LOGIUDICE
PROPERTY GROUP
LICENSED REAL ESTATE
AND BUSINESS AGENT

ALL CORRESPONDENCE
PO Box 8044, South Perth WA 6151
Telephone: (08) 9368 5888
Facsimile: (08) 9368 5800
Email: admin@lpg.com.au
ABN 14 167 647 618

Attachment 4 (Part 1 of 3)

THE OWNERS OF
BLUEWATER
5 RESERVE STREET
SCARBOROUGH WA 6019

STRATA PLAN 62323

Dear Owners

NOTICE OF MEETING

In accordance with the Strata Titles Act 1985 as amended, notice is hereby given that the Annual General Meeting of The Owners of Strata Plan 62323 will be held on:

Date: Thursday 31st July 2025

Time: 5.30PM

Venue: On Site – Ground Floor Lobby
5 Reserve Street, SCARBOROUGH 6019

Attendance: You may either attend in person or via Teleconference (Microsoft Teams), in accordance to Section 131 (1) & (2) of the Strata Titles Act 1985.
Please notify our office via email to: jeanette.lyes@lpg.com.au at least 48 hours prior, and an invitation will be sent to you.

Agenda: Please refer attached.

It is imperative that all Registered Owners who are joint owners or a Company complete a form of proxy nominating a person to act and vote on their behalf at the meeting. Completed forms of proxy may be forwarded to us by fax or email, or be handed in before the commencement of the meeting.

To be entitled to vote, you must be financial and all outstanding levies, including those for the current quarter, must be paid prior to the meeting.

If there are any items that you wish to have clarified or require further information about, particularly in respect to the financial statements, please contact our office in writing at least 72 hours prior to the meeting.

Yours faithfully,

Eleanor Logiudice

Eleanor Logiudice
Director/Licensee Logiudice Property Group
Strata Company Managers

Encls.

IMPORTANT INFORMATION FOR
GENERAL MEETINGS

Pursuant to the Strata Titles Act 1985 as amended in 2018

(1) FINANCIAL STATEMENT

Any queries regarding the annual accounts should be directed to this office in writing at least 72 hours prior to the meeting to enable the necessary information be ascertained.

(2) ATTENDANCE

An owner or appointed proxy may in accordance with any requirements of the scheme by-laws, attend and vote at a meeting of the strata company by telephone, video link or any internet connection.

(3) QUORUM

A quorum is constituted if 50% of the lots eligible to vote are present. If a quorum is not present after 30 minutes has elapsed, the persons entitled to vote who are present at the meeting are taken to constitute a quorum of the meeting.

(4) PROXY

- **An owner who is unable to attend the meeting may appoint a proxy by completing the proxy form attached. A proxy need not be an owner of the strata scheme. The proxy form must be handed in prior to the meeting.**
- **If the property is jointly owned then a proxy form will need to be completed giving one of the co-owners the right to vote. Example: a husband and wife will need to complete a proxy form. Both will need to sign the proxy giving the vote to either the husband or wife. A proxy form will need to be completed even if both are present at the meeting.**
- **If the lot/unit is held in the name of a company, then the company must fill in the proxy form nominating a natural person to vote on its behalf.**

(5) ENTITLEMENT TO VOTE AT THE MEETING

To be eligible to vote and move motions on Ordinary and Special Resolutions, all monies owing by owners in respect to their lot must be paid prior to the commencement of the meeting.

(6) VOTING

- **The Strata Titles Act requires some resolutions to be passed either by <u>Unanimous</u> or <u>Special Resolution</u> or by a <u>Resolution without Dissent.</u> The notice of meeting will state if either of these types of resolutions are required. In the case of a Unanimous or Resolution without Dissent and owner does not have to be financial to vote but co-owners must have filled in a proxy form.**
- **The voting period allowed for Unanimous Resolution, Special Resolution and Resolution without Dissent is 28 Days.**
- **SHOW OF HANDS – On a show of hands each owner has one vote for each lot (unit) that they own.**
- **POLL VOTE – An owner may demand that an Ordinary Resolution shall be decided on a poll vote. If a poll vote is demanded then the unit entitlement of each owner voting for or against the resolution has to be counted.**
- **AN ORDINARY RESOLUTION is passes where more than 50% of the valid votes cast are in favour of the resolution pursuant to Section 122 (1)(c) of the Act (either by number of Unit Entitlement or number of votes cast).**

(7) ELECTION OF COUCIL OF OWNERS

Only owners or co-owners in the strata scheme are eligible for election to the Council of Owners. A nomination can be made in writing or orally by a nominee who is present at the meeting. If the property is co-owned then both of the owners must nominate the person who would like to be on the Council of Owners in writing. A Corporation is also eligible to be a COO member and it may authorise an individual to perform its function.

(8) AGENDA ITEMS

Only items on the agenda may be resolved at the meeting. General Business issues can be discussed and/or referred to the Council of Owners for consideration.

(9) DISQUALIFICATION FROM VOTING AS PROXY

- **If both the owner and proxy are present at the meeting, only the owner can cast the vote associated with the lot.**

REVISED 2/2025

THE OWNERS OF
BLUEWATER

STRATA PLAN 62323

AGENDA

1. ATTENDANCE/APOLOGIES/PROXIES

2. APPOINTMENT OF MEETING CHAIRPERSON

3. CHAIRMANS REPORT
3.1. Update regarding Dunes development
3.2. Update on Pool Umbrella
3.3. Update on status of major maintenance issues (see list below)

4. STRATA MANAGER ANNUAL REPORT

5. MINUTES
Confirmation of Minutes of the Annual General Meeting held on Tuesday, 2nd July 2024.

6. FINANCE:
6.1 Consider/Adopt the Financial Statement for the period 1st June 2024 to 31st May 2025.

6.2 Consider/Adopt an Administrative Fund Budget/levy for the period 1st June 2025 to 31st May 2026.

6.3 Consider/Adopt a Reserve/Sinking Fund Budget/levy for the period 1st June 2025 to 31st May 2026.

6.4. Present BCI 10 year plan along with 10 year projections

7. ELECTION OF COUNCIL OF OWNERS
a) Determine the number of persons of whom the council is to consist (min. 3 and max. 7);
b) Chairperson to call for nomination for election to the Council.
c) Chairperson to conduct a ballot of owners if the number of nominations exceeds the number on council.

8. APPOINTMENT OF STRATA COMPANY MANAGER
Motion on Notice
The strata company resolves by ordinary resolution that the Strata Company be directed to re-appoint Logiudice Property Group as strata company managers for the following 6 months (fixed price) in accordance with the budgeted fees, and a member of the Strata Council be authorised to sign the agreement on behalf of the strata company.

9. INSURANCE - Refer certificate and schedule attached for details of insurance.
Motion on Notice
The strata manager is directed to renew the policy when it falls due –
(a) At the current level of building sum insured;
(b) At the level of building sum insured to a figure as determined at this meeting, or
(c) The strata council be directed to arrange a valuation for insurance purposes and to amend the sum insured to the amount of that valuation. *(Last Valuation was undertaken 2024)*

10. SPECIAL BUSINESS

12. CLOSE OF MEETING

13. BLUEWATER RESERVE ST PTY LTD - GENERAL MEETING

Maintenance Items

- High Pressure Cleaning of Garage – this was funded with cleaning monies from Edge and will be carried out regularly
- Electrical Repairs/ Lighting Repairs – Security cameras and lights have been added to access driveway – both funded by Edge
- Plumbing – taps installed on all levels in service towers to assist with regular wash down of towers
- Garden Maintenance – COO will look at improvements to front verge and present options to owners
- Maintenance of Pool – Pool flood lights are now switchable as well as on a timer and daylight sensor, pool lights in the pool have been replaced. COO is currently investigating and gathering options to remedy issues with pool tiles falling off as well as water leaks beginning to appear in the basement under pool deck area. Thus far the worst case scenario is to retile pool as well as area around pool along with decommissioning of the planter boxes next to pool.
- Travertine sealing – All public areas except for lifts has been completed. Lifts have been scheduled to be done at night to minimise disruption to residents
- Full Fibre Upgrade – has been completed. Residents and owners will be notified once the new fibre connection is active so they can connect
- External Rope works – works are being carried out to the external areas of the building to prepare for future repaint. These include repairs to concrete cracks, treatment of areas where rust is showing through the concrete and repair of water leaks into apartments etc.
- Repairs to Outer Lobby and Mail room – we believe we have identified the cause of the mould/water damage to gyprock in these areas. We will continue to monitor these areas till end of August before we engage a plasterer to re-gyprock.

STRATA MANAGEMENT REPORT

Bluewater
5 Reserve Street, Scarborough WA 6019

General Items & Maintenance Carried Out:
In addition to general every day-to-day maintenance the following was carried out in the last year:

- BAS Statements Lodged
- Income Tax Lodged
- Air Conditioning Maintenance
- Maintenance Cleaning
- Cleaning of Windows
- High Pressure Cleaning of Garage
- Electrical Repairs/ Lighting Repairs
- Fire Alarm Monitoring
- Fire Equipment Service, Testing and Repairs
- Lift Maintenance and Repairs
- Plumbing Repairs
- Garden Maintenance
- Maintenance of Pool
- Gym Equipment Repairs
- By-Law consolidation
- Insurance Valuation
- Floor and Balcony Restoration
- Full Fibre Upgrade

Strata Building Insurance Renewal
Insurance was renewed with CHU in May and the premium was $50,637.78 ex GST compared to the prior year of $40,363.61 ex GST

Maintenance - Individual lots:
Flexi Hoses:
Even if correctly installed and properly maintained, flexi hoses have a limited lifespan and should be replaced every five years. Burst flexi hose can cause significant damage to your unit and the common property. Lot proprietors are reminded of their obligation to the strata company to repair and maintain the flexi hoses within each individual unit and to arrange licensed plumber to undertake regular checks and replacement of plumbing infrastructure within your lot.

Owners Contents Insurance:
The Strata Building Insurance Policy does not cover any of your personal items within your lot, car bay or storeroom. You must ensure that you take out the correct contents insurance coverage for your personal items/ furniture which would also need to include items like carpets / vinyl flooring / floating floors etc as these are not covered under the Strata Building Insurance. The Strata Building Insurance policy only covers items permanently fixed to the building.

Strata Management Team – Logiudice Property Group:
We would like to remind owners that you can look at your own accounts and see when payments are due through our website (www.lpg.com.au) . Our company emails all information now therefore please ensure that we always have your correct and current email address.

If you change any of your personal details e.g postal address, email address, contact phone number or the property management company looking after your lot, please ensure that you provide our company the updated details.

We would like to remind Owners that the new Smata Connect portal invitations have been emailed. Please ensure your details, especially your email address is up to date to receive your invitation. Documents available in the portal include, your levies, Strata Plan information, Property By-laws, the latest AGM Agenda and Minutes, 10 Year Maintenance Plan and more. If you require a new invitation to be sent, please send a request via email to claire.thompson@lpg.com.au

If you change any of your personal details e.g postal address, email address, contact phone number or the property management company looking after your lot, please ensure that you provide our company the updated details.

Logiudice Property Group TC68291
2/8 Preston Street, COMO WA 6152
Phone: (08) 9368 5888
Fax: (08) 9368 5800
ABN 14 167 647 618
accounts@lpg.com.au

ANNUAL REPORTS

for the financial year to 31/05/2025

Strata Plan 62323

Bluewater, 5 Reserve Street, SCARBOROUGH WA 6019

Manager: Jeanette Lyes

	Page
Balance Sheet	1
Income & Expenditure Statement	2
Budget commencing 01/06/2025	5
Levy Schedule commencing 01/06/2025 General	8

Logiudice Property Group TC68291
2/8 Preston Street, COMO WA 6152
Phone: (08) 9368 5888
Fax: (08) 9368 5800
ABN 14 167 647 618
accounts@lpg.com.au

Balance Sheet
As at 31/05/2025

Bluewater - S/Plan 62323

Bluewater, 5 Reserve Street, SCARBOROUGH WA 6019

	Current period	Previous year
Owners' funds		
Operating Surplus/Deficit--Admin	(24,153.06)	28,651.28
Owners Equity--Admin	48,467.71	19,816.43
	24,314.65	48,467.71
Operating Surplus/Deficit--Reserve	101,895.49	8,555.53
Owners Equity--Reserve	147,878.60	139,323.07
	249,774.09	147,878.60
Net owners' funds	**$274,088.74**	**$196,346.31**
Represented by:		
Assets		
Cash at Bank	113,229.11	181,855.08
Investments	176,172.76	71,624.98
Receivable--Levies	11,820.46	24,170.86
Receivable--Owners	8,220.99	8,654.02
Total assets	309,443.32	286,304.94
Less liabilities		
Creditor--GST	(8,363.77)	(4,236.13)
Creditors--Other	0.00	45,146.12
Prepaid Levies	43,716.22	47,948.91
Prepaid Levies--Unallocated	2.13	1,099.73
Total liabilities	35,354.58	89,958.63
Net assets	**$274,088.74**	**$196,346.31**

LOGIUDICE PROPERTY GROUP
LICENSED REAL ESTATE AND BUSINESS AGENT

Logiudice Property Group TC68291
2/8 Preston Street, COMO WA 6152
Phone: (08) 9368 5888
Fax: (08) 9368 5800
ABN 14 167 647 618
accounts@lpg.com.au

Income & Expenditure Statement for the financial year to 31/05/2025

Bluewater - S/Plan 62323

Bluewater, 5 Reserve Street, SCARBOROUGH WA 6019

Administrative Fund

	Current period 01/06/2024-31/05/2025	Annual budget 01/06/2024-31/05/2025
Revenue		
Interest on Arrears--Admin	3,411.29	0.00
Levies Due--Admin	259,592.06	262,957.00
Recoveries	300.00	0.00
Recovery--Electricity	77,141.92	74,000.00
Recovery--Owner	183,886.36	0.00
Recovery--Remotes,Keys, Postage & Handling	596.83	0.00
Section 110 Certificates--EFT	1,120.00	0.00
Total revenue	526,048.46	336,957.00
Less expenses		
Admin--Accounting	920.00	1,000.00
Admin--Bank Charges	175.44	250.00
Admin--Contract Caretaker	7,500.00	10,000.00
Admin--Information/Inspection Fees-Paid	0.00	257.00
Admin--Legal Fees	9,533.47	15,400.00
Admin--Management Fees--Standard	15,000.00	15,000.00
Admin--Meeting Expenses	0.00	300.00
Admin--Meter Reading/Invoicing Fees	1,764.00	1,650.00
Admin--Registration/License/Permit Fees	0.00	200.00
Admin--Section 110 Certificates	1,120.00	0.00
Admin--Storage & Archive Fees	120.00	100.00
Admin--Telephone Charges--Lift	1,117.62	1,000.00
Insurance--Premiums	58,390.61	44,000.00
Maint Bldg--Airconditioning	3,875.00	2,800.00
Maint Bldg--Cleaning	40,949.55	42,000.00
Maint Bldg--Cleaning--Windows/Glass	3,520.00	3,600.00
Maint Bldg--Electrical Repairs	8,266.55	8,000.00
Maint Bldg--Fire Alarm Monitoring	1,710.00	1,800.00
Maint Bldg--Fire Alarm Response	1,337.00	0.00
Maint Bldg--Fire Protection	18,678.07	17,000.00
Maint Bldg--General Repairs	22,285.58	35,000.00
Maint Bldg--Gym Equipment	0.00	500.00
Maint Bldg--Hygiene Services	577.83	500.00
Maint Bldg--Inspection-Safety System	821.00	800.00
Maint Bldg--Lift	16,268.00	11,000.00
Maint Bldg--Miscellaneous Expenses	1,375.68	1,500.00
Maint Bldg--Plumbing Repairs	10,031.21	8,000.00

Administrative Fund

	Current period	Annual budget
	01/06/2024-31/05/2025	01/06/2024-31/05/2025
Maint Bldg--Remotes, Locks, Keys & Cards	4,665.00	0.00
Maint Bldg--Security Doors, Gates & Fences	2,789.28	4,000.00
Maint Bldg--Security Keys	0.00	500.00
Maint Bldg--Security Monitoring	876.59	450.00
Maint Grounds--Garden Maintenance	1,620.00	2,500.00
Maint Grounds--Pool	11,931.90	10,000.00
Staff--Contract Caretaker-Relief	0.00	3,000.00
Transfer to Reserve Fund	180,000.00	0.00
Utility--Electricity	113,449.88	85,000.00
Utility--Rubbish Removal	1,450.56	1,500.00
Utility--Water Consumption	7,558.05	8,000.00
Utility--Water Corp Annual Service Charge	523.65	350.00
Total expenses	550,201.52	336,957.00
Surplus/Deficit	(24,153.06)	0.00
Opening balance	48,467.71	48,467.71
Closing balance	**$24,314.65**	**$48,467.71**

Reserve Fund

	Current period 01/06/2024-31/05/2025	Annual budget 01/06/2024-31/05/2025
Revenue		
Interest on Arrears--Reserve	294.16	0.00
Interest on Investments--Reserve	4,547.78	4,000.00
Levies Due--Reserve	20,000.00	20,000.00
Transfer from Admin Fund	180,000.00	0.00
Total revenue	204,841.94	24,000.00
Less expenses		
Admin--Income Tax--Reserve	462.00	500.00
Maint Bldg--General Repairs	102,484.45	100,000.00
Special Projects--Gym Equipment	0.00	5,000.00
Total expenses	102,946.45	105,500.00
Surplus/Deficit	101,895.49	(81,500.00)
Opening balance	147,878.60	147,878.60
Closing balance	**$249,774.09**	**$66,378.60**

LOGIUDICE PROPERTY GROUP
LICENSED REAL ESTATE AND BUSINESS AGENT

Logiudice Property Group TC68291
2/8 Preston Street, COMO WA 6152
Phone: (08) 9368 5888
Fax: (08) 9368 5800
ABN 14 167 647 618
accounts@lpg.com.au

Proposed Budget
to apply from 01/06/2025

Bluewater - S/Plan 62323

Bluewater, 5 Reserve Street, SCARBOROUGH WA 6019

Administrative Fund

	Proposed budget	Actual 01/06/2024-31/05/2025	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	3,411.29	0.00
Levies Due--Admin	243,575.00	259,592.06	262,957.00
Recoveries	0.00	300.00	0.00
Recovery--Electricity	100,750.00	77,141.92	74,000.00
Recovery--Owner	22,000.00	183,886.36	0.00
Recovery--Remotes,Keys, Postage & Handling	0.00	596.83	0.00
Section 110 Certificates--EFT	0.00	1,120.00	0.00
Total revenue	366,325.00	526,048.46	336,957.00
Less expenses			
Admin--Accounting	1,000.00	920.00	1,000.00
Admin--Bank Charges	250.00	175.44	250.00
Admin--Contract Caretaker	12,000.00	7,500.00	10,000.00
Admin--Information/Inspection Fees-Paid	275.00	0.00	257.00
Admin--Legal Fees	10,000.00	9,533.47	15,400.00
Admin--Management Fees--Standard	15,000.00	15,000.00	15,000.00
Admin--Meeting Expenses	300.00	0.00	300.00
Admin--Meter Reading/Invoicing Fees	1,950.00	1,764.00	1,650.00
Admin--Registration/License/Permit Fees	200.00	0.00	200.00
Admin--Section 110 Certificates	0.00	1,120.00	0.00
Admin--Storage & Archive Fees	150.00	120.00	100.00
Admin--Telephone Charges--Lift	1,200.00	1,117.62	1,000.00
Insurance--Premiums	50,000.00	58,390.61	44,000.00
Maint Bldg--Airconditioning	2,800.00	3,875.00	2,800.00
Maint Bldg--Cleaