement. Additional information was sought by email, following which the Committee agreed to shortlist the best two candidates.

Meetings were then held with the shortlisted candidates Bright and Duggan (Tristan Veurink, Branch Manager, and Jack Stoker, Business Development Manager) and with Signature Strata (Nina Cannell - Principal) to further clarify their responses, particularly in relation to likely cost increases, insurance arrangements and the EC desire for a Service Level Agreement (SLA).

Having considered these proposals closely, the Committee unanimously agreed to recommend to owners at the next AGM that Bright and Duggan be appointed as our new Strata Manager from 2 December 2024, initially for a one (1) year period (to allow for a joint review in mid-2025) with the expectation the agreement would rollover for another two years.

This recommendation is made on the basis the Bright and Duggan's proposal meets or exceeds all the Committee's essential assessment criteria, and their annual management fee has been very competitively set below the annual fee currently paid by the Owners Corporation (OC), fixed for the next three years:

- Tristan Veurink has personally agreed to be Ivy's strata manager for the duration of this Agreement. He is the ACT Branch Manager and provides senior strata and financial management expertise.
- Bright and Duggan already works with Point FS at the National Apartments (120 units), Barton, and both parties believe that their working arrangements deliver effective and efficient Strata and Facilities management services to the Owners Corporation.

- Tristan agreed to implement the Committee’s proposed new SLA without hesitation and confirmed that Bright & Duggan aims to offer best-in-class service and that he views The Ivy as a “flagship” building that they want in their portfolio.
- The Bright and Duggan proposal will lead to considerable cost savings to Ivy owners, with potentially zero cost increases over the next three years for strata management services.

In implementing this agreed outcome, the Committee resolved:

- The Chairperson will formally notify Bright and Duggan and contact unsuccessful candidates with the offer of more detailed feedback.
- The Treasurer will prepare a draft Admin Budget on this basis.
- The Secretary will prepare relevant agenda papers for consideration at the AGM meeting on Thursday, 31 October 2024.
- Committee members will work with Bright and Duggan to finalise the proposed Strata Management Agreement as soon as possible.
- Town Hall meetings will be scheduled (to be confirm at the Aug EC meeting) on:
 - Wednesday, 18 Sept at 6.00 pm – for owners to meet Tristan and other Bright and Duggan representatives.
 - Wednesday, 25 Sept at 6.00 pm – for owners to consider the draft Admin budget for 2024-25 and other AGM matters.

3. MATTERS FOR DISCUSSION

3.1. No matters for discussion.

4. MATTERS FOR NOTING

4.1. No matters for noting.

5. GENERAL BUSINESS

5.1. No general business tabled.

6. MEETING CLOSURE AND NEXT MEETING

6.1. The meeting closed at 10.32 am

6.2. The next EC meeting will be held at 6.00 pm on Wednesday, 21 August 2024.



**MINUTES OF THE
EXECUTIVE COMMITTEE MEETING
OF UNITS PLAN 4787
THE IVY**

Venue: 208/15 Irving Street, Phillip

Date: Wednesday, 19 June 2024

Time: 6.00 pm

1. MEETING FORMALITIES

1.1. Attendance and Apologies.

Attendance: Don McLean (Chair), Julianne O'Brien (Treasurer), Donna Macpherson, Carol van Gelder, Vanessa Dix (Vantage Strata)

Apologies: Kevin O'Brien (Secretary).

1.2. Conflicts of Interest. None identified.

1.3. Previous Meeting Minutes.

The minutes of the EC Meeting held on Wednesday, 15 May 2024 are confirmed.

2. BUILDING & FACILITIES MANAGEMENT

2.1. Building Condition Report. 31 May 2024 – 89.3%

2.2. Building Manager (BM) provided an update as of 17 June 2024 - see **Addendum 1**.

3. TREASURER'S REPORT AND LEVY SITUATION

Financial Statements as of 17 June 2024:

The Treasurer notes we are actively managing our expenditure and financial accounts and is satisfied with our current financial position.

3.1. Overall Financial Position. Total owners' funds = \$1,100,352.39

- Admin fund = \$623,133.58
- Sinking fund = \$477,218.81

3.2. Cash Accounts. Total cash at bank = \$242,165.43

- Admin fund = \$237,937.37
- Sinking fund = \$4,228.06

3.3. Investment Accounts. Total funds invested = \$832,984.21 (see **Addendum 2.1**)

- Admin fund accounts = \$362,725.18
- Sinking fund accounts = \$470,259.03

3.4. Total interest earned – Investment accounts: \$19,363.86

- Admin fund accounts = \$12,018.85
- Sinking fund accounts = \$7,345.01

3.5. Investment activity. The following investment activity has been completed since the Committee’s last meeting on 15 May 2024 (**see Addendum 2.1**):

- TD01 Admin fund. Matured on 11/06/24.
 - \$ 137,023.47 deposited at 4.70% for 3 months (interest earned \$1,596.56).
- TD06 Sinking fund. Matured on 12/06/24.
 - \$244,836.57 deposited at 4.70% for 3 months (interest earned \$2,419.70).

3.6. Financial decisions: The committee authorised Vantage Strata to make the following investments with Macquarie Bank:

- Transfer \$80,000 from the admin cash account into TD03 on maturity (27/06/24) based on the analysis that \$372,995.37 cash will be available in the next three months to pay estimated expenses of \$264,375.77 (based on the budget monthly tracking sheet):
 - \$237,937.37 in the admin cash account.
 - \$51,950.16 in arrears, of which \$40,000 will be paid in the next month (estimation based on previous performance).
 - \$285,174.60 levies due 1 September of which 1/3 (\$95,058) can be allocated against September expenditure.
- TD03 Admin fund. Current investment (\$102,268.88) matures on 25/06/24. This deposit plus interest plus \$80,000 from the admin cash account will be reinvested for 3 months at around 4.7%.
- TD04 Sinking fund. Current investment (\$153,979.43) matures on 25/06/24. This deposit plus interest plus current sinking fund cash account balance will be reinvested for 3-4 months at around 4.7%.

3.7. Contingency Fund - see Addendum 2.2.

- 5% budget allocation: \$63,533.20
 - Total expenditure (year to date): \$9,678.70
 - Remaining allocation: **\$53,854.50**

3.8. Building Improvement fund – see Addendum 2.3.

- 2% budget allocation: \$25,413.28
 - Total expenditure (year to date): \$2547.31
 - Remaining allocation: **\$22,865.97**

3.9. Levy Income and Arrears (as of 18 June 2024).

3.9.1. Levies in arrears = \$ 57,953.15

- 32 owners have arrears greater than \$500.
- Eight owners have arrears less than \$500.

3.9.2. Specific issues or concerns.

- **Unit 175 - Total arrears = \$7,260.35**

- The garnishee from the owners' wages, which commenced in March 2024, as well as any additional payments, is insufficient to reduce the debt accrued in the last six months. In addition, legal fees and interest continue to accrue. As a result, the owner's debt increased by \$1,451.35 on 1 June 24.
- **Unit 253 – Total arrears = \$6,458.83**
 - The owner was referred to a debt collection agency in April. Legal action commenced 30 April 2024 with associated legal fees debited to the owner's levy account.

10% Interest and late fees on unpaid levies.

- Owners are reminded that if you are more than **28 days** in arrears, 10% interest is charged on unpaid levies and a \$55 fee for each reminder notice is applied to the account.
- If your levy is overdue by **90-days**, debt collection action will be taken against you or, in instances of long-term arrears, court action will be initiated with associated legal fees.
- Owners who are having difficulty paying their levies by the due date are encouraged to contact Vantage Strata to discuss a payment plan to repay past debt and new levies as they fall due.

4. MATTERS FOR DECISION

4.1. Unit 40 Alteration Request. Unit 40 submitted an internal joinery alteration request. After review, the BM advised that he has no issues with the request.

The Strata Manager (SM) is directed to advise the owners the alteration request is approved. Vantage will remind the owners that their tradesman must take measures to protect common areas, e.g., carpet and walls, and to vacuum the hallway at the end of each day.

Once the alteration date is confirmed by the owners, Vantage will alert nearby neighbours of the renovations.

4.2. Indoor pool area loose wall tiles. Milin Builders updated Vantage & Point FS on 7 Jun 24. After investigating the issue with the wall tiles around the indoor pool, they recommended:

"...the pool area be closed entirely (by disabling the swipe access for all passholders to this area or other appropriate method of preventing access) until such time as we can confirm the precise nature and extent of the issue. We understand that this will be inconvenient and disappointing for residents especially at this time of year, however we believe that it is better to be safe than sorry where there may be a potential risk arising from unfettered access to the indoor pool area."

The BM is satisfied that the pool does not have to close as the current measures undertaken to enforce an exclusion zone and isolate the tiles are satisfactory. The EC agrees that the risk of the tiles falling and causing injury is low and is further mitigated by barriers in place. The EC agrees that the pool will remain open until the rectification works commence. The BM will check the status of the wall tiles daily, checking for any deterioration in the condition of the wall tiles.

4.3. Upgrade of Fermax Central Control Units. In response to complaints about the variable delays being experienced when using the access control fobs to call a lift or select a floor, Fermax recommended that the central control units (Multiplexed Data System (MDS) Central Units) be replaced with the latest version (V8.5) as they have been found to be more responsive and should

alleviate the problem with the delayed lift button press response. See quote FERQ24610 - \$4,164.12 ex GST.

The Treasurer advised that there are funds available for this expense. The EC accepted the quote and directed Vantage to issue a work order to Fermax.

4.4. Sauna – 6 Monthly Preventative Maintenance. Point FS oiled, sanded and repaired the sauna cedar bench / door in February 2024. The BM recommends preventative maintenance occur at least every six months to ensure upkeep of the Sauna. Point FS - Sauna Quote QU0306 - \$1,000 per annum (\$500 per service ex GST) covers:

- Light sand of all timber benches and backrests.
- Clean and wipe down all timber benches and backrests.
- Minor repair of loose boards
- 1 x coat of Paraffin Oil.

The Treasurer advised there is sufficient capacity in the budget to cover the cost of biannual maintenance for the sauna.

The EC accepted the quote and directed Vantage to issue to work order to Point FS.

4.5. OTIS Lifts 4G upgrade. The OTIS quote to upgrade the Lift Comms from 3G to 4G has been updated since first provided to us in May 23 (\$5,682) and is now \$5,931.00 (ex GST), an increase of \$249. For expediency, given that the switch-off of the 3G network must be completed by Aug 2024, the quote was accepted by the Chair and Treasurer out of session.

The Treasurer advised there is sufficient capacity in the budget to cover the increase.

The EC ratified the out of session decision. Vantage confirmed that the work order to Otis was issued on 14/06/24.

4.6. Acacia Tree Removal and Planting @ pool. All Seasons quote QU-0755 for the removal of the existing and heavily damaged Acacia in the pool area and for its replacement - \$2,695 GST Incl.

The EC is not satisfied that the quote to replace the dying tree is value for money. The BM is directed to ask All Seasons to reissue the quote with a breakdown of labour, materials and the replacement tree. The BM is also directed to source another quote to remove and replace the tree.

4.7. Rectifying Drainage in Waterlogged Olive Tree Pot. All Seasons quote QU-0759 for the rectification of the drainage issues in the waterlogged olive tree pot in the pool area; and potential replacement of the olive tree - \$4,864 (incl GST).

The EC is not satisfied the quote to replace the waterlogged olive tree is value for money. The BM is directed to ask All Seasons to reissue the quote with a breakdown of labour, materials and the replacement tree. The BM is also directed to source another quote to rectify the drainage issue.

4.8. Fire Asset Defect Rectification. CEFA quote #1224 for rectification of asset failures identified during CEFA Mar 24 fire asset testing - \$425 ex GST:

- Replacement of two fire extinguishers due for their 5 yearly service (replace instead of service)
- Fire hydrant – replace blanking cap missing.

The EC accepted the quote and directed Vantage to issue a work order to CEFA.

The EC notes that five-year mandatory service/ replacement is looming for all fire hydrants and extinguishers in The Ivy. The BM is requested to audit the hydrants / extinguishes to determine due date for service / replacement and request a quote for CEFA to inform the 2024-25 budget.

4.9. Correcting B1 Comms Room / BM Office AC Unit Drainage Issues. SEDA quote #JP80624 to install a condensate pump and drainage line to the nearest drain point to channel the comms room/BM office AC unit condensate away for the storage unit behind the room - \$974.00 ex GST.

The EC accepted the quote and directed Vantage to issue to work order to SEDA.

4.10. Replacement of Indoor Pool AHU Filters. SEDA quote #JP180624 for replacement of indoor pool air handling unit washable filters, identified as needing replacement during last service - \$1,099.00 ex GST.

The EC accepted the quote and directed Vantage to issue to work order to SEDA.

4.11. Milin's Oaks 3 – Ivy Boundary Fence Proposal. Milin need to remove our existing fence at the front of our property to render and paint the back of the Oaks 3 boundary wall, which will have a fenced installed on top. They need to trim back our plant cover to complete this work.

Milin have recommended that whilst completing this work they install a cover flashing over the two boundary walls to add a secondary line of weather protection where the two properties join, to further reduce the water the seeps into our basements during periods of heavy rain. Additionally, they have recommended not reinstalling the fence on the Ivy side as it would be a duplicate. The Oaks wall and fence sits higher and already forms an effective security barrier between our properties. See Milin Oaks 3 - Ivy Boundary Fence Proposal for further details.

The EC accepted the Milin proposal to remove our existing fence at the front of our property and not replace it. Point FS is directed to formally inform Milin of the decision.

5. MATTERS FOR DISCUSSION.

5.1. Facilities Management Agreement. Point FS contract expires 1 Dec 24. Point FS submitted a new contract proposal on 5 Jun 24 for EC review. The EC has conducted an initial review of the proposal.

Schedule 1 – Agreed Services. This section of the proposal is much more generic than the detailed schedule in the 2021 Contract. No scope identified for attendance at meetings. Admin fee charges for purchases have increased from 5% to 10%.

The EC will schedule a meeting with Matt Benedetti upon his return from leave in mid-July to discuss the contract proposal, particularly the changes to Schedule 1.

5.2. EC Member Recruitment. The EC needs to recruit and mentor new members, in particular an assistant Treasurer and assistant Secretary. Donna has been drafting recruitment marketing material to explain to owners the positive aspects on being on the committee including – opportunities to gain experience on the board of a corporation that has an annual budget of over \$1.4m and has responsibility for managing an asset valued at over \$167m.

Any owners considering joining the EC are encouraged to contact Don, the EC chair, or any other EC members.

5.3. Better Resident Communication. Residents and owners are reminded that neither Vantage, Point FS or the EC monitor the IVY Facebook page. Any common area maintenance issues must be logged on BuildingLink and/or brought to the attention of our Building Manager.

Currently only the resident who logged the job on BuildingLink is advised when the issue is resolved via updates against the maintenance request on BuildingLink. Other residents are not informed when a maintenance issue is logged on BuildingLink or when it the issue is resolved e.g., recent north tower lift issues.

The EC agreed with our Strata Manager to trial the following improved communication policy:

- if an issue impacts multiple residents, e.g., lifts outage, basement access, pool heating etc, Vantage will send an SMS to impacted residents informing them that the issue has been reported, and
- a message will be sent to impacted residents to provide updates and once the issue is resolved.

5.4. Structural Defects – 6-year Warranty Report. Quotes have been received to date from:

- Bligh Tanner
- Leo & Associates
- Peak Consulting

The EC will review the quotes in consultation with Point FS to make a recommendation to the OC at the 2024 AGM.

The EC will schedule a meeting with Point FS in mid-July to discuss the quotes and get recommendations on the preferred way forward. The EC will also consider arranging a meeting with the Vantage Facilities Manager to discuss the required scope of work, following up on previous advice provided.

5.5. Light Rail Project Stage 2B. Request from an owner, Sam Edwards, for the EC to form a sub-committee to support/assist with the Ivy EC – Stage 2B Project engagement process.

The EC feels that it is not appropriate to establish an EC led subcommittee to lobby the government as the light rail is a contentious issue with varying views held by different owners. The EC must remain neutral and support the views of all owners. The EC can support any owner led committee by providing communication support to residents and storing relevant documents on BuildingLink.

A Light Rail Stage 2B category has been created on the Ivy BuildingLink library to share relevant information with the OC including a copy of the project briefing pack that supported the online briefing to The Ivy on 3 Jun 24.

5.6. Painting of Refuse Room Patched Walls. Removal of the original Civium garbage signage about garbage chutes in the refuse rooms resulted in damage to the wall finish due to the glue used. South tower refuse room walls have slowly been patched and sanded by the Building Manager ready for painting. North tower walls still need further preparation. The BM recommended sourcing quotes to get the work completed in a timely manner as it will take a considerable time for him to complete it given other commitments. A verbal estimated cost provided by Flamboyance Interiors is approx. \$2,500.

The BM is seeking a quote from Higgins for EC consideration as they are our contracted painters.

5.7. OC Insurance. The EC has compiled a detailed spreadsheet capturing financial information relating to previous OC insurance premiums, including a breakdown of all brokerage fees and commissions paid, noting these commissions weren't previously being declared. This will be used to better inform future decisions about OC insurance. Vantage's Insurance Manager has been assisting this effort. The EC will schedule a meeting with Vantage's Insurance Manager early next month to discuss brokerage and commission fees, and recommendations for getting quotes for our 2024-25 insurance.

5.8. Vantage Welcome Pack. As part of the approach to improving BuildingLink utilisation, a copy of the Vantage new owner Welcome Pack was provided to the EC. This pack is being reviewed and recommendation for changes and improvements will be made to Vantage. It was agreed that an equivalent pack would be created for Ivy renters.

6. MATTERS FOR NOTING

6.1. Strata Management Agreement – Vantage Response to Request for Proposal. As advised in the May EC meeting, Vantage as the incumbent manager, were offered the right of first refusal to provide strata management services to The Ivy for the period 2 Dec 24 until 1 Dec 27. The Vantage response to the request was received on 24 May 24. After review, EC members met on 1 Jun 24 to discuss the proposal.

The consensus was that we were underwhelmed by the Vantage Strata proposal. It was assessed as being a generic response that had not been tailored to meet the needs or circumstances of the IVY community. The Committee felt that there was little acknowledgement or consideration given for the service level concerns raised at the meeting with the Vantage General Manager on 29 Apr 24. In addition, the Committee felt that the proposed increase in 'agreed' fees over the next three years was unjustified.

The insurance disclosure statement included in the proposal also alerted the Committee to the likelihood that Vantage had received a commission for arranging The Ivy building insurance. This was subsequently confirmed by Vantage despite previous advice that this wasn't the case.

The EC unanimously decided that it was not in the best interest of the IVY Owners Corporation to accept the proposed Vantage strata management agreement without first testing the market. The EC agreed to invite an additional three Canberra strata management companies to submit a proposal to provide strata management services to The Ivy.

6.2. Strata Management Agreement – Additional Invitations to Submit Proposals. Requests for proposal for provision of strata management services for Ivy for the period 2 Dec 24 until 1 Dec 27 were sent to Grady Strata, LMM Solutions Strata, and Signature Strata on 2 Jun 24.

LMM responded the next day indicating that they don't currently have capacity within their portfolios to manage another property, so they politely declined to respond. In their place Bright & Duggan Strata were sent a request for proposal.

Proposals from each company have been requested by 28 Jun 24.

On 17 Jun 24 Grady Strata met with EC members and the Building Manager at The Ivy and had productive discussions aimed at better preparing them to submit their proposal.

6.3. Vantage Strata Contact Number. As per advice from Vantage on 4 Jun 24, their 1800 878 728 contact number is being retired and replaced by (02) 6171 9700 from 1 Jul 24.

6.4. Otis Lift Contract. The BM and members of the EC met with Otis management on 24 May 24 where it was agreed that the 6 Jan 2021 lift service agreement contract would continue for another three-year period. Otis requested that the EC sign a letter acknowledging that the Ivy was entitled to change the contract to one that didn't automatically roll-over. This letter, agreeing to another 36-month period with the same contract conditions, was signed by the EC Chair and our Otis Service Account Representative confirming this understanding. A copy of the letter has been uploaded to the BuildingLink library, Contracts and Service Agreements section.

6.5. Mar 2024 Fire Door Testing Failure. CEFA quote #1147 - \$415 ex GST to fit and adjust a new door closer. During unit fire door testing by CEFA in Mar, a defect was identified for Unit 245 (a missing fire door closer) resulting in a failure of the test. CEFA provided a quote for replacement and adjustment of the door closer to rectify the failure. Vantage will inform the unit owner that the door closure is their responsibility to maintain as it is within their unit boundary and that it must be replaced to bring the fire door back up to code.

Vantage is directed to issue a work order to CEFA for the replacement door closer, and to on-charge the cost to the unit owner levy account as a special levy.

6.6. Replacement Pool, Gym and Bathroom Signage. SignLime quote 00010789 for digital prints with laminate mounted to signage panel and cut to size - \$910.00 (ex GST). The following panels will be supplied with tape:

- A2 x3 - Pool behaviour signage
- A3 x4 - Spa operations, emergency stop, 2x Don't drop weights
- 200x80mm x2 - Bathroom tap signage (sauna bucket fill taps)

Approved by the BM (within delegation) so just for noting.

6.7. Unit 72 Pet Application. The Committee acknowledges the pet application submitted by the residents in Unit 72. Welcome to the community *Nome* the cavoodle.

6.8. Replacement of three 1100 litre Recycle Bins. Work order issued to Veolia Commercial and three recycle bins have been delivered. The BM dismantled the damaged bins for spare parts.

6.9. Indoor pool floor tile cleaning. The indoor pool tiles around the outside of the pool appear to be discoloured due to the impact of the humid conditions and chlorine buildup. The BM recommends acid wash or some other form of deep clean. A quote received from Transform Carpets \$980 (ex GST) in May was not approved.

The BM was directed to approach our cleaners and confirmed that M&M Rolfe will pressure clean the tiles on Friday 21 June to try and remove the lime scale.

6.10. External White and Grey Pavers Pressure Cleaning. A work order was issued to Transform Carpets and the cleaning of the external pavers was completed on 1 June.

6.11. Patch & Paint. Higgins completed driveway entry ramp render repairs & painting; painting maintenance for B1 & B2 lift lobby walls; and waste room door face painting by 24 May.

6.12. Unit 233 Balustrade Panel Replacement. Status – completed.

6.13. Use of Communal Foyer Areas for Personal Storage. Residents are reminded that personal items e.g., shoes, cupboards, pot plants, storage boxes etc are not to be stored in the communal corridors on each level.

6.14. Responsible Disposal of Rubbish. Once again, our EC chair spent his Sunday afternoon undertaking the disgusting job of clearing the blocked south tower chute, all because a resident stuffed Styrofoam and packaging down the chute instead of taking it down to the B1 waste room.

Some residents are continuing to dump waste in their floor refuse rooms, to the irritation of their neighbours, or in the basement waste rooms leaving it to cleaners to sort out.

- **The building manager or cleaners' will NOT remove your dumped rubbish from the refuse rooms. It is your responsibility to take your hard waste either downstairs to the basement waste rooms (small items only) or to the Mugga Lane tip.**
- **If you dump rubbish in the basement waste rooms, you will be on-charged the cost of disposal.**

7. GENERAL BUSINESS

7.1. The BM noticed the indoor pool tables have minor surface corrosion on the bases due to exposure to chlorine and humidity. The EC will discuss options with Point FS to rectify the issue.

8. MEETING CLOSURE AND NEXT MEETING

8.1. The meeting closed at 8.13 pm.

8.2. The next EC meeting will be held at 3.00 pm on 17 July 2024.

ADDENDUM 1

Facilities Manager - Monthly Update of Building Condition Report

17 June 2024

Building Condition and Regulation

- Ongoing with Milin - Facade leak, Oak's boundary fence items.

As per previous report updates, Milin are aware of the southern Curtin wall leaks on a handful of levels, originally the plan was to use the crane for oaks3, this has since been taken down and they will be arranging abseilers in due course to inspect.

Water issues along the boundary fence have been addressed since the planter boxes and water proofing has been done at oaks3. Milin are wanting to run a flashing over their garden wall and fix it onto the top of our boundary wall to completely get rid of any water ingress between the 2 buildings. Ivy is still getting minor water in the fire stairs on the western side, oaks are also getting minor water inside their basement. Stuart from oaks3 will be drafting an email with their proposed idea, this will be passed onto the EC once received.

- Unit 233 glass balustrade.

Balustrade has been replaced.

- Driveway signage & line marking

Capital lines and signs reached out on 12/6, dates the FM has proposed to CL&S is anywhere from 20/6-28/6 pending their availability, we will need at least a weeks' notice to set up an exclusion zone in the front driveway.

- North tower waste room ceiling

Milin will be covering the cost of repairing the ceiling, patching has been completed.

Emergency Equipment

- Storz caps and extinguisher replacement

Quote attached in May update email.

- Unit 245 door closer replacement

Quoted separately as it is an owners' cost, can be passed onto unit owner for their consideration. This was picked up as a fail in the most recent fire door audit.

Security and Paths of Travel

CCTV system issues addressed, hard drive has been replaced.

Vertical Transport

OTIS to replace failed ceiling lights

OTIS to order correct size tubes to replace the lift ceiling lights, last order of lights, supplier ordered the incorrect size.

Electrical

Electrical maintenance due, as per last report, Maritex were told to hold off until all annual items fell under the same month, so everything is completed at the same time.

Pools

- UV tubes for indoor pool and spa – Total pools are chasing up Astral pools regarding warranty, they were told the UV tubes installed are discontinued, total pools are chasing astral pool for a refund. No further updates.
- Indoor pool and spa walls – Milin have looked at the wall with the original tiler and an inspector, a piece of tile has been broken off on the spa wall to have a look behind and see what's happened. More information to follow upon Milin's defects managers return.

Garden Areas

- Pruning/thinning in rear garden & mulching.

Both will happen at the same time once All seasons have provided a quote and its approved. ML has followed gardener up on this quote again.

- Higgins plant damage.

WO sent to all seasons two months ago. Lavender has come back relatively well, only 2 or 3 requires replacement. It was agreed that the bulk of the lavender in the recount will be used in the olive tree pot pending approval for all seasons to rectify the drainage issue noted below.

- Olive tree pot

most northern pot in outdoor pool. Pot is waterlogged, drainage has failed inside pot. Pot needs to be excavated, drainage fixed, soil and plants reinstated. Quote attached.

- Wattle tree removal and replacement

Quote attached for spitting wattle tree near outdoor pool northwest corner. Tree quoted drops little to no leaves.

Gym and Bathroom Areas

- Sauna bucket/bottle fill point signage

Quote came in at \$836.00 including other common area signage, Vantage instructed to send a work order on 4/6, ML followed up on 13/6.

- Disabled bathroom lock

Replaced, however current screws have chewed out the door, so some screws are no longer biting. ML looking at options to fix this. Lock and snib is still functional.

Entertainment areas

- Toy box replacement

New toy box required, current one has been broken due to toys being forced into it, and lid being forced closed. Something larger and more rigid would be ideal.

- Aluminium seat back rest – east side bbq area

May be able to mechanically fix this with some nice stainless-steel bolts. Re-welding will be painful to do.

HVAC

Co sensor calibration

Completed on 3/6.

Electrical and lighting

LED batten in B2 on underside of driveway ramp requires replacement.

Light fitting in northeast garden along HVAC room wall requires replacement.

Western garden wall lights turning on and off out of sync with other lights.

Work order still needs to be raised.

Hydraulics

Annual plumbing maintenance

Completed.

Cleaning

Carpet cleaning.

Completed.

Basement

Basement cleaning

Completed.

Refuse Areas

- Recycling bin replacements

Bins delivered early June. Broken bins have been disassembled and parts salvaged.

- North tower ground floor bin chute strut

ML to replace bin chute strut asap. Strut has been picked up from another site.

ADDENDUM 2

2.1 MACQUARIE BANK INVESTMENT ACCOUNTS as at 17/06/24

	Investment date	Interest rate	Period	Deposit amount	Maturity date
ADMIN FUND					
TD01	12/03/24	4.70%	3 months	\$135,426.91	11/06/24
TD03	27/03/24	4.70%	3 months	\$102,268.88	27/06/24
TD05	13/05/24	4.60%	3 months	\$92,362.44	13/08/24
				\$330,058.23	
SINKING FUND					
TD02	14/02/24	4.70%	3 months	\$49,464.79	16/05/24
TD04	28/12/23	4.70%	3 months	\$153,979.43	27/03/24
TD06	12/03/24	4.70%	3 months	\$206,498.07	12/06/24
				\$409,942.29	

2.2 Building Improvement fund (2% of budget allocation) - \$25,413.28

Remaining allocation: **\$23,644.95**

Date	Supplier	Items	Invoice (ex GST)	\$25,413.28
19/12/23	Amazon	Cushions and inserts	\$421.33	
19/12/23	Temple and Webster	Two foyer rugs	\$998.00	
22/02/24	Homemakers	Lamp table	\$349.00	
		TOTAL	\$1,768.33	\$23,644.95

2.3 Contingency fund (5% of budget allocation) - \$63,533.20

Remaining allocation: **\$53,854.50**

Date	Supplier	INV Number	Service	Invoice (ex GST)	Remaining
					\$63,533.20
29/11/23	Point FS	Inv-1194	Repairs N11 ceiling water leak	\$1,352.15	
31/01/24	JP Paint n Plaster	46	U232 - water damage repair	\$904.55	
21/03/24	Maritex	INV-75913	Entry ramp street light	\$2,960.00	
29/03/24	Steve Jackson	INV-0163	Ceiling repairs - water leaks	\$2,860.00	
8/6/2024	Steve Jackson	INV-0188	Entry driveway - bollard footings	\$712.00	
14/06/24	Steve Jackson	INV-0189	lvl 15 waste room ceiling repair	\$890.00	
			TOTAL	\$9,678.70	\$53,854.50

ADDENDUM 2

May 2024 - invoices

Inv Date	Supplier	Inv Description	Inv Amount
19/04/2024	ACT Doorland	Service - B1 waste room roller shutter	\$330.00
01/05/2024	Actew Gas	26/03/2024 - 26/04/2024 gas usage	\$3,843.71
30/04/2024	All Seasons Horticultural	April 2024 - services contract	\$1,681.47
24/05/2024	Ara Security Services P/L	Reset power cycle camera 81.	\$242.00
24/05/2024	Ara Security Services P/L	MIO board not responding.	\$302.50
13/05/2024	Canberra Sweeping	May 2024 - Carpark wet clean	\$2,473.08
01/05/2024	Collection Corp of Aust	Lot 253*Demand Letter - Registered Mail	\$77.00
01/05/2024	Collection Corp of Aust	Lot 205*Demand Letter - Registered Mail	\$77.00
17/05/2024	Collection Corp of Aust	Lot 253*ACT Debt Application - Civil Dispute	\$748.00
09/05/2024	Complete Essential Fire & Alr	May 2024 - service contract	\$1,160.59
14/05/2024	Complete Essential Fire & Alr	WO595: sprinkler/hydrant pump repairs	\$2,084.50
16/05/2024	Fermax ACT	30x teardrop key fobs	\$793.32
24/05/2024	Higgins Coatings Pty Ltd	Exterior paint and render repair	\$2,726.90
30/04/2024	M&M Rolfe Cleaning Serv	April 2024 - service contract	\$15,881.09
09/05/2024	Maritex Commercial Pty Ltd	QU-9944 - replacement emergency lights	\$5,016.00
14/05/2024	Maritex Commercial Pty Ltd	WO 630 - replacement light in garage	\$313.50
22/05/2024	Maritex Commercial Pty Ltd	WO633: Repaired faulty wiring in light fitting.	\$374.00
09/05/2024	Origin Energy 130112	24/03/2024 - 23/04/2024 electricity	\$10,791.00
01/05/2024	Point Facilities	Supply - 2 x narrow mortice lockset	\$414.28
02/05/2024	Point Facilities	May 2024 - service contract	\$9,539.62

10/05/2024	Point Facilities	Supply waste chute handle	\$204.77
13/05/2024	Point Facilities	Underpayment Dec 23 to March 24	\$930.80
23/04/2024	Point Facilities	3 timber bench replacements	\$370.92
14/05/2024	Seda Services ACT	May 2024 - service contract	\$1,144.00
16/05/2024	Southwell Engineering	May 2024 - Service contract	\$566.89
01/05/2024	Total Pool Services	April 2024 - service contract	\$1,149.50
01/05/2024	Total Pool Services	April 2024 - pool chemicals	\$502.36
30/04/2024	Veolia 216952	April 2024 -bin rental	\$13.30
09/05/2024	Wastech Engineering	May 2024 - service contract	\$1,485.00
09/05/2024	Wastech Engineering	May 2024 - minor service	\$165.00
23/05/2024	Wastech Engineering	May 2024 - minor service	\$379.50
01/05/2024	Water Tight - ACT	May 2024 - service contract	\$436.27
14/05/2024	Water Tight - ACT	WO615: Installation of 2x taps in bathroom	\$855.00

Vantage Strata Pty Ltd

Statement of Financial Affairs

Prepared for Members of Unit Title 4787

"The Ivy Woden"

15 Irving Street PHILLIP ACT 2606

For the Financial Period 01/10/23 to 17/06/24

Prepared by Vanessa Dix on 17/06/24

Vantage Strata Pty Ltd

Level 4, DKS No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

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Balance Sheet - U/Plan 4787 "THE IVY WODEN" 15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 17/06/2024 - Prepared by Vanessa Dix

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Owners Unit Plan 4787	\$237,937.37	\$4,228.06	\$242,165.43
<i>Macquarie Bank BSB: 182-266 Acc No: 217153303</i>			
Unit Plan 4787 TD01	\$137,023.47	\$0.00	\$137,023.47
<i>Macquarie Bank BSB: 182-266 Acc No: 282658111</i>			
Unit Plan 4787 TD02	\$0.00	\$71,443.03	\$71,443.03
<i>Macquarie Bank BSB: 182-266 Acc No: 237788393</i>			
Unit Plan 4787 TD03	\$102,268.88	\$0.00	\$102,268.88
<i>Macquarie Bank BSB: 182-266 Acc No: 231559774</i>			
Unit Plan 4787 TD04	\$0.00	\$153,979.43	\$153,979.43
<i>Macquarie Bank BSB: 182-266 Acc No: 266077924</i>			
Unit Plan 4787 TD05	\$123,432.83	\$0.00	\$123,432.83
<i>Macquarie Bank BSB: 182-266 Acc No: 264637166</i>			
Unit Plan 4787 TD06	\$0.00	\$244,836.57	\$244,836.57
<i>Macquarie Bank BSB: 182-266 Acc No: 223498288</i>			
GST Paid	\$22,256.51	\$0.00	\$22,256.51
Receivable	\$51,950.16	\$11,576.97	\$63,527.13
Total Assets	\$674,869.22	\$486,064.06	\$1,160,933.28
Liabilities			
GST Collected	\$27,285.78	\$5,696.07	\$32,981.85
GST Uncollected	\$2,651.37	\$842.81	\$3,494.18
Levies Paid In Advance	\$21,798.49	\$2,306.37	\$24,104.86
Total Liabilities	\$51,735.64	\$8,845.25	\$60,580.89

