

**STATEMENT Strata Titles Act 1988 (section 41),
Community Titles Act 1996 (Sections 11, 44, 51, 139)**

Requested by: Brenton Ward Real Estate
Address: PO Box 3150
Norwood SA 5067

Dear Sir/Madam

STRATA CORPORATION NO 21448 INCORPORATED, ABN:
UNIT: 7/11 Sydney Street Glenside 5065
OWNER: BNKMM Pty Ltd - Ngaire Ward & Deidre Mills

The following details are provided pursuant to your request for information under Section 41 of the Strata Titles Act 1988.

1. Part 1: FINANCIAL DETAILS

Unit Entitlement:

1.1. The unit entitlement is **1185** of a total entitlement of **10000**.

Financial Status of the Unit Owner:

1.2. The contribution payable are: *(No GST is payable on contributions.)*

<i>Levy payable</i>	<i>Amount</i>	<i>Paid to</i>	<i>Frequency</i>
Admin levy	\$ 350.00	1/4/2022	quarterly
Sinking levy	\$ 0.00		
Special levy	\$ 0.00 for		

1.3. Outstanding arrears are as follows:

Admin Fund:	\$ 0.00
Sinking Fund:	\$ 0.00
Special Levy:	\$ 0.00
Interest:	\$ 0.00
Other Arrears:	\$ 0.00

TOTAL ARREARS ARE: \$ 0.00 as at December 10, 2021.

(NOTE: An interest rate of 0.12 per annum calculated daily applies)

1.4. Known extraordinary expenses to which a unit holder must or is likely to be required to contribute to:

1.4.1. Incurred by corporation: **\$ 0.00**.....

1.4.2. Resolved by corporation to incur: **\$ 0.00**.....

Please refer to Minutes of Corporation Minutes and other enclosures for other known liabilities.

****WATER CONSUMPTION PAID BY - UNIT OWNER****

1.5. Assets and liabilities of the Strata Corporation:

1.5.1. The corporation's funds are maintained in a Units Trust Account at the Commonwealth Bank of Australia.

1.5.2. The fund currently stands to the credit of: **\$2,320.78**

1.5.3. Amount committed to expenses **\$ 0.00** incurred for .

1.5.4. Amount earmarked for future projects for

1.5.5. Particulars of other assets

1.5.6. Amount held in external accounts

1.5.7. Liabilities **\$ 0.00**.....

2. PART 2: INSURANCE DETAILS

Insurer: CORPORATE HOME UNIT U/W AGENCIES PTY LTD

<i>Type of cover</i>	<i>Sum insured</i>	<i>Policy number</i>	<i>Excess</i>	<i>Expiry</i>
Date: Building	\$5,100,000.00	HU0006055620-2	\$1,000.00	4/11/2022
Public Liability	\$10,000,000.00	HU0006055620-2		4/11/2022
Voluntary Workers	\$ 0.00			4/11/2022
Fidelity Guarantee	\$100,000.00	HU0006055620-2		4/11/2022
Common Contents	\$ 0.00			4/11/2022
Catastrophe	\$ 0.00			4/11/2022

(Note: A copy of the policy wording is available upon request at a prescribed cost of \$11)

3. PART 3: DOCUMENTS SUPPLIED

- 3.1. Enclosed are Minutes of General and Management Committee meetings for the past 2 years.
- 3.2. A summary of policies, special resolutions and approvals granted by the corporation. Further details of these are available upon request.
- 3.3. Statement of accounts of the corporation.
- 3.4. Articles of the Corporation

4. PART 4: DOCUMENTS INSPECTION

The Corporation's records of accounts, minutes and other prescribed documentary material are available for inspection at our offices at 76 Hewitt Avenue Rose Park SA 5067. To view the documents phone 0412 348 212 to make an appointment during normal working hours.

Special Notes:

1. Conveyancers should note that it is the unit holder's legal responsibility to notify the Strata Corporation immediately of a change in ownership, change in address of the owner or change in occupancy of the unit.
2. This statement is issued on the basis that any payment by the unit holder by cheque or otherwise will be honoured at the first presentation.
3. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to its issue.
4. The fee prescribed by law for provision of the above information is \$65.
5. Conveyances should check with SA Water for any liability for additional water charges, and refer to the Corporation's financial budget for the year to ascertain whether such liability will be met by the Corporation or by the unit holder.

The details provided are, to the best of our knowledge, accurate to this date. As this information could change prior to settlement, Conveyances are urged to confirm them by telephone IMMEDIATELY PRIOR TO SETTLEMENT. Please contact Brenton Ward, phone 0412 348 212 at our office.

Yours faithfully,



Brenton Ward Real Estate
On behalf of the Corporation December 10, 2021

CHANGE OF OWNERSHIP/MANAGEMENT NOTIFICATION

(Only complete the applicable sections and return to Brenton Ward Real Estate)

DATE:

UNIT NO.: ADDRESS:

FROM: PHONE:

(If information has not been provided by owner)

Please note that the above property has:

now been sold/purchased a new tenant/managing agent

I/we request the corporations records be changed to show the following:

Previous owner:

Change of ownership/management date:

Purchaser's details: Name:

Address:

.....Postcode:

Postal address:

(If different from above)Postcode:

Ph work: Fax:

Home: Mobile:

Email:

Property manager: Agent:

Agent address:

.....Postcode:

Ph work: Fax:

Contact: Mobile:

Tenant details: Name/s:

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Ph work: Fax:

Home: Mobile:

Email:

Other details:.....

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**Strata Corporations 22048 and 21448 Incorporated minutes of the
Annual General meeting held on Friday October 1, 2021 at 5:00pm
Via zoom meeting**

A quorum was declared present in person on zoom or by proxy and the meeting opened at 5.00 pm by Mr Brenton Ward.

Present on zoom

Mr Chris & Anissa Thompson	Unit 1
Mr Daniel Carbone	Unit 2
Mrs Chamila Weerasinghe	Unit 4
Mr Brenton Ward	Unit 6
Newberry Investments – Chin Yen Foo	Units 3,5,8,10,11,12
Mr Tim May & Mrs Angela May	Unit 14
June Manor Pty Ltd– Chin Yen Foo	Unit 11A

Proxy:

Mrs Ngairie Ward	Unit 7
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Apologies:

Nil

Absent:

Mr George Moustakas	Unit 13
Mrs Qin Yu	Unit 9

Chair:

The Presiding Officer Mr Brenton Ward welcomed those present.

Minutes:

It was resolved that the minutes of the previous Annual General Meeting held on 28/08/2020 be taken as read and accepted as a correct record.

Correspondence/activity report:

The correspondence and activity report for the period 1/9/2020 to 1/10/2021 was reviewed and tabled by the presiding officer. There being no correspondence no matters arose.

Financial Statement:

The corporation's financial statement of accounts for the current period as circulated to all members was tabled by Mr Brenton Ward and reviewed. It was resolved that the financial statement of accounts be received.

Moved: Mr Daniel Carbone Second Mr Chris Thompson, All agreed

Appointment of office bearers:

All office bearers retired from their positions of presiding officer/secretary/treasurer. Nominations were taken and the following positions were filled.

Presiding officer:/Secretary – Mr Brenton Ward

Treasurer – Mr Daniel Carbone

Moved: Ms Chin Yen Foo Second: Mr Chris Thompson All agreed

Management committee:

It was agreed that all unit holders would form the management committee until the next annual general meeting.

Appointment of Strata manager (Part 9, section 76(9) CTA1996):

Discussion took place regarding the appointment of a strata manager, it was agreed to appoint Brenton Ward Real Estate as strata managers effective immediately for the next 13 months based on a rate of \$100.00 per unit per annum plus meeting cost of \$150.00 per meeting and disbursements including GST.

Moved: Mr Chris Thompson Second: Ms Angela May All agreed

Insurance review:

Mr Brenton Ward presented the current insurance to the meeting and recommended it be reviewed annually. Discussion took place regarding insured amount and it was noted that it also includes the house at 11A Sydney Street. It was resolved to keep the current level of insurance and review it again next meeting. Mr Brenton Ward indicated he would contact the insurer to correct the address on the policy.

Moved: Mr Chris Thompson Second: Mr Daniel Carbone All agreed

Maintenance and the budget:

Mr Brenton Ward presented the 4 quotes to the meeting for the replacement of building barges and flashings which have deteriorated to the extent that the building was now leaking water. After a short discussion it was resolved to appoint T K Restorations to undertake the works at a cost of \$10,560.00. A cash flow analysis was presented to the meeting and it was suggested a special levy of \$500.00 be raised, payable by October 31, to cover the cost of current maintenance and the insurance premium of approx. \$7,000.00 due in November. It was further agreed to increase admin fund contributions from \$300 to \$350 per unit and from \$500 to \$550 for 11A per quarter so as to cover future expenses and put the motion that it be adopted as the budget for the next 12 months.

The Strata fund currently had \$ \$15,343.88 and with future contributions it was expected to be able to meet all accounts due. The budget income would be

Administration fund	\$21,800.00 (\$350 per unit plus \$550 for 11A per quarter)
Special Levy	<u>\$7,500.00</u>
Total contribution	\$29,300.00

Moved: Mr Chris Thompson Second: Ms Angela May All agreed

A discussion regarding general maintenance including stairwell cleaning, lawn mowing, pruning and gutter cleaning followed and Mr Brenton Ward informed the meeting that these items are being carried out periodically and he was happy with the results. Mr Chris Thompson raised the issue of blocked gutters and appearance of balconies during the year and these items had been addressed.

Moved: Mr Brenton Ward Second: Mr Chris Thompson All agreed.

Approvals of policies:

No new policies were adopted.

Other business:

Nil.

Next annual general meeting:

Mr Brenton Ward suggested the next annual general meeting will be held via zoom at a time to be notified, it was agreed that the zoom meetings are more convenient and the attendance is better.

Closure:

There being no further business the owners were thanked for attending and the meeting closed at 6.00 pm

**Strata Corporations 22048 and 21448 Incorporated minutes of the
Annual General meeting held on Friday August 28, 2020 at 4:00pm
Via zoom meeting**

A quorum was declared present in person on zoom or by proxy and the meeting opened at 4.00 pm by Mr Brenton Ward.

Present on zoom

Mr Chris & Anissa Thompson	Unit 1
Mr Daniel Carbone	Unit 2
Mrs Chamila Weerasinghe	Unit 4
Mr Brenton Ward	Unit 6
Mrs Qin Yu	Unit 9
Newberry Investments – Chin Yen Foo	Units 3,5,8,10,11,12
Mr Tim May & Mrs Angela May	Unit 14
June Manor Pty Ltd– Chin Yen Foo	Unit 11A

Proxy:

Mrs Ngaire Ward	Unit 7
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Apologies:

Nil

Absent:

Mr George Moustakas	Unit 13
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Chair:

The Presiding Officer Mr Brenton Ward welcomed those present.

Minutes:

It was resolved that the minutes of the previous Annual General Meeting held on 29/3/2018 be taken as read and accepted as a correct record.

Correspondence/activity report:

The correspondence and activity report for the period 29/3/2018 to 5/5/2019 was reviewed and tabled by the presiding officer. There being no correspondence no matters arose.

Financial Statement:

The corporation's financial statement of accounts for the current period as circulated to all members was tabled by Mr Brenton Ward and reviewed. It was resolved that the financial statement of accounts be received.

Moved: Mr Chris Thompson Second Mr Nalin Arachchinga, All agreed

Appointment of office bearers:

All office bearers retired from their positions of presiding officer/secretary/treasurer. Nominations were taken and the following positions were filled.

Presiding officer:/Secretary/Treasurer – Mr Brenton Ward

Moved: Mr Nalin Arachchinga Second: Mr Chris Thompson All agreed

Management committee:

It was agreed that all unit holders would form the management committee until the next annual general meeting.

Appointment of Strata manager (Part 9, section 76(9) CTA1996):

Discussion took place regarding the appointment of a strata manager, it was agreed to appoint Brenton Ward Real Estate as strata managers effective immediately for the next 13 months based on a rate of \$100.00 per unit per annum plus meeting cost of \$150.00 per meeting and disbursements including GST.

Moved: Mr Chris Thompson Second: Mr Chen Liu All agreed

Insurance review:

Mr Brenton Ward presented the current insurance to the meeting and recommended it be reviewed annually. Discussion took place regarding insured amount and it was noted that it also includes the house at 11A Sydney Street. It was resolved to keep the current level of insurance and review it again next meeting. Mr Chris Thompson asked if a second quote could be obtained as a comparison to see if the premium could be reduced, Mr Brenton Ward to obtain quote prior to insurance due date.

Moved: Mr Chris Thompson Second: Mr Chen Liu All agreed

Maintenance and the budget:

Mr Brenton Ward presented a cash flow analysis to the meeting and suggested contributions be increased from \$250 to \$300 per unit and from \$450 to \$500 for 11A per quarter so as to cover future expenses and put the motion that it be adopted as the budget for the next 12 months.

The Strata fund currently had \$ \$12,279.55 and with future contributions it was expected to be able to meet all accounts due. The budget income would be

Administration fund	\$18,800.00 (\$300 per unit plus \$500 for 11A per quarter)
Sinking fund	<u>\$ 0.00</u>
Total contribution	\$18,800.00

Moved: Mr Brenton Ward Second: Mr Chris Thompson All agreed

A discussion regarding general maintenance including lawn mowing, pruning and gutter cleaning followed and Mr Brenton Ward informed the meeting that these items are being carried out periodically and he was happy with the results. Mr Chris Thompson raised the issue of the fountain on the front lawn and generally the front looking tired. A discussion followed and it was resolved the Mr Brenton Ward get 2 quotes for the removal of the fountain and candle pines followed by landscaping, garden and sprinkler repairs. Mr Chris Thompson suggest Bill Richards 0427 605 194 be approach for 1 of the quotes.

Moved: Mr Brenton Ward Second: Mr Chris Thompson All agreed.

The meeting then moved to the outside and a discussion took place regarding fencing for the ground floor units. It was agreed that should any fencing be installed it should be similar to existing balconies, nothing was resolved from the discussion at this time.

Approvals of policies:

No new policies were adopted.

Other business:

Nil.

Next annual general meeting:

The next annual general meeting will be held on the property Monday, May 1 at 5.00 at 11 Sydney Street Glenside SA 5065.

Closure:

There being no further business the owners were thanked for attending and the meeting closed at 6.00 pm

Financial Statement for Strata Corporation 21448 & 22048 Inc.

11 Sydney Street Glenside SA 5067

Between 1/07/2021 and 10/12/2021

Printed 10/12/2021

	Admin Fund	Sinking Fund	Total
Income:			
Account fee searches/overdue accounts	\$0.00	\$0.00	
Interest	\$0.00	\$0.00	
Transfer from Admin to Sinking fund	\$0.00	\$0.00	
Transfer from Sinking to Admin fund	\$0.00	\$0.00	
Levy Special	\$7,000.00	\$0.00	
Insurance payment	\$0.00	\$0.00	
Levy Sinking Fund	\$0.00	\$0.00	
Levy Admin Fund	\$6,300.00	\$0.00	
Total Income:	\$13,300.00	\$0.00	\$13,300.00

Outgoings:			
Account fee charged on overdue accounts	\$0.00	\$0.00	
Bank charges	\$0.00	\$0.00	
Building repairs	\$10,560.00	\$0.00	
Management fee	\$1,650.00	\$0.00	
Postage & petties	\$0.00	\$0.00	
Insurance premium	\$9,092.42	\$0.00	
Electrical	\$557.39	\$0.00	
Plumbing	\$242.00	\$0.00	
Ground Maintenance	\$2,413.00	\$0.00	
Painting	\$0.00	\$0.00	
Pest control	\$0.00	\$0.00	
Total outgoings:	\$24,514.81	\$0.00	\$24,514.81

Opening Balance:	\$13,535.59	\$0.00	\$13,535.59
Income	\$13,300.00	\$0.00	\$13,300.00
Outgoings	\$24,514.81	\$0.00	\$24,514.81
Closing Balance:	\$2,320.78	\$0.00	\$2,320.78

Balance Sheet:

Assets:

Cash at bank	\$2,320.78
Levies in arrears	\$ -
Total	\$ 2,320.78

Liabilities:

Levies in advance	\$ -
Outstanding accounts	\$ -
Total	\$ -
Balance	\$ 2,320.78