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Balance Sheet - U/Plan 4787 "THE IVY WODEN" 15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 17/06/2024 - Prepared by Vanessa Dix

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Liabilities (Continued)			
Net Assets	\$623,133.58	\$477,218.81	\$1,100,352.39
Owners Funds			
Opening Balance	\$542,297.30	\$280,972.77	\$823,270.07
Transfer	\$0.00	\$4,112.72	\$4,112.72
Net Income For The Period	\$80,836.28	\$192,133.32	\$272,969.60
Total Owners Funds	\$623,133.58	\$477,218.81	\$1,100,352.39

**Income and Expenditure Statement - U/Plan 4787
"THE IVY WODEN"**

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 17/06/2024 - Prepared by Vanessa Dix

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest	\$526.85	\$0.00	\$1,383.08
Interest Investment Accounts Admin	\$12,018.85	\$0.00	\$1,706.33
Keys Remotes & Swipes	\$5,588.14	\$0.00	\$2,297.26
Levy Income Admin	\$855,554.28	\$1,140,742.63	\$1,070,832.56
Total Administrative Fund Income	\$873,688.12	\$1,140,742.63	\$1,076,219.23

Expenses

Audit Fees	\$2,600.00	\$2,500.00	\$2,360.00
BAS & Tax Preparation	\$961.00	\$630.00	\$675.00
Bank Charges	\$1.21	\$0.00	\$(3.22)
Banking, Software & Infrastructure	\$262.64	\$315.00	\$288.75
Bin Lifter / Hoist - Contract	\$1,546.05	\$2,540.00	\$3,270.60
Building Improvements	\$2,547.31	\$25,413.28	\$21,483.32
Building Maintenance	\$27,435.00	\$25,000.00	\$0.00
BuildingLink	\$6,696.00	\$6,696.00	\$6,696.00
Capital Equipment Acquisitions - Admin	\$0.00	\$15,000.00	\$15,000.00
Cleaning - Bin Chutes	\$1,800.00	\$3,780.00	\$1,800.00
Cleaning - Bins	\$3,460.00	\$6,680.00	\$6,572.60
Cleaning - Carpark	\$4,496.50	\$3,720.00	\$4,450.00
Cleaning - Carpets	\$4,800.00	\$6,710.00	\$5,151.36
Cleaning - Contract	\$114,592.15	\$173,250.00	\$169,684.04
Cleaning - General	\$3,444.55	\$7,170.00	\$6,142.14
Cleaning - Windows	\$18,650.00	\$20,340.00	\$19,478.50
Cleaning Supplies	\$1,295.35	\$3,700.00	\$3,386.50
Consumables	\$5,051.40	\$7,600.00	\$4,743.97
Contingency	\$9,678.70	\$63,533.20	\$54,158.10
Contractor Compliance Fee	\$88.00	\$90.00	\$87.00
Debt Recovery	\$0.00	\$0.00	\$0.00
Electrical - Maint. Contract	\$0.00	\$5,280.00	\$4,780.00
Electricity	\$76,342.68	\$140,200.00	\$131,731.74
Facilities Management Services	\$77,628.36	\$114,010.00	\$101,117.34
Fire - Maintenance Contract	\$9,495.72	\$11,740.00	\$12,660.96
Fire - Monitoring	\$2,000.00	\$2,340.00	\$2,205.00
Fire - Repairs & Replacement	\$7,565.00	\$9,025.00	\$8,515.00
Furniture	\$0.00	\$10,720.00	\$0.00
Garbage Chute - Maint. Contract	\$1,845.00	\$5,100.00	\$2,700.00

Income and Expenditure Statement - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 17/06/2024 - Prepared by Vanessa Dix

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Gardening - Contract	\$10,380.55	\$18,320.00	\$17,384.16
Gardening - Irrigation	\$3,964.55	\$14,000.00	\$0.00
Gardening - Maintenance Other	\$0.00	\$0.00	\$400.00
Gardening - Plants and Trees	\$7,604.55	\$10,870.00	\$0.00
Gas Infrastructure	\$7,512.72	\$99,162.57	\$0.00
Gas Usage	\$27,877.03	\$37,417.43	\$9,237.33
Gym - Contract	\$2,850.00	\$3,000.00	\$2,850.00
Gym - Equipment	\$108.91	\$500.00	\$108.91
HVAC - Contract	\$10,400.00	\$12,730.00	\$12,480.00
Height Safety Certification	\$0.00	\$1,327.00	\$1,250.00
Hot Water Supply	\$1,578.07	\$1,600.00	\$1,120.75
IT Charges	\$0.00	\$6,400.00	\$984.00
Income Tax Payable - Admin	\$791.70	\$0.00	\$0.00
Insurance Excess Payments	\$0.00	\$0.00	\$90.91
Insurance Payouts	\$1,782.95	\$0.00	\$0.00
Insurance Premium	\$105,964.89	\$120,000.00	\$99,226.06
Keys, Remotes & Swipes	\$1,246.40	\$0.00	\$(2,224.31)
Legal Fees Arrears Recoveries	\$(30.00)	\$0.00	\$(30.00)
Lifts - Maint. Contract	\$27,672.04	\$33,922.00	\$26,137.00
Lifts - Repairs & Maint.	\$700.00	\$6,000.00	\$5,665.00
Lodgement Fees	\$150.91	\$0.00	\$0.00
Management Fees (Schedule B)	\$155.45	\$0.00	\$590.00
Management Fees - Strata	\$79,664.71	\$96,488.00	\$81,956.25
Other Expenses	\$1,966.91	\$3,000.00	\$2,440.90
Pest Control	\$10,395.20	\$10,520.00	\$1,850.00
Plumbing - Maint. Contract	\$3,569.49	\$4,480.00	\$4,588.65
Pool -Contract	\$10,365.00	\$22,240.00	\$22,277.81
R & M Doors	\$240.00	\$245.00	\$400.00
R & M Electrical	\$11,975.00	\$22,040.00	\$15,996.00
R & M Equipment	\$1,294.02	\$630.00	\$595.00
R & M Garage	\$1,181.82	\$1,470.00	\$1,676.82
R & M General	\$2,504.56	\$3,130.00	\$3,007.03
R & M Painting	\$0.00	\$11,485.00	\$0.00
R & M Plumbing	\$9,442.96	\$13,000.00	\$14,943.31
R & M Pool	\$10,621.00	\$18,390.00	\$25,755.25
R & M Roof	\$2,986.00	\$11,000.00	\$27,509.78
R & M Upgrades and Replacements	\$0.00	\$0.00	\$11,847.92
Reports - Consultants	\$0.00	\$5,000.00	\$7,090.90
Reports - Insurance Valuation	\$0.00	\$2,400.00	\$4,103.64

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Income and Expenditure Statement - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 17/06/2024 - Prepared by Vanessa Dix

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Room Hire	\$436.36	\$795.00	\$700.00
Security & Access System	\$13,890.00	\$20,820.00	\$0.00
Security General	\$495.00	\$2,000.00	\$4,651.80
Signage	\$0.00	\$0.00	\$860.20
Waste & Recycling Bins	\$107.31	\$146.00	\$0.00
Water Usage	\$36,723.16	\$72,000.00	\$59,104.82
Total Administrative Fund Expenses	\$792,851.84	\$1,359,610.48	\$1,055,760.59
Administrative Fund Surplus/Deficit	\$80,836.28	\$(218,867.85)	\$20,458.64

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Income and Expenditure Statement - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 17/06/2024 - Prepared by Vanessa Dix

Consolidated			
Sinking Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest	\$2,478.57	\$0.00	\$215.48
Interest Investment Accounts Sinking	\$7,345.01	\$0.00	\$5,915.99
Levy Income Sinking	\$182,309.01	\$243,079.00	\$162,239.68
Total Sinking Fund Income	\$192,132.59	\$243,079.00	\$168,371.15
Expenses			
Bank Charges - Sinking	\$(0.73)	\$0.00	\$0.00
Total Sinking Fund Expenses	\$(0.73)	\$0.00	\$0.00
Sinking Fund Surplus/Deficit	\$192,133.32	\$243,079.00	\$168,371.15



**MINUTES OF THE
EXECUTIVE COMMITTEE MEETING
OF UNITS PLAN 4787
THE IVY**

Venue: 78/15 Irving Street, Phillip

Date: Wednesday, 17 April 2024

Time: 6.03 pm

1. MEETING FORMALITIES

1.1. Attendance and Apologies.

Attendance: Don McLean (Chair), Julianne O'Brien (Treasurer), Donna Macpherson, Carol van Gelder, Craig Wiltshire, Kevin O'Brien (Secretary).

Apologies: Vanessa Dix (Vantage Strata).

1.2. Conflicts of Interest. None

1.3. Previous Meeting Minutes.

The minutes of the EC Meeting held on Wednesday, 20 March 2024 were confirmed.

2. BUILDING & FACILITIES MANAGEMENT

2.1. Building Condition Report. 28 March 2024 – 90.7%

2.2. Building Manager (BM) provided an update as of 11 April 2024 - see **Addendum 1.**

3. TREASURER'S REPORT AND LEVY SITUATION

Financial Statements as of 15 April 2024:

The Treasurer noted we are actively managing our expenditure and financial accounts and is satisfied with our current financial position.

3.1. Overall Financial Position. Total owners' funds = \$998,547.64

- Admin fund = \$575,605.43
- Sinking fund = \$422,942.21

3.2. Cash Accounts. Total cash at bank = \$195,086.76

- Admin fund = \$191,035.91
- Sinking fund = \$4,050.85

3.3. Investment Accounts. Total funds invested = \$740,000.52 (see **Addendum 2.1**)

- Admin fund accounts = \$330,058.23
- Sinking fund accounts = \$409,942.29

3.4. Total interest earned – Investment accounts: \$13,703.96.

- Admin fund accounts = \$9,351.90
- Sinking fund accounts = \$4,352.06

3.5. Investment activity. The following investment activity has been completed since the Committee's last meeting on 20 March 2024 (see Addendum 2.1):

- TDO3 Admin fund. Matured on 27/3/24.
 - \$102,268.88 deposited at 4.70% for 3 months (interest earned \$1,171.62).
- TD04 Sinking fund. Matured on 27/3/24.
 - \$153,979.43 deposited at 4.70% for 3 months (interest earned \$1,245.75).

3.6. Financial decisions: The Committee agreed to authorise Vantage Strata to make the following re-investments with Macquarie Bank:

- TD05 Admin fund. Current investment (\$92,362.44) matures on 13/05/24. This deposit plus interest **plus \$30,000 from the Admin Fund cash account** is to be reinvested on maturity for 3 months at around 4.7%.
- TD02 Sinking fund. Current investment (\$49,464.79) matures on 16/05/24. This deposit plus interest **plus the available Sinking Fund cash balance** is to be reinvested on maturity for 3-4 months at around 4.7%.

3.7. Contingency Fund - see Addendum 2.2.

- 5% budget allocation: \$63,533.20
 - Total expenditure (year to date): \$9,749.52
 - Remaining allocation: **\$53,783.68**

3.8. Building Improvement fund – see Addendum 2.3.

- 2% budget allocation: \$25,413.28
 - Total expenditure (year to date): \$1,768.33
 - Remaining allocation: **\$23,644.95**.

3.9. Levy Income and Arrears (as of 15 April 2024)

3.9.1. Levies in arrears = \$29,314.99

- 14 owners have arrears greater than \$500.
- Five owners have arrears less than \$500.

3.9.2. Specific issues or concerns.

- **Unit 175** - Total arrears = \$5,809.00
 - Credit Control Australia (CCA) advised in March that garnisheeing of their net fortnightly wages has commenced to reduce the debt.
- **Unit 205** – Total arrears = \$3,467.03
 - 90 days plus arrears = \$1,749.54 (Vantage directed in March 24 to refer to CCA for debt collection).
- **Unit 253** – Total arrears = \$3,700.90
 - 90 days plus arrears = \$ 1,928.77 (Vantage directed in March 24 to refer to CCA for debt collection).

4. MATTERS FOR DECISION

4.1. Strata Management Agreement. The Strata Management Agreement with Vantage Strata expires on 1 December 2024. Under Section 51 of the UT(M)A, 2011:

“An owners corporation must not enter into a management contract with a manager for longer than 3 years (including any period for which the contract may be renewed or extended).”

At the AGM in November 2024, the Ivy Owners Corporation must pass an ordinary resolution to either reappoint the existing manager under a new contract or elect to appoint a new manager if one is needed.

The Committee recognised that the review of our current strata management contract was one of the highest priority tasks agreed at the November AGM. As a first step, it agreed to identify the OC's key requirements for the next three years, recognising that a new service level agreement needs to build on our current experience and address any key concerns.

Each member then contributed to an extensive discussion on the best way to take the review forward. The discussion identified various relationship matters such as the importance of the nominated strata manager, communication requirements, back-end financial and accounting processes, work order processes, performance and delivery criteria, the cost per lot, and a clear separation of, and effective working relationships between, strata and facilities management roles.

Given the investment both parties have made to the current relationship, the Committee agreed that Vantage Strata should be offered a first right of refusal, but that this would not preclude the Committee undertaking a market review of the ACT strata industry if concerns cannot be met. The Committee agreed to prepare correspondence that sets out the approach it wishes Vantage to consider.

4.2. Origin Gas Account – Outstanding Dispute.

The Committee noted this matter had been progressed out of session.

On 22 March 2024, Origin Energy advised the EC that the Ivy had received nearly 2 year's supply of natural gas free-of-charge (which Origin is willing to absorb), the energy ombudsman's findings would likely go against the Ivy, and Origin is willing to assist the Owners Corporation with an affordable repayment plan over a 2-year period.

When Committee members met later that day, the Treasurer confirmed that only \$50,737.76 of the total outstanding amount (\$99,162.57) was in dispute. The remaining amount of \$48,388.81 was for 2022/23 gas usage and was held back until the dispute was settled. The Treasurer advised the total outstanding amount was fully budgeted for in 2023-24.

As the matter has been outstanding since September 2022, Committee members agreed on 22 March 2024 to resolve this dispute constructively. Vantage Strata was instructed to inform Origin Energy that the offer of a two-year repayment plan was accepted, and to clarify with Origin Energy that interest charges or other fees would not apply over this period.

Vantage emailed Origin Energy on 3 April. Origin confirmed the overdue amount can be repaid in 24 equal monthly payments, no interest or fees would be charged, and debt collection activities would cease while repayments are being made. Vantage was directed by the Treasurer to arrange the Direct Debit as soon as possible.

The Committee formally ratified this 'out of session' decision taken on 22 March to accept Origin Energy's offer of a 24-month repayment plan (approx. \$4,131.78 per month), to commence on 1 May 2024 (or as soon as possible thereafter).

4.3. Replacement Tennis Table. Following last month's meeting, several owners requested that the damaged tennis table be replaced. A Building Improvement proposal was received recommending the purchase of a Terrasphere T5000 Table from Rebel Sport (\$799 incl GST, plus delivery).

Given continuing support from owners, the Committee recognised a more durable and rugged table was needed, one with sturdy wheels capable of being easily moved and folded up after use. The Committee accepted the Building Improvement Proposal in-principle and authorised the Treasurer to arrange the purchase of a suitable indoor table, along with a new net and bats, (max expenditure \$1,000) and organise delivery in concert with the BM.

4.4. Annual Carpet Clean. The BM has obtained quotes from Transform Carpets (\$4,800 ex GST), Sparkle Cleaning (\$7,900 ex GST), and M&M Rolfe (\$4,875 ex GST) for the annual carpet clean, including lobby areas and the lift curtains.

The Committee accepted the Transform Carpets quote (\$4,800 ex GST) for the annual carpet clean and authorised Vantage Strata to issue the Work Order.

4.5. Basement Carpark Cleaning. The six-month clean of the B1 and B2 carparks (not garages) is due in May. The Canberra Sweeping quote is for a full wet scrub (\$2,248.25 ex GST).

The Committee noted that Canberra Sweeping had advised that due to changing WH&S regulations they are unable to offer dry sweep clean going forward. Although the Treasurer raised concerns that the additional cost for a wet scrub was not budgeted for, the Committee decided there was sufficient capacity within the budget to absorb the cost.

The Committee accepted the Canberra Sweeping quote for a full wet scrub (\$2,248.25 ex GST) and authorised Vantage Strata to issue the Work Order.

4.6. HVAC Preventative Maintenance. The current 2-year fixed price agreement expires on 14 May. The SEDA Services quote of 9 April (#PQ011937) is for a new 2-year fixed price agreement at the same annual rate (\$12,480 ex GST). The only change is an increase in the hourly rates for call outs or additional work.

The Committee agree to continue the SEDA Services' HVAC preventative maintenance agreement for another 2 years, noting their fixed price rate is unchanged from the last 2-year agreement, and authorised Vantage Strata to issue the Work Order.

4.7. Sauna Tap. Following concerns raised by an owner about the proposed installation of a tap in the sauna, including a view that residents also fill their water bottles via the bathroom sink tap, the WaterTight work order approved at the last meeting was cancelled.

EC members discussed the owner's concerns with the BM on 2 April and it was agreed to locate new taps in the male and female bathrooms instead. Signage will be installed directing residents to fill their water bottles / sauna bucket from the wall tap and not the taps in the sink.

Three tap installation options were quoted:

- WaterTight updated their Feb quote (#112904 – Option 2) to include a bathroom taps option using chrome pipework and taps (\$777.27 ex GST).
- Venture Plumbing has quoted (#1143 – Option 1) for two 2-way manifold taps (\$533.40 ex GST) under the basins, but these may be difficult to spot.
- Venture also quoted (#1143 – Option 2) for new chrome hose cocks (\$722.35 ex GST) on the tiled wall between the two existing basins in each bathroom.

The EC confirmed the out-of-session decision to install new taps in both male and female bathrooms near the sauna. The Committee accepted the WaterTight quote (#112904 - Option 2) and authorised Vantage Strata to issue the Work Order to them.

The Committee also requested the BM to arrange for new signage to be installed on the mirrors above these two new taps.

4.8. Pools and Spa Maintenance. The current pool contract expires on 17 May. Total Pools has quoted on the same cost basis as the 2023-24 year (\$220 ex GST per visit) for approximately 92 visits, depending on the shut-down period in the off season. Scum line cleaning and chemicals etc are extra.

The Committee agreed to continue the Total Pools contract for another year, as quoted on 5 April, and authorised Vantage Strata to issue the Work Order.

4.9. Emergency Light Replacements. The BM obtained a quote from Maritex (QU#9944 - \$4,560 ex GST) on 17 April to replace the 19 failed 1200mm emergency lights with new LED battens (4-year warranty) following the CEFA preventative maintenance report in March.

The Committee accepted this quote and authorised Vantage Strata to issue the Work Order to Maritex.

4.10. Balustrade Panel Failure. Unit 233 (level 12) has been outstanding since Dec 2023, largely because of difficulties getting access to the unit and Milin Builders refusal to accept the ABS Façade quote for its replacement (as a structural defect).

The BM sought two quotes in February: Discount Glass (\$4,993.91 ex GST) and ABS Facade (\$3,500 ex GST) and more recently he has approached Shane's Glass (not yet received). Shane's Glass has advised that for balustrades from Level 5 above, straight tempered glass is no longer Code compliant and now needs to be tempered laminate glass.

The Committee agreed the Unit 233 balustrade must be replaced and authorised Vantage Strata to issue a Work Order to ABS Façade for their quote (\$3,500 ex GST).

5. MATTERS FOR DISCUSSION.

5.1. Otis Lift Contract. At its out-of-session discussion on 27 March, Committee members noted with concern the ongoing issues with lift performance (see item 6.2) and the fact Otis had yet to formally agree to rollover the lift maintenance contract for the next three years. Three EC members met with Paul Sainsbury (and Point FS) on 12 April to discuss a rollover of the current contract.

The Chairman reported that after considerable discussion, they had obtained Paul Sainsbury's agreement to a full rollover that preserves the current contract conditions for another three years (3.25% annual increases, existing exclusions retained, scheduled maintenance etc). An addendum to the contract was then signed on the day (**see Addendum 3**). In addition, Paul confirmed the 4G sim gateway upgrade will take place at no additional cost to the Ivy.

The Committee noted this was a very satisfactory outcome and thanked members for their work.

Post meeting note. On Fri 19 Apr 24, Paul Sainsbury advised the EC that Otis Legal and Management had advised him that "...the old version of the contract cannot be rolled over...", and that a new contract will need to be agreed and signed and advising that the new contract could still have the same negotiated conditions as the current contract. The EC have responded to Paul reaffirming our position that we have a valid lift service agreement contract in place, and requesting a follow-up meeting with Otis senior management.

5.2. Disability Access Chair for Indoor Pool. As agreed at the last meeting, the Committee has explored the feasibility of installing a disability access chair (either portable or fixed) for residents with limited mobility. A report was prepared and presented to the EC.

The Committee fully agreed with the assessment in this report (see **Addendum 4**) and concluded it would not be feasible to install a disability access chair in the indoor pool room at this stage.

5.3. Dumping in Waste Rooms. The Committee noted with concern that some residents are dumping unwanted items (e.g. furniture, an old TV, kitchen utensils etc) in the refuse rooms and leaving unwanted items on common property (such as old bikes).

The Committee agreed to circulate a reminder notice to all owners and residents that common areas and refuse rooms are not dumping grounds for their unwanted items.

6. MATTERS FOR NOTING

6.1. ActewAGL Gas Contract. At its March meeting, the Committee agreed in-principle to renew the current gas pool heating contract until 18 April 2025 with the same 15% discount. Drew Preston (ActewAGL) has confirmed the 15% discount continues to apply and, while price increases will take effect from 1 July (new rates not yet available), the Ivy will be provided the best rates available.

6.2. Facilities Management. The Building Manager (Matt Lam) is on annual leave from 18-25 April. Tim Sarabia from Point FS will be looking after the Ivy in Matt's absence and is contactable of the same email (ivyfm@pointfs.com.au) and same mobile (0435 673 353).

6.3. Outdoor Pool. With the end of day light saving, outdoor pool heaters were turned off on Monday, 8 April. The heaters will be turned on again on Monday 7 October.

6.4. Pet Registration. Unit 197 has submitted a pet registration form for Chilli the Cavoodle.

Owners and residents are reminded that pets are not allowed in the indoor pool room, the outdoor pool enclosure, or gym rooms.

6.5. Lift Repairs. At its out-of-session discussion on 27 March, EC members noted Point FS had written to Otis on 10 March requesting a detailed report on the underlying issues with the lifts and a breakdown of what work they had been done to date. Otis provided details of the defect rectification steps they have taken and their planned next steps.

The Lift 5 brakes have now been replaced and the lift returned to service on 28 March (after being out of action since the beginning of January). The performance of Lifts 2 and 4 has also improved. There is still an issue with button failure on several lifts.

6.6. Water Hammer/Hum. Following concerns raised by some residents of ongoing issues experiencing water hammer/hum noise, the EC undertook a review of maintenance and communication records to compile a register of reported water hammer/hum issues along with details of if and how each issue was resolved. Analysis of this information has helped the BM to further localise and resolve some current issues, and for more robust processes to be put in place with our Strata and Facilities management teams to more effectively localise and resolve future issues.

The EC circulated a "Water hammer/hum" Information Note to owners and residents on 2 April, and uploaded it to BuildingLink, to inform them about the issue and advise on steps to be taken so the BM can follow up more effectively. Several owners subsequently logged maintenance requests or contacted the BM to report water hammer/hum issues.

The Committee has agreed to continue updating the water hammer/hum occurrences register to assist with ongoing analysis and management of this issue.

6.7. Garden Maintenance. All Seasons Horticultural has advised their monthly service charge for garden maintenance increased by 5% from 1 April 2024.

6.8. Internal Painting Maintenance. Higgins Painting has been contracted to repaint all 30 refuse room doors (external surface) and repaint the walls and skirtings in the four basement lift lobbies.

6.9. Water Damage – Level 14 North Tower. There has been considerable water damage to the ceiling in the level 14 refuse room due to an unsealed conduit on the North Tower roof near the mechanical switchboard. With assistance from Point FS, Milin have arranged for it to be resealed. The damaged ceiling has been cutout and black plastic taped to the ceiling until Milin arranges these repairs.

6.10. Security and Access Issues. Fermax completed their quarterly maintenance of the Ivy's access control systems on 10 April. The system was reprogrammed so that fobs held by townhouse residents enable access to the lifts between the basement and level 1/ground floor. Owners or residents still having issues with their fobs, intercom system, or basement entry, should contact the BM.

6.11. Structural Defects. At its March meeting, the Committee discussed the need to engage a professional consultant to undertake a comprehensive Commissioning Defect Report for the entire building, to be done sufficiently in advance of the 6-year structural defect period.

The BM has approached three reputable companies with a view to obtaining details of likely timelines and costs involved. Vantage Strata has also provided advice on the type and content of similar reports prepared for other complexes they manage which the Committee will review.

6.12. Commercial Use of Common Property. The Committee recently obtained advice from the Owners Corporation Network (OCN) regarding private and commercial use of Ivy common facilities. This advice confirms that recent legislative changes should not materially affect current arrangements. In view of recent requests, the Committee will continue to review this material and consider whether further information can be provided to owners and residents.

6.13. Refuse Room Signage. New waste signs have been installed in the refuse rooms (and the old Civium signs removed). The BM is arranging follow-up patching and painting work.

6.14. "Vantage/Point/EC "TO DO" List. 28 action items have been addressed and finalised since the March EC meeting.

6.15. ACT Government Consultation – Light Rail Stage 2B. Post meeting update 22 Apr. Vanessa advised the EC that the Light Rail Project was preparing a letter to send to Ivy owners and residents as part of the community engagement process. An online Q&A information session for Ivy will be scheduled for June. An information booth is being set up at Westfield Woden for all Woden residents to ask questions.

7. STRATA MANAGER UPDATE

7.1. Next Ivy Appearance – Vanessa Dix to advise.

8. GENERAL BUSINESS

8.1. No general business tabled.

9. MEETING CLOSURE AND NEXT MEETING

9.1. The meeting closed at 8.25 pm.

9.2. The next EC meeting will be held at 6.00 pm on 15 May 2024.

ADDENDUM 1

Facilities Manager - Monthly Update of Building Condition Report

11 April 2024

Building Condition and Regulation

Ongoing with Milin - Facade leak, Oak's boundary fence items.

Milin has been reminded again on 8/4/24 regarding the southern curtain wall/window leaks occurring on a handful of levels, Argo the oak's foreman needs to follow up with Stuart the project manager on crane usage. Boundary items shouldn't be an issue moving forward now that the black work and waterproofing has been completed. Fence to be reinstated once works have been completed.

Unit 233 glass balustrade.

Discount glass & ABS façade quote submitted to EC for consideration for 233, unit 197 balustrade costs being passed on from Milin to OC, discussions between strata and Milin ongoing.

Shane's glass to provide a quote for 233 balustrade – Shane has advised the installed balustrade is no longer to code due to the shattering, and 12mm straight tempered glass cannot be installed from level 5 and above. Needs to be tempered laminate glass, Shane advised there will be no visual changes to the façade.

Driveway signage & line marking

Quote approved, eta from capital lines and signs 6-8 weeks. Concrete footings to be done by Flamboyant constructions ahead of the line marking for the bollard installation. BM to schedule date with Flamboyant as per WO.

Eastern wall & Driveway façade

Met Higgins onsite 9/4 to discuss works, aiming to start second week of May, waiting to hear back from project manager on dates.

Emergency Equipment

Diesel pump repairs

Diesel pump repairs still to be done. ML emailed work order and approved quote to Tom from CEFA on 8/4, will follow up on dates to be carried out.

Annual report and quote from testing

Yet to receive the annual test report and quote for failed items, ML will follow up with CEFA.

Security and Paths of Travel

Access system – maintenance carried out on access control system on 9/4 by FERMAX, no issues noted or raised.

Townhouse swipe access profiles have been changed by Fermax as per WO to give all townhouses lift access. Email sent to Rebecca advising of the change.

Vertical Transport

OTIS Lifts

Buttons

Lift 4 B2 button needs replacing as of 7/4, this broke off over the weekend. OTIS has been advised.

Lift 1 and 3 have some failed lights inside the lift car ceiling, OTIS has been advised.

Mechanical issues

Lift 5 – Brake assembly replaced.

Lift 4 issues – Door vein replaced which has sorted the door jamming issues.

No further issues with lifts 4 & 5.

Electrical

Electrical maintenance due, Maritex with our advice have been told to hold off on switchboard thermal imaging and wait for other annually tasks to pop up so everything can be done at the same time. As per last month as well.

Pools

Outdoor pool heaters turned off on 8/4 as discussed with the EC in February

Gym

Gym quip attended 21/3, ML mentioned noisy cranks and heart rate monitor, gym quip advised they found no issues with either part. ML to monitor.

Garden Areas

Garden upgrades/planting.

All season's gardening upgrade/planting works are nearing completion. ML has followed up with all seasons on a handful of items that need addressing on 7/3, All seasons aware rear HVAC room still needs ground cover removed and tan bark spread over the surface.

Pruning/thinning in rear garden & mulching.

Both will happen at the same time once All seasons have provided a quote and its approved. ML has followed gardener up on this quote.

Higgins plant damage.

Higgins have agreed to pay to replace the split lavender plants, approx. 20 in total, quote received by all seasons and work order sent by Vantage, ML followed up with works on 7/3.

Front entry planter box and dead fern replacement

Followed up with All seasons on 4/4, advised lavender plant quote, and front entry plant & dead fern quote has been approved.

All above works have been followed up on 4/4 with Luke from All seasons, he is aware there are outstanding items from the major replanting at the beginning of the year and is aware there is outstanding quotes that were approved that need to be actioned. ML will email everything to Luke next week. 15/4.

Gym and Bathroom Areas

Male bathroom bench to be replaced.

MB to arrange replacement. Replacement option has been found online and measured for comparison, ML to follow up with MB.

Pest Control

Monitor and investigate alternative pigeon control measures on South Tower rooftop.

APBM have sent a service report supposedly attending site on 2/4, received no phone calls prior or on the day, this was followed up and APBM will be attending on 16th or 17th to refill bait stations and check progress.

Hydraulics

Hot water units

Hot water bank replacement to be carried out by Watertight on behalf of Origin, unit identified not working during 26/2 maintenance visit. – Still to be replaced, Origin and watertight aware of replacement.

Sauna/basin tap

Sauna tap quotes attached. New quote is for taps to be installed in each bathroom. One option provided by Venture plumbing was a fitting replacing an existing one under the basin that has a tap end on it, will look similar to current fitting and may not be easy to spot.

Cleaning

Carpet cleaning.

Quotes attached again in email.

Refuse Areas

Waste chute cleaning and maintenance work orders.

WasTech still TBC. ML has followed up with WasTech again 26/3, no response. Another follow up will be sent.

Waste room signage

Bin chute signage installed, patching in south tower has been done, sanding from levels 10-1 still required. This will be done on 17/4.

Recycling signage to be installed, ML cutting a template for all signs to be installed in the same spot. Card board room signage installed already.

11 April 2024

ADDENDUM 2

2.1 MACQUARIE BANK INVESTMENT ACCOUNTS as at 14/04/24

	Investment date	Interest rate	Period	Deposit amount	Maturity date
ADMIN FUND					
TD01	12/03/24	4.70%	3 months	\$135,426.91	11/06/24
TD03	27/03/24	4.70%	3 months	\$102,268.88	27/06/24
TD05	14/02/24	4.60%	3 months	\$92,362.44	13/05/24
				\$330,058.23	
SINKING FUND					
TDO2	14/02/24	4.70%	3 months	\$49,464.79	16/05/24
TDO4	28/12/23	4.70%	3 months	\$153,979.43	27/03/24
TDO6	12/03/24	4.70%	3 months	\$206,498.07	12/06/24
				\$409,942.29	

2.2 Building Improvement fund (2% of budget allocation) - \$25,413.28

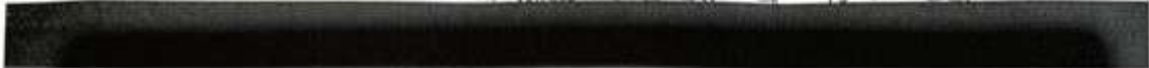
Date	Supplier	Items	Invoice (ex GST)	\$25,413.28
19/12/23	Amazon	Cushions and inserts	\$421.33	
19/12/23	Temple and Webster	Two foyer rugs	\$998.00	
22/02/24	Homemakers	Lamp table	\$349.00	
		TOTAL	\$1,768.33	\$23,644.95

2.3 Contingency fund (5% of budget allocation) - \$63,533.20

Date	Supplier	INV Number	Service	Invoice (ex GST)	Remaining
29/11/23	Point FS	Inv-1194	Repairs N11 ceiling water leak	\$1,352.15	
31/01/24	JP Paint n Plaster	46	U232 - water damage repair	\$904.55	
22/02/24	Homemaker		Replacement coffee table to be on-charged to resident	\$399.00	
6/3/2024	Watertight	Inv: 29765	Replacement BBQ tap - \$781.20 to be on-charged to resident	\$1,273.82	
21/03/24	Maritex	INV-75913	Entry ramp street light	\$2,960.00	
29/03/24	Steve Jackson	INV-0163	Ceiling repairs - water leaks	\$2,860.00	
			TOTAL	\$9,749.52	\$53,783.68

ADDENDUM 3

Paul Sainsbury email of 15 Dec 23



Variation / Addendum to Contract Maintenance Agreement ("Agreement")

Contract Number H02746

CUSTOMER: The Owners Units Plan No 4787
BUILDING: Ivy Residential Phillip ACT
BUILDING ADDRESS: 15 living Street Phillip

Amendment To Contract: No rollover to the contract after 36 months

NEW CUSTOMER:

Building Name:
Contact:
Email:

The Agreement is amended as set out below, effective from: 21/01/2024

Contract will be on month-to-month rollover after the 36 month period with new contract to commence 21/01/2027

All existing conditions to be renegotiated after the next 36 month tenure.

Contract terms and conditions remain in place from 21/01/24 - 21/01/27

Otis Elevator Company

To proceed with this Variation to Maintenance Agreement, please complete the following details and return this documentation to the undersigned.

The Owner/Manager

Signed:

Name: Don McLean

Title: Ivy EC Chairperson

Date: 12 Apr 2024

Otis Elevator Company

Signed:

Name: Paul Sainsbury

Title: Service Account Representative ACT/ NSW

Date: 15/12/2023

Otis reserves the right to withdraw or amend this Offer forty five (45) days after the date stated on the covering letter of the Offer.

Otis Elevator Company
O: +61 2 83382700
OTISLINE 24 hour Service 1800626847
ems@otis.com

A.B.N. 56 002 873 065
123, 363 George Street
Sydney, NSW 2000, Australia
otis.com



ADDENDUM 4

Report on the Feasibility of a Possible Purchase of an Access Chair for the IVY indoor pool.

1) Space Considerations

Any equipment either permanently installed or portable would take up a lot of space in the pool area. On the day the indoor pool was inspected, there were 2 people in the pool doing rehab exercises. Two more people could have joined them doing exercises but if an access chair was in operation, it would almost overtake the space.

There is no place where a permanent access chair could be installed and allow safe access and turning from a wheelchair or a walker.

A portable access chair would require a secure storage cupboard to be built. The only place to build such a cupboard is behind the spa and it would take up most of that space.

2) Maintenance and Safety

There is a concern that it would be difficult to police and guarantee the safety of any specialised equipment that might be installed.

3) Alternative Arrangements

The Stella gym was visited to ask about disability access.

They have a pool ramp, pool wheel chairs, disability toilets and change rooms, a life guard and staff trained to facilitate access for members who need it. Their view was that access equipment can be dangerous and unsafe if not consistently checked and protected from potential incorrect use or vandalism. They keep their pool at 34 degrees C.

4) Legislation Issues

The Disability Discrimination Act requires reasonable accommodation. Installing expensive, difficult to maintain equipment is not required under the Act. We may potentially run into Health and Safety issues in future if we were to install such access equipment.

Recommendation:

At this time, we do not purchase any special pool access equipment.

If a member of the OC requests assistance with access to the pool in the future we should seek expert advice on what would be appropriate and safe.

11 April 2024

ADDENDUM 5

March 2024 invoices

Inv Date	Supplier	Inv Description	Inv Amount
30/01/2024	AM&DM Roofing	January 2024 - service contract	\$2,147.20
30/01/2024	AM&DM Roofing	February 2024 - service contract townhouses	\$1,137.40
01/02/2024	Total Pool Services	Installation of Raypak gas pool heater.	\$7,023.50
07/02/2024	Otis Elevator	Lift 1&2: Intermittently getting stuck.	\$726.00
22/02/2024	Seda Services ACT	February 2024 - services contract	\$1,144.00
22/02/2024	Water Tight - ACT	WO530: Replacement of east BBQ Tap	\$1,401.20
27/02/2024	Rope Access	External inaccessible windows	\$20,515.00
27/02/2024	All Seasons Horticultural	February 2024 - service contract	\$1,593.55
28/02/2024	Point Facilities	Hard waste removal 28 February	\$260.70
28/02/2024	Actew Gas	25/01/2024-26/02/2024 Gas	\$2,988.71
29/02/2024	M&M Rolfe Cleaning Serv P/L	February 2024 - cleaning supplies	\$342.05
29/02/2024	Veolia 216952	February 2024 - bin rental	\$13.30
29/02/2024	M&M Rolfe Cleaning Serv P/L	February 2024 - services contract	\$15,881.09
01/03/2024	Water Tight - ACT	March 2024 - services contract	\$436.27
02/03/2024	Point Facilities	March 2024 - services contract	\$9,306.92
05/03/2024	Complete Essential Fire & Alr	Annual service - pump and flow test service	\$1,732.50
06/03/2024	Origin Energy 130112	24/01/2024-23/02/2024 electricity	\$10,318.72
07/03/2024	Maritex Commercial Pty Ltd	Entry ramp street light	\$3,256.00
07/03/2024	Maritex Commercial Pty Ltd	Replacement - pool strip & emergency lights	\$1,245.20
07/03/2024	Point Facilities	Trial - install door stops in 2 bin chutes	\$229.14
07/03/2024	Otis Elevator	Apr to Jun 2024 - service contract	\$7,609.81
07/03/2024	Signlime Group	Waste room signage	\$1,886.50
13/03/2024	Ara Security Services P/L	March 2024 - bi-annual service contract	\$1,232.00
18/03/2024	Steven Jackson Flamboyant	Ceiling repairs - water leaks	\$3,146.00
20/03/2024	Complete Essential Fire & Alr	Replace B2 fire detector	\$269.50

Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

Ph: 1800878728 Email: info@vantagestrata.com.au

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Balance Sheet - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Owners Unit Plan 4787	\$191,035.91	\$4,050.85	\$195,086.76
<i>Macquarie Bank BSB: 182-266 Acc No: 217153303</i>			
Unit Plan 4787 TD01	\$135,426.91	\$0.00	\$135,426.91
<i>Macquarie Bank BSB: 182-266 Acc No: 282658111</i>			
Unit Plan 4787 TD02	\$0.00	\$49,464.79	\$49,464.79
<i>Macquarie Bank BSB: 182-266 Acc No: 237788393</i>			
Unit Plan 4787 TD03	\$102,268.88	\$0.00	\$102,268.88
<i>Macquarie Bank BSB: 182-266 Acc No: 231559774</i>			
Unit Plan 4787 TD04	\$0.00	\$153,979.43	\$153,979.43
<i>Macquarie Bank BSB: 182-266 Acc No: 266077924</i>			
Unit Plan 4787 TD05	\$92,362.44	\$0.00	\$92,362.44
<i>Macquarie Bank BSB: 182-266 Acc No: 264637166</i>			
Unit Plan 4787 TD06	\$0.00	\$206,498.07	\$206,498.07
<i>Macquarie Bank BSB: 182-266 Acc No: 223498288</i>			
GST Paid	\$27,261.70	\$4,112.72	\$31,374.42
GST Unpaid	\$3,537.02	\$0.00	\$3,537.02
Receivable	\$23,712.57	\$4,836.35	\$28,548.92
Total Assets	\$575,605.43	\$422,942.21	\$998,547.64
Liabilities			
BAS Clearing	\$0.00	\$0.29	\$0.29
GST Collected	\$29,037.62	\$6,122.29	\$35,159.91
GST Uncollected	\$(459.54)	\$143.82	\$(315.72)
Levies Paid In Advance	\$28,418.57	\$3,254.62	\$31,673.19
Payable	\$38,907.11	\$0.00	\$38,907.11
Total Liabilities	\$95,903.76	\$9,521.02	\$105,424.78

Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

Ph: 1800878728 Email: info@vantagestrata.com.au

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Balance Sheet - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Liabilities (Continued)			
Net Assets	\$479,701.67	\$413,421.19	\$893,122.86
Owners Funds			
Opening Balance	\$542,297.30	\$280,972.77	\$823,270.07
Transfer	\$0.00	\$4,112.72	\$4,112.72
Net Income For The Period	\$(62,595.63)	\$128,335.70	\$65,740.07
Total Owners Funds	\$479,701.67	\$413,421.19	\$893,122.86

**Income and Expenditure Statement - U/Plan 4787
"THE IVY WODEN"****15 IRVING STREET, PHILLIP, ACT 2606**

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Consolidated**Administrative Fund**

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest	\$374.22	\$0.00	\$1,383.08
Interest Investment Accounts Admin	\$9,351.90	\$0.00	\$1,706.33
Keys Remotes & Swipes	\$4,437.24	\$0.00	\$2,297.26
Levy Income Admin	\$570,369.52	\$1,140,742.63	\$1,070,832.56
Total Administrative Fund Income	\$584,532.88	\$1,140,742.63	\$1,076,219.23
Expenses			
Audit Fees	\$2,600.00	\$2,500.00	\$2,360.00
BAS & Tax Preparation	\$420.00	\$630.00	\$675.00
Bank Charges	\$1.04	\$0.00	\$(3.22)
Banking, Software & Infrastructure	\$210.14	\$315.00	\$288.75
Bin Lifter / Hoist - Contract	\$1,030.70	\$2,540.00	\$3,270.60
Building Improvements	\$1,768.33	\$25,413.28	\$21,483.32
Building Maintenance	\$24,956.00	\$25,000.00	\$0.00
BuildingLink	\$6,696.00	\$6,696.00	\$6,696.00
Capital Equipment Acquisitions - Admin	\$0.00	\$15,000.00	\$15,000.00
Cleaning - Bin Chutes	\$0.00	\$3,780.00	\$1,800.00
Cleaning - Bins	\$3,460.00	\$6,680.00	\$6,572.60
Cleaning - Carpark	\$2,248.25	\$3,720.00	\$4,450.00
Cleaning - Carpets	\$0.00	\$6,710.00	\$5,151.36
Cleaning - Contract	\$85,717.45	\$173,250.00	\$169,684.04
Cleaning - General	\$990.00	\$7,170.00	\$6,142.14
Cleaning - Windows	\$18,650.00	\$20,340.00	\$19,478.50
Cleaning Supplies	\$1,247.25	\$3,700.00	\$3,386.50
Consumables	\$4,316.50	\$7,600.00	\$4,743.97
Contingency	\$9,749.52	\$63,533.20	\$54,158.10
Contractor Compliance Fee	\$88.00	\$90.00	\$87.00
Debt Recovery	\$(50.00)	\$0.00	\$0.00
Electrical - Maint. Contract	\$0.00	\$5,280.00	\$4,780.00
Electricity	\$56,385.57	\$140,200.00	\$131,731.74
Facilities Management Services	\$59,437.42	\$114,010.00	\$101,117.34
Fire - Maintenance Contract	\$7,385.56	\$11,740.00	\$12,660.96
Fire - Monitoring	\$2,000.00	\$2,340.00	\$2,205.00
Fire - Repairs & Replacement	\$5,670.00	\$9,025.00	\$8,515.00
Furniture	\$0.00	\$10,720.00	\$0.00
Garbage Chute - Maint. Contract	\$0.00	\$5,100.00	\$2,700.00

Income and Expenditure Statement - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Gardening - Contract	\$7,323.33	\$18,320.00	\$17,384.16
Gardening - Irrigation	\$3,964.55	\$14,000.00	\$0.00
Gardening - Maintenance Other	\$0.00	\$0.00	\$400.00
Gardening - Materials	\$0.00	\$3,370.00	\$0.00
Gardening - Plants and Trees	\$6,104.55	\$7,500.00	\$0.00
Gas Usage	\$22,810.19	\$136,580.00	\$9,237.33
Gym - Contract	\$2,850.00	\$3,000.00	\$2,850.00
Gym - Equipment	\$108.91	\$500.00	\$108.91
HVAC - Contract	\$7,280.00	\$12,730.00	\$12,480.00
Height Safety Certification	\$0.00	\$1,327.00	\$1,250.00
Hot Water Supply	\$1,578.07	\$1,600.00	\$1,120.75
IT Charges	\$0.00	\$6,400.00	\$984.00
Income Tax Payable - Admin	\$1,009.70	\$0.00	\$0.00
Insurance Excess Payments	\$0.00	\$0.00	\$90.91
Insurance Payouts	\$3,132.95	\$0.00	\$0.00
Insurance Premium	\$105,964.89	\$120,000.00	\$99,226.06
Keys, Remotes & Swipes	\$525.20	\$0.00	\$(2,224.31)
Legal Fees Arrears Recoveries	\$(120.00)	\$0.00	\$(30.00)
Lifts - Maint. Contract	\$20,754.03	\$33,922.00	\$26,137.00
Lifts - Repairs & Maint.	\$700.00	\$6,000.00	\$5,665.00
Lodgement Fees	\$150.91	\$0.00	\$0.00
Management Fees (Schedule B)	\$155.45	\$0.00	\$590.00
Management Fees - Strata	\$63,389.71	\$96,488.00	\$81,956.25
Other Expenses	\$1,855.80	\$3,000.00	\$2,440.90
Pest Control	\$9,605.20	\$10,520.00	\$1,850.00
Plumbing - Maint. Contract	\$2,776.27	\$4,480.00	\$4,588.65
Pool -Contract	\$7,010.00	\$22,240.00	\$22,277.81
R & M Doors	\$240.00	\$245.00	\$400.00
R & M Electrical	\$6,790.00	\$22,040.00	\$15,996.00
R & M Equipment	\$1,294.02	\$630.00	\$595.00
R & M Garage	\$881.82	\$1,470.00	\$1,676.82
R & M General	\$1,636.59	\$3,130.00	\$3,007.03
R & M Painting	\$0.00	\$11,485.00	\$0.00
R & M Plumbing	\$7,098.99	\$13,000.00	\$14,943.31
R & M Pool	\$11,831.00	\$18,390.00	\$25,755.25
R & M Roof	\$2,986.00	\$11,000.00	\$27,509.78
R & M Upgrades and Replacements	\$0.00	\$0.00	\$11,847.92
Reports - Consultants	\$0.00	\$5,000.00	\$7,090.90
Reports - Insurance Valuation	\$0.00	\$2,400.00	\$4,103.64

Vantage Strata Pty Ltd

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Income and Expenditure Statement - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Room Hire	\$436.36	\$795.00	\$700.00
Security & Access System	\$13,220.00	\$20,820.00	\$0.00
Security General	\$0.00	\$2,000.00	\$4,651.80
Signage	\$0.00	\$0.00	\$860.20
Waste & Recycling Bins	\$83.13	\$146.00	\$0.00
Water Usage	\$36,723.16	\$72,000.00	\$59,104.82
Total Administrative Fund Expenses	\$647,128.51	\$1,359,610.48	\$1,055,760.59
Administrative Fund Surplus/Deficit	\$(62,595.63)	\$(218,867.85)	\$20,458.64

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"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Consolidated

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest	\$2,443.57	\$0.00	\$215.48
Interest Investment Accounts Sinking	\$4,352.06	\$0.00	\$5,915.99
Levy Income Sinking	\$121,539.34	\$243,079.00	\$162,239.68
Total Sinking Fund Income	\$128,334.97	\$243,079.00	\$168,371.15
Expenses			
Bank Charges - Sinking	\$(0.73)	\$0.00	\$0.00
Total Sinking Fund Expenses	\$(0.73)	\$0.00	\$0.00
Sinking Fund Surplus/Deficit	\$128,335.70	\$243,079.00	\$168,371.15

Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Consolidated

Administrative Fund - Other Income

Interest

Date	Ref.	Details	Amount	Balance
17/10/2023	5412	Lot# 136 Levy from 01/10/2023 to 14/04/2024	\$1.25	\$1.25
17/10/2023	5415	Lot# 188 Levy from 01/10/2023 to 14/04/2024	\$9.28	\$10.53
17/10/2023	5417	Lot# 6 Levy from 01/10/2023 to 14/04/2024	\$12.62	\$23.15
23/10/2023	5426	Lot# 253 Levy from 01/10/2023 to 14/04/2024	\$19.30	\$42.45
07/11/2023	5463	Lot# 1 Levy from 01/10/2023 to 14/04/2024	\$18.38	\$60.83
13/11/2023	5591	Lot# 237 Levy from 01/10/2023 to 14/04/2024	\$16.49	\$77.32
13/11/2023	5604	Lot# 199 Levy from 01/10/2023 to 14/04/2024	\$39.81	\$117.13
13/11/2023	5605	Lot# 199 Levy from 01/10/2023 to 14/04/2024	\$20.61	\$137.74
20/11/2023	5660	Lot# 123 Levy from 01/10/2023 to 14/04/2024	\$19.36	\$157.10
23/11/2023	5697	Lot# 205 Levy from 01/10/2023 to 14/04/2024	\$28.79	\$185.89
15/12/2023	5947	Lot# 211 Levy from 01/10/2023 to 14/04/2024	\$29.65	\$215.54
02/01/2024	6012	Lot# 139 Levy from 01/10/2023 to 14/04/2024	\$1.92	\$217.46
15/01/2024	6048	Lot# 269 Levy from 01/10/2023 to 14/04/2024	\$22.43	\$239.89
16/01/2024	6052	Lot# 136 Levy from 01/10/2023 to 14/04/2024	\$0.43	\$240.32
16/01/2024	6053	Lot# 127 Levy from 01/10/2023 to 14/04/2024	\$4.57	\$244.89
16/01/2024	6057	Lot# 121 Levy from 01/10/2023 to 14/04/2024	\$15.42	\$260.31
17/01/2024	6060	Lot# 234 Levy from 01/10/2023 to 14/04/2024	\$11.31	\$271.62
19/02/2024	6224	Lot# 56 Levy from 01/10/2023 to 14/04/2024	\$28.19	\$299.81
20/02/2024	6232	Lot# 123 Levy from 01/10/2023 to 14/04/2024	\$20.88	\$320.69
21/02/2024	6236	Lot# 25 Levy from 01/10/2023 to 14/04/2024	\$19.03	\$339.72
01/03/2024	6384	Lot# 10 Levy from 01/10/2023 to 14/04/2024	\$20.34	\$360.06
02/04/2024	6537	Lot# 139 Levy from 01/10/2023 to 14/04/2024	\$3.64	\$363.70
04/04/2024	6548	Lot# 197 Levy from 01/10/2023 to 14/04/2024	\$10.52	\$374.22

Total for Interest

\$374.22

Interest Investment Accounts Admin

Date	Ref.	Details	Amount	Balance
16/11/2023	36	Adjustment - Interest Paid - TD02	\$2,169.86	\$2,169.86
11/12/2023	41	Adjustment - Interest Paid TD01	\$2,257.13	\$4,426.99
28/12/2023	47	Adjustment - Interest Paid - TD03	\$1,097.26	\$5,524.25
13/02/2024	51	Adjustment - Interest Paid -TD05	\$192.58	\$5,716.83
12/03/2024	58	Adjustment - Interest Paid - TD01	\$2,463.45	\$8,180.28
27/03/2024	62	Adjustment - Interest Paid	\$1,171.62	\$9,351.90

Total for Interest Investment Accounts Admin

\$9,351.90

Keys Remotes & Swipes

Date	Ref.	Details	Amount	Balance
02/11/2023	3127	Lot# 69 Special Levy - SPLV: Fob x2	\$140.00	\$140.00
02/11/2023	3128	Lot# 172 Special Levy - SPLV: Fob x1	\$70.00	\$210.00
02/11/2023	3129	Lot# 109 Special Levy - SPLV: Fob x2 Remote x2	\$376.36	\$586.36
02/11/2023	3130	Lot# 92 Special Levy - SPLV: Fob x1	\$70.00	\$656.36
02/11/2023	3131	Lot# 173 Special Levy - SPLV: Fob x3	\$210.00	\$866.36
02/11/2023	3132	Lot# 190 Special Levy - SPLV: Remote x1	\$118.18	\$984.54
02/11/2023	3133	Lot# 129 Special Levy - SPLV: Fob x1	\$70.00	\$1,054.54
02/11/2023	3134	Lot# 269 Special Levy - SPLV: Fob x1 Remote x1	\$188.18	\$1,242.72
02/11/2023	3135	Lot# 217 Special Levy - SPLV: Remote x1	\$118.18	\$1,360.90
15/11/2023	4254	Lot# 277 Special Levy - SPLV: Reversal of Fob x1	\$-70.00	\$1,290.90
28/11/2023	4255	Lot# 220 Special Levy - SPLV: Fob x1	\$70.00	\$1,360.90

Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Keys Remotes & Swipes (Continued)

Date	Ref.	Details	Amount	Balance
28/11/2023	4256	Lot# 12 Special Levy - SPLV: Fob x1	\$70.00	\$1,430.90
28/11/2023	4257	Lot# 109 Special Levy - SPLV: Fob x1 Remote x1	\$188.18	\$1,619.08
28/11/2023	4258	Lot# 230 Special Levy - SPLV: Fob x1 Remote x1	\$188.18	\$1,807.26
28/11/2023	4259	Lot# 175 Special Levy - SPLV: Fob x1	\$70.00	\$1,877.26
28/11/2023	4260	Lot# 18 Special Levy - SPLV: Remote x1	\$118.18	\$1,995.44
28/11/2023	4261	Lot# 248 Special Levy - SPLV: Fob x1	\$70.00	\$2,065.44
28/11/2023	4262	Lot# 265 Special Levy - SPLV: Fob x1	\$70.00	\$2,135.44
20/12/2023	4267	Lot# 251 Special Levy - SPLV: Remote x1	\$118.18	\$2,253.62
20/12/2023	4268	Lot# 264 Special Levy - SPLV: Fob x1	\$70.00	\$2,323.62
20/12/2023	4269	Lot# 112 Special Levy - SPLV: Fob x2	\$140.00	\$2,463.62
20/12/2023	4270	Lot# 74 Special Levy - SPLV: Remote x1	\$118.18	\$2,581.80
05/01/2024	4271	Lot# 173 Special Levy - SPLV: Fob x1	\$70.00	\$2,651.80
05/01/2024	4272	Lot# 199 Special Levy - SPLV: Fob x2	\$140.00	\$2,791.80
05/01/2024	4273	Lot# 190 Special Levy - SPLV: Remote x1	\$118.18	\$2,909.98
05/01/2024	4274	Lot# 44 Special Levy - SPLV: Fob x1, Remote x1	\$188.18	\$3,098.16
26/01/2024	4288	Lot# 188 Special Levy - SPLV: Fob x1	\$70.00	\$3,168.16
19/02/2024	4290	Lot# 12 Special Levy - SPLV: Fob x1, Remote x1	\$188.18	\$3,356.34
19/02/2024	4291	Lot# 20 Special Levy - SPLV: Fob x1, Remote x1	\$188.18	\$3,544.52
19/02/2024	4292	Lot# 263 Special Levy - SPLV: Remote x1	\$118.18	\$3,662.70
19/02/2024	4293	Lot# 51 Special Levy - SPLV: Fob x1	\$70.00	\$3,732.70
19/02/2024	4294	Lot# 40 Special Levy - SPLV: Fob x1, Remote x2	\$306.36	\$4,039.06
19/02/2024	4295	Lot# 266 Special Levy - SPLV: Fob x1	\$70.00	\$4,109.06
19/02/2024	4296	Lot# 36 Special Levy - SPLV: Fob x1	\$70.00	\$4,179.06
12/04/2024	4306	Lot# 12 Special Levy - SPLV: Remote x1	\$118.18	\$4,297.24
12/04/2024	4307	Lot# 227 Special Levy - SPLV: Fob x1	\$70.00	\$4,367.24
12/04/2024	4308	Lot# 130 Special Levy - SPLV: Fob x1	\$70.00	\$4,437.24
Total for Keys Remotes & Swipes			\$4,437.24	
Total for Administrative Fund - Other Income				\$14,163.36

Administrative Fund - Expenses

Audit Fees

Date	Ref.	Details	Amount	Balance
21/10/2023	117312	Audit fee 2022 - 23 Kelly & Partners	\$2,600.00	\$2,600.00
Total for Audit Fees			\$2,600.00	

BAS & Tax Preparation

Date	Ref.	Details	Amount	Balance
25/10/2023	13600	Preparation and lodgement of Income tax return for FY2023 VANTAGE STRATA PTY LTD	\$210.00	\$210.00
26/01/2024	INV-14226	September 2023 - BAS lodgement VANTAGE STRATA PTY LTD	\$105.00	\$315.00
22/03/2024	14875	BAS lodgment for December 2023 VANTAGE STRATA PTY LTD	\$105.00	\$420.00
Total for BAS & Tax Preparation			\$420.00	

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Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Bank Charges

Date	Ref.	Details	Amount	Balance
01/10/2023	40	Journal - SEP BAS 2023 ED	\$0.66	\$0.66
01/01/2024	56	Journal - DEC BAS 2023 KB	\$0.38	\$1.04
Total for Bank Charges			\$1.04	

Banking, Software & Infrastructure

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Prepaid - BSI: 02/09/2023 to 01/10/2023	\$26.25	\$26.25
13/10/2023	13382	BSI: 02/10/23 to 31/10/23 VANTAGE STRATA PTY LTD	\$25.89	\$52.14
10/11/2023	13703	BSI: 01/11/2023 to 30/11/2023 VANTAGE STRATA PTY LTD	\$26.25	\$78.39
13/12/2023	14017	BSI: 02/12/2023 to 31/12/2023 VANTAGE STRATA PTY LTD	\$25.89	\$104.28
13/12/2023	13896	BSI: 01/12/2023 to 01/12/2023 VANTAGE STRATA PTY LTD	\$0.86	\$105.14
10/01/2024	14071	BSI:01/01/2024 to 31/01/2024 VANTAGE STRATA PTY LTD	\$26.25	\$131.39
09/02/2024	14535	BSI: 01/02/2024 to 29/02/2024 VANTAGE STRATA PTY LTD	\$26.25	\$157.64
05/03/2024	14778	BSI: 01/03/2024 to 31/03/2024 VANTAGE STRATA PTY LTD	\$26.25	\$183.89
08/04/2024	15133	BSI: 01/04/2024 to 30/04/2024 VANTAGE STRATA PTY LTD	\$26.25	\$210.14
Total for Banking, Software & Infrastructure			\$210.14	

Bin Lifter / Hoist - Contract

Date	Ref.	Details	Amount	Balance
20/12/2023	365590	December 2023 - service contract Southwell Engineering	\$515.35	\$515.35
17/02/2024	366073	February 2024 - service contract Southwell Engineering	\$515.35	\$1,030.70
Total for Bin Lifter / Hoist - Contract			\$1,030.70	

Building Improvements

Date	Ref.	Details	Amount	Balance
19/12/2023	L52-231219	Reimb: Amazon purchase of cushions and inserts Owner UP4787 L52	\$292.37	\$292.37
19/12/2023	L52-231219 -1	Reimb: Purchase of 2 foyer rugs Owner UP4787 L52	\$780.00	\$1,072.37
30/01/2024	L52-240130	Reimb: Temple and Webster Owner UP4787 L52	\$218.00	\$1,290.37
22/02/2024	L52-240222	Reimb: Lamp table plus delivery Owner UP4787 L52	\$349.00	\$1,639.37
22/02/2024	L52-240222	Reimb: Cushions Owner UP4787 L52	\$128.96	\$1,768.33
Total for Building Improvements			\$1,768.33	

Building Maintenance

Date	Ref.	Details	Amount	Balance
05/12/2023	186113477	External paint / render repair Higgins Coatings Coatings Pty Ltd	\$19,964.80	\$19,964.80
07/02/2024	186114562	Exterior paint and render repair Higgins Coatings Coatings Pty Ltd	\$4,991.20	\$24,956.00
Total for Building Maintenance			\$24,956.00	

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"THE IVY WODEN"

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BuildingLink

Date	Ref.	Details	Amount	Balance
21/11/2023	202311TIVY0111	08/11/2023 to 07/11/24 BuildingLink	\$6,696.00	\$6,696.00
Total for BuildingLink			\$6,696.00	

Cleaning - Bins

Date	Ref.	Details	Amount	Balance
26/01/2024	00012192	January 2024 - service contract ACT Wheelie Clean	\$3,460.00	\$3,460.00
Total for Cleaning - Bins			\$3,460.00	

Cleaning - Carpark

Date	Ref.	Details	Amount	Balance
18/11/2023	636	November 2023 - Carpark wet clean Canberra Sweeping	\$2,248.25	\$2,248.25
Total for Cleaning - Carpark			\$2,248.25	

Cleaning - Contract

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Cleaning Contract	\$-15,344.00	\$-15,344.00
18/11/2023	INV-7178	October 2023 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$-906.65
18/11/2023	INV-7120	September 2023 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$13,530.70
20/12/2023	INV-7298	November 2023 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$27,968.05
12/01/2024	INV-7425	December 2023 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$42,405.40
10/02/2024	INV-7506	January 2024 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$56,842.75
08/03/2024	INV-7581	February 2024 - services contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$71,280.10
12/04/2024	INV-7662	March 2024 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$85,717.45
Total for Cleaning - Contract			\$85,717.45	

Cleaning - General

Date	Ref.	Details	Amount	Balance
11/01/2024	INV-7355	Hydraulics cupboards M&M Rolfe Cleaning Serv P/L	\$780.00	\$780.00
10/02/2024	IV00009312	Removal of graffiti from awl and substation. Sprayjet	\$210.00	\$990.00
Total for Cleaning - General			\$990.00	

Cleaning - Windows

Date	Ref.	Details	Amount	Balance
06/03/2024	16795	External inaccessible windows Rope Access	\$18,650.00	\$18,650.00
Total for Cleaning - Windows			\$18,650.00	

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Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

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Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Cleaning Supplies

Date	Ref.	Details	Amount	Balance
18/11/2023	INV-7148	September 2023 - cleaning supplies <i>M&M Rolfe Cleaning Serv P/L</i>	\$117.90	\$117.90
08/12/2023	INV-7316	November 2023 - Cleaning supplies <i>M&M Rolfe Cleaning Serv P/L</i>	\$428.85	\$546.75
15/03/2024	INV-7620	February 2024 - cleaning supplies <i>M&M Rolfe Cleaning Serv P/L</i>	\$310.95	\$857.70
12/04/2024	INV-7706	March 2024 - Cleaning supplies <i>M&M Rolfe Cleaning Serv P/L</i>	\$389.55	\$1,247.25
Total for Cleaning Supplies			\$1,247.25	

Consumables

Date	Ref.	Details	Amount	Balance
06/10/2023	32952	October 2023: Consumables supply. <i>Total Pool Services</i>	\$346.34	\$346.34
05/12/2023	33783	October 2023: Pool chemicals <i>Total Pool Services</i>	\$789.96	\$1,136.30
05/12/2023	34297	November 2023: pool chemicals. <i>Total Pool Services</i>	\$694.84	\$1,831.14
12/01/2024	34395	December 2023 - pool chemicals <i>Total Pool Services</i>	\$621.42	\$2,452.56
10/02/2024	35128	January 2024 - pool chemicals <i>Total Pool Services</i>	\$371.99	\$2,824.55
04/04/2024	36313	March 2024 - pool chemicals <i>Total Pool Services</i>	\$613.51	\$3,438.06
04/04/2024	36315	February 2024 - Pool chemicals <i>Total Pool Services</i>	\$878.44	\$4,316.50
Total for Consumables			\$4,316.50	

Contingency

Date	Ref.	Details	Amount	Balance
30/11/2023	INV-1194	Repairs ceiling leak - North Tower L11 <i>Point Facilities</i>	\$1,352.15	\$1,352.15
31/01/2024	46	U232 - water damage repair <i>JP Paint + Plaster</i>	\$900.00	\$2,252.15
31/01/2024	46	U232 - water damage repair (GST Free) <i>JP Paint + Plaster</i>	\$4.55	\$2,256.70
22/02/2024	L52-240222	Reimb: Coffee table <i>Owner UP4787 L52</i>	\$399.00	\$2,655.70
06/03/2024	29765	WO530: Replacement of the tap in the eastern side BBQ area. <i>Water Tight - ACT</i>	\$1,273.82	\$3,929.52
21/03/2024	INV-75913	Entry ramp street light <i>Maritex Commercial Pty Ltd</i>	\$2,960.00	\$6,889.52
29/03/2024	INV-0163	Ceiling repairs - water leaks <i>Steven Jackson Flamboyant</i>	\$2,860.00	\$9,749.52
Total for Contingency			\$9,749.52	

Contractor Compliance Fee

Date	Ref.	Details	Amount	Balance
06/02/2024	110352/SP4787	2024 Contractor Compliance Fee <i>Trades Monitor</i>	\$88.00	\$88.00
Total for Contractor Compliance Fee			\$88.00	

Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Debt Recovery

Date	Ref.	Details	Amount	Balance
16/10/2023	3115	Lot# 1 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-50.00
16/10/2023	3116	Lot# 6 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-100.00
16/10/2023	3117	Lot# 123 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-150.00
16/10/2023	3118	Lot# 127 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-200.00
16/10/2023	3119	Lot# 136 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-250.00
16/10/2023	3120	Lot# 188 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-300.00
16/10/2023	3121	Lot# 205 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-350.00
16/10/2023	3122	Lot# 211 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-400.00
16/10/2023	3123	Lot# 237 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-450.00
16/10/2023	3124	Lot# 253 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-500.00
30/10/2023	3136	Lot# 199 Special Levy - Charge for legal notice dated 30/10/2023	\$-50.00	\$-550.00
13/11/2023	13828	Arrears Notice Fees: October 2023 VANTAGE STRATA PTY LTD	\$550.00	\$0.00
30/11/2023	4264	Lot# 211 Special Levy - Charge for final notice dated 30/11/2023	\$-50.00	\$-50.00
14/12/2023	14159	Arrears Notice fees November 2023 VANTAGE STRATA PTY LTD	\$50.00	\$0.00
15/01/2024	4276	Lot# 251 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-50.00
15/01/2024	4277	Lot# 269 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-100.00
15/01/2024	4278	Lot# 234 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-150.00
15/01/2024	4279	Lot# 136 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-200.00
15/01/2024	4280	Lot# 115 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-250.00
15/01/2024	4281	Lot# 18 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-300.00
15/01/2024	4282	Lot# 25 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-350.00
15/01/2024	4283	Lot# 127 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-400.00
15/01/2024	4284	Lot# 253 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-450.00
15/01/2024	4285	Lot# 56 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-500.00
15/01/2024	4286	Lot# 121 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-550.00
15/01/2024	4287	Lot# 10 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-600.00
13/02/2024	14656	Arrear Notice fees January 2024 VANTAGE STRATA PTY LTD	\$600.00	\$0.00
20/02/2024	4300	Lot# 123 Special Levy - Charge for arrears notice dated 20/02/2024	\$-50.00	\$-50.00
20/02/2024	4301	Lot# 205 Special Levy - Charge for arrears notice dated 20/02/2024	\$-50.00	\$-100.00
01/03/2024	4302	Lot# 253 Special Levy - Charge for final notice dated 01/03/2024	\$-50.00	\$-150.00
15/03/2024	4303	Lot# 205 Special Levy - Charge for final notice dated 15/03/2024	\$-50.00	\$-200.00
21/03/2024	14968	Arrears Notice Fees February 2024 VANTAGE STRATA PTY LTD	\$100.00	\$-100.00
22/03/2024	4304	Lot# 251 Special Levy - Cancelled: Charge for arrears notice dated 15/01/2024	\$50.00	\$-50.00
Total for Debt Recovery			\$-50.00	

Electricity

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Electricity	\$-12,000.00	\$-12,000.00
22/11/2023	46874241-13/11/23	24/08/23-23/09/23 Electricity Origin Energy 130112	\$10,562.79	\$-1,437.21
05/12/2023	68114121-30/11/23	24/10/2023-23/11/2023 electricity Origin Energy 130112	\$9,795.05	\$8,357.84
05/12/2023	54765421-22/11/23	Electricity 24/09/2023-23/10/2023 Origin Energy 130112	\$9,661.31	\$18,019.15
17/01/2024	69752265-08/01/24	24/11/2023-23/12/2023 electricity Origin Energy 130112	\$10,731.95	\$28,751.10
06/02/2024	77081114-31/01/24	24/12/2023-23/01/2024 Electricity Origin Energy 130112	\$9,476.17	\$38,227.27

Vantage Strata Pty Ltd

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"THE IVY WODEN"

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Electricity (Continued)

Date	Ref.	Details	Amount	Balance
15/03/2024	77259837-06/03/24	24/01/2024-23/02/2024 electricity Origin Energy 130112	\$9,380.65	\$47,607.92
12/04/2024	78893293-02/04/24	24/02/2024-23/03/2024 Electricity usage Origin Energy 130112	\$8,777.65	\$56,385.57
Total for Electricity			\$56,385.57	

Facilities Management Services

Date	Ref.	Details	Amount	Balance
06/10/2023	INV-1143	October 2023 - service contract Point Facilities	\$8,460.84	\$8,460.84
07/11/2023	INV-1162	November 2023 - service contract Point Facilities	\$8,460.84	\$16,921.68
08/12/2023	INV-1205	December 2023 - service contract Point Facilities	\$8,460.84	\$25,382.52
12/01/2024	INV-1252	January 2024 - service contract Point Facilities	\$8,460.84	\$33,843.36
10/02/2024	INV-1295	February 2024 - service contract Point Facilities	\$8,460.84	\$42,304.20
08/03/2024	INV-1334	March 2024 - services contract Point Facilities	\$8,460.84	\$50,765.04
12/04/2024	INV-1373	April 2024 - service contract Point Facilities	\$8,672.38	\$59,437.42
Total for Facilities Management Services			\$59,437.42	

Fire - Maintenance Contract

Date	Ref.	Details	Amount	Balance
21/10/2023	INV-38971	October 2023 - Maintenance Contract Complete Essential Fire & Alr	\$1,055.08	\$1,055.08
18/11/2023	INV-39538	November 2023 - service contract Complete Essential Fire & Alr	\$1,055.08	\$2,110.16
08/12/2023	INV-40043	December 2023 - service contract Complete Essential Fire & Alr	\$1,055.08	\$3,165.24
17/01/2024	INV-40584	January 2024 - service contract Complete Essential Fire & Alr	\$1,055.08	\$4,220.32
17/02/2024	INV-41280	February 2024 - service contract Complete Essential Fire & Alr	\$1,055.08	\$5,275.40
12/04/2024	INV-41703	March 2024 - service contract Complete Essential Fire & Alr	\$1,055.08	\$6,330.48
13/04/2024	INV-42269	March 2024 - service contract Complete Essential Fire & Alr	\$1,055.08	\$7,385.56
Total for Fire - Maintenance Contract			\$7,385.56	

Fire - Monitoring

Date	Ref.	Details	Amount	Balance
07/11/2023	1030352	2023-24 Fire Monitoring Johnson Controls Australia P/L	\$2,000.00	\$2,000.00
Total for Fire - Monitoring			\$2,000.00	

Fire - Repairs & Replacement

Date	Ref.	Details	Amount	Balance
10/01/2024	INV-40679	WO499: Replacement of jockey pump Complete Essential Fire & Alr	\$3,850.00	\$3,850.00
15/03/2024	INV-41824	Annual service - pump and flow test service Complete Essential Fire & Alr	\$1,575.00	\$5,425.00
29/03/2024	INV-39727	Replace B2 fire detector Complete Essential Fire & Alr	\$245.00	\$5,670.00
Total for Fire - Repairs & Replacement			\$5,670.00	

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Gardening - Contract

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Gardening Contract Sept 2023	\$-1,448.68	\$-1,448.68
01/10/2023	30	Journal - REVERSAL FYE Accrual - Gardening Contract Oct 2023	\$-1,448.68	\$-2,897.36
05/10/2023	INV-24344	September 2023: service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$-1,448.68
02/11/2023	INV-24437	October 2023 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$0.00
05/12/2023	INV-24529	November 2023 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$1,448.68
09/01/2024	INV-24617	December 2023 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$2,897.36
06/02/2024	INV-24736	January 2024 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$4,346.04
06/03/2024	INV-24837	February 2024 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$5,794.72
04/04/2024	INV-24948	March 2024 - service contract <i>All Seasons Horticultural</i>	\$1,528.61	\$7,323.33
Total for Gardening - Contract			\$7,323.33	

Gardening - Irrigation

Date	Ref.	Details	Amount	Balance
18/10/2023	INV-24359	October 2023 - Irrigation repair <i>All Seasons Horticultural</i>	\$200.00	\$200.00
25/10/2023	INV-24367	Irrigation repair - behind BBQ <i>All Seasons Horticultural</i>	\$200.00	\$400.00
18/11/2023	INV-24446	Irrigation repair - SE garden bed <i>All Seasons Horticultural</i>	\$110.00	\$510.00
24/11/2023	INV-24463	Irrigation upgrade <i>All Seasons Horticultural</i>	\$3,454.55	\$3,964.55
Total for Gardening - Irrigation			\$3,964.55	

Gardening - Plants and Trees

Date	Ref.	Details	Amount	Balance
24/01/2024	INV-24655	Re-planting works as per quote no: 0675 <i>All Seasons Horticultural</i>	\$6,104.55	\$6,104.55
Total for Gardening - Plants and Trees			\$6,104.55	

Gas Usage

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Gas	\$-2,000.00	\$-2,000.00
05/10/2023	999956860702-28/ 09/23	Gas 25/08/2023-26/09/2023 <i>Actew Gas</i>	\$1,727.45	\$-272.55
18/11/2023	999251331281-27/ 10/23	26/09/2023-26/10/2023 Gas <i>Actew Gas</i>	\$5,634.32	\$5,361.77
05/12/2023	999251547788-28/ 11/23	26/10/2023-23/11/2023 - Gas <i>Actew Gas</i>	\$4,208.38	\$9,570.15
12/01/2024	999251758191-30/ 12/23	23/11/2023-28/12/2023 gas <i>Actew Gas</i>	\$4,058.19	\$13,628.34
07/02/2024	999251951392-30/ 01/24	28/12/2023-25/01/2024 gas usage <i>Actew Gas</i>	\$2,899.25	\$16,527.59
06/03/2024	999252177208-28/ 02/24	25/01/2024-26/02/2024 Gas <i>Actew Gas</i>	\$2,717.01	\$19,244.60

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Gas Usage (Continued)

Date	Ref.	Details	Amount	Balance
04/04/2024	999956860726	26/02/2024-26/03/2024 gas usage <i>Actew Gas</i>	\$3,565.59	\$22,810.19
Total for Gas Usage			\$22,810.19	

Gym - Contract

Date	Ref.	Details	Amount	Balance
17/01/2024	INV-10257	Jan to Dec 2024 - service contract <i>GymQuip Fitness</i>	\$2,850.00	\$2,850.00
Total for Gym - Contract			\$2,850.00	

Gym - Equipment

Date	Ref.	Details	Amount	Balance
04/11/2023	INV-10138	Circle E-Series Batteries <i>GymQuip Fitness</i>	\$108.91	\$108.91
Total for Gym - Equipment			\$108.91	

HVAC - Contract

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Prepaid - HVAC Contract August 2023	\$1,040.00	\$1,040.00
21/10/2023	4793	September 2023 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$2,080.00
21/10/2023	4958	October 2023 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$3,120.00
05/12/2023	5537	November 2023 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$4,160.00
20/12/2023	5715	December 2023 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$5,200.00
10/02/2024	6392	January 2024 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$6,240.00
06/03/2024	6596	February 2024 - services contract <i>Seda Services ACT</i>	\$1,040.00	\$7,280.00
Total for HVAC - Contract			\$7,280.00	

Hot Water Supply

Date	Ref.	Details	Amount	Balance
05/10/2023	39708161-29/09/23	27/06/2023-26/09/2023 - Amenities <i>Origin Energy 130112</i>	\$192.46	\$192.46
05/10/2023	39711655-28/09/23	26/06/2023-25/09/2023 - Pool <i>Origin Energy 130112</i>	\$108.36	\$300.82
31/01/2024	56499471-28/12/23	Pool bathrooms 26/09/2023-26/12/2023 <i>Origin Energy 130112</i>	\$108.36	\$409.18
01/02/2024	57837076-28/12/23	Amenities 27/09/2023-26/12/2023 <i>Origin Energy 130112</i>	\$778.93	\$1,188.11
04/04/2024	73773648-27/03/24	27/12/2023-25/03/2024 Amenities <i>Origin Energy 130112</i>	\$283.95	\$1,472.06
04/04/2024	73768360-27/03/24	27/12/2023-25/03/2024 Pool <i>Origin Energy 130112</i>	\$106.01	\$1,578.07
Total for Hot Water Supply			\$1,578.07	

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Income Tax Payable - Admin

Date	Ref.	Details	Amount	Balance
04/10/2023	ITR4787	ITR lodgement for 01/07/2022 to 30/06/2023 <i>Australian Taxation Office</i>	\$791.70	\$791.70
01/01/2024	56	Journal - DEC BAS 2023 KB	\$218.00	\$1,009.70
Total for Income Tax Payable - Admin			\$1,009.70	

Insurance Payouts

Date	Ref.	Details	Amount	Balance
05/10/2023	INV-72721	Unit 226 flooding callout <i>Maritex Commercial Pty Ltd</i>	\$350.00	\$350.00
07/10/2023	00056613	Insurance Claim: Water damage repairs <i>BPS Strata Maint</i>	\$1,000.00	\$1,350.00
30/11/2023	40077	WO137: U137 Supply & Install 1x Double Glazed Unit. <i>Discount Glass</i>	\$1,782.95	\$3,132.95
Total for Insurance Payouts			\$3,132.95	

Insurance Premium

Date	Ref.	Details	Amount	Balance
21/11/2023	90610	VERO Insurance 05/11/2023-05/10/2024 <i>Coverforce</i>	\$6,760.71	\$6,760.71
21/11/2023	90606	Building Insurance 05/11/2023-05/10/2024 <i>Coverforce</i>	\$99,204.18	\$105,964.89
Total for Insurance Premium			\$105,964.89	

Keys, Remotes & Swipes

Date	Ref.	Details	Amount	Balance
20/01/2024	INV-1265	Supply of 10 garage remotes <i>Point Facilities</i>	\$525.20	\$525.20
Total for Keys, Remotes & Swipes			\$525.20	

Legal Fees Arrears Recoveries

Date	Ref.	Details	Amount	Balance
21/10/2023	437215	Lot 175*Register ACAT Judgement <i>Collection Corp of Aust</i>	\$60.00	\$60.00
21/10/2023	437175	Lot 175*Advice/Correspondence <i>Collection Corp of Aust</i>	\$50.00	\$110.00
27/10/2023	3125	Lot# 175 Special Levy - CCA#437175*: Advice/Correspondence	\$-80.00	\$30.00
27/10/2023	3126	Lot# 175 Special Levy - CCA#437215*: Register ACAT Judgement	\$-90.00	\$-60.00
04/11/2023	438542	Lot 199*Demand Letter/Registered Mail <i>Collection Corp of Aust</i>	\$70.00	\$10.00
10/11/2023	3137	Lot# 199 Special Levy - CCA#438542*: Demand Letter/Registered Mail	\$-100.00	\$-90.00
15/12/2023	4266	Lot# 175 Special Levy - CCA#442335*: Garnishee (Local Court)	\$-270.00	\$-360.00
15/12/2023	442335	Lot 175*Garnishee (Local Court) <i>Collection Corp of Aust</i>	\$240.00	\$-120.00
17/01/2024	445153	Lot 175*Serve Mag Crt Jgt Order on Debtor <i>Collection Corp of Aust</i>	\$60.00	\$-60.00
19/01/2024	4275	Lot# 175 Special Levy - CCA#445153*: Serve Mag Crt Jgt Order on Debtor	\$-90.00	\$-150.00
26/01/2024	INV-14448	Legal Arrears Recoveries: December 2023 <i>VANTAGE STRATA PTY LTD</i>	\$120.00	\$-30.00
31/01/2024	447402	Lot 175*Advice/Correspondence <i>Collection Corp of Aust</i>	\$10.00	\$-20.00
05/02/2024	4289	Lot# 175 Special Levy - CCA#447402*: Advice/Correspondence	\$-40.00	\$-60.00
23/02/2024	449926	Lot 175*Garnishee Follow-up to Obtain Payment. <i>Collection Corp of Aust</i>	\$20.00	\$-40.00

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For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Legal Fees Arrears Recoveries (Continued)

Date	Ref.	Details	Amount	Balance
27/02/2024	4299	Lot# 175 Special Levy - CCA#449926*: Garnishee Follow-up to Obtain Payment	\$-50.00	\$-90.00
03/04/2024	4305	Lot# 175 Special Levy - CCA#454227*: Advice/Correspondence	\$-90.00	\$-180.00
04/04/2024	454227	U175 - Legal Fees Arrears Recoveries <i>Collection Corp of Aust</i>	\$60.00	\$-120.00
Total for Legal Fees Arrears Recoveries			\$-120.00	

Lifts - Maint. Contract

Date	Ref.	Details	Amount	Balance
01/02/2024	1948761	January to March 24 - service contract <i>Otis Elevator</i>	\$6,918.01	\$6,918.01
07/02/2024	1932661	October to December 2023 - service contract <i>Otis Elevator</i>	\$6,918.01	\$13,836.02
29/03/2024	1966954	Apr to Jun 2024 - service contract <i>Otis Elevator</i>	\$6,918.01	\$20,754.03
Total for Lifts - Maint. Contract			\$20,754.03	

Lifts - Repairs & Maint.

Date	Ref.	Details	Amount	Balance
02/12/2023	539523	Callout - lift door held open <i>Otis Elevator</i>	\$510.00	\$510.00
14/12/2023	4265	Lot# 18 Special Levy - Otis Elevator #539523 Reimburse:Owner had machine in the lift and kept the door open.	\$-510.00	\$0.00
07/02/2024	550307	Replacement call button #1 <i>Otis Elevator</i>	\$40.00	\$40.00
21/03/2024	562645	Lift 1&2: Intermittently getting stuck. <i>Otis Elevator</i>	\$660.00	\$700.00
Total for Lifts - Repairs & Maint.			\$700.00	

Lodgement Fees

Date	Ref.	Details	Amount	Balance
15/12/2023	14123	Access Canberra: Lodgement of Rules <i>VANTAGE STRATA PTY LTD</i>	\$150.91	\$150.91
Total for Lodgement Fees			\$150.91	

Management Fees (Schedule B)

Date	Ref.	Details	Amount	Balance
15/12/2023	14123	Sched B: Preparation & conveyance Lodgement of Rules <i>VANTAGE STRATA PTY LTD</i>	\$155.45	\$155.45
Total for Management Fees (Schedule B)			\$155.45	

Management Fees - Strata

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Prepaid - SMF: 02/09/2023 to 01/10/2023	\$7,556.25	\$7,556.25
13/10/2023	13382	SMF: 02/10/23 to 31/10/23 <i>VANTAGE STRATA PTY LTD</i>	\$7,452.75	\$15,009.00
10/11/2023	13703	SMF: 01/11/2023 to 30/11/2023 <i>VANTAGE STRATA PTY LTD</i>	\$7,556.25	\$22,565.25
13/12/2023	14017	SMF 02/12/2023 to 31/12/2023 <i>VANTAGE STRATA PTY LTD</i>	\$8,026.03	\$30,591.28
13/12/2023	13896	SMF: 01/12/2023 to 01/12/2023 <i>VANTAGE STRATA PTY LTD</i>	\$248.43	\$30,839.71
10/01/2024	14071	SMF:01/01/2024 to 31/01/2024 <i>VANTAGE STRATA PTY LTD</i>	\$8,137.50	\$38,977.21
09/02/2024	14535	SMF: 01/02/2024 to 29/02/2024 <i>VANTAGE STRATA PTY LTD</i>	\$8,137.50	\$47,114.71

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Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

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Management Fees - Strata (Continued)

Date	Ref.	Details	Amount	Balance
05/03/2024	14778	SMF: 01/03/2024 to 31/03/2024 VANTAGE STRATA PTY LTD	\$8,137.50	\$55,252.21
08/04/2024	15133	SMF: 01/04/2024 to 30/04/2024 VANTAGE STRATA PTY LTD	\$8,137.50	\$63,389.71
Total for Management Fees - Strata			\$63,389.71	

Other Expenses

Date	Ref.	Details	Amount	Balance
17/11/2023	L52-231117	Reimb : printing / cardboard Officeworks Owner UP4787 L52	\$53.79	\$53.79
20/11/2023	L52-231120	Reimb: Officeworks Reflex Yellow and Glue Stick Owner UP4787 L52	\$28.84	\$82.63
29/11/2023	4263	Lot# 259 Special Levy - OCN Membership	\$18.18	\$100.81
13/12/2023	L52-231213	Reimb The Cook Grocer Owner UP4787 L52	\$39.99	\$140.80
21/03/2024	00010410	Waste room signage Signlime Group	\$1,715.00	\$1,855.80
Total for Other Expenses			\$1,855.80	

Pest Control

Date	Ref.	Details	Amount	Balance
24/11/2023	92528	November 2023 - service contract bait Royal Pest Control	\$250.00	\$250.00
06/02/2024	00006772	February to April 2024 - service contract Australian Pest Bird Mgt*	\$540.00	\$790.00
24/02/2024	92577	February2024 - service contract bait Royal Pest Control	\$250.00	\$1,040.00
26/02/2024	101801	Apply pest control chemicals to all surfaces of building facade Rigcom	\$8,565.20	\$9,605.20
Total for Pest Control			\$9,605.20	

Plumbing - Maint. Contract

Date	Ref.	Details	Amount	Balance
06/10/2023	INV-10084	October 2023 - service contract Water Tight - ACT	\$396.61	\$396.61
04/11/2023	INV-10123	November 2023 - service contract Water Tight - ACT	\$396.61	\$793.22
05/12/2023	INV-10195	December 2023 - service contract Water Tight - ACT	\$396.61	\$1,189.83
17/01/2024	INV-10279	January 2024 - service contract Water Tight - ACT	\$396.61	\$1,586.44
06/02/2024	INV-10355	February 2024 - service contract Water Tight - ACT	\$396.61	\$1,983.05
08/03/2024	INV-10434	March 2024 - services contract Water Tight - ACT	\$396.61	\$2,379.66
04/04/2024	INV-10529	April 2024 - services contract Water Tight - ACT	\$396.61	\$2,776.27
Total for Plumbing - Maint. Contract			\$2,776.27	

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Pool -Contract

Date	Ref.	Details	Amount	Balance
06/10/2023	32951	September 2023 - service contract <i>Total Pool Services</i>	\$825.00	\$825.00
05/12/2023	34296	November 2023 - service contract <i>Total Pool Services</i>	\$1,155.00	\$1,980.00
05/12/2023	34298	October 2023 - service contract <i>Total Pool Services</i>	\$1,650.00	\$3,630.00
12/01/2024	34394	December 2023 - service contract <i>Total Pool Services</i>	\$1,320.00	\$4,950.00
10/02/2024	35174	January 2024 - service contract <i>Total Pool Services</i>	\$850.00	\$5,800.00
04/04/2024	35884	February 2024 - service contract <i>Total Pool Services</i>	\$1,210.00	\$7,010.00
Total for Pool -Contract			\$7,010.00	

R & M Doors

Date	Ref.	Details	Amount	Balance
25/10/2023	17721	October 2023 - foyer sliding door <i>MSR Electrical & Maintenance Services Pty Ltd t/as BLE Autodoors</i>	\$80.00	\$80.00
20/01/2024	18866	January 2024 - foyer sliding door <i>MSR Electrical & Maintenance Services Pty Ltd t/as BLE Autodoors</i>	\$80.00	\$160.00
12/04/2024	20080	March 2024 - service contract front door <i>MSR Electrical & Maintenance Services Pty Ltd t/as BLE Autodoors</i>	\$80.00	\$240.00
Total for R & M Doors			\$240.00	

R & M Electrical

Date	Ref.	Details	Amount	Balance
18/11/2023	INV-73950	Replace non-working common area lights. <i>Maritex Commercial Pty Ltd</i>	\$1,458.00	\$1,458.00
21/12/2023	INV-74728	Supply and replacement faulty lights <i>Maritex Commercial Pty Ltd</i>	\$1,540.00	\$2,998.00
17/01/2024	INV-74875	WO 500 - emergency light replacement <i>Maritex Commercial Pty Ltd</i>	\$1,840.00	\$4,838.00
31/01/2024	INV-75192	Outage - basement lights <i>Maritex Commercial Pty Ltd</i>	\$220.00	\$5,058.00
16/03/2024	INV-75912	Replacement - pool strip & emergency lights <i>Maritex Commercial Pty Ltd</i>	\$1,132.00	\$6,190.00
13/04/2024	INV-76255	40 sealed downlights <i>Maritex Commercial Pty Ltd</i>	\$600.00	\$6,790.00
Total for R & M Electrical			\$6,790.00	

R & M Equipment

Date	Ref.	Details	Amount	Balance
05/10/2023	69039	Repair cardboard bin lifter. <i>BMC Electrical & Data</i>	\$201.64	\$201.64
18/11/2023	C68356	Repair - rider pallet truck <i>Crown Equipment P/L</i>	\$812.98	\$1,014.62
12/01/2024	C68768	Pallet truck - repair <i>Crown Equipment P/L</i>	\$279.40	\$1,294.02
Total for R & M Equipment			\$1,294.02	

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R & M Garage

Date	Ref.	Details	Amount	Balance
17/01/2024	A168501	Service - Waste bay roller door <i>ACT Doorland</i>	\$300.00	\$300.00
19/01/2024	A168422	November 2023 - service contract <i>ACT Doorland</i>	\$290.91	\$590.91
13/04/2024	A169486	February 2024 - service contract <i>ACT Doorland</i>	\$290.91	\$881.82
Total for R & M Garage			\$881.82	

R & M General

Date	Ref.	Details	Amount	Balance
06/10/2023	INV-1145	Supply of new electrical pit lid for Basement 2 <i>Point Facilities</i>	\$151.04	\$151.04
22/11/2023	INV-1173	Hard waste collection 02/11/23 <i>Point Facilities</i>	\$183.25	\$334.29
19/12/2023	L78-231219	Reimb Officework : A4 Paper <i>Owner UP4787 L78</i>	\$32.00	\$366.29
20/12/2023	INV-1213	Supply gym cable handles <i>Point Facilities</i>	\$28.55	\$394.84
11/01/2024	INV-1237	unit 233 supply of balustrade protection <i>Point Facilities</i>	\$98.22	\$493.06
01/02/2024	INV-1282	Supply of balustrade protection for Unit 197. <i>Point Facilities</i>	\$98.22	\$591.28
10/02/2024	INV-1300	Supply of pool gate hinges <i>Point Facilities</i>	\$100.00	\$691.28
24/02/2024	INV-1310	Supply HW controller covers <i>Point Facilities</i>	\$500.00	\$1,191.28
06/03/2024	INV-1328	Hard waste removal 28 February <i>Point Facilities</i>	\$237.00	\$1,428.28
15/03/2024	INV-1345	Trial - install door stops in 2 bin chutes <i>Point Facilities</i>	\$208.31	\$1,636.59
Total for R & M General			\$1,636.59	

R & M Plumbing

Date	Ref.	Details	Amount	Balance
05/10/2023	28403	WO440: Blocked shower drain. <i>Water Tight - ACT</i>	\$190.91	\$190.91
04/11/2023	28726	After hours callout - Gas odour <i>Water Tight - ACT</i>	\$736.36	\$927.27
05/12/2023	26961	Unit 278 - reclaim : Water hammer issue <i>Water Tight - ACT</i>	\$346.36	\$1,273.63
21/12/2023	24169	Unit 103 Gurgling drain/smell WO-200 <i>Water Tight - ACT</i>	\$591.61	\$1,865.24
11/01/2024	29511	U135 - blocked laundry floor waste <i>Water Tight - ACT</i>	\$293.64	\$2,158.88
17/01/2024	28123	Unit 226 flooding callout <i>Water Tight - ACT</i>	\$484.02	\$2,642.90
20/01/2024	29356	WO501: Replacement ball valve. <i>Water Tight - ACT</i>	\$2,736.60	\$5,379.50
26/01/2024	29712	Unit 196: expansion coupling failed - sleeve replaced. <i>Water Tight - ACT</i>	\$1,013.96	\$6,393.46
22/02/2024	4297	Lot# 103 Special Levy - Water Tight Canberra #24169 Repair Stormwater pit.	\$-537.83	\$5,855.63
22/02/2024	4298	Lot# 135 Special Levy - Water Tight Canberra #29511 Flooding Washing Machine	\$-293.64	\$5,561.99
28/02/2024	29439	WO508: Replacement 2x 80mm gaskets on the south stormwater pump out lines. <i>Water Tight - ACT</i>	\$1,537.00	\$7,098.99
Total for R & M Plumbing			\$7,098.99	

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"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

R & M Pool

Date	Ref.	Details	Amount	Balance
05/12/2023	34289	WO435: Sanitation Indoor Pool & Spa. <i>Total Pool Services</i>	\$3,176.00	\$3,176.00
20/12/2023	INV-1223	Sauna components - bucket , ladle <i>Point Facilities</i>	\$460.00	\$3,636.00
24/02/2024	INV-1311	Sauna bench sand and repairs <i>Point Facilities</i>	\$600.00	\$4,236.00
29/03/2024	36324	Installation of Raypak PO 430 natural gas pool heater. <i>Total Pool Services</i>	\$6,385.00	\$10,621.00
04/04/2024	36312	March 2024 - service contract <i>Total Pool Services</i>	\$1,210.00	\$11,831.00
Total for R & M Pool			\$11,831.00	

R & M Roof

Date	Ref.	Details	Amount	Balance
29/03/2024	ITR-1085	January 2024 - service contract <i>AM&DM Roofing</i>	\$1,952.00	\$1,952.00
29/03/2024	ITR-1086	February 2024 - service contract townhouses <i>AM&DM Roofing</i>	\$1,034.00	\$2,986.00
Total for R & M Roof			\$2,986.00	

Room Hire

Date	Ref.	Details	Amount	Balance
28/10/2023	1009790	AGM 01/11/23 <i>Abode Woden</i>	\$436.36	\$436.36
Total for Room Hire			\$436.36	

Security & Access System

Date	Ref.	Details	Amount	Balance
20/12/2023	S339101	CCTV final payment - NPR adjustment <i>Ara Security Services P/L</i>	\$12,100.00	\$12,100.00
21/03/2024	S439924	March 2024 - bi-annual service contract <i>Ara Security Services P/L</i>	\$1,120.00	\$13,220.00
Total for Security & Access System			\$13,220.00	

Waste & Recycling Bins

Date	Ref.	Details	Amount	Balance
18/10/2023	55333161	September 2023 - Bin rental <i>Veolia 216952</i>	\$11.79	\$11.79
07/11/2023	55716292	October 2023 - Bin Rental <i>Veolia 216952</i>	\$11.79	\$23.58
08/12/2023	56101572	November 2023 - Bin Rental <i>Veolia 216952</i>	\$11.79	\$35.37
12/01/2024	56469941	December 2023 - Bin Rental <i>Veolia 216952</i>	\$11.79	\$47.16
10/02/2024	56829619	January 2024 - Bin Rental <i>Veolia 216952</i>	\$11.79	\$58.95
15/03/2024	57196391	February 2024 - bin rental <i>Veolia 216952</i>	\$12.09	\$71.04
12/04/2024	57557184	March 2024 - bin rental <i>Veolia 216952</i>	\$12.09	\$83.13
Total for Waste & Recycling Bins			\$83.13	

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"THE IVY WODEN"

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For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Water Usage

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Water Usage	\$-15,000.00	\$-15,000.00
18/11/2023	999926068702-27/ 09/23	30/06/2023-26/09/2023 - water rates <i>Icon Water Limited</i>	\$15,279.40	\$279.40
17/01/2024	999926068702-28/ 12/23	26/09/2023-22/12/2023 water rates <i>Icon Water Limited</i>	\$19,928.03	\$20,207.43
04/04/2024	999926068702-23/ 03/24	22/12/2023-22/03/2024 Water Rates <i>Icon Water Limited</i>	\$16,515.73	\$36,723.16
Total for Water Usage			\$36,723.16	
Total for Administrative Fund - Expenses				\$647,128.51

Sinking Fund - Other Income

Interest

Date	Ref.	Details	Amount	Balance
17/10/2023	5412	Lot# 136 Levy from 01/10/2023 to 14/04/2024	\$2.25	\$2.25
17/10/2023	5415	Lot# 188 Levy from 01/10/2023 to 14/04/2024	\$1.41	\$3.66
17/10/2023	5417	Lot# 6 Levy from 01/10/2023 to 14/04/2024	\$1.91	\$5.57
23/10/2023	5426	Lot# 253 Levy from 01/10/2023 to 14/04/2024	\$2.92	\$8.49
07/11/2023	5463	Lot# 1 Levy from 01/10/2023 to 14/04/2024	\$2.78	\$11.27
13/11/2023	5591	Lot# 237 Levy from 01/10/2023 to 14/04/2024	\$2.50	\$13.77
13/11/2023	5604	Lot# 199 Levy from 01/10/2023 to 14/04/2024	\$7.06	\$20.83
13/11/2023	5605	Lot# 199 Levy from 01/10/2023 to 14/04/2024	\$3.12	\$23.95
20/11/2023	5660	Lot# 123 Levy from 01/10/2023 to 14/04/2024	\$2.93	\$26.88
23/11/2023	5697	Lot# 205 Levy from 01/10/2023 to 14/04/2024	\$4.36	\$31.24
15/12/2023	5947	Lot# 211 Levy from 01/10/2023 to 14/04/2024	\$4.49	\$35.73
02/01/2024	6012	Lot# 139 Levy from 01/10/2023 to 14/04/2024	\$1.88	\$37.61
15/01/2024	6048	Lot# 269 Levy from 01/10/2023 to 14/04/2024	\$4.78	\$42.39
16/01/2024	6052	Lot# 136 Levy from 01/10/2023 to 14/04/2024	\$3.29	\$45.68
16/01/2024	6053	Lot# 127 Levy from 01/10/2023 to 14/04/2024	\$2.70	\$48.38
16/01/2024	6057	Lot# 121 Levy from 01/10/2023 to 14/04/2024	\$3.29	\$51.67
17/01/2024	6060	Lot# 234 Levy from 01/10/2023 to 14/04/2024	\$2.41	\$54.08
19/02/2024	6224	Lot# 56 Levy from 01/10/2023 to 14/04/2024	\$6.01	\$60.09
20/02/2024	6232	Lot# 123 Levy from 01/10/2023 to 14/04/2024	\$4.45	\$64.54
21/02/2024	6236	Lot# 25 Levy from 01/10/2023 to 14/04/2024	\$4.05	\$68.59
01/03/2024	6384	Lot# 10 Levy from 01/10/2023 to 14/04/2024	\$4.33	\$72.92
12/03/2024	57	Adjustment - Interest Paid - TD06	\$2,366.53	\$2,439.45
02/04/2024	6537	Lot# 139 Levy from 01/10/2023 to 14/04/2024	\$1.88	\$2,441.33
04/04/2024	6548	Lot# 197 Levy from 01/10/2023 to 14/04/2024	\$2.24	\$2,443.57
Total for Interest			\$2,443.57	

Interest Investment Accounts Sinking

Date	Ref.	Details	Amount	Balance
11/12/2023	41	Adjustment - Interest Paid TD01	\$2,215.55	\$2,215.55
28/12/2023	48	Adjustment - Interest Paid - TD04	\$493.77	\$2,709.32
14/02/2024	54	Adjustment - Interest Paid TD02	\$396.99	\$3,106.31
27/03/2024	63	Adjustment - Interest Paid	\$1,245.75	\$4,352.06
Total for Interest Investment Accounts Sinking			\$4,352.06	

Total for Sinking Fund - Other Income

\$6,795.63

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"THE IVY WODEN"

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Sinking Fund - Expenses

Bank Charges - Sinking

Date	Ref.	Details	Amount	Balance
01/10/2023	40	Journal - SEP BAS 2023 ED	\$-0.73	\$-0.73
		Total for Bank Charges - Sinking	\$-0.73	
		Total for Sinking Fund - Expenses		\$-0.73

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Balance Sheet - U/Plan 4787 "THE IVY WODEN" 15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Contribution Schedule

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Owners Unit Plan 4787	\$147,532.07	\$4,050.85	\$151,582.92
<i>Macquarie Bank BSB: 182-266 Acc No: 217153303</i>			
Unit Plan 4787 TD01	\$135,426.91	\$0.00	\$135,426.91
<i>Macquarie Bank BSB: 182-266 Acc No: 282658111</i>			
Unit Plan 4787 TD02	\$0.00	\$49,464.79	\$49,464.79
<i>Macquarie Bank BSB: 182-266 Acc No: 237788393</i>			
Unit Plan 4787 TD03	\$102,268.88	\$0.00	\$102,268.88
<i>Macquarie Bank BSB: 182-266 Acc No: 231559774</i>			
Unit Plan 4787 TD04	\$0.00	\$153,979.43	\$153,979.43
<i>Macquarie Bank BSB: 182-266 Acc No: 266077924</i>			
Unit Plan 4787 TD05	\$92,362.44	\$0.00	\$92,362.44
<i>Macquarie Bank BSB: 182-266 Acc No: 264637166</i>			
Unit Plan 4787 TD06	\$0.00	\$206,498.07	\$206,498.07
<i>Macquarie Bank BSB: 182-266 Acc No: 223498288</i>			
GST Paid	\$26,494.44	\$4,112.72	\$30,607.16
GST Unpaid	\$3,537.02	\$0.00	\$3,537.02
Receivable	\$23,712.57	\$4,836.35	\$28,548.92
Total Assets	\$531,334.33	\$422,942.21	\$954,276.54
Liabilities			
BAS Clearing	\$(3.31)	\$0.29	\$(3.02)
GST Collected	\$28,583.11	\$6,122.29	\$34,705.40
GST Uncollected	\$(459.55)	\$143.82	\$(315.73)
Levies Paid In Advance	\$28,418.57	\$3,254.62	\$31,673.19
Payable	\$38,907.11	\$0.00	\$38,907.11
Total Liabilities	\$95,445.93	\$9,521.02	\$104,966.95

Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

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Balance Sheet - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Contribution Schedule

	Administrative	Sinking	TOTAL THIS YEAR
Liabilities (Continued)			
Net Assets	\$435,888.40	\$413,421.19	\$849,309.59
Owners Funds			
Opening Balance	\$498,484.03	\$280,972.77	\$779,456.80
Transfers	\$0.00	\$4,112.72	\$4,112.72
Net Income For The Period	\$(62,595.63)	\$128,335.70	\$65,740.07
Total Owners Funds	\$435,888.40	\$413,421.19	\$849,309.59

**Income and Expenditure Statement - U/Plan 4787
"THE IVY WODEN"****15 IRVING STREET, PHILLIP, ACT 2606**

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Contribution Schedule**Administrative Fund**

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest	\$374.22	\$0.00	\$1,383.08
Interest Investment Accounts Admin	\$9,351.90	\$0.00	\$1,706.33
Keys Remotes & Swipes	\$4,437.24	\$0.00	\$2,297.26
Levy Income Admin	\$570,369.52	\$1,140,742.63	\$1,070,832.56
Total Administrative Fund Income	\$584,532.88	\$1,140,742.63	\$1,076,219.23
Expenses			
Audit Fees	\$2,600.00	\$2,500.00	\$2,360.00
BAS & Tax Preparation	\$420.00	\$630.00	\$675.00
Bank Charges	\$1.04	\$0.00	\$(3.22)
Banking, Software & Infrastructure	\$210.14	\$315.00	\$288.75
Bin Lifter / Hoist - Contract	\$1,030.70	\$2,540.00	\$3,270.60
Building Improvements	\$1,768.33	\$25,413.28	\$21,483.32
Building Maintenance	\$24,956.00	\$25,000.00	\$0.00
BuildingLink	\$6,696.00	\$6,696.00	\$6,696.00
Capital Equipment Acquisitions - Admin	\$0.00	\$15,000.00	\$15,000.00
Cleaning - Bin Chutes	\$0.00	\$3,780.00	\$1,800.00
Cleaning - Bins	\$3,460.00	\$6,680.00	\$6,572.60
Cleaning - Carpark	\$2,248.25	\$3,720.00	\$4,450.00
Cleaning - Carpets	\$0.00	\$6,710.00	\$5,151.36
Cleaning - Contract	\$85,717.45	\$173,250.00	\$169,684.04
Cleaning - General	\$990.00	\$7,170.00	\$6,142.14
Cleaning - Windows	\$18,650.00	\$20,340.00	\$19,478.50
Cleaning Supplies	\$1,247.25	\$3,700.00	\$3,386.50
Consumables	\$4,316.50	\$7,600.00	\$4,743.97
Contingency	\$9,749.52	\$63,533.20	\$54,158.10
Contractor Compliance Fee	\$88.00	\$90.00	\$87.00
Debt Recovery	\$(50.00)	\$0.00	\$0.00
Electrical - Maint. Contract	\$0.00	\$5,280.00	\$4,780.00
Electricity	\$56,385.57	\$140,200.00	\$131,731.74
Facilities Management Services	\$59,437.42	\$114,010.00	\$101,117.34
Fire - Maintenance Contract	\$7,385.56	\$11,740.00	\$12,660.96
Fire - Monitoring	\$2,000.00	\$2,340.00	\$2,205.00
Fire - Repairs & Replacement	\$5,670.00	\$9,025.00	\$8,515.00
Furniture	\$0.00	\$10,720.00	\$0.00
Garbage Chute - Maint. Contract	\$0.00	\$5,100.00	\$2,700.00

Income and Expenditure Statement - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Contribution Schedule

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Gardening - Contract	\$7,323.33	\$18,320.00	\$17,384.16
Gardening - Irrigation	\$3,964.55	\$14,000.00	\$0.00
Gardening - Maintenance Other	\$0.00	\$0.00	\$400.00
Gardening - Materials	\$0.00	\$3,370.00	\$0.00
Gardening - Plants and Trees	\$6,104.55	\$7,500.00	\$0.00
Gas Usage	\$22,810.19	\$136,580.00	\$9,237.33
Gym - Contract	\$2,850.00	\$3,000.00	\$2,850.00
Gym - Equipment	\$108.91	\$500.00	\$108.91
HVAC - Contract	\$7,280.00	\$12,730.00	\$12,480.00
Height Safety Certification	\$0.00	\$1,327.00	\$1,250.00
Hot Water Supply	\$1,578.07	\$1,600.00	\$1,120.75
IT Charges	\$0.00	\$6,400.00	\$984.00
Income Tax Payable - Admin	\$1,009.70	\$0.00	\$0.00
Insurance Excess Payments	\$0.00	\$0.00	\$90.91
Insurance Payouts	\$3,132.95	\$0.00	\$0.00
Insurance Premium	\$105,964.89	\$120,000.00	\$99,226.06
Keys, Remotes & Swipes	\$525.20	\$0.00	\$(2,224.31)
Legal Fees Arrears Recoveries	\$(120.00)	\$0.00	\$(30.00)
Lifts - Maint. Contract	\$20,754.03	\$33,922.00	\$26,137.00
Lifts - Repairs & Maint.	\$700.00	\$6,000.00	\$5,665.00
Lodgement Fees	\$150.91	\$0.00	\$0.00
Management Fees (Schedule B)	\$155.45	\$0.00	\$590.00
Management Fees - Strata	\$63,389.71	\$96,488.00	\$81,956.25
Other Expenses	\$1,855.80	\$3,000.00	\$2,440.90
Pest Control	\$9,605.20	\$10,520.00	\$1,850.00
Plumbing - Maint. Contract	\$2,776.27	\$4,480.00	\$4,588.65
Pool -Contract	\$7,010.00	\$22,240.00	\$22,277.81
R & M Doors	\$240.00	\$245.00	\$400.00
R & M Electrical	\$6,790.00	\$22,040.00	\$15,996.00
R & M Equipment	\$1,294.02	\$630.00	\$595.00
R & M Garage	\$881.82	\$1,470.00	\$1,676.82
R & M General	\$1,636.59	\$3,130.00	\$3,007.03
R & M Painting	\$0.00	\$11,485.00	\$0.00
R & M Plumbing	\$7,098.99	\$13,000.00	\$14,943.31
R & M Pool	\$11,831.00	\$18,390.00	\$25,755.25
R & M Roof	\$2,986.00	\$11,000.00	\$27,509.78
R & M Upgrades and Replacements	\$0.00	\$0.00	\$11,847.92
Reports - Consultants	\$0.00	\$5,000.00	\$7,090.90
Reports - Insurance Valuation	\$0.00	\$2,400.00	\$4,103.64

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Income and Expenditure Statement - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Contribution Schedule

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Room Hire	\$436.36	\$795.00	\$700.00
Security & Access System	\$13,220.00	\$20,820.00	\$0.00
Security General	\$0.00	\$2,000.00	\$4,651.80
Signage	\$0.00	\$0.00	\$860.20
Waste & Recycling Bins	\$83.13	\$146.00	\$0.00
Water Usage	\$36,723.16	\$72,000.00	\$59,104.82
Total Administrative Fund Expenses	\$647,128.51	\$1,359,610.48	\$1,055,760.59
Administrative Fund Surplus/Deficit	\$(62,595.63)	\$(218,867.85)	\$20,458.64

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Income and Expenditure Statement - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Contribution Schedule

Sinking Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest	\$2,443.57	\$0.00	\$215.48
Interest Investment Accounts Sinking	\$4,352.06	\$0.00	\$5,915.99
Levy Income Sinking	\$121,539.34	\$243,079.00	\$162,239.68
Total Sinking Fund Income	\$128,334.97	\$243,079.00	\$168,371.15
Expenses			
Bank Charges - Sinking	\$(0.73)	\$0.00	\$0.00
Total Sinking Fund Expenses	\$(0.73)	\$0.00	\$0.00
Sinking Fund Surplus/Deficit	\$128,335.70	\$243,079.00	\$168,371.15

Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Contribution Schedule

Administrative Fund - Other Income

Interest

Date	Ref.	Details	Amount	Balance
17/10/2023	5412	Lot# 136 Levy from 01/10/2023 to 14/04/2024	\$1.25	\$1.25
17/10/2023	5415	Lot# 188 Levy from 01/10/2023 to 14/04/2024	\$9.28	\$10.53
17/10/2023	5417	Lot# 6 Levy from 01/10/2023 to 14/04/2024	\$12.62	\$23.15
23/10/2023	5426	Lot# 253 Levy from 01/10/2023 to 14/04/2024	\$19.30	\$42.45
07/11/2023	5463	Lot# 1 Levy from 01/10/2023 to 14/04/2024	\$18.38	\$60.83
13/11/2023	5591	Lot# 237 Levy from 01/10/2023 to 14/04/2024	\$16.49	\$77.32
13/11/2023	5604	Lot# 199 Levy from 01/10/2023 to 14/04/2024	\$39.81	\$117.13
13/11/2023	5605	Lot# 199 Levy from 01/10/2023 to 14/04/2024	\$20.61	\$137.74
20/11/2023	5660	Lot# 123 Levy from 01/10/2023 to 14/04/2024	\$19.36	\$157.10
23/11/2023	5697	Lot# 205 Levy from 01/10/2023 to 14/04/2024	\$28.79	\$185.89
15/12/2023	5947	Lot# 211 Levy from 01/10/2023 to 14/04/2024	\$29.65	\$215.54
02/01/2024	6012	Lot# 139 Levy from 01/10/2023 to 14/04/2024	\$1.92	\$217.46
15/01/2024	6048	Lot# 269 Levy from 01/10/2023 to 14/04/2024	\$22.43	\$239.89
16/01/2024	6052	Lot# 136 Levy from 01/10/2023 to 14/04/2024	\$0.43	\$240.32
16/01/2024	6053	Lot# 127 Levy from 01/10/2023 to 14/04/2024	\$4.57	\$244.89
16/01/2024	6057	Lot# 121 Levy from 01/10/2023 to 14/04/2024	\$15.42	\$260.31
17/01/2024	6060	Lot# 234 Levy from 01/10/2023 to 14/04/2024	\$11.31	\$271.62
19/02/2024	6224	Lot# 56 Levy from 01/10/2023 to 14/04/2024	\$28.19	\$299.81
20/02/2024	6232	Lot# 123 Levy from 01/10/2023 to 14/04/2024	\$20.88	\$320.69
21/02/2024	6236	Lot# 25 Levy from 01/10/2023 to 14/04/2024	\$19.03	\$339.72
01/03/2024	6384	Lot# 10 Levy from 01/10/2023 to 14/04/2024	\$20.34	\$360.06
02/04/2024	6537	Lot# 139 Levy from 01/10/2023 to 14/04/2024	\$3.64	\$363.70
04/04/2024	6548	Lot# 197 Levy from 01/10/2023 to 14/04/2024	\$10.52	\$374.22
Total for Interest			\$374.22	

Interest Investment Accounts Admin

Date	Ref.	Details	Amount	Balance
16/11/2023	36	Adjustment - Interest Paid - TD02	\$2,169.86	\$2,169.86
11/12/2023	41	Adjustment - Interest Paid TD01	\$2,257.13	\$4,426.99
28/12/2023	47	Adjustment - Interest Paid - TD03	\$1,097.26	\$5,524.25
13/02/2024	51	Adjustment - Interest Paid -TD05	\$192.58	\$5,716.83
12/03/2024	58	Adjustment - Interest Paid - TD01	\$2,463.45	\$8,180.28
27/03/2024	62	Adjustment - Interest Paid	\$1,171.62	\$9,351.90
Total for Interest Investment Accounts Admin			\$9,351.90	

Keys Remotes & Swipes

Date	Ref.	Details	Amount	Balance
02/11/2023	3127	Lot# 69 Special Levy - SPLV: Fob x2	\$140.00	\$140.00
02/11/2023	3128	Lot# 172 Special Levy - SPLV: Fob x1	\$70.00	\$210.00
02/11/2023	3129	Lot# 109 Special Levy - SPLV: Fob x2 Remote x2	\$376.36	\$586.36
02/11/2023	3130	Lot# 92 Special Levy - SPLV: Fob x1	\$70.00	\$656.36
02/11/2023	3131	Lot# 173 Special Levy - SPLV: Fob x3	\$210.00	\$866.36
02/11/2023	3132	Lot# 190 Special Levy - SPLV: Remote x1	\$118.18	\$984.54
02/11/2023	3133	Lot# 129 Special Levy - SPLV: Fob x1	\$70.00	\$1,054.54
02/11/2023	3134	Lot# 269 Special Levy - SPLV: Fob x1 Remote x1	\$188.18	\$1,242.72
02/11/2023	3135	Lot# 217 Special Levy - SPLV: Remote x1	\$118.18	\$1,360.90
15/11/2023	4254	Lot# 277 Special Levy - SPLV: Reversal of Fob x1	\$-70.00	\$1,290.90
28/11/2023	4255	Lot# 220 Special Levy - SPLV: Fob x1	\$70.00	\$1,360.90

Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Keys Remotes & Swipes (Continued)

Date	Ref.	Details	Amount	Balance
28/11/2023	4256	Lot# 12 Special Levy - SPLV: Fob x1	\$70.00	\$1,430.90
28/11/2023	4257	Lot# 109 Special Levy - SPLV: Fob x1 Remote x1	\$188.18	\$1,619.08
28/11/2023	4258	Lot# 230 Special Levy - SPLV: Fob x1 Remote x1	\$188.18	\$1,807.26
28/11/2023	4259	Lot# 175 Special Levy - SPLV: Fob x1	\$70.00	\$1,877.26
28/11/2023	4260	Lot# 18 Special Levy - SPLV: Remote x1	\$118.18	\$1,995.44
28/11/2023	4261	Lot# 248 Special Levy - SPLV: Fob x1	\$70.00	\$2,065.44
28/11/2023	4262	Lot# 265 Special Levy - SPLV: Fob x1	\$70.00	\$2,135.44
20/12/2023	4267	Lot# 251 Special Levy - SPLV: Remote x1	\$118.18	\$2,253.62
20/12/2023	4268	Lot# 264 Special Levy - SPLV: Fob x1	\$70.00	\$2,323.62
20/12/2023	4269	Lot# 112 Special Levy - SPLV: Fob x2	\$140.00	\$2,463.62
20/12/2023	4270	Lot# 74 Special Levy - SPLV: Remote x1	\$118.18	\$2,581.80
05/01/2024	4271	Lot# 173 Special Levy - SPLV: Fob x1	\$70.00	\$2,651.80
05/01/2024	4272	Lot# 199 Special Levy - SPLV: Fob x2	\$140.00	\$2,791.80
05/01/2024	4273	Lot# 190 Special Levy - SPLV: Remote x1	\$118.18	\$2,909.98
05/01/2024	4274	Lot# 44 Special Levy - SPLV: Fob x1, Remote x1	\$188.18	\$3,098.16
26/01/2024	4288	Lot# 188 Special Levy - SPLV: Fob x1	\$70.00	\$3,168.16
19/02/2024	4290	Lot# 12 Special Levy - SPLV: Fob x1, Remote x1	\$188.18	\$3,356.34
19/02/2024	4291	Lot# 20 Special Levy - SPLV: Fob x1, Remote x1	\$188.18	\$3,544.52
19/02/2024	4292	Lot# 263 Special Levy - SPLV: Remote x1	\$118.18	\$3,662.70
19/02/2024	4293	Lot# 51 Special Levy - SPLV: Fob x1	\$70.00	\$3,732.70
19/02/2024	4294	Lot# 40 Special Levy - SPLV: Fob x1, Remote x2	\$306.36	\$4,039.06
19/02/2024	4295	Lot# 266 Special Levy - SPLV: Fob x1	\$70.00	\$4,109.06
19/02/2024	4296	Lot# 36 Special Levy - SPLV: Fob x1	\$70.00	\$4,179.06
12/04/2024	4306	Lot# 12 Special Levy - SPLV: Remote x1	\$118.18	\$4,297.24
12/04/2024	4307	Lot# 227 Special Levy - SPLV: Fob x1	\$70.00	\$4,367.24
12/04/2024	4308	Lot# 130 Special Levy - SPLV: Fob x1	\$70.00	\$4,437.24
Total for Keys Remotes & Swipes			\$4,437.24	
Total for Administrative Fund - Other Income				\$14,163.36

Administrative Fund - Expenses

Audit Fees

Date	Ref.	Details	Amount	Balance
21/10/2023	117312	Audit fee 2022 - 23 Kelly & Partners	\$2,600.00	\$2,600.00
Total for Audit Fees			\$2,600.00	

BAS & Tax Preparation

Date	Ref.	Details	Amount	Balance
25/10/2023	13600	Preparation and lodgement of Income tax return for FY2023 VANTAGE STRATA PTY LTD	\$210.00	\$210.00
26/01/2024	INV-14226	September 2023 - BAS lodgement VANTAGE STRATA PTY LTD	\$105.00	\$315.00
22/03/2024	14875	BAS lodgment for December 2023 VANTAGE STRATA PTY LTD	\$105.00	\$420.00
Total for BAS & Tax Preparation			\$420.00	

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Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Bank Charges

Date	Ref.	Details	Amount	Balance
01/10/2023	40	Journal - SEP BAS 2023 ED	\$0.66	\$0.66
01/01/2024	56	Journal - DEC BAS 2023 KB	\$0.38	\$1.04
Total for Bank Charges			\$1.04	

Banking, Software & Infrastructure

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Prepaid - BSI: 02/09/2023 to 01/10/2023	\$26.25	\$26.25
13/10/2023	13382	BSI: 02/10/23 to 31/10/23 VANTAGE STRATA PTY LTD	\$25.89	\$52.14
10/11/2023	13703	BSI: 01/11/2023 to 30/11/2023 VANTAGE STRATA PTY LTD	\$26.25	\$78.39
13/12/2023	14017	BSI: 02/12/2023 to 31/12/2023 VANTAGE STRATA PTY LTD	\$25.89	\$104.28
13/12/2023	13896	BSI: 01/12/2023 to 01/12/2023 VANTAGE STRATA PTY LTD	\$0.86	\$105.14
10/01/2024	14071	BSI:01/01/2024 to 31/01/2024 VANTAGE STRATA PTY LTD	\$26.25	\$131.39
09/02/2024	14535	BSI: 01/02/2024 to 29/02/2024 VANTAGE STRATA PTY LTD	\$26.25	\$157.64
05/03/2024	14778	BSI: 01/03/2024 to 31/03/2024 VANTAGE STRATA PTY LTD	\$26.25	\$183.89
08/04/2024	15133	BSI: 01/04/2024 to 30/04/2024 VANTAGE STRATA PTY LTD	\$26.25	\$210.14
Total for Banking, Software & Infrastructure			\$210.14	

Bin Lifter / Hoist - Contract

Date	Ref.	Details	Amount	Balance
20/12/2023	365590	December 2023 - service contract Southwell Engineering	\$515.35	\$515.35
17/02/2024	366073	February 2024 - service contract Southwell Engineering	\$515.35	\$1,030.70
Total for Bin Lifter / Hoist - Contract			\$1,030.70	

Building Improvements

Date	Ref.	Details	Amount	Balance
19/12/2023	L52-231219	Reimb: Amazon purchase of cushions and inserts Owner UP4787 L52	\$292.37	\$292.37
19/12/2023	L52-231219 -1	Reimb: Purchase of 2 foyer rugs Owner UP4787 L52	\$780.00	\$1,072.37
30/01/2024	L52-240130	Reimb: Temple and Webster Owner UP4787 L52	\$218.00	\$1,290.37
22/02/2024	L52-240222	Reimb: Lamp table plus delivery Owner UP4787 L52	\$349.00	\$1,639.37
22/02/2024	L52-240222	Reimb: Cushions Owner UP4787 L52	\$128.96	\$1,768.33
Total for Building Improvements			\$1,768.33	

Building Maintenance

Date	Ref.	Details	Amount	Balance
05/12/2023	186113477	External paint / render repair Higgins Coatings Coatings Pty Ltd	\$19,964.80	\$19,964.80
07/02/2024	186114562	Exterior paint and render repair Higgins Coatings Coatings Pty Ltd	\$4,991.20	\$24,956.00
Total for Building Maintenance			\$24,956.00	

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Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

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BuildingLink

Date	Ref.	Details	Amount	Balance
21/11/2023	202311TIVY0111	08/11/2023 to 07/11/24 BuildingLink	\$6,696.00	\$6,696.00
Total for BuildingLink			\$6,696.00	

Cleaning - Bins

Date	Ref.	Details	Amount	Balance
26/01/2024	00012192	January 2024 - service contract ACT Wheelie Clean	\$3,460.00	\$3,460.00
Total for Cleaning - Bins			\$3,460.00	

Cleaning - Carpark

Date	Ref.	Details	Amount	Balance
18/11/2023	636	November 2023 - Carpark wet clean Canberra Sweeping	\$2,248.25	\$2,248.25
Total for Cleaning - Carpark			\$2,248.25	

Cleaning - Contract

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Cleaning Contract	\$-15,344.00	\$-15,344.00
18/11/2023	INV-7178	October 2023 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$-906.65
18/11/2023	INV-7120	September 2023 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$13,530.70
20/12/2023	INV-7298	November 2023 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$27,968.05
12/01/2024	INV-7425	December 2023 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$42,405.40
10/02/2024	INV-7506	January 2024 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$56,842.75
08/03/2024	INV-7581	February 2024 - services contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$71,280.10
12/04/2024	INV-7662	March 2024 - service contract M&M Rolfe Cleaning Serv P/L	\$14,437.35	\$85,717.45
Total for Cleaning - Contract			\$85,717.45	

Cleaning - General

Date	Ref.	Details	Amount	Balance
11/01/2024	INV-7355	Hydraulics cupboards M&M Rolfe Cleaning Serv P/L	\$780.00	\$780.00
10/02/2024	IV00009312	Removal of graffiti from awl and substation. Sprayjet	\$210.00	\$990.00
Total for Cleaning - General			\$990.00	

Cleaning - Windows

Date	Ref.	Details	Amount	Balance
06/03/2024	16795	External inaccessible windows Rope Access	\$18,650.00	\$18,650.00
Total for Cleaning - Windows			\$18,650.00	

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"THE IVY WODEN"

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Cleaning Supplies

Date	Ref.	Details	Amount	Balance
18/11/2023	INV-7148	September 2023 - cleaning supplies <i>M&M Rolfe Cleaning Serv P/L</i>	\$117.90	\$117.90
08/12/2023	INV-7316	November 2023 - Cleaning supplies <i>M&M Rolfe Cleaning Serv P/L</i>	\$428.85	\$546.75
15/03/2024	INV-7620	February 2024 - cleaning supplies <i>M&M Rolfe Cleaning Serv P/L</i>	\$310.95	\$857.70
12/04/2024	INV-7706	March 2024 - Cleaning supplies <i>M&M Rolfe Cleaning Serv P/L</i>	\$389.55	\$1,247.25
Total for Cleaning Supplies			\$1,247.25	

Consumables

Date	Ref.	Details	Amount	Balance
06/10/2023	32952	October 2023: Consumables supply. <i>Total Pool Services</i>	\$346.34	\$346.34
05/12/2023	33783	October 2023: Pool chemicals <i>Total Pool Services</i>	\$789.96	\$1,136.30
05/12/2023	34297	November 2023: pool chemicals. <i>Total Pool Services</i>	\$694.84	\$1,831.14
12/01/2024	34395	December 2023 - pool chemicals <i>Total Pool Services</i>	\$621.42	\$2,452.56
10/02/2024	35128	January 2024 - pool chemicals <i>Total Pool Services</i>	\$371.99	\$2,824.55
04/04/2024	36313	March 2024 - pool chemicals <i>Total Pool Services</i>	\$613.51	\$3,438.06
04/04/2024	36315	February 2024 - Pool chemicals <i>Total Pool Services</i>	\$878.44	\$4,316.50
Total for Consumables			\$4,316.50	

Contingency

Date	Ref.	Details	Amount	Balance
30/11/2023	INV-1194	Repairs ceiling leak - North Tower L11 <i>Point Facilities</i>	\$1,352.15	\$1,352.15
31/01/2024	46	U232 - water damage repair <i>JP Paint + Plaster</i>	\$900.00	\$2,252.15
31/01/2024	46	U232 - water damage repair (GST Free) <i>JP Paint + Plaster</i>	\$4.55	\$2,256.70
22/02/2024	L52-240222	Reimb: Coffee table <i>Owner UP4787 L52</i>	\$399.00	\$2,655.70
06/03/2024	29765	WO530: Replacement of the tap in the eastern side BBQ area. <i>Water Tight - ACT</i>	\$1,273.82	\$3,929.52
21/03/2024	INV-75913	Entry ramp street light <i>Maritex Commercial Pty Ltd</i>	\$2,960.00	\$6,889.52
29/03/2024	INV-0163	Ceiling repairs - water leaks <i>Steven Jackson Flamboyant</i>	\$2,860.00	\$9,749.52
Total for Contingency			\$9,749.52	

Contractor Compliance Fee

Date	Ref.	Details	Amount	Balance
06/02/2024	110352/SP4787	2024 Contractor Compliance Fee <i>Trades Monitor</i>	\$88.00	\$88.00
Total for Contractor Compliance Fee			\$88.00	

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Debt Recovery

Date	Ref.	Details	Amount	Balance
16/10/2023	3115	Lot# 1 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-50.00
16/10/2023	3116	Lot# 6 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-100.00
16/10/2023	3117	Lot# 123 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-150.00
16/10/2023	3118	Lot# 127 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-200.00
16/10/2023	3119	Lot# 136 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-250.00
16/10/2023	3120	Lot# 188 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-300.00
16/10/2023	3121	Lot# 205 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-350.00
16/10/2023	3122	Lot# 211 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-400.00
16/10/2023	3123	Lot# 237 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-450.00
16/10/2023	3124	Lot# 253 Special Levy - Charge for arrears notice dated 16/10/2023	\$-50.00	\$-500.00
30/10/2023	3136	Lot# 199 Special Levy - Charge for legal notice dated 30/10/2023	\$-50.00	\$-550.00
13/11/2023	13828	Arrears Notice Fees: October 2023 VANTAGE STRATA PTY LTD	\$550.00	\$0.00
30/11/2023	4264	Lot# 211 Special Levy - Charge for final notice dated 30/11/2023	\$-50.00	\$-50.00
14/12/2023	14159	Arrears Notice fees November 2023 VANTAGE STRATA PTY LTD	\$50.00	\$0.00
15/01/2024	4276	Lot# 251 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-50.00
15/01/2024	4277	Lot# 269 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-100.00
15/01/2024	4278	Lot# 234 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-150.00
15/01/2024	4279	Lot# 136 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-200.00
15/01/2024	4280	Lot# 115 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-250.00
15/01/2024	4281	Lot# 18 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-300.00
15/01/2024	4282	Lot# 25 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-350.00
15/01/2024	4283	Lot# 127 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-400.00
15/01/2024	4284	Lot# 253 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-450.00
15/01/2024	4285	Lot# 56 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-500.00
15/01/2024	4286	Lot# 121 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-550.00
15/01/2024	4287	Lot# 10 Special Levy - Charge for arrears notice dated 15/01/2024	\$-50.00	\$-600.00
13/02/2024	14656	Arrear Notice fees January 2024 VANTAGE STRATA PTY LTD	\$600.00	\$0.00
20/02/2024	4300	Lot# 123 Special Levy - Charge for arrears notice dated 20/02/2024	\$-50.00	\$-50.00
20/02/2024	4301	Lot# 205 Special Levy - Charge for arrears notice dated 20/02/2024	\$-50.00	\$-100.00
01/03/2024	4302	Lot# 253 Special Levy - Charge for final notice dated 01/03/2024	\$-50.00	\$-150.00
15/03/2024	4303	Lot# 205 Special Levy - Charge for final notice dated 15/03/2024	\$-50.00	\$-200.00
21/03/2024	14968	Arrears Notice Fees February 2024 VANTAGE STRATA PTY LTD	\$100.00	\$-100.00
22/03/2024	4304	Lot# 251 Special Levy - Cancelled: Charge for arrears notice dated 15/01/2024	\$50.00	\$-50.00
Total for Debt Recovery			\$-50.00	

Electricity

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Electricity	\$-12,000.00	\$-12,000.00
22/11/2023	46874241-13/11/23	24/08/23-23/09/23 Electricity Origin Energy 130112	\$10,562.79	\$-1,437.21
05/12/2023	68114121-30/11/23	24/10/2023-23/11/2023 electricity Origin Energy 130112	\$9,795.05	\$8,357.84
05/12/2023	54765421-22/11/23	Electricity 24/09/2023-23/10/2023 Origin Energy 130112	\$9,661.31	\$18,019.15
17/01/2024	69752265-08/01/24	24/11/2023-23/12/2023 electricity Origin Energy 130112	\$10,731.95	\$28,751.10
06/02/2024	77081114-31/01/24	24/12/2023-23/01/2024 Electricity Origin Energy 130112	\$9,476.17	\$38,227.27

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Electricity (Continued)

Date	Ref.	Details	Amount	Balance
15/03/2024	77259837-06/03/24	24/01/2024-23/02/2024 electricity Origin Energy 130112	\$9,380.65	\$47,607.92
12/04/2024	78893293-02/04/24	24/02/2024-23/03/2024 Electricity usage Origin Energy 130112	\$8,777.65	\$56,385.57
Total for Electricity			\$56,385.57	

Facilities Management Services

Date	Ref.	Details	Amount	Balance
06/10/2023	INV-1143	October 2023 - service contract Point Facilities	\$8,460.84	\$8,460.84
07/11/2023	INV-1162	November 2023 - service contract Point Facilities	\$8,460.84	\$16,921.68
08/12/2023	INV-1205	December 2023 - service contract Point Facilities	\$8,460.84	\$25,382.52
12/01/2024	INV-1252	January 2024 - service contract Point Facilities	\$8,460.84	\$33,843.36
10/02/2024	INV-1295	February 2024 - service contract Point Facilities	\$8,460.84	\$42,304.20
08/03/2024	INV-1334	March 2024 - services contract Point Facilities	\$8,460.84	\$50,765.04
12/04/2024	INV-1373	April 2024 - service contract Point Facilities	\$8,672.38	\$59,437.42
Total for Facilities Management Services			\$59,437.42	

Fire - Maintenance Contract

Date	Ref.	Details	Amount	Balance
21/10/2023	INV-38971	October 2023 - Maintenance Contract Complete Essential Fire & Alr	\$1,055.08	\$1,055.08
18/11/2023	INV-39538	November 2023 - service contract Complete Essential Fire & Alr	\$1,055.08	\$2,110.16
08/12/2023	INV-40043	December 2023 - service contract Complete Essential Fire & Alr	\$1,055.08	\$3,165.24
17/01/2024	INV-40584	January 2024 - service contract Complete Essential Fire & Alr	\$1,055.08	\$4,220.32
17/02/2024	INV-41280	February 2024 - service contract Complete Essential Fire & Alr	\$1,055.08	\$5,275.40
12/04/2024	INV-41703	March 2024 - service contract Complete Essential Fire & Alr	\$1,055.08	\$6,330.48
13/04/2024	INV-42269	March 2024 - service contract Complete Essential Fire & Alr	\$1,055.08	\$7,385.56
Total for Fire - Maintenance Contract			\$7,385.56	

Fire - Monitoring

Date	Ref.	Details	Amount	Balance
07/11/2023	1030352	2023-24 Fire Monitoring Johnson Controls Australia P/L	\$2,000.00	\$2,000.00
Total for Fire - Monitoring			\$2,000.00	

Fire - Repairs & Replacement

Date	Ref.	Details	Amount	Balance
10/01/2024	INV-40679	WO499: Replacement of jockey pump Complete Essential Fire & Alr	\$3,850.00	\$3,850.00
15/03/2024	INV-41824	Annual service - pump and flow test service Complete Essential Fire & Alr	\$1,575.00	\$5,425.00
29/03/2024	INV-39727	Replace B2 fire detector Complete Essential Fire & Alr	\$245.00	\$5,670.00
Total for Fire - Repairs & Replacement			\$5,670.00	

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Gardening - Contract

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Gardening Contract Sept 2023	\$-1,448.68	\$-1,448.68
01/10/2023	30	Journal - REVERSAL FYE Accrual - Gardening Contract Oct 2023	\$-1,448.68	\$-2,897.36
05/10/2023	INV-24344	September 2023: service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$-1,448.68
02/11/2023	INV-24437	October 2023 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$0.00
05/12/2023	INV-24529	November 2023 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$1,448.68
09/01/2024	INV-24617	December 2023 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$2,897.36
06/02/2024	INV-24736	January 2024 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$4,346.04
06/03/2024	INV-24837	February 2024 - service contract <i>All Seasons Horticultural</i>	\$1,448.68	\$5,794.72
04/04/2024	INV-24948	March 2024 - service contract <i>All Seasons Horticultural</i>	\$1,528.61	\$7,323.33
Total for Gardening - Contract			\$7,323.33	

Gardening - Irrigation

Date	Ref.	Details	Amount	Balance
18/10/2023	INV-24359	October 2023 - Irrigation repair <i>All Seasons Horticultural</i>	\$200.00	\$200.00
25/10/2023	INV-24367	Irrigation repair - behind BBQ <i>All Seasons Horticultural</i>	\$200.00	\$400.00
18/11/2023	INV-24446	Irrigation repair - SE garden bed <i>All Seasons Horticultural</i>	\$110.00	\$510.00
24/11/2023	INV-24463	Irrigation upgrade <i>All Seasons Horticultural</i>	\$3,454.55	\$3,964.55
Total for Gardening - Irrigation			\$3,964.55	

Gardening - Plants and Trees

Date	Ref.	Details	Amount	Balance
24/01/2024	INV-24655	Re-planting works as per quote no: 0675 <i>All Seasons Horticultural</i>	\$6,104.55	\$6,104.55
Total for Gardening - Plants and Trees			\$6,104.55	

Gas Usage

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Gas	\$-2,000.00	\$-2,000.00
05/10/2023	999956860702-28/ 09/23	Gas 25/08/2023-26/09/2023 <i>Actew Gas</i>	\$1,727.45	\$-272.55
18/11/2023	999251331281-27/ 10/23	26/09/2023-26/10/2023 Gas <i>Actew Gas</i>	\$5,634.32	\$5,361.77
05/12/2023	999251547788-28/ 11/23	26/10/2023-23/11/2023 - Gas <i>Actew Gas</i>	\$4,208.38	\$9,570.15
12/01/2024	999251758191-30/ 12/23	23/11/2023-28/12/2023 gas <i>Actew Gas</i>	\$4,058.19	\$13,628.34
07/02/2024	999251951392-30/ 01/24	28/12/2023-25/01/2024 gas usage <i>Actew Gas</i>	\$2,899.25	\$16,527.59
06/03/2024	999252177208-28/ 02/24	25/01/2024-26/02/2024 Gas <i>Actew Gas</i>	\$2,717.01	\$19,244.60

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Gas Usage (Continued)

Date	Ref.	Details	Amount	Balance
04/04/2024	999956860726	26/02/2024-26/03/2024 gas usage <i>Actew Gas</i>	\$3,565.59	\$22,810.19
Total for Gas Usage			\$22,810.19	

Gym - Contract

Date	Ref.	Details	Amount	Balance
17/01/2024	INV-10257	Jan to Dec 2024 - service contract <i>GymQuip Fitness</i>	\$2,850.00	\$2,850.00
Total for Gym - Contract			\$2,850.00	

Gym - Equipment

Date	Ref.	Details	Amount	Balance
04/11/2023	INV-10138	Circle E-Series Batteries <i>GymQuip Fitness</i>	\$108.91	\$108.91
Total for Gym - Equipment			\$108.91	

HVAC - Contract

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Prepaid - HVAC Contract August 2023	\$1,040.00	\$1,040.00
21/10/2023	4793	September 2023 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$2,080.00
21/10/2023	4958	October 2023 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$3,120.00
05/12/2023	5537	November 2023 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$4,160.00
20/12/2023	5715	December 2023 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$5,200.00
10/02/2024	6392	January 2024 - service contract <i>Seda Services ACT</i>	\$1,040.00	\$6,240.00
06/03/2024	6596	February 2024 - services contract <i>Seda Services ACT</i>	\$1,040.00	\$7,280.00
Total for HVAC - Contract			\$7,280.00	

Hot Water Supply

Date	Ref.	Details	Amount	Balance
05/10/2023	39708161-29/09/23	27/06/2023-26/09/2023 - Amenities <i>Origin Energy 130112</i>	\$192.46	\$192.46
05/10/2023	39711655-28/09/23	26/06/2023-25/09/2023 - Pool <i>Origin Energy 130112</i>	\$108.36	\$300.82
31/01/2024	56499471-28/12/23	Pool bathrooms 26/09/2023-26/12/2023 <i>Origin Energy 130112</i>	\$108.36	\$409.18
01/02/2024	57837076-28/12/23	Amenities 27/09/2023-26/12/2023 <i>Origin Energy 130112</i>	\$778.93	\$1,188.11
04/04/2024	73773648-27/03/24	27/12/2023-25/03/2024 Amenities <i>Origin Energy 130112</i>	\$283.95	\$1,472.06
04/04/2024	73768360-27/03/24	27/12/2023-25/03/2024 Pool <i>Origin Energy 130112</i>	\$106.01	\$1,578.07
Total for Hot Water Supply			\$1,578.07	

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Income Tax Payable - Admin

Date	Ref.	Details	Amount	Balance
04/10/2023	ITR4787	ITR lodgement for 01/07/2022 to 30/06/2023 <i>Australian Taxation Office</i>	\$791.70	\$791.70
01/01/2024	56	Journal - DEC BAS 2023 KB	\$218.00	\$1,009.70
Total for Income Tax Payable - Admin			\$1,009.70	

Insurance Payouts

Date	Ref.	Details	Amount	Balance
05/10/2023	INV-72721	Unit 226 flooding callout <i>Maritex Commercial Pty Ltd</i>	\$350.00	\$350.00
07/10/2023	00056613	Insurance Claim: Water damage repairs <i>BPS Strata Maint</i>	\$1,000.00	\$1,350.00
30/11/2023	40077	WO137: U137 Supply & Install 1x Double Glazed Unit. <i>Discount Glass</i>	\$1,782.95	\$3,132.95
Total for Insurance Payouts			\$3,132.95	

Insurance Premium

Date	Ref.	Details	Amount	Balance
21/11/2023	90610	VERO Insurance 05/11/2023-05/10/2024 <i>Coverforce</i>	\$6,760.71	\$6,760.71
21/11/2023	90606	Building Insurance 05/11/2023-05/10/2024 <i>Coverforce</i>	\$99,204.18	\$105,964.89
Total for Insurance Premium			\$105,964.89	

Keys, Remotes & Swipes

Date	Ref.	Details	Amount	Balance
20/01/2024	INV-1265	Supply of 10 garage remotes <i>Point Facilities</i>	\$525.20	\$525.20
Total for Keys, Remotes & Swipes			\$525.20	

Legal Fees Arrears Recoveries

Date	Ref.	Details	Amount	Balance
21/10/2023	437215	Lot 175*Register ACAT Judgement <i>Collection Corp of Aust</i>	\$60.00	\$60.00
21/10/2023	437175	Lot 175*Advice/Correspondence <i>Collection Corp of Aust</i>	\$50.00	\$110.00
27/10/2023	3125	Lot# 175 Special Levy - CCA#437175*: Advice/Correspondence	\$-80.00	\$30.00
27/10/2023	3126	Lot# 175 Special Levy - CCA#437215*: Register ACAT Judgement	\$-90.00	\$-60.00
04/11/2023	438542	Lot 199*Demand Letter/Registered Mail <i>Collection Corp of Aust</i>	\$70.00	\$10.00
10/11/2023	3137	Lot# 199 Special Levy - CCA#438542*: Demand Letter/Registered Mail	\$-100.00	\$-90.00
15/12/2023	4266	Lot# 175 Special Levy - CCA#442335*: Garnishee (Local Court)	\$-270.00	\$-360.00
15/12/2023	442335	Lot 175*Garnishee (Local Court) <i>Collection Corp of Aust</i>	\$240.00	\$-120.00
17/01/2024	445153	Lot 175*Serve Mag Crt Jgt Order on Debtor <i>Collection Corp of Aust</i>	\$60.00	\$-60.00
19/01/2024	4275	Lot# 175 Special Levy - CCA#445153*: Serve Mag Crt Jgt Order on Debtor	\$-90.00	\$-150.00
26/01/2024	INV-14448	Legal Arrears Recoveries: December 2023 <i>VANTAGE STRATA PTY LTD</i>	\$120.00	\$-30.00
31/01/2024	447402	Lot 175*Advice/Correspondence <i>Collection Corp of Aust</i>	\$10.00	\$-20.00
05/02/2024	4289	Lot# 175 Special Levy - CCA#447402*: Advice/Correspondence	\$-40.00	\$-60.00
23/02/2024	449926	Lot 175*Garnishee Follow-up to Obtain Payment. <i>Collection Corp of Aust</i>	\$20.00	\$-40.00

Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

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For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Legal Fees Arrears Recoveries (Continued)

Date	Ref.	Details	Amount	Balance
27/02/2024	4299	Lot# 175 Special Levy - CCA#449926*: Garnishee Follow-up to Obtain Payment	\$-50.00	\$-90.00
03/04/2024	4305	Lot# 175 Special Levy - CCA#454227*: Advice/Correspondence	\$-90.00	\$-180.00
04/04/2024	454227	U175 - Legal Fees Arrears Recoveries <i>Collection Corp of Aust</i>	\$60.00	\$-120.00
Total for Legal Fees Arrears Recoveries			\$-120.00	

Lifts - Maint. Contract

Date	Ref.	Details	Amount	Balance
01/02/2024	1948761	January to March 24 - service contract <i>Otis Elevator</i>	\$6,918.01	\$6,918.01
07/02/2024	1932661	October to December 2023 - service contract <i>Otis Elevator</i>	\$6,918.01	\$13,836.02
29/03/2024	1966954	Apr to Jun 2024 - service contract <i>Otis Elevator</i>	\$6,918.01	\$20,754.03
Total for Lifts - Maint. Contract			\$20,754.03	

Lifts - Repairs & Maint.

Date	Ref.	Details	Amount	Balance
02/12/2023	539523	Callout - lift door held open <i>Otis Elevator</i>	\$510.00	\$510.00
14/12/2023	4265	Lot# 18 Special Levy - Otis Elevator #539523 Reimburse:Owner had machine in the lift and kept the door open.	\$-510.00	\$0.00
07/02/2024	550307	Replacement call button #1 <i>Otis Elevator</i>	\$40.00	\$40.00
21/03/2024	562645	Lift 1&2: Intermittently getting stuck. <i>Otis Elevator</i>	\$660.00	\$700.00
Total for Lifts - Repairs & Maint.			\$700.00	

Lodgement Fees

Date	Ref.	Details	Amount	Balance
15/12/2023	14123	Access Canberra: Lodgement of Rules <i>VANTAGE STRATA PTY LTD</i>	\$150.91	\$150.91
Total for Lodgement Fees			\$150.91	

Management Fees (Schedule B)

Date	Ref.	Details	Amount	Balance
15/12/2023	14123	Sched B: Preparation & conveyance Lodgement of Rules <i>VANTAGE STRATA PTY LTD</i>	\$155.45	\$155.45
Total for Management Fees (Schedule B)			\$155.45	

Management Fees - Strata

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Prepaid - SMF: 02/09/2023 to 01/10/2023	\$7,556.25	\$7,556.25
13/10/2023	13382	SMF: 02/10/23 to 31/10/23 <i>VANTAGE STRATA PTY LTD</i>	\$7,452.75	\$15,009.00
10/11/2023	13703	SMF: 01/11/2023 to 30/11/2023 <i>VANTAGE STRATA PTY LTD</i>	\$7,556.25	\$22,565.25
13/12/2023	14017	SMF 02/12/2023 to 31/12/2023 <i>VANTAGE STRATA PTY LTD</i>	\$8,026.03	\$30,591.28
13/12/2023	13896	SMF: 01/12/2023 to 01/12/2023 <i>VANTAGE STRATA PTY LTD</i>	\$248.43	\$30,839.71
10/01/2024	14071	SMF:01/01/2024 to 31/01/2024 <i>VANTAGE STRATA PTY LTD</i>	\$8,137.50	\$38,977.21
09/02/2024	14535	SMF: 01/02/2024 to 29/02/2024 <i>VANTAGE STRATA PTY LTD</i>	\$8,137.50	\$47,114.71

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Management Fees - Strata (Continued)

Date	Ref.	Details	Amount	Balance
05/03/2024	14778	SMF: 01/03/2024 to 31/03/2024 VANTAGE STRATA PTY LTD	\$8,137.50	\$55,252.21
08/04/2024	15133	SMF: 01/04/2024 to 30/04/2024 VANTAGE STRATA PTY LTD	\$8,137.50	\$63,389.71
Total for Management Fees - Strata			\$63,389.71	

Other Expenses

Date	Ref.	Details	Amount	Balance
17/11/2023	L52-231117	Reimb : printing / cardboard Officeworks Owner UP4787 L52	\$53.79	\$53.79
20/11/2023	L52-231120	Reimb: Officeworks Reflex Yellow and Glue Stick Owner UP4787 L52	\$28.84	\$82.63
29/11/2023	4263	Lot# 259 Special Levy - OCN Membership	\$18.18	\$100.81
13/12/2023	L52-231213	Reimb The Cook Grocer Owner UP4787 L52	\$39.99	\$140.80
21/03/2024	00010410	Waste room signage Signlime Group	\$1,715.00	\$1,855.80
Total for Other Expenses			\$1,855.80	

Pest Control

Date	Ref.	Details	Amount	Balance
24/11/2023	92528	November 2023 - service contract bait Royal Pest Control	\$250.00	\$250.00
06/02/2024	00006772	February to April 2024 - service contract Australian Pest Bird Mgt*	\$540.00	\$790.00
24/02/2024	92577	February2024 - service contract bait Royal Pest Control	\$250.00	\$1,040.00
26/02/2024	101801	Apply pest control chemicals to all surfaces of building facade Rigcom	\$8,565.20	\$9,605.20
Total for Pest Control			\$9,605.20	

Plumbing - Maint. Contract

Date	Ref.	Details	Amount	Balance
06/10/2023	INV-10084	October 2023 - service contract Water Tight - ACT	\$396.61	\$396.61
04/11/2023	INV-10123	November 2023 - service contract Water Tight - ACT	\$396.61	\$793.22
05/12/2023	INV-10195	December 2023 - service contract Water Tight - ACT	\$396.61	\$1,189.83
17/01/2024	INV-10279	January 2024 - service contract Water Tight - ACT	\$396.61	\$1,586.44
06/02/2024	INV-10355	February 2024 - service contract Water Tight - ACT	\$396.61	\$1,983.05
08/03/2024	INV-10434	March 2024 - services contract Water Tight - ACT	\$396.61	\$2,379.66
04/04/2024	INV-10529	April 2024 - services contract Water Tight - ACT	\$396.61	\$2,776.27
Total for Plumbing - Maint. Contract			\$2,776.27	

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Pool -Contract

Date	Ref.	Details	Amount	Balance
06/10/2023	32951	September 2023 - service contract <i>Total Pool Services</i>	\$825.00	\$825.00
05/12/2023	34296	November 2023 - service contract <i>Total Pool Services</i>	\$1,155.00	\$1,980.00
05/12/2023	34298	October 2023 - service contract <i>Total Pool Services</i>	\$1,650.00	\$3,630.00
12/01/2024	34394	December 2023 - service contract <i>Total Pool Services</i>	\$1,320.00	\$4,950.00
10/02/2024	35174	January 2024 - service contract <i>Total Pool Services</i>	\$850.00	\$5,800.00
04/04/2024	35884	February 2024 - service contract <i>Total Pool Services</i>	\$1,210.00	\$7,010.00
Total for Pool -Contract			\$7,010.00	

R & M Doors

Date	Ref.	Details	Amount	Balance
25/10/2023	17721	October 2023 - foyer sliding door <i>MSR Electrical & Maintenance Services Pty Ltd t/as BLE Autodoors</i>	\$80.00	\$80.00
20/01/2024	18866	January 2024 - foyer sliding door <i>MSR Electrical & Maintenance Services Pty Ltd t/as BLE Autodoors</i>	\$80.00	\$160.00
12/04/2024	20080	March 2024 - service contract front door <i>MSR Electrical & Maintenance Services Pty Ltd t/as BLE Autodoors</i>	\$80.00	\$240.00
Total for R & M Doors			\$240.00	

R & M Electrical

Date	Ref.	Details	Amount	Balance
18/11/2023	INV-73950	Replace non-working common area lights. <i>Maritex Commercial Pty Ltd</i>	\$1,458.00	\$1,458.00
21/12/2023	INV-74728	Supply and replacement faulty lights <i>Maritex Commercial Pty Ltd</i>	\$1,540.00	\$2,998.00
17/01/2024	INV-74875	WO 500 - emergency light replacement <i>Maritex Commercial Pty Ltd</i>	\$1,840.00	\$4,838.00
31/01/2024	INV-75192	Outage - basement lights <i>Maritex Commercial Pty Ltd</i>	\$220.00	\$5,058.00
16/03/2024	INV-75912	Replacement - pool strip & emergency lights <i>Maritex Commercial Pty Ltd</i>	\$1,132.00	\$6,190.00
13/04/2024	INV-76255	40 sealed downlights <i>Maritex Commercial Pty Ltd</i>	\$600.00	\$6,790.00
Total for R & M Electrical			\$6,790.00	

R & M Equipment

Date	Ref.	Details	Amount	Balance
05/10/2023	69039	Repair cardboard bin lifter. <i>BMC Electrical & Data</i>	\$201.64	\$201.64
18/11/2023	C68356	Repair - rider pallet truck <i>Crown Equipment P/L</i>	\$812.98	\$1,014.62
12/01/2024	C68768	Pallet truck - repair <i>Crown Equipment P/L</i>	\$279.40	\$1,294.02
Total for R & M Equipment			\$1,294.02	

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R & M Garage

Date	Ref.	Details	Amount	Balance
17/01/2024	A168501	Service - Waste bay roller door <i>ACT Doorland</i>	\$300.00	\$300.00
19/01/2024	A168422	November 2023 - service contract <i>ACT Doorland</i>	\$290.91	\$590.91
13/04/2024	A169486	February 2024 - service contract <i>ACT Doorland</i>	\$290.91	\$881.82
Total for R & M Garage			\$881.82	

R & M General

Date	Ref.	Details	Amount	Balance
06/10/2023	INV-1145	Supply of new electrical pit lid for Basement 2 <i>Point Facilities</i>	\$151.04	\$151.04
22/11/2023	INV-1173	Hard waste collection 02/11/23 <i>Point Facilities</i>	\$183.25	\$334.29
19/12/2023	L78-231219	Reimb Officework : A4 Paper <i>Owner UP4787 L78</i>	\$32.00	\$366.29
20/12/2023	INV-1213	Supply gym cable handles <i>Point Facilities</i>	\$28.55	\$394.84
11/01/2024	INV-1237	unit 233 supply of balustrade protection <i>Point Facilities</i>	\$98.22	\$493.06
01/02/2024	INV-1282	Supply of balustrade protection for Unit 197. <i>Point Facilities</i>	\$98.22	\$591.28
10/02/2024	INV-1300	Supply of pool gate hinges <i>Point Facilities</i>	\$100.00	\$691.28
24/02/2024	INV-1310	Supply HW controller covers <i>Point Facilities</i>	\$500.00	\$1,191.28
06/03/2024	INV-1328	Hard waste removal 28 February <i>Point Facilities</i>	\$237.00	\$1,428.28
15/03/2024	INV-1345	Trial - install door stops in 2 bin chutes <i>Point Facilities</i>	\$208.31	\$1,636.59
Total for R & M General			\$1,636.59	

R & M Plumbing

Date	Ref.	Details	Amount	Balance
05/10/2023	28403	WO440: Blocked shower drain. <i>Water Tight - ACT</i>	\$190.91	\$190.91
04/11/2023	28726	After hours callout - Gas odour <i>Water Tight - ACT</i>	\$736.36	\$927.27
05/12/2023	26961	Unit 278 - reclaim : Water hammer issue <i>Water Tight - ACT</i>	\$346.36	\$1,273.63
21/12/2023	24169	Unit 103 Gurgling drain/smell WO-200 <i>Water Tight - ACT</i>	\$591.61	\$1,865.24
11/01/2024	29511	U135 - blocked laundry floor waste <i>Water Tight - ACT</i>	\$293.64	\$2,158.88
17/01/2024	28123	Unit 226 flooding callout <i>Water Tight - ACT</i>	\$484.02	\$2,642.90
20/01/2024	29356	WO501: Replacement ball valve. <i>Water Tight - ACT</i>	\$2,736.60	\$5,379.50
26/01/2024	29712	Unit 196: expansion coupling failed - sleeve replaced. <i>Water Tight - ACT</i>	\$1,013.96	\$6,393.46
22/02/2024	4297	Lot# 103 Special Levy - Water Tight Canberra #24169 Repair Stormwater pit.	\$-537.83	\$5,855.63
22/02/2024	4298	Lot# 135 Special Levy - Water Tight Canberra #29511 Flooding Washing Machine	\$-293.64	\$5,561.99
28/02/2024	29439	WO508: Replacement 2x 80mm gaskets on the south stormwater pump out lines. <i>Water Tight - ACT</i>	\$1,537.00	\$7,098.99
Total for R & M Plumbing			\$7,098.99	

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R & M Pool

Date	Ref.	Details	Amount	Balance
05/12/2023	34289	WO435: Sanitation Indoor Pool & Spa. <i>Total Pool Services</i>	\$3,176.00	\$3,176.00
20/12/2023	INV-1223	Sauna components - bucket , ladle <i>Point Facilities</i>	\$460.00	\$3,636.00
24/02/2024	INV-1311	Sauna bench sand and repairs <i>Point Facilities</i>	\$600.00	\$4,236.00
29/03/2024	36324	Installation of Raypak PO 430 natural gas pool heater. <i>Total Pool Services</i>	\$6,385.00	\$10,621.00
04/04/2024	36312	March 2024 - service contract <i>Total Pool Services</i>	\$1,210.00	\$11,831.00
Total for R & M Pool			\$11,831.00	

R & M Roof

Date	Ref.	Details	Amount	Balance
29/03/2024	ITR-1085	January 2024 - service contract <i>AM&DM Roofing</i>	\$1,952.00	\$1,952.00
29/03/2024	ITR-1086	February 2024 - service contract townhouses <i>AM&DM Roofing</i>	\$1,034.00	\$2,986.00
Total for R & M Roof			\$2,986.00	

Room Hire

Date	Ref.	Details	Amount	Balance
28/10/2023	1009790	AGM 01/11/23 <i>Abode Woden</i>	\$436.36	\$436.36
Total for Room Hire			\$436.36	

Security & Access System

Date	Ref.	Details	Amount	Balance
20/12/2023	S339101	CCTV final payment - NPR adjustment <i>Ara Security Services P/L</i>	\$12,100.00	\$12,100.00
21/03/2024	S439924	March 2024 - bi-annual service contract <i>Ara Security Services P/L</i>	\$1,120.00	\$13,220.00
Total for Security & Access System			\$13,220.00	

Waste & Recycling Bins

Date	Ref.	Details	Amount	Balance
18/10/2023	55333161	September 2023 - Bin rental <i>Veolia 216952</i>	\$11.79	\$11.79
07/11/2023	55716292	October 2023 - Bin Rental <i>Veolia 216952</i>	\$11.79	\$23.58
08/12/2023	56101572	November 2023 - Bin Rental <i>Veolia 216952</i>	\$11.79	\$35.37
12/01/2024	56469941	December 2023 - Bin Rental <i>Veolia 216952</i>	\$11.79	\$47.16
10/02/2024	56829619	January 2024 - Bin Rental <i>Veolia 216952</i>	\$11.79	\$58.95
15/03/2024	57196391	February 2024 - bin rental <i>Veolia 216952</i>	\$12.09	\$71.04
12/04/2024	57557184	March 2024 - bin rental <i>Veolia 216952</i>	\$12.09	\$83.13
Total for Waste & Recycling Bins			\$83.13	

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Water Usage

Date	Ref.	Details	Amount	Balance
01/10/2023	30	Journal - REVERSAL FYE Accrual - Water Usage	\$-15,000.00	\$-15,000.00
18/11/2023	999926068702-27/ 09/23	30/06/2023-26/09/2023 - water rates <i>Icon Water Limited</i>	\$15,279.40	\$279.40
17/01/2024	999926068702-28/ 12/23	26/09/2023-22/12/2023 water rates <i>Icon Water Limited</i>	\$19,928.03	\$20,207.43
04/04/2024	999926068702-23/ 03/24	22/12/2023-22/03/2024 Water Rates <i>Icon Water Limited</i>	\$16,515.73	\$36,723.16
Total for Water Usage			\$36,723.16	
Total for Administrative Fund - Expenses				\$647,128.51

Sinking Fund - Other Income

Interest

Date	Ref.	Details	Amount	Balance
17/10/2023	5412	Lot# 136 Levy from 01/10/2023 to 14/04/2024	\$2.25	\$2.25
17/10/2023	5415	Lot# 188 Levy from 01/10/2023 to 14/04/2024	\$1.41	\$3.66
17/10/2023	5417	Lot# 6 Levy from 01/10/2023 to 14/04/2024	\$1.91	\$5.57
23/10/2023	5426	Lot# 253 Levy from 01/10/2023 to 14/04/2024	\$2.92	\$8.49
07/11/2023	5463	Lot# 1 Levy from 01/10/2023 to 14/04/2024	\$2.78	\$11.27
13/11/2023	5591	Lot# 237 Levy from 01/10/2023 to 14/04/2024	\$2.50	\$13.77
13/11/2023	5604	Lot# 199 Levy from 01/10/2023 to 14/04/2024	\$7.06	\$20.83
13/11/2023	5605	Lot# 199 Levy from 01/10/2023 to 14/04/2024	\$3.12	\$23.95
20/11/2023	5660	Lot# 123 Levy from 01/10/2023 to 14/04/2024	\$2.93	\$26.88
23/11/2023	5697	Lot# 205 Levy from 01/10/2023 to 14/04/2024	\$4.36	\$31.24
15/12/2023	5947	Lot# 211 Levy from 01/10/2023 to 14/04/2024	\$4.49	\$35.73
02/01/2024	6012	Lot# 139 Levy from 01/10/2023 to 14/04/2024	\$1.88	\$37.61
15/01/2024	6048	Lot# 269 Levy from 01/10/2023 to 14/04/2024	\$4.78	\$42.39
16/01/2024	6052	Lot# 136 Levy from 01/10/2023 to 14/04/2024	\$3.29	\$45.68
16/01/2024	6053	Lot# 127 Levy from 01/10/2023 to 14/04/2024	\$2.70	\$48.38
16/01/2024	6057	Lot# 121 Levy from 01/10/2023 to 14/04/2024	\$3.29	\$51.67
17/01/2024	6060	Lot# 234 Levy from 01/10/2023 to 14/04/2024	\$2.41	\$54.08
19/02/2024	6224	Lot# 56 Levy from 01/10/2023 to 14/04/2024	\$6.01	\$60.09
20/02/2024	6232	Lot# 123 Levy from 01/10/2023 to 14/04/2024	\$4.45	\$64.54
21/02/2024	6236	Lot# 25 Levy from 01/10/2023 to 14/04/2024	\$4.05	\$68.59
01/03/2024	6384	Lot# 10 Levy from 01/10/2023 to 14/04/2024	\$4.33	\$72.92
12/03/2024	57	Adjustment - Interest Paid - TD06	\$2,366.53	\$2,439.45
02/04/2024	6537	Lot# 139 Levy from 01/10/2023 to 14/04/2024	\$1.88	\$2,441.33
04/04/2024	6548	Lot# 197 Levy from 01/10/2023 to 14/04/2024	\$2.24	\$2,443.57
Total for Interest			\$2,443.57	

Interest Investment Accounts Sinking

Date	Ref.	Details	Amount	Balance
11/12/2023	41	Adjustment - Interest Paid TD01	\$2,215.55	\$2,215.55
28/12/2023	48	Adjustment - Interest Paid - TD04	\$493.77	\$2,709.32
14/02/2024	54	Adjustment - Interest Paid TD02	\$396.99	\$3,106.31
27/03/2024	63	Adjustment - Interest Paid	\$1,245.75	\$4,352.06
Total for Interest Investment Accounts Sinking			\$4,352.06	

Total for Sinking Fund - Other Income

\$6,795.63

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Sinking Fund - Expenses

Bank Charges - Sinking

Date	Ref.	Details	Amount	Balance
01/10/2023	40	Journal - SEP BAS 2023 ED	\$-0.73	\$-0.73
		Total for Bank Charges - Sinking	\$-0.73	
		Total for Sinking Fund - Expenses		\$-0.73

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Balance Sheet - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Apartment Tower

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Owners Unit Plan 4787	\$18,176.25	\$0.00	\$18,176.25
<i>Macquarie Bank BSB: 182-266 Acc No: 217153303</i>			
GST Paid	\$306.70	\$0.00	\$306.70
Total Assets	\$18,482.95	\$0.00	\$18,482.95
Liabilities			
BAS Clearing	\$3.31	\$0.00	\$3.31
GST Collected	\$454.51	\$0.00	\$454.51
GST Uncollected	\$0.01	\$0.00	\$0.01
Total Liabilities	\$457.83	\$0.00	\$457.83
Net Assets	\$18,025.12	\$0.00	\$18,025.12
Owners Funds			
Opening Balance	\$18,025.12	\$0.00	\$18,025.12
Net Income For The Period	\$0.00	\$0.00	\$0.00
Total Owners Funds	\$18,025.12	\$0.00	\$18,025.12

Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

Ph: 1800878728 Email: info@vantagestrata.com.au

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Income and Expenditure Statement - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Apartment Tower

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Administrative Fund Income	\$0.00	\$0.00	\$0.00
Expenses			
Total Administrative Fund Expenses	\$0.00	\$0.00	\$0.00
Administrative Fund Surplus/Deficit	\$0.00	\$0.00	\$0.00

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Income and Expenditure Statement - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Apartment Tower

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Sinking Fund Income	\$0.00	\$0.00	\$0.00
Expenses			
Total Sinking Fund Expenses	\$0.00	\$0.00	\$0.00
Sinking Fund Surplus/Deficit	\$0.00	\$0.00	\$0.00

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Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

Apartment Tower

Administrative Fund - Other Income

Total for Administrative Fund - Other Income \$0.00

Administrative Fund - Expenses

Total for Administrative Fund - Expenses \$0.00

Sinking Fund - Other Income

Total for Sinking Fund - Other Income \$0.00

Sinking Fund - Expenses

Total for Sinking Fund - Expenses \$0.00

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Balance Sheet - U/Plan 4787 "THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

CCTV

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Owners Unit Plan 4787	\$10,622.08	\$0.00	\$10,622.08
<i>Macquarie Bank BSB: 182-266 Acc No: 217153303</i>			
Total Assets	\$10,622.08	\$0.00	\$10,622.08
Liabilities			
Total Liabilities	\$0.00	\$0.00	\$0.00
Net Assets	\$10,622.08	\$0.00	\$10,622.08
Owners Funds			
Opening Balance	\$10,622.08	\$0.00	\$10,622.08
Net Income For The Period	\$0.00	\$0.00	\$0.00
Total Owners Funds	\$10,622.08	\$0.00	\$10,622.08

Vantage Strata Pty Ltd

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Income and Expenditure Statement - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

CCTV

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Administrative Fund Income	\$0.00	\$0.00	\$0.00
Expenses			
Total Administrative Fund Expenses	\$0.00	\$0.00	\$0.00
Administrative Fund Surplus/Deficit	\$0.00	\$0.00	\$0.00

Income and Expenditure Statement - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

CCTV

Sinking Fund

**TOTAL
THIS
YEAR**

**This Year
Budget**

**Last Year
Actual**

Income

Total Sinking Fund Income

\$0.00

\$0.00

\$0.00

Expenses

Total Sinking Fund Expenses

\$0.00

\$0.00

\$0.00

Sinking Fund Surplus/Deficit

\$0.00

\$0.00

\$0.00

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Expenses & Other Income - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix on 14/04/2024

CCTV

Administrative Fund - Other Income

Total for Administrative Fund - Other Income	\$0.00
--	--------

Administrative Fund - Expenses

Total for Administrative Fund - Expenses	\$0.00
--	--------

Sinking Fund - Other Income

Total for Sinking Fund - Other Income	\$0.00
---------------------------------------	--------

Sinking Fund - Expenses

Total for Sinking Fund - Expenses	\$0.00
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15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Building Improvement

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Owners Unit Plan 4787	\$14,705.51	\$0.00	\$14,705.51
<i>Macquarie Bank BSB: 182-266 Acc No: 217153303</i>			
GST Paid	\$460.56	\$0.00	\$460.56
Total Assets	\$15,166.07	\$0.00	\$15,166.07
Liabilities			
Total Liabilities	\$0.00	\$0.00	\$0.00
Net Assets	\$15,166.07	\$0.00	\$15,166.07
Owners Funds			
Opening Balance	\$15,166.07	\$0.00	\$15,166.07
Net Income For The Period	\$0.00	\$0.00	\$0.00
Total Owners Funds	\$15,166.07	\$0.00	\$15,166.07

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"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 14/04/2024 - Prepared by Vanessa Dix

Building Improvement

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Administrative Fund Income	\$0.00	\$0.00	\$0.00
Expenses			
Total Administrative Fund Expenses	\$0.00	\$0.00	\$0.00
Administrative Fund Surplus/Deficit	\$0.00	\$0.00	\$0.00

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15 IRVING STREET, PHILLIP, ACT 2606

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Building Improvement

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Sinking Fund Income	\$0.00	\$0.00	\$0.00
Expenses			
Total Sinking Fund Expenses	\$0.00	\$0.00	\$0.00
Sinking Fund Surplus/Deficit	\$0.00	\$0.00	\$0.00

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Building Improvement

Administrative Fund - Other Income

Total for Administrative Fund - Other Income \$0.00

Administrative Fund - Expenses

Total for Administrative Fund - Expenses \$0.00

Sinking Fund - Other Income

Total for Sinking Fund - Other Income \$0.00

Sinking Fund - Expenses

Total for Sinking Fund - Expenses \$0.00



**MINUTES OF THE
EXECUTIVE COMMITTEE MEETING
OF UNITS PLAN 4787
THE IVY**

Venue: Unit 259/15 Irving Street, Phillip / Microsoft Teams

Date: Wednesday, 20 March 2024

Time: 6.25 pm

1. MEETING FORMALITIES

1.1. Attendance and Apologies.

Attendance: Julianne O'Brien (Acting Chair and Treasurer), Donna Macpherson, Craig Wiltshire, Kevin O'Brien (Secretary). Vanessa Dix (Vantage Strata).

Apologies: Don McLean, Carol van Gelder

1.2. Conflicts of Interest. None

1.3. Previous Meeting Minutes.

The minutes of the EC Meeting held on Wednesday, 14 February 2024 were confirmed.

2. BUILDING & FACILITIES MANAGEMENT

2.1. Building Condition Report. [February 2024 – 90%](#)

2.2. The Building Manager (BM) provided an update as of 19 March 2024 - see **Addendum 1**.

3. TREASURER'S REPORT AND LEVY SITUATION

Financial Statements as of 19 March 2024:

3.1. Overall Financial Position. Total owners' funds = \$982,232.16

- Admin fund = \$574,173.56
- Sinking fund = \$408,058.60

3.2. Cash Accounts. Total cash at bank = \$291,766.63

- Admin fund = \$249,820.24
- Sinking fund = \$41,946.39

3.3. Investment Accounts. Total funds invested = \$692,343.24 (see **Addendum 2.1**)

- Admin fund accounts = \$328,886.61
- Sinking fund accounts = \$363,456.63

3.4. Total interest earned – Investment accounts: \$11,286.59.

- Admin fund accounts = \$8,180.28
- Sinking fund accounts = \$3,106.31

3.5. Investment activity. The following investment activity has been completed since the Committee's last meeting on 14 February 2024 (see **Addendum 2.1**):

- TDO1 Admin fund. Matured on 12/3/24. On maturity a total of \$135,426.91 was invested for three months at 4.7%:
 - \$75,000 was paid back into the Admin cash account (this returned funds transferred to TD05 in February).
 - Remaining deposit: \$132,963.46
 - Interest earned in previous term: \$2,463.45.

- TD02 Sinking fund. Matured on 14/2/24. On maturity, a total of \$49,464.79 was invested for three months at 4.7%:
 - Original deposit \$37,169.86
 - Interest earned in previous term: \$396.99
 - \$14,374 transferred from the Sinking Fund cash account.

- TD06 Sinking fund. Matured on 12/3/24. On maturity, a total of \$206,498.07 was invested for three months at 4.7%:
 - Original deposit \$204,131.54
 - Interest earned in previous term: \$2,366.53.

3.6. Financial decisions: The Committee authorised Vantage Strata to make the following re-investments with Macquarie Bank:

- TD03 Admin fund. Current investment (\$101,097.26) matures on 27/3/24. This deposit plus interest to be reinvested for 3 months at around 4.7%.
- TD04 Sinking fund. Current investment (\$107,493.77) matures on 27/3/24. This deposit plus interest plus the available Sinking Fund cash balance to be reinvested for 3-4 months at around 4.7%.

3.7. Sinking fund account: As a standing authorisation, the Committee authorised Vantage Strata to add the available Sinking fund cash balance to the re-investment of each of the TD02, TD04 and TD06 Sinking Fund accounts on maturity.

3.8. Levy Income and Arrears (as of 20 March 2024)

3.8.1. Levies in arrears = \$48,184.67

- 30 owners have arrears greater than \$500.
- 7 owners have arrears less than \$500.

3.8.2. Specific issues or concerns.

- **Unit 175** - Total arrears: \$6,009.29
 - Credit Control Australia (CCA) has advised that garnisheeing of their net fortnightly wages has commenced.
 - As the owner is making some additional payments towards their total debt, the Treasurer recommends further legal action be placed on hold while the owner continues to pay these arrears.
 - The Committee noted that if the owner fails to pay the arrears in full or fails to pay their current arrears by the end of the financial year, CCA can be directed to seek legal agreement to exercise a range of law enforcement powers, including asset recovery.

- **Unit 205 – Total arrears: \$3,435.20**
 - Current arrears (1 March levy) = \$1,746.35
 - 90 days plus arrears = \$1,688.85 (referred to CCA for debt collection).
- **Unit 253 – Total arrears: \$3,666.85**
 - Current arrears (1 March levy) = \$1,805.55
 - 90 days plus arrears = \$1,861.30 (referred to CCA for debt collection).

3.9. Contingency Fund - see Addendum 2.2.

- 5% budget allocation: \$63,533.20
- Total expenditure (year to date): \$1,751.15
- Remaining allocation: **\$61,782.05.**

3.10. Building Improvement fund – see Addendum 2.3.

- 2% budget allocation: \$25,413.28
- Total expenditure (year to date): \$1,768.33
- Remaining allocation: **\$23,644.95.**

3.11. Overall Budget Position. The Treasurer noted we are actively managing our expenditure and each of our financial accounts and is satisfied with our current financial position.

4. MATTERS FOR DECISION

4.1. ActewAGL Gas (Pool Heating) Contract. The current contract expires on 18 April 2024. ActewAGL has advised the contract can rollover for another 12 months with the same 15% discount. Vantage Strata was requested to provide advice on the underlying increase in tariffs.

The Committee agreed to rollover this annual contract subject to confirmation from Vantage of the current gas tariff.

4.2. Playground BBQ Tap repair. WaterTight's invoice (\$1,401.20 incl GST) has been received for the replacement of the damaged east side BBQ tap. The Committee instructed Vantage to recover this amount from the responsible owner.

4.3. Improvement Proposal - Front Driveway Parking arrangements. Following in principle agreement at its last meeting, the Committee initiated a public consultation process on 19 February seeking owners' views on the proposal to better delineate emergency and trade parking areas and improve signage and zoning in the driveway. The consultation period closed on 15 March.

The Committee noted this initiative was well received by owners and agreed to authorise project expenditure up to \$5,000 (ex GST). Kevin O'Brien agreed to act as project manager, Point FS is authorised to arrange the install of concrete footings for moving the pedestrian bollards and the BM is instructed to obtain a formal quote from Capital Lines and Signs for painting, signs, poles, bollard and pole repositioning. Vantage Strata is then instructed to issue the necessary Work Order.

4.4. Critical Infrastructure Approvals. The Building Manager currently has approval to undertake immediate maintenance repairs on small items (up to \$1,000) without direct EC approval. These repairs are logged in the monthly Building Condition Report and the Committee records them in the monthly EC meeting minutes as necessary.

To ensure the IVY is maintained in premium condition and to fast-track repairs or replacement of critical infrastructure (pumps, boilers, pool heaters, fans, lifts etc) the Committee agreed to implement the following Critical Infrastructure Maintenance Approval process:

- The Building Manager is to advise the Committee immediately of a critical infrastructure issue and provide an estimated costing for repairs/replacement.
- Following consultation with at least two EC members, the Treasurer (or Chairperson in their absence) is authorised to approve necessary expenditure on this critical infrastructure, provided the required repairs are within the current budget.
- The Treasurer will instruct Vantage Strata to immediately issue the necessary work orders.
- This expenditure is to be ratified by the Committee at the next EC meeting.
- As per current practice, the Building Manager submits up to three quotes for the repair/ replacement of non-critical infrastructure costing more than \$1,000 (e.g. building upgrades, painting, garden enhancements, service and maintenance agreements, lighting, furniture, etc) for consideration at the next monthly EC meeting.

4.5. Installation of Sauna Tap. Watertight quote 112904 (\$1,231.50 excl GST). Currently as there is no tap installed in the sauna, the bucket is being filled from the male bathroom basin which is quite inefficient as the basin tap needs to be turned to get the bucket into the sink.

The Committee accepted this quote in principle, subject to agreement with the BM on an acceptable location for the sauna tap (given safety considerations). On advice from the BM, Vantage Strata is instructed to issue the necessary Work Order.

4.6. Garden plant replacement. All Seasons Gardening quote QU-0727 (\$1,650 excl GST) is to fill voids in front planter boxes and replace the dead fern in the pot between the western door and the wind break with an appropriate plant.

The Committee accepted this quote and instructed Vantage to issue the Work Order. The Committee also requested the BM to ensure All Seasons investigates the fern to the right of the front entry door as soon as possible.

4.7. Driveway Entry Ramp Paint/Rendering Repairs. Higgins quote YC1755 (\$2,479 excl GST) – Driveway entry ramp render repairs/repainting of wall from back of the garbage enclosure running down and around the underground carpark not including the outside of wall running along the bike path. The Committee accepted this quote and instructed Vantage to issue the Work Order.

4.8. Fire Protection System Repairs. CEFA Quote #1105 (\$1,895 excl GST). Several issues were identified during annual testing/servicing of the diesel pump. The pressure vessel that attaches to the water line next to the jacking pump is not holding air, the internal bladder has ruptured, a new pressure gauge is required, and CEFA need to install a support bracket.

The Committee accepted this quote and instructed Vantage to issue the Work Order.

4.9. Unit 152 – Flooring Alterations. The owner has requested that the Committee reconsider its decision (14 Feb) not to provide retrospective approval for their flooring alterations (separate from their ceiling fan application). The Committee confirmed that it did not provide retrospective approval of unit alterations. Vantage Strata was instructed to advise the owner.

4.10. Unit 254 - Garage Door Power Isolator. The owner has requested approval to use a power isolator for their garage door motor solely for security purposes.

The Committee noted the BM has advised the single point power isolator is likely to use less standby power than the garage door motor unit itself and agreed to its continued use solely for security purposes. Vantage Strata was instructed to advise the owner.

5. MATTERS FOR DISCUSSION

5.1. ACT Government Consultation – Light Rail Stage 2B. The Committee noted the Light Rail Precinct Manager would like to invite the Ivy residents, via a letterbox drop, to an information session - see Addendum 3.

The Committee agreed the Owners Corporation would like to be consulted and expected individual owners would wish to attend an information session. It instructed Vantage Strata to advise owners of this approach via a BuildingLink Notice, and to notify the Precinct Manager that the Ivy Owners Corporation wishes to be consulted and be kept informed of light rail developments.

5.2. Improvement Proposal - Accessible access to the indoor swimming pool. It has been brought to the Committee's attention that several Ivy residents are unable to access the indoor pool due to limited mobility, which may be a breach of Body Corporate responsibilities in relation to the Disability Discrimination Act. The BM has researched several options of a pool lifts, one of which is mobile and would not require fixed installation.

The Committee agreed this matter needed to be examined and appointed Donna Macpherson to assess the available options and advise (both indoor and outdoor pools).

5.3. Otis Lift Contract. As agreed at the last meeting, the EC Secretary wrote to Paul Sainsbury (Otis rep) on 15 February setting out the Committee's agreed basis for rolling over their 3-year lift contract. Otis has not responded to the EC's letter but advised Point FS they are seeking to have a new contract agreed (instead of a rollover) that may not include important elements in the existing contract (including for Otis to meet the costs of repairing major lift components for another three years).

The Committee noted its concern at these developments, agreeing it was a matter for the EC to resolve with Otis directly (not via Point FS), and decided to hold an out-of-session EC meeting to discuss the status of the lift contract negotiations and Otis' performance.

Owners' concerns about lift outages and recent efforts by Point FS to have lift maintenance issues addressed are summarised at item 6.11.

5.4. Lift Buttons Delayed Operation. The BM has advised there is a 1-2 second delay between fob recognition and button activation, given that all lift access requests are being monitored for safety and security purposes. This issue could lead to increased button failure, as residents become increasingly frustrated and pump the buttons.

The Committee agreed to examine what might be done to minimise the delay. Craig Wiltshire agreed to examine the situation and advise on IT requirements. In the meantime, residents are asked to wait for a moment or two before selecting their floor.

5.5. Table Tennis Table. An owner reported that the community table tennis table located in the Wellness Centre is damaged. The BM was directed to remove the table and place a notice on the cupboard. As the Committee has not received a request to have the table replaced, it agreed to wait for a formal submission.

5.6. Strata Manager Review. As required under Section 51 of the UT(M)A, 2011, the EC is required to conduct a formal Review of the 3-year Strata Management Agreement with Vantage Strata later this year (contract expires 1 Dec 2024). As a first step, the Committee reached agreement with Vantage Strata (and Point FS) on arrangements for more timely contract approval, work order and communication processes (see item 6.8). The Committee agreed to discuss at its next meeting.

5.7. Unit 270 Alteration Request. As a follow-up to its last meeting, the Committee wrote to the owners of unit 270 on 19 February enclosing expert advice on the structural and technical challenges of their proposed garage electrical alteration and the likely costs involved.

The owners have replied asking if the EC or Strata Manager could explore other options that would be more cost effective for owners. The Committee agreed to discuss this matter further out-of-session.

5.8. Alteration Approvals Process. The Committee has agreed this complex issue is a work in progress, including to consider possible legal implications if proposed authorisations are unauthorised or do not meet minimum requirements.

5.9. Noise and Nuisance. Several owners have contacted the Committee requesting that action be taken on noise and nuisance issues.

Privacy considerations apply. It not an EC responsibility to resolve issues between neighbours (unless there is a likely infringement of OC House Rules). Residents need to resolve matters themselves if they can (as they would in the suburbs) and then contact the Strata Manager if that does not prove possible.

Vantage Strata was requested to provide advice on best practice outcomes at other strata complexes.

5.10. Structural Defects. At its February meeting, Point FS recommended that the Committee consider engaging a professional consultant to undertake a comprehensive Commissioning Defect Report for the entire building, to be done sufficiently in advance of the 6-year structural defect period.

The BM was asked to approach three reputable companies with a view to obtaining details of likely timelines and costs involved, so the Committee can take an early decision. Point FS have not yet been able to follow-up on this request due to competing priorities.

5.11. Balustrade Panel Failure. Unit 233 (level 12) has been outstanding since Dec 2023, largely because of difficulties getting access to the unit. At the 14 February EC meeting, Vantage Strata was directed to forward the ABS Façade quote for Unit 233 (QU0005) on to Milin Builders for payment (as a structural defect). The request was only sent on 15 March. The Committee instructed Vantage Strata to follow-up with Milin to have a replacement panel installed asap.

5.12. Commercial Use of Common Property. The Committee has recently obtained advice from the Owners Corporation Network (OCN) regarding private and commercial use of Ivy common facilities. This advice confirms that recent legislative changes should not materially affect current arrangements. In view of recent requests, the Committee will review this material and consider whether further information can be provided to owners and residents.

5.13. Origin Gas Dispute. Origin has transferred the outstanding amount to National Mercantile Trust (debt collection). As this dispute has been before ACAT since 2023, the EC renewed Vantage's authority for act for the Owners Corporation on 12 March. ACAT has confirmed receipt and advised the dispute has now been referred to a higher level (RHL) for complaints resolution.

The Committee agreed to discuss next steps out-of-session.

5.14. Damaged Trees. The FM has identified half a dozen damaged or poor-performing trees in the rear north garden. The BM is instructed to have the gardener (All Seasons) quote on their removal and replacement with more appropriate species (as part of their planned pruning of this area).

5.15. Unit 25. A maintenance request was submitted on 3 March for oil stains outside unit 25. Vantage Strata was instructed to contact the owner responsible for the cost of cleaning.

5.16. Special General Meeting (SGM). The Committee agreed at its February meeting to consider whether a Special General Meeting (SGM) is required in the next few months for the following possible updates to OC House Rules:

- Slab Penetrations – Owners requesting permission to install privately metered power circuits from their unit to their garage in the basements (item 5.7)

- Unit Alterations – Proposed approvals process and enforcement of unapproved installations, including flooring (item 5.8).
- Private Use of Common Power – Possible hardwiring of long-term offending unit garages at their cost (item 6.3).
- Garage Entry Remote Control Audit – Deactivation of unregistered remotes (item 6.9).
- Emergency vehicle signage - Fines for residents or visitors not adhering to the emergency parking restrictions in the front driveway (item 4.3).
- Control of pets – Requiring dogs in common areas to be secured on a leash.

Given recent progress, the Committee confirmed there is now no need for an SGM this year. Possible updates to the OC House Rules on these items will be considered as part of preparations for the AGM in November.

6. MATTERS FOR NOTING

6.1. Overdue March levies. Vantage Strata sent out reminder notices on 21 February. The strata levy invoice was sent to owners on 5 March for this quarter's levy payments. 37 owners were overdue as of 20 March. Three owners have been referred to CCA for debt collection (item 3.8.2).

6.2. Fire Safety Testing. CEFA testing of all unit entry doors and unit speaker audio systems is scheduled for **Monday, 25 March** (South Tower and Townhouses) and **Tuesday, 26 March** (North Tower). This is a legal requirement. Owners and residents have received email notification and notices have been placed in the foyers. Residents can pre-arrange a preferred time slot by emailing CEFA direct on service@cefa.net.au (provide name, unit number, address, available times).

6.3. Ban on Private Use of Common Power. After two previous BM audits (15 Jan and 13 Feb), Vantage Strata issued a final warning notice, via email and letter on 28 February to the four owners who had not complied and continued to use the single GPO for their own purpose.

At the Committee's request, the BM conducted a further audit on 18 March. The Committee noted all garage owners have now removed double adaptors and power chords and appear to be complying with the ban. The BM will continue to conduct periodic audits of the use of these GPOs in garages at the Committee's request.

6.4. Plumbing Maintenance Report. WaterTight completed their scheduled annual preventative maintenance at Ivy on 26 February. They reported only one minor issue - one of the Rheem hot-water burners was non-operational. Origin is responsible for the maintenance of the Ivy hot water system and they have provided WaterTight with a work order to attend and repair.

6.5. Basement Driveway Light. Following the 2 December break-in, the EC approved the installation of a new pole mounted light at the top of the basement entry driveway. This was installed by Maritex on 7 March and this appears to be working satisfactorily.

6.6. EV Chargers – Response from ACT Govt. Minister Rattenbury replied to our EV lobbying representations on 25 Feb, indicating that public charger funding of \$1.5 million has already been committed for 2024 but the Irving Street carpark site will be added to any further round of funding support – see **Addendum 4**.

Dr Marisa Paterson (local member) also made representations to Minister Rattenbury of our behalf and has provided us with a copy of the Minister's reply to her. Both Minister Rattenbury's letters are available on BuildingLink.

6.7. Library Furniture. The quote to repair the coffee table in the library area was \$770. A similar table was purchased on 22 February from a clearance outlet (cost \$399 - the responsible owner/tenant will be invoiced), and a matching lamp table purchased for \$299 plus \$50 delivery.

6.8. Contract and Maintenance Approval Process. As noted in item 5.6, the Committee reached agreement with Vantage Strata on 21 February on arrangements to improve and provide for more timely contract approval, work order and communication processes – **see Addendum 5.**

The breakdown within Vantage Strata in issuing contracts / work orders in a timely manner had been an area of concern and the Committee is grateful for the support of Point FS in this process.

6.9. Garage entry remote control audit. The Committee has agreed the garage entry remote control audit will be referred to the next AGM. Like the fob audit last year, OC authority is likely required for deactivation of unregistered remotes.

6.10. Origin Gas Hot Water Service. Origin is responsible for maintenance of the HW service on the 16th floor roof. The Committee prepared an information Fact Sheet, setting out how the hot water system operates, that was circulated to residents on 28 February.

Point FS installed new controller covers on these Origin hot water systems on 16 February to provide better weather protection during wet weather.

A separate outage to Levels 9 to 16 in the South Tower occurred on 17 March, due to a leaking Hot Water unit that tripped one of the circuits. Point FS has been authorised to install covers on these circuit boxes.

6.11. Lift Repairs. Major repairs to cable brakes for Lift 5 (South Tower) are awaiting parts from overseas, and it is likely to be out of action for another two weeks. Lifts 2 and 4 have also been unreliable, compounding resident access issues.

Point FS wrote to Otis on 10 March requesting a detailed report on the underlying issues and a breakdown of what has been done to date. Otis responded with details of the defect rectification steps they have taken to date and their planned next steps.

The Committee prepared a detailed Information Note that was circulated to residents and owners on 18 March. A copy is also available on BuildingLink. The EC's concerns about Otis' performance and the rollover of their 3-year lift contract were noted in item 5.3.

6.12. Sauna Repairs. Point FS completed the refurbishment of the decking and wood panelling on 16 February. The need to install a sauna tap was discussed at item 4.5.

6.13. Indoor Pool - heater replacement. On 7 March, residents were notified via BuildingLink that the indoor pool heating unit failed, and a sign was also placed on the pool entry door. A work order for a new Raypack heater was issued immediately as its replacement was approved at the 2022 AGM and the funds carried over into 2023-24. The new heater was installed on 15 March.

6.14. Outdoor Pool. With the end of day light saving, heating of the outdoor pool will be turned off on Sunday, 7 April.

6.15. Units 149 and 196. Minor repairs to the ceilings were completed by Flamboyant Constructions on 22 February.

6.16. Noisy hot water piping. Multiple units have reported HW running noises, potentially from units around them. The BM sent emails to adjacent units seeking clarification (but only some have responded). Owners with continuing problems should contact the BM (Matt Lam).

While every effort is being made to resolve these issues, owners and residents are advised that if they request a plumber to attend and the contractor confirms this matter is not an OC issue or responsibility, they will be charged the call out (and any repair) fee.

6.17. Broken Recycling Bin. The BM has been asked to obtain a quote for its repair/replacement.

6.18. Annual Carpet Clean. The BM has been asked to obtain three quotes.

6.19. August 2023 Water Leak (Unit 226). All repairs have now been completed and the insurance claim was closed on 19 February. The insurance broker has declined to provide the total cost of these repairs.

6.20. Unit 214 – Plaster Repairs. On 26 February the property manager for this unit advised that plaster repairs were still required from the August 2023 water leak (item 6.19). However, a check of records showed this unit had been inspected as part of the insurance claim. This damage was not recorded and appears unrelated (unit 214 only required carpet drying at the front door).

6.21. Garbage Bin Chute Trial. A trial reduction in garbage chute opening sizes (15th and 16th floors of South Tower only) commenced on 7 March. The installation of new stoppers has had limited impact in reducing the size of the chute opening.

6.22. External Window Cleaning. Rope Access completed cleaning of all fixed external windows and balustrades (not balconies) on 2 March.

6.23. Refuse Room Signage. The signs have been delivered and the BM will install in the waste rooms by the end of the month.

7. ITEMS FROM PREVIOUS MEETINGS

7.1. “TO DO” List. 38 action items have been addressed and finalised since the February EC meeting.

7.2. Owner Correspondence. Vantage Strata (Jarrod Smith) has yet to provide their legal advice regarding proposed changes to default correspondence settings.

7.3. Embedded Electricity Costs. Despite considerable efforts by Committee members over the past six months, Origin Energy has shown no interest in addressing our concerns. This issue cannot be taken any further for the present.

7.4. Water Leak issues. A thermal review of the South Tower curtain wall in December identified several new wet areas. Permission has been given for Milin to inspect the curtain wall with a drone and the man box from the Oaks 3 crane.

7.5. Garbage Chute Blockages. Owners and residents are reminded these chutes are for solid **KITCHEN WASTE ONLY**, not liquids, packaging material, boxes, pillows, clothing, or blankets.

7.6. Pigeon Management. Owners / residents with pigeon problems on their own balcony should contact APBM direct at admin@apbm.com.au or 1300 882 208 (free call) with their details.

7.7. Outdoor common area and pool signage. The Committee agreed to update these signs as soon as possible. Point FS has submitted the artwork to SignLime for a quote.

8. STRATA MANAGER UPDATE

8.1. Next Ivy Appearance – Vanessa Dix to advise.

9. GENERAL BUSINESS

9.1. No general business tabled.

10. MEETING CLOSURE AND NEXT MEETING

10.1. The meeting closed at 8.40 pm.

10.2. The next EC meeting will be held at 6.00 pm on 17 April 2024.

ADDENDUM 1

Facilities Manager - Monthly Update of Building Condition Report

19 March 2024

Building Condition and Regulation

Ongoing with Milin - Facade leak, Oak's boundary fence items.

Milin has attended and reviewed following leaks in November. No report received from Milin, however BM met Milin onsite 2/2 to review outstanding items, Milin are going to follow up with oaks3 to arrange man cage inspection.

Boundary fence items will be addressed once all the reo mesh has been used up and waterproofing has been completed on block walls/planter boxes.

Unit 233 glass balustrade.

Discount glass & ABS façade quote submitted to EC for consideration for 233, unit 197 balustrade covered by Milin.

Driveway signage & line marking

Quote with EC for their decision, notice put in noticeboards for any feedback from residents.

Eastern wall & Driveway façade

Met Higgins onsite 6/2, Quote attached to email.

Emergency Equipment

Leaking sprinkler head unit 149.

Completed.

Diesel pump service

Completed. – Quote attached for repairs/issues identified

Security and Paths of Travel

Access system – maintenance due on access control system, ML to arrange fermax to carry out maintenance, swipe reader delay issues and townhouse lift access.

Vertical Transport

OTIS to replace missing buttons.

All buttons replaced by OTIS.

Lift 5 – ETA, parts are being air freighted from Spain, expected to land in Australia on Wednesday approx.

Lift 4 issues – Awaiting response from OTIS surrounding door fault issue, OTIS tech confirmed they were getting a lift engineer involved to assist, engineer has recommended replacing the door vein which opens and closes the car doors. Parts have been ordered.

Electrical

Electrical maintenance due, Maritex with our advice have been told to hold off on switchboard thermal imaging and wait for other annually tasks to pop up so everything can be done at the same time.

Pools

Indoor pool heater failure – Total pools have installed a new raypak boiler on 12/3, hooked up by plumber on Friday 15/3.

Gym

Gym quip scheduled to attend 20/3, will raise faulty heartrate monitor and knocking cranks with them on their attendance again.

Garden Areas

Garden upgrades/planting.

All season's gardening upgrade/planting works are nearing completion. ML has followed up with all seasons on a handful of items that need addressing on 7/3, All seasons aware rear HVAC room still needs ground cover removed and tan bark spread over the surface.

Pruning/thinning in rear garden & mulching.

Both will happen at the same time once All seasons have provided a quote and its approved. ML has followed gardener up on this quote.

Higgins plant damage.

Higgins have agreed to pay to replace the split lavender plants, approx. 20 in total, quote received by all seasons and work order sent by Vantage, ML followed up with works on 7/3.

Gym and Bathroom Areas

Male bathroom bench to be replaced.

MB to arrange replacement.

Pest Control

Monitor and investigate alternative pigeon control measures on South Tower rooftop.

Same as previous report, residents have reached out to APBM regarding pigeons nesting on balconies, unit 73 potentially going ahead with baiting, awaiting confirmation from property manager.

Hydraulics

Hot water bank replacement to be carried out by Watertight on behalf of Origin, unit identified not working during 26/2 maintenance visit.

Cleaning

Carpet cleaning.

ML has reached out to 3 different cleaning businesses for quotes, unfortunately I will not have pricing received from all 3 parties by the meeting on 20/3.

Refuse Areas

Waste chute cleaning and maintenance work orders.

Both Douglas Wright and WasTech have had the new agreements sent and signed. Douglas wright completed. WasTech still TBC. ML has followed up with WasTech multiple times, will continue to follow up until a date has been set.

South tower chute door stopped on level 15 & 16.

These have been installed, very limited space when stoppers are installed any less than 18cm fully open.

Waste room signage

New signage received. Will put up before the end of the month.

ADDENDUM 2

2.1 MACQUARIE BANK INVESTMENT ACCOUNTS as at 20/03/24

MACQUARIE BANK INVESTMENT ACCOUNTS					
	Investment date	Interest rate	Period	Deposit amount	Maturity date
ADMIN FUND					
TD01	12/03/24	4.70%	3 months	\$135,426.91	11/06/24
TD03	28/12/23	4.70%	3 months	\$101,097.26	27/03/24
TD05	14/02/24	4.60%	3 months	\$92,362.44	14/05/24
				\$328,886.61	
SINKING FUND					
TDO2	14/02/24	4.70%	3 months	\$49,464.79	13/05/24
TDO4	28/12/23	4.70%	3 months	\$107,493.77	27/03/24
TDO6	12/03/24	4.70%	3 months	\$206,498.07	11/06/24
				\$363,456.63	

2.2 Building Improvement fund (2% of budget allocation) - \$25,413.28

Date	Supplier	Items	Invoice (ex GST)	\$25,413.28
19/12/23	Amazon	Cushions and inserts	\$421.33	
19/12/23	Temple and Webster	Two foyer rugs	\$998.00	
22/02/24	Homemakers	Lamp table	\$349.00	
		TOTAL	\$1,768.33	\$23,644.95

2.3 Contingency fund (5% of budget allocation) - \$63,533.20

Date	Supplier	INV Number	Service	Invoice (ex GST)	Remaining
					\$63,533.20
29/11/23	Point FS	Inv-1194	Repairs N11 ceiling water leak	\$1,352.15	
22/02/24	Homemaker		Replacement coffee table - to be on charged to resident.	\$399.00	
			TOTAL	\$1,751.15	\$61,782.05

ADDENDUM 3 – Light Rail Consultation

From: Zeitlhofer, Kristin <Kristin.Zeitlhofer@act.gov.au> **On Behalf Of** MPC_LR LightRailtoWoden
Sent: Friday, March 15, 2024 11:23 AM
To: Vanessa Dix <vanessa.dix@vantagestrata.com.au>
Cc: MPC_LR LightRailtoWoden <MPC.LightRailtoWoden@act.gov.au>; Company, Barbara <Barbara.Company@act.gov.au>; Cavanagh, Naomi <Naomi.Cavanagh@act.gov.au>
Subject: Light Rail to Woden project - Ivy Apartments engagement

OFFICIAL

Good morning Vanessa,

I am reaching out regarding the next stages of development in the Light Rail to Woden project; Stage 2B: Commonwealth Park to Woden (Stage 2B).

The ACT Government is currently progressing design, planning and approvals work on Stage 2B and as the Ivy Apartment building is near our proposed alignment, we would like the opportunity to engage with yourself and the residents of this building to discuss the potential impacts the project may have on the property.

We have met with several other apartment complexes on State Circle and in the inner south and the feedback provided by residents is imperative to the conceptual design of the project.

With your permission we would like to invite the Ivy residents, via letterbox drop, to an information session.

I would be interested to hear your suggestions or preferences for this engagement, whether you would like communication to be funnelled through Vantage as the strata managers and/or whether you would like to meet prior to us engaging with the residents?

All the best,

Kristin Zeitlhofer | Assistant Director, Communications and Engagement | Precinct Manager
Major Projects Canberra | Light Rail | ACT Government

P 0403 132 323 |  Chat with me on Teams!

ADDENDUM 6

February 2024 invoices

Inv Date	Supplier	Inv Description	Inv Amount
04/08/2023	Otis Elevator	Replacement call button #1	\$44.00
06/09/2023	Otis Elevator	October to December 2023 - service contract	\$7,609.81
12/01/2024	Trades Monitor Higgins Coatings Coatings Pty Ltd	2024 Contractor Compliance Fee	\$96.80
24/01/2024	Australian Pest Bird Mgt*	Exterior paint and render repair	\$5,490.32
29/01/2024	Actew Gas	February to April 2024 - service contract	\$594.00
30/01/2024	All Seasons Horticultural M&M Rolfe Cleaning Serv	28/12/2023-25/01/2024 gas usage	\$3,189.17
31/01/2024	P/L	January 2023 - service contract	\$1,593.55
31/01/2024	Veolia 216952	January 2024 - service contract	\$15,881.09
31/01/2024	Origin Energy 130112 Complete Essential Fire & Alr	24/12/2023-23/01/2024 Electricity	\$12.97
01/02/2024	Water Tight - ACT	February 2024 - service contract	\$10,423.79
01/02/2024	Total Pool Services	February 2024 - service contract	\$1,160.59
02/02/2024	Total Pool Services	January 2024 - service contract	\$436.27
02/02/2024	Point Facilities	January 2024 - pool chemicals	\$935.00
02/02/2024	Sprayjet	February 2024 - service contract	\$409.19
02/02/2024	Seda Services ACT	Removal of graffiti from awl and substation.	\$9,306.92
06/02/2024	Point Facilities	January 2024 - service contract	\$231.00
06/02/2024	Southwell Engineering	Supply of pool gate hinges	\$1,144.00
13/02/2024	Rigcom	February 2024 - service contract	\$110.00
15/02/2024	Point Facilities	Apply pest control chemicals to all surfaces of building facade	\$566.89
16/02/2024	Point Facilities	Sauna bench sand and repairs	\$9,421.72
16/02/2024	Point Facilities	Supply HW controller covers	\$660.00
16/02/2024	Collection Corp of Aust	Lot 175*Garnishee Follow-up to Obtain Payment.	\$550.00
20/02/2024	Royal Pest Control	February2024 - service contract bait	\$22.00
22/02/2024	Water Tight - ACT	WO508: Replacement 2x 80mm gaskets on the south stormwater pump out lines.	\$275.00
			\$1,690.70



Shane Rattenbury MLA

Attorney-General

Minister for Consumer Affairs

Minister for Water, Energy and Emissions Reduction

Minister for Gaming

Member for Kurrajong

Mr Kevin O'Brien

Our ref: 24/08679

Dear Mr O'Brien

Thank you for your correspondence of 24 January 2024 about public electric vehicles (EV) chargers in Phillip.

The ACT Government has already invested \$1.3 million in public charging, and these are now being rolled out at major shopping and residential centres across the Territory. As part of this commitment two 22kW AC chargers servicing four charging bays at the Woden Southern Cross Club, as well as three 150kW DC chargers servicing six charging bays at the nearby Royal Australian Mint in Deakin have already been installed.

A further \$1.5 million will be invested in public charging in the Territory in 2024 through the Public EV Charging Infrastructure Fund (<https://www.climatechoices.act.gov.au/transport-and-travel/cars-and-vehicles/funding-for-public-charging>). Priority locations that will serve both residents and visitors were identified as part of the Fund. Thank you for identifying the Irving Street carpark in Phillip. This site will be added to any further round of funding to support the growing number of apartment residents in the area, as well as nearby public facilities and offices.

We understand that installing EV chargers in apartment buildings can be an expensive and difficult process. As such the ACT Government has reviewed the \$2,000 incentive and is working on better ways to support EV charging in apartment buildings. The Residential Strata EV Ready Pilot Study will help to understand the challenges and costs of installing safe and equitable EV infrastructure in strata buildings. The information gathered in this Pilot will inform future policy and programs designed to help apartment buildings install charging infrastructure. More information on the Study can be found at <https://www.climatechoices.act.gov.au/policy-programs/residential-strata-ev-ready-pilot-study>.

ACT Legislative Assembly London Circuit, GPO Box 1020, Canberra ACT 2601

+61 2 6205 0005

rattenbury@act.gov.au

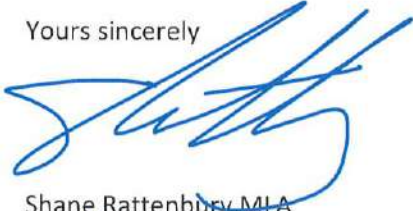
[@ShaneRattenbury](https://twitter.com/ShaneRattenbury)

[shanerattenburymla](https://facebook.com/shanerattenburymla)

[shanerattenbury](https://instagram.com/shanerattenbury)

Thank you for your interest in public EV charging in the ACT. I trust the information provided is of assistance to you.

Yours sincerely



Shane Rattenbury MLA

25/2/24

CC: Chris Steel MLA

**UP4787 - CONTRACT AND MAINTENANCE APPROVALS
AGREED PROCESS**

DEFINITIONS

Facilities Manager means Point Facilities Solutions or PointFS.

Strata Manager means Vantage Strata.

Vantage Maintenance means Vantage Facilities Maintenance.

EC or Executive Committee means the elected Executive Committee of UP4787 The Ivy in Phillip.

OC or Owners Corporation means the owners of UP4787 The Ivy in Phillip.

CONTRACTS

The IVY Executive Committee (EC) maintains a detailed Contract and Agreements Register (and individual supplier folders) with approved quote, purpose, cost and renewal information.

- The Register records the EC-approved work program for the year and is regularly updated by the EC Chair, Treasurer and Secretary.

The Register is also used to update the annual Maintenance Plan, prepare next year's Plan and inform the annual Admin Budget prepared for each AGM.

- Once budget approval has been obtained at the AGM, the EC is authorised to renew and update these contracts and service agreements as necessary.

Agreed Process

The Facilities Manager keeps the EC informed of contracts and service agreements due for renewal.

At the EC's request, the Facilities Manager contacts trusted professionals and obtains up to 3 quotes for new work or standard contract/supply agreements. On receipt:

- These quotes are forwarded to the EC for consideration (copied to the Strata Manager).
- The EC Secretary attaches them electronically to the relevant agenda item for each meeting (held on the third Wednesday of each month).
- The Strata Manager participates in these meetings and provides necessary guidance.
- Decisions (with approved contract details) are recorded in the EC meeting Minutes.

The EC seeks to have these Minutes finalised within 7 days of the meeting (the legal requirement is 14 days), which the Strata Manager then circulates to Ivy owners. As follow-up to the EC meeting:

- The EC Secretary records these meeting outcomes in the monthly "TO DO" List, with the action officers clearly identified.
- EC members meet with the Facilities Manager on the Friday after each EC meeting to advise on agreed contracts and agreements and to clarify any implementation requirements.
- Vantage Strata (Vanessa Dix) alerts Vantage Maintenance (Byron Butt) immediately after the meeting and provides relevant documents.

Initials:

VB
Byron Butt
21/2/24
VD 6/3/24

VB
27/12/2024

- Vantage Maintenance formalises these new contracts/agreements and forwards signed and completed documents to Vantage Strata (copied to the EC Treasurer), generally within 10 business days of the EC meeting date.
- Vantage Maintenance issues the new work orders to successful trades (with copies to the Facilities Manager and the EC Treasurer).
- The Facilities Manager contacts these trades to liaise over start dates and monitor provision of service.

The intention is for the Facilities Manager to be in a position to commence implementing these agreed outcomes within a week of each EC Meeting.

SUMMARY OF CONTRACT APPROVAL PROCESS

Task	Responsible Party
Scope creation	EC / PointFS
Quote sourcing	PointFS
Review received quotes. Confirm all allow equivalent service and have matching scope	PointFS
Combine all info and provide to EC/Strata for review	PointFS
Prepare EC meeting agenda	EC Secretary
Attach quotes/documents to relevant agenda item	EC Secretary
Review and approve/decline	EC meeting
Finalise EC meeting Minutes	EC (with assistance from Vantage)
Update action "TO DO" list on OneDrive	EC Secretary
Meeting with Point FS to confirm approved items	EC / Point FS
Complete contract/supplier agreements, send out work orders, etc	Vantage – <i>PointFS can assist here if additional info from contractor is required.</i>
Provide electronic copies of completed contracts/agreements to PointFS and the EC	Vantage
Update "TO DO" lists as actions completed	Vantage, Point FS and EC Secretary
Liaise with contractor for attendance start dates, schedule etc	PointFS
Ongoing monitoring of service etc	PointFS

Initials:

B Paul
21/2/24
J 6/3/24

[Signature]
27/4/2024

REPAIRS AND MAINTENANCE

Repairs and maintenance requests follow a similar, although streamlined approach to that for new contracts and service agreements above.

- The annual Maintenance Plan contains a monthly planning schedule (covering a 15-month period) for implementation purposes and is kept up-to-date by the Facilities Manager and EC Secretary.

The Facilities Manager provides a Building Condition report at the end of each month, identifying areas requiring attention, with an emailed update 2 days before each EC meeting.

- The Facilities Manager alerts the EC to impending repair and maintenance issues as they arise.

Both EC members and the Facilities Manager ensure decisions on required repairs and maintenance are scheduled for each EC meeting (quotes attached electronically).


- Once approved by the EC, the Strata Manager (Vanessa Dix) issues these work orders through BuildingLink (generally within 5 business days of the EC meeting date) and advises the Facilities Manager.
- The EC Treasurer is automatically notified via BuildingLink when work orders are issued.
- The Facilities Manager is then in a position to implement agreed outcomes in the week following each EC Meeting.

Dated this 6 day of 3, 2024

Executive Committee Representative:

Name: Suzanne O'Brien

Signature: _____



Strata Manager Representative:

Name: Jamod Smith

Signature: _____



Facilities Manager Representative:

Name: Matt Benedetti

Signature: _____



Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

Ph: 1800878728 Email: info@vantagestrata.com.au

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Balance Sheet - U/Plan 4787 "THE IVY WODEN" 15 IRVING STREET, PHILLIP, ACT 2606 For the Financial Period 01/10/2023 to 20/03/2024

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Owners Unit Plan 4787	\$232,768.29	\$44,235.86	\$277,004.15
<i>Macquarie Bank BSB: 182-266 Acc No: 217153303</i>			
Unit Plan 4787 TD01	\$135,426.91	\$0.00	\$135,426.91
<i>Macquarie Bank BSB: 182-266 Acc No: 282658111</i>			
Unit Plan 4787 TD02	\$0.00	\$49,464.79	\$49,464.79
<i>Macquarie Bank BSB: 182-266 Acc No: 237788393</i>			
Unit Plan 4787 TD03	\$101,097.26	\$0.00	\$101,097.26
<i>Macquarie Bank BSB: 182-266 Acc No: 231559774</i>			
Unit Plan 4787 TD04	\$0.00	\$107,493.77	\$107,493.77
<i>Macquarie Bank BSB: 182-266 Acc No: 266077924</i>			
Unit Plan 4787 TD05	\$92,362.44	\$0.00	\$92,362.44
<i>Macquarie Bank BSB: 182-266 Acc No: 264637166</i>			
Unit Plan 4787 TD06	\$0.00	\$206,498.07	\$206,498.07
<i>Macquarie Bank BSB: 182-266 Acc No: 223498288</i>			
GST Paid	\$22,854.65	\$0.00	\$22,854.65
Receivable	\$38,212.98	\$8,720.17	\$46,933.15
Total Assets	\$622,722.53	\$416,412.66	\$1,039,135.19
Liabilities			
BAS Clearing	\$0.00	\$0.29	\$0.29
GST Collected	\$26,924.32	\$5,663.13	\$32,587.45
GST Uncollected	\$1,623.94	\$602.98	\$2,226.92
Levies Paid In Advance	\$20,000.26	\$2,087.66	\$22,087.92
Total Liabilities	\$48,548.52	\$8,354.06	\$56,902.58

Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

Ph: 1800878728 Email: info@vantagestrata.com.au

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Balance Sheet - U/Plan 4787
"THE IVY WODEN"
15 IRVING STREET, PHILLIP, ACT 2606
For the Financial Period 01/10/2023 to 20/03/2024

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Liabilities (Continued)			
Net Assets	\$574,174.01	\$408,058.60	\$982,232.61
Owners Funds			
Opening Balance	\$542,297.30	\$280,972.77	\$823,270.07
Net Income For The Period	\$31,876.71	\$127,085.83	\$158,962.54
Total Owners Funds	\$574,174.01	\$408,058.60	\$982,232.61

Income and Expenditure Statement - U/Plan 4787**"THE IVY WODEN"****15 IRVING STREET, PHILLIP, ACT 2606**

For the Financial Period 01/10/2023 to 20/03/2024

Consolidated**Administrative Fund**

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest	\$360.06	\$0.00	\$1,383.08
Interest Investment Accounts Admin	\$8,180.28	\$0.00	\$1,706.33
Keys Remotes & Swipes	\$4,179.06	\$0.00	\$2,297.26
Levy Income Admin	\$570,369.52	\$1,140,742.63	\$1,070,832.56
Total Administrative Fund Income	\$583,088.92	\$1,140,742.63	\$1,076,219.23

Expenses

Audit Fees	\$2,600.00	\$2,500.00	\$2,360.00
BAS & Tax Preparation	\$315.00	\$630.00	\$675.00
Bank Charges	\$1.04	\$0.00	\$(3.22)
Banking, Software & Infrastructure	\$183.89	\$315.00	\$288.75
Bin Lifter / Hoist - Contract	\$1,030.70	\$2,540.00	\$3,270.60
Building Improvements	\$1,768.33	\$25,413.28	\$21,483.32
Building Maintenance	\$24,956.00	\$25,000.00	\$0.00
BuildingLink	\$6,696.00	\$6,696.00	\$6,696.00
Capital Equipment Acquisitions - Admin	\$0.00	\$15,000.00	\$15,000.00
Cleaning - Bin Chutes	\$0.00	\$3,780.00	\$1,800.00
Cleaning - Bins	\$3,460.00	\$6,680.00	\$6,572.60
Cleaning - Carpark	\$2,248.25	\$3,720.00	\$4,450.00
Cleaning - Carpets	\$0.00	\$6,710.00	\$5,151.36
Cleaning - Contract	\$71,280.10	\$173,250.00	\$169,684.04
Cleaning - General	\$990.00	\$7,170.00	\$6,142.14
Cleaning - Windows	\$18,650.00	\$20,340.00	\$19,478.50
Cleaning Supplies	\$857.70	\$3,700.00	\$3,386.50
Consumables	\$2,824.55	\$7,600.00	\$4,743.97
Contingency	\$3,929.52	\$63,533.20	\$54,158.10
Contractor Compliance Fee	\$88.00	\$90.00	\$87.00
Debt Recovery	\$(200.00)	\$0.00	\$0.00
Electrical - Maint. Contract	\$0.00	\$5,280.00	\$4,780.00
Electricity	\$47,607.92	\$140,200.00	\$131,731.74
Facilities Management Services	\$50,765.04	\$114,010.00	\$101,117.34
Fire - Maintenance Contract	\$5,275.40	\$11,740.00	\$12,660.96
Fire - Monitoring	\$2,000.00	\$2,340.00	\$2,205.00
Fire - Repairs & Replacement	\$5,425.00	\$9,025.00	\$8,515.00
Furniture	\$0.00	\$10,720.00	\$0.00
Garbage Chute - Maint. Contract	\$0.00	\$5,100.00	\$2,700.00

Income and Expenditure Statement - U/Plan 4787**"THE IVY WODEN"****15 IRVING STREET, PHILLIP, ACT 2606**

For the Financial Period 01/10/2023 to 20/03/2024

Consolidated**Administrative Fund**

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Gardening - Contract	\$5,794.72	\$18,320.00	\$17,384.16
Gardening - Irrigation	\$3,964.55	\$14,000.00	\$0.00
Gardening - Maintenance Other	\$0.00	\$0.00	\$400.00
Gardening - Materials	\$0.00	\$3,370.00	\$0.00
Gardening - Plants and Trees	\$6,104.55	\$7,500.00	\$0.00
Gas Usage	\$19,244.60	\$136,580.00	\$9,237.33
Gym - Contract	\$2,850.00	\$3,000.00	\$2,850.00
Gym - Equipment	\$108.91	\$500.00	\$108.91
HVAC - Contract	\$7,280.00	\$12,730.00	\$12,480.00
Height Safety Certification	\$0.00	\$1,327.00	\$1,250.00
Hot Water Supply	\$1,188.11	\$1,600.00	\$1,120.75
IT Charges	\$0.00	\$6,400.00	\$984.00
Income Tax Payable - Admin	\$1,009.70	\$0.00	\$0.00
Insurance Excess Payments	\$0.00	\$0.00	\$90.91
Insurance Payouts	\$3,132.95	\$0.00	\$0.00
Insurance Premium	\$105,964.89	\$120,000.00	\$99,226.06
Keys, Remotes & Swipes	\$525.20	\$0.00	\$(2,224.31)
Legal Fees Arrears Recoveries	\$(90.00)	\$0.00	\$(30.00)
Lifts - Maint. Contract	\$13,836.02	\$33,922.00	\$26,137.00
Lifts - Repairs & Maint.	\$40.00	\$6,000.00	\$5,665.00
Lodgement Fees	\$150.91	\$0.00	\$0.00
Management Fees (Schedule B)	\$155.45	\$0.00	\$590.00
Management Fees - Strata	\$55,252.21	\$96,488.00	\$81,956.25
Other Expenses	\$140.80	\$3,000.00	\$2,440.90
Pest Control	\$9,605.20	\$10,520.00	\$1,850.00
Plumbing - Maint. Contract	\$2,379.66	\$4,480.00	\$4,588.65
Pool -Contract	\$5,800.00	\$22,240.00	\$22,277.81
R & M Doors	\$160.00	\$245.00	\$400.00
R & M Electrical	\$6,190.00	\$22,040.00	\$15,996.00
R & M Equipment	\$1,294.02	\$630.00	\$595.00
R & M Garage	\$590.91	\$1,470.00	\$1,676.82
R & M General	\$1,636.59	\$3,130.00	\$3,007.03
R & M Painting	\$0.00	\$11,485.00	\$0.00
R & M Plumbing	\$7,098.99	\$13,000.00	\$14,943.31
R & M Pool	\$4,236.00	\$18,390.00	\$25,755.25
R & M Roof	\$0.00	\$11,000.00	\$27,509.78
R & M Upgrades and Replacements	\$0.00	\$0.00	\$11,847.92
Reports - Consultants	\$0.00	\$5,000.00	\$7,090.90
Reports - Insurance Valuation	\$0.00	\$2,400.00	\$4,103.64

Vantage Strata Pty Ltd

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Income and Expenditure Statement - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 20/03/2024

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Room Hire	\$436.36	\$795.00	\$700.00
Security & Access System	\$12,100.00	\$20,820.00	\$0.00
Security General	\$0.00	\$2,000.00	\$4,651.80
Signage	\$0.00	\$0.00	\$860.20
Waste & Recycling Bins	\$71.04	\$146.00	\$0.00
Water Usage	\$20,207.43	\$72,000.00	\$59,104.82
Total Administrative Fund Expenses	\$551,212.21	\$1,359,610.48	\$1,055,760.59
Administrative Fund Surplus/Deficit	\$31,876.71	\$(218,867.85)	\$20,458.64

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Income and Expenditure Statement - U/Plan 4787

"THE IVY WODEN"

15 IRVING STREET, PHILLIP, ACT 2606

For the Financial Period 01/10/2023 to 20/03/2024

Consolidated			
Sinking Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest	\$2,439.45	\$0.00	\$215.48
Interest Investment Accounts Sinking	\$3,106.31	\$0.00	\$5,915.99
Levy Income Sinking	\$121,539.34	\$243,079.00	\$162,239.68
Total Sinking Fund Income	\$127,085.10	\$243,079.00	\$168,371.15
Expenses			
Bank Charges - Sinking	\$(0.73)	\$0.00	\$0.00
Total Sinking Fund Expenses	\$(0.73)	\$0.00	\$0.00
Sinking Fund Surplus/Deficit	\$127,085.83	\$243,079.00	\$168,371.15



**MINUTES OF THE
EXECUTIVE COMMITTEE MEETING
OF UNITS PLAN 4787
THE IVY**

Venue: Unit 208/15 Irving Street, Phillip / Microsoft Teams

Date: Wednesday, 14 February 2024

Time: 6.45 pm

1. MEETING FORMALITIES

1.1 Attendance and Apologies.

Attendance: Julianne O'Brien (Acting Chairperson, Treasurer), Donna Macpherson, Carol van Gelder, Craig Wiltshire, Kevin O'Brien (Secretary).

Apologies: Don McLean, Vanessa Dix (Vantage Strata).

1.2 Conflicts of Interest. No conflicts of interest were recorded.

1.3 Previous Meeting Minutes.

The minutes of the EC Meeting held on Wednesday, 17 January 2024 were confirmed.

2. BUILDING & FACILITIES MANAGEMENT

2.1 Building Condition Report. Dec-Jan 2024 – 92.86%

2.2 The Building Manager (BM) provided an update as of 12 February 2024 - see **Addendum 1**.

3. TREASURER'S REPORT AND LEVY SITUATION

Financial Statements as at 14/2/2024

3.1 Overall Financial Position. Total owners' funds = \$712,433.14

- Admin fund = \$367,926.57
- Sinking fund = \$344,506.57

3.2 Cash Accounts. Total cash at bank = \$38,994.58

- Admin fund = \$24,619.72
- Sinking fund = \$14,374.86

3.3 Investment Accounts. Total funds invested = \$748,048.47 (see Addendum 2.1)

- Admin fund accounts = \$401,423.16
- Sinking fund accounts = \$346,625.31

3.4 Investment activity. The Committee agreed at the January meeting to undertake the following investment activity.

- TD05 admin fund. The current deposit (\$17,169.86) matured 14/2/24 with \$192.58 interest.
 - These two amounts plus \$75,000 (transferred from the Admin cash account) were reinvested for 3 months at 4.7% (total deposit now \$92,362.44).

3.5 Financial decisions: The Committee agreed to the recommendations from the Treasurer and instructed Vantage to arrange the following re-investments with Macquarie Bank:

- TDO1 admin fund matures on 12/3/24 (current deposit \$207,963.46).
 - \$75,000 is to be paid back into the Admin cash account (this returns funds transferred to TD05 above).
 - The remaining \$132,963.46 (plus interest) is to be reinvested on maturity for 3-4 months at 4.7%.
- TD02 sinking fund matures on 16/2/24 (current deposit \$35,000).
 - The current deposit plus interest plus \$14,374 from Sinking Fund cash account is to be reinvested for 3 months at 4.7%
- TD06 sinking fund matures on 12/3/24 (current deposit \$204,131.54).
 - The current deposit plus interest is to be reinvested on maturity for 3-4 months at 4.7%.

3.6 Levy Income and Arrears

Levies in arrears = \$15,902.13

- Specific issues or concerns.
 - Unit 175 is 120 plus days in arrears – total arrears: \$5,071.35.
 - 2022-23 arrears - \$2,865.42 (plus \$988.26 legal expenses). Credit Control Australia (CCA) legal action completed with the owner's employer directed by the courts to garnishee 20% of their wages to repay the 2022-23 arrears. The employer confirmed that the garnishee direction was received on 2 January 2024 and would be implemented. To date, Vantage has not received funds. CCA has been requested to provide an update on the status of the garnishee decree.
 - 2023-24 arrears – as of 14 Feb, this owner still has another \$1,655.80 more than 60 days in arrears. This is after the following payments were received:
 - \$450 (\$150 paid on the 07/12, 21/12 and 04/01/24.)
 - \$1,000 on 22/01/24.

On the advice from CCA, these payments were allocated against the outstanding September 23 and December 23 arrears. The garnishee remains in place to pay the 2022-23 arrears above.

- Seven units are more than \$500.00 and 60 days in arrears (units 10, 18, 25, 56, 123, 205, 253).
 - The Committee directed Vantage Strata to send the 60-day arrears reminder/warning on 15 Feb 2024, advising owners that units still with arrears on 1 March 2024 (90 days) who have not implemented a Vantage payment plan will be referred to CCA for debt collection.

3.7 Contingency fund - see Addendum 2.2.

- 5% budget allocation: \$63,533.20
 - Total expenditure = \$1352.15
 - Remaining allocation = **\$62,181.05**

3.8 Building Improvement fund – see Addendum 2.3.

- 2% budget allocation: \$25,413.28
 - Total expenditure (year to date): \$1290.37
 - Remaining allocation: **\$24,122.91**

4 MATTERS FOR DECISION

4.1 Otis Lift Contract. Kevin O’Brien and Point FS met with the Otis ACT representative, Paul Sainsbury, on 9 February. Paul indicated that Otis accepts that our 20 Jan 2021 contract with the three-rollover provision remains valid, and all existing provisions in this contract are retained including an annual price increase limited to just 3.25%. Paul also confirmed the cost of upgrading the 4G gateways is included in this pricing (although not shown in their standard contract).

The Committee unanimously agreed to rollover the Otis lift contract on this basis. This outcome continues Otis’ undertaking to meet major component repair costs for another 3 years and we are to be fully credited for sim charges invoiced under the previous contract.

Kevin O’Brien was authorised to finalise the 3-year contract rollover with Otis, by updating the signature page and an exchange of emails recording the above, including confirmation The Ivy will now pay for the 3 emergency response sim cards (\$243 per quarter - \$972 per year).

4.2 Basement driveway – Additional lighting. Following the 2 December garage break-in, the BM and Maritex assessed the feasibility and cost of providing additional lighting to the basement entry down-ramp. Maritex quoted to install a new pole light over the basement entry ramp. Pole light (1000w) will be installed at the top of the basement entry and bolted to the back side of the wall and controlled by a PE Cell (daylight sensor). The light will light up the driveway and light up behind the wall to help deter non-building occupants from entering the driveway. (QU9566 - \$2,960 ex GST). The suggested pole colour is monument.

The Committee agreed to accept this Maritex quote (QU9566) and authorises Vantage Strata to issue the work order.

4.3 Unit 152 – Flooring. The owner submitted an application to the EC to replace the flooring on 28 January 2024 for consideration at the February EC meeting. The new flooring was installed on 6 February 2024 without EC approval. Prior to installation, the BM had indicated to the owner that their Acoustic Pro underlay appeared to meet minimum requirements (5 star).

Vantage Strata is directed to inform Unit 152 that the Committee decided not to provide retrospective alteration approval for the flooring installation as due process to gain approval before installation was not followed.

4.4 Unit 152 – Ceiling fans. The owner also applied to install ceiling fans in the bedroom and lounge room. The BM advised that installation of the fan in the living room meets requirements if they adhere to the minimum 300mm clearance from any sprinklers in the vicinity, that is from the end of the blade of the fan. The bedroom ceiling fan cannot be installed due to the location of the fire sprinkler.

Vantage is directed to inform the owner that their application to install:

- The ceiling fan in the lounge room is approved as long as the fire sprinkler is not impeded.
- The ceiling fan in the bedroom is not approved as it would impede existing fire sprinklers.

4.6 Unit 269 – Ceiling alterations. Application received for electrical work and three new ceiling fans. The BM has advised the owner that the proposed ceiling fans would impede existing fire sprinklers. The owner has subsequently informed Vantage that they will not install the ceiling fans and will only proceed with an additional light and power point. As the proposed electrical installations are to be done by qualified, professional trades, the Committee does not need to approve this minor electrical work. Vantage is requested to advise the owner of Unit 269 of this outcome.

4.7 Fire Hydrant Pump Annual Service. CEFA has provided the quote (#1092 - \$1,575 ex GST) for the annual service of the diesel fire hydrant pump. The BM clarified (14 Feb) with CEFA that this service is not included in their current preventative management agreement (and wasn't last time). The Committee agreed that the service on the fire hydrant pumps is essential. The Committee agreed to accept this CEFA quote (#1092) and authorises Vantage Strata to issue the work order.

4.8 Origin (Gas) Hot Water Service. Considering recent concerns about hot water supply, an EC member has prepared an information Fact Sheet setting out how the HW system operates. The Committee noted additional controller covers are also being installed (see item 6.8). The Committee agreed this would be a helpful initiative and requests Vantage Strata to circulate by email to all owners and residents.

5 MATTERS FOR DISCUSSION

5.1 Parking in front driveway. Following discussion at the last EC meeting, Committee members have developed a proposal in conjunction with Point FS, providing for:

- A clearly defined emergency vehicle zone (signposted and painted in red).
- An approved contractor parking zone (yellow zone, with permit).
- A more limited public drop-off zone (using existing signage).

The BM today received an indicative quote from Capital Lines and Signs for painting, signs, poles, and bollard repositioning (Quote #12072 - \$3,755.90 ex GST). The Committee agreed in-principle that this would considerably improve parking arrangements in the front driveway, especially for emergency vehicles. Some minor refinements were suggested before the proposal is circulated to owners and residents for comment.

The Committee noted the issue of possible fines for parking in the emergency zone is raised under item 5.12.

5.2 Remote control audit. The Committee agreed the proposed remote audit is best referred to an AGM/SGM as, like the fob audit, OC authority is likely required for the deactivation of unregistered remotes (see item 5.12).

5.3 Unit 270 Alteration Request. The EC wrote to the owners of unit 270 on 31 Jan advising that the Committee was seeking further information on their application and would consider electrical distribution and slab penetration issues at this meeting.

The Committee noted this application raises several structural and technical challenges for the whole complex, not just this owner, that have not been previously identified or considered. At the Committee's request, Point FS is obtaining expert electrical and passive fire safety professional advice, including potential additional costs. Initial advice suggests the matter is not straight forward and becomes far more difficult the higher the floor level involved.

The Committee agreed to make this expert advice available to the owners of Unit 270 as soon as it is finalised, including for the Building Manager to show them the electrical set-out limitations that could apply on each floor and likely costs. The owners can then advise the Committee whether they still wish to proceed in the manner proposed (or wish to consider other options).

At the same time, Committee members identified there are more substantive aspects to this request generally, including implications for other owners who might wish to consider a similar application and whether such decisions could be finalised without going to an AGM or special general meeting (see item 5.12). Proposals involving structural alterations, by law, need to be put to the full OC for a vote.

The Committee has asked Vantage to advise whether this legal requirement would apply to unit 270's application (and other owners).

5.4 Unit 170 – Floating flooring. This installation occurred on 24 January without the owner applying to the EC for approval. The BM subsequently received details of their proposed hybrid 6.5mm board with a 4-star acoustic rating (AAAC) and advises this may be borderline compliant (on 150mm slab). Vantage Strata is directed to inform Unit 170 that, as their application was unapproved, they have an ongoing risk of having to remedy an unapproved alteration due to future noise complaints from their neighbours (as an example).

5.5 Alteration Approvals Process. More broadly, the Committee has agreed to consider its future role and responsibilities here. There have been at least 3 flooring alterations in the past month without prior EC approval and others have made changes to proposed alterations with generally poor or last-minute communication.

Most owners seem unaware of this approvals process, rarely consult BuildingLink and if pressed, seek retrospective approval (which the Committee is reluctant to provide). The Vantage "Erections and Alterations" Application Form is designed primarily for major alterations, with owners reluctant to tick all boxes for minor installations.

One suggestion is to look to develop a simplified approvals process (perhaps for floating floors and maybe ceiling fans). This could consider the scope for the Building Manager to liaise directly with owners, assess their application on technical grounds and advise the EC accordingly.

Another suggestion is to automatically approve 6-star acoustic underlay to streamline the flooring approval process, with minimum 5-star applications (following BM assessment) to receive formal consideration at EC meetings. Some recent installations are close to sub-standard.

The Committee agreed this is a work in progress, including to consider possible legal implications if proposed authorisations are unauthorised or do not meet minimum requirements (see Item 5.12).

5.6 Ban on Private Use of Common Power. The 2023 AGM implemented the House Rule that the single GPO in the garages must only be used for its intended purpose to power the garage roller door. This is enforceable.

On 15 January, the BM conducted an audit on the use of common power in garages. Sixteen (16) garage owners/residents were identified as having a power board, double adaptor or extension cord connected to the single GPO in their garage. They were directed on 19 January (by email and letter) that all power boards, double adaptors, extension cords, appliances, EV chargers etc connected to the single GPO must be removed within seven days.

The BM's latest audit (13 Feb) shows 4 units owners/residents (218, 244, 254, 267) have still not complied with this direction.

The Committee agreed to issue a final warning to these owners. Vantage Strata is instructed to advise these owners/residents they face a fine of \$120, regardless of consumption (as agreed at the AGM) if they do not comply within the next two weeks (end February).

5.7 Balustrade panel failures. Two panels have failed on the west side in the last 3 months. The BM advises Unit 197 (level 9) was replaced by ABS Façade on 14 Feb (we are advised Milin has agreed to pay). The situation is less clear for Unit 233 (level 12); the matter has been outstanding since December 2023 because of difficulties getting access to the unit.

Based on advice from Vantage and Point FS, balustrade failures are considered a structural issue as they form an integral part of the building facade. By law, Milin is responsible for addressing structural matters for the first six years (until 1 December 2025).

The Committee requests Vantage Strata to forward both ABS Façade quotes for units 197 and 233 (QU0004 and QU0005) onto Milin Builders for payment.

5.8 Structural Defects. The FM has suggested the Committee consider engaging a consultant to undertake a comprehensive Commissioning Defect Report for the entire building, to be done sufficiently in advance of the 6-year structural defect period.

This is intended to enable the identification and documentation of all outstanding and new defects present at The Ivy, to be presented to the developer (APG) and builder (Milin) for remediation. This is separate from the (largely internal) Northrop Dilapidation Report prepared in Nov 2021 for the initial 2-year maintenance period. Lead times are important, as relevant companies are busy.

As an example, expert advice to the BM on 14 Feb (from FireSpec) is that all electrical cupboards (only South Tower inspected) are not smoke code compliant and need to be rectified (by Milin). A report needs to be prepared that is penetration focused, with comments and photos, and flags non-compliant items (like bulk heads/electrical cupboard ceiling openings, conduit through penetrations etc) to provide to the builder and developer.

The Committee asks Point FS to approach three reputable companies with a view to obtaining details of likely timelines and costs involved, so the Committee can take an early decision.

5.9 Keeping hallways and common areas clear. Given recent examples, the Committee requests Vantage Strata to provide a gentle reminder to all residents (especially new tenants, copied to rental agencies) that foyers, lifts, hallways, and corridors are common areas, must be kept clean and clear for fire safety reasons and are not storage areas for personal effects (including the top of storage sheds).

5.10 Commercial Use of Common Property. The Committee has previously asked Vantage Strata for advice. The Committee is considering whether to develop an EC Guideline on the scope for commercial use of Ivy facilities following recent legislative changes, including whether this requires OC approval (see item 5.12).

5.11 Level 12 flood. All repairs to common areas are complete. The Committee agreed to close the insurance claim and requests Vantage Strata to notify the insurer and the confirm overall cost of these repairs.

5.12 Special General Meeting (SGM). The Committee has agreed to consider whether a Special General Meeting (SGM) is required in the next few months for the following possible updates to OC House Rules:

- Slab Penetrations – Owners requesting permission to install privately metered power circuits from their unit to their garage in the basements.

- Unit Alterations – Proposed approvals process and enforcement of unapproved installations (including flooring).
- Private Use of Common Power – Possible hardwiring of long-term offending unit garages (at their cost).
- Remote Control Audit – Deactivation of unregistered remotes and fobs.
- Emergency vehicle signage - Fines for residents or visitors not adhering to the emergency parking restrictions in the front driveway.
- Control of pets – Requiring dogs in common areas to be secured on a leash.
- Commercial use of common property – the circumstances in which this can be allowed.

6 MATTERS FOR NOTING

6.1 Unit 40 - Pet Registration. The recent arrival of ‘Moose’, an English staffy, is noted. As the UT(M)A allows owners to have up to 3 animals (excluding birds and fish) in their unit, there is no requirement for formal EC registration.

6.1 EV Chargers – Letter to ACT Govt (AGM motion 14). The Chairperson and Secretary signed a letter to the ACT Govt on 24 Jan 2024 to lobby for the installation of EV charging stations in the Irving Street carpark, as agreed at the 5th AGM. All three recipients have acknowledged the letter. Our proposal was supported by our local MLA who will raise with Minister Rattenbury. The letter was circulated to all owners and is available on BuildingLink.

6.2 Garbage bin chutes. The Committee agreed as its last meeting to trial a reduction in the garbage chute openings in the South Tower (15th and 16th floors only). Point FS will install on 16 February. Vantage is requested to notify residents on these two floors, with the BM to place notices in the two refuse rooms.

6.3 Pigeon Management. APBM carried out the first stage of the pigeon management program on 18-19 January. Owners / residents with pigeon problems on their own balcony should contact APBM direct at admin@apbm.com.au or 1300 882 208 (free call) with their details.

6.4 Lift Repairs. Major repairs (to cable brakes) are required to Lift 5, which will be out of action for at least four weeks. Advice will be circulated to all residents. Lift 2 in the North Tower has also been regularly out of action (Otis is seeking to address).

6.5 Basement entry - Painting. Point FS met with Higgins on 6 Feb regarding minor repairs and repainting of the driveway ramp and surrounding entrance walls. Quote expected this week. The BM will follow up with Higgins on 16 Feb for a quote ETA.

6.6 Sauna Repairs. Repairs are scheduled for 14-16 Feb. The BM has put notices up in the Wellness Centre. Vantage has been asked to advise owners and residents.

6.7 Hot Water Controllers 16th Floor Roof. The controller covers have been completed and Point is due to install on 16 Feb.

6.8 Refuse room signage. Signlime is preparing mock-ups of the improved refuse room signage agreed at the last meeting. A work order will be issued once confirmed.

6.9 Townhouse roof maintenance. AM&DM attended on site 29 January.

6.10 Units 149 and 196 minor repairs. The BM advises the work order was sent to Flamboyant Constructions on 8 Feb. Repairs expected to take place before end Feb.

6.11 Noisy hot water piping. Multiple units have reported HW running noise, potentially from units around them. The BM sent emails to adjacent units seeking clarification (but only some have

responded). Matt Benedetti advises this can be an ongoing problem even when seals and valves are replaced. Owners with continuing problems should contact the BM (Matt Lam).

6.12 Fire Safety – Battery replacement. The 2023-24 Maintenance Plan calls for the replacement of batteries in the Fire Indicator and EWIS panels in March 2024 (and every 2 years). CEFA checked the batteries on 7 Feb and advised this can be delayed until March 2025.

6.13 External Pest Spray. RIGCOM completed pest spraying of all external windows (not balconies) on 9 February.

6.14 External window cleaning. Cleaning of all fixed external windows and balustrades (not balconies) is scheduled for 19 Feb to 2 March. Vantage Strata is requested to advise all residents, with the BM to put notices up in the foyer.

6.15 Front foyer rugs. New circular rugs and matching seat cushions were installed late January.

6.16 Outstanding Work Orders. Maritex Electrical PPM agreement signed, WO requested but BM advises no job logged on BuildingLink yet (thermal scans and imaging of common switchboards are due Feb 2024).

6.17 Outdoor common area and pool signage. The Committee has agreed to update these signs as soon as possible and will discuss with Point FS.

7 ITEMS FROM PREVIOUS MEETINGS

7.1 “TO DO” List. 15 action items have been addressed and finalised since the January meeting.

7.2 Garbage chute blockages. Owners and residents are reminded these chutes are for solid **KITCHEN WASTE ONLY**, not liquids, packaging material, boxes, pillows, clothing, or blankets.

7.3 Motorbike parking. Several residents have left motor bikes blocking other carparks or storage sheds. Notices have been sent to relevant bike owners but at least one is still causing interference. Owners are asked to be considerate of other residents.

7.4 Embedded Electricity Costs. No new information at this stage.

7.5 Water issues. A thermal review of the South Tower curtain wall in December identified several new wet areas. Permission has been given for Milin to inspect the curtain wall with a drone and man box with the Oaks 3 crane.

7.6 Vantage Strata has yet to advise the outcome of their meeting with Point FS on 12 December regarding work orders, contracts, and communication processes. This matter is expected to be taken up in the Strata Manager Review later this year.

7.7 Owner Correspondence. Vantage Strata (Jarrod Smith) has yet to provide their legal advice regarding proposed changes to default correspondence settings.

7.8 Meeting with Vantage ACT Branch Managers. This matter is expected to be taken up in the Strata Manager Review later this year.

7.9 Oaks Crown – Kim Quade contact. Possible meeting with their EC in 2024.

8 STRATA MANAGER UPDATE

8.1 Next Ivy Appearance – Vanessa Dix to advise.

9 GENERAL BUSINESS

9. No general business tabled.

10 MEETING CLOSURE AND NEXT MEETING

10.1 The meeting closed at 8.21 pm.

10.2 These Minutes were finalised by The Ivy Executive Committee on 18 February 2024.

10.3 The next EC meeting will be held at 6.00 pm on 20 March 2024.

ADDENDUM 1

Facilities Manager - Monthly Update of Building Condition Report - as at 12 February 2024

Building Condition and Regulation

Ongoing with Milin - Facade leak, Oak's boundary fence items.

Milin has attended and reviewed following leaks in November. No report received from Milin, however BM met Milin onsite 2/2 to review outstanding items, Milin are going to follow up with Oaks3 to arrange man cage inspection.

Boundary fence items will be addressed once all the reo mesh has been used up and/or removed from the building site, waterproofing still required on the eastern wall of oaks3 to stop the leaks.

Unit 233 & 197 glass balustrade pane.

Discount glass quote for unit 233 submitted to EC for consideration, unit 197 balustrade being covered by Milin.

Eastern Wall Graffiti

Graffiti removed 1st week of February.

Driveway signage & line marking

Met Capital lines and signs onsite Wednesday 7/2, awaiting quote.

Eastern wall & Driveway façade

Met Higgins onsite 6/2, awaiting quote.

Emergency Equipment

Faults on fire panel.

Faults cleared, no further issues.

Leaking sprinkler head unit 149.

ML spoke with Flamboyant constructions who can attend in the next couple of weeks to patch 149 ceiling and 196 wall.

Roof Condition, Access, and Anchor Points

Follow up with Milin regarding final waterproofing repairs.

South and north tower roofs have been attended too by Milin, east & south fire stair roofs completed.

Vertical Transport

OTIS to replace missing buttons.

Both missing buttons for lift 2 have now been replaced. Unfortunately Lift 3 and 4 both have missing buttons now. OTIS is aware and has ordered them. No further progress. ML raised at meeting with Paul S, button covers alone cannot be ordered, whole button unit needs to be purchased.

Electrical

ML forwarded quote and EC meeting minutes to Vantage and requested a work order sent to Maritex, no job in BL yet, agreement has been signed.

Pools

Sauna bench and timber treatment.

Sauna refurbishment scheduled for 14/2-16/2. Sauna will be turned off on Wednesday morning 9am, door will be chocked open in order for it to cool down, sauna will be reinstated 2pm on 16/2.

Garden Areas

Garden upgrades/planting.

All season's gardening upgrade/planting works are completed.

ML has followed up with all seasons on a handful of items that need addressing 12/2

Pruning/thinning in rear garden & mulching.

Both will happen at the same time once All seasons have provided a quote and its approved.

Higgins plant damage.

Higgins have agreed to pay to replace the split lavender plants, approx. 20 in total, BM has followed up with all seasons for the quote on replacing the lavender plants.

Gym and Bathroom Areas

Male bathroom bench to be replaced.

MB to arrange replacement.

Pest Control

Monitor and investigate alternative pigeon control measures on South Tower rooftop.

APBM attended site, one pigeon found in common area. ML spoke with APBM who have said a handful of units have contacted them directly in regard to pigeons nesting on their balconies, most

residents not happy with the response from APBM regarding their baiting method and have decided to have a think about it.

Pest Spray

RIGCOM onsite from 7/2-9/2 carrying out external pest spray of all inaccessible windows. Completed 9/2.

Electrical and Lighting

Thermal scans and imaging of common switchboards due February 2024, still awaiting WO to be sent to Maritex from what I can see.

Hydraulics

Southern stormwater pump joiner repairs
Works scheduled for 14/2.

Leaking storm water riser affecting unit 196

This has been completed, no further water ingress. Patching and painting will be arranged in conjunction with unit 149.

Cleaning

Confirm cleaning/pest control schedule for windows.

RIGCOM pest spray commenced 7/2, 2 days late due to poor weather (ongoing)

RAE window clean is booked in for 19/2-2/3. (2 weeks)

Basement and Carpark

Remove stored items and notify strata of large items of value.

Refuse Areas

Waste chute cleaning and maintenance work orders.

Both Douglas Wright and WasTech have had the new agreements sent and signed. Douglas wright booked in for 20/2/24, WasTech still TBC. ML has followed up with WasTech.

South tower chute door stopped on level 15 & 16.

Will be done between 14/2-16/2 in conjunction with sauna refurbishment.

ADDENDUM 2

2.1 MACQUARIE BANK INVESTMENT ACCOUNTS

	Date invested	Interest rate	Period	Deposit amount	Maturity
ADMIN FUND					
TD01	11/12/23	4.65%	3 months	\$207,963.46	10/03/24
TD03	28/12/23	4.70%	3 months	\$101,097.26	27/03/24
TD05	14/02/24	4.60%	3 months	\$92,362.44	14/05/24
				\$401,423.16	
SINKING FUND					
TDO2	16/11/23	4.60%	3 months	\$35,000.00	16/02/24
TDO4	28/12/23	4.70%	3 months	\$107,493.77	27/03/24
TDO6	12/12/23	4.65%	3 months	\$204,131.54	12/03/24
				\$346,625.31	

2.2 Building Improvement fund (2% of budget allocation) - \$25,413.28

Date	Supplier	Items	Invoice (ex GST)	Remaining:
19/12/23	Amazon	Cushions and inserts	\$292.37	
19/12/23	Temple and Webster	Two foyer rugs	\$998.00	
TOTAL			\$1,290.37	\$24,122.91

2.3 Contingency fund (5% of budget allocation) - \$63,533.20

Date	Supplier	INV Number	Service	Invoice (ex GST)	Remaining
29/11/23	Point FS	INV-1194	Repairs N11 ceiling water leak	\$1,352.15	
TOTAL				\$1,352.15	\$62,181.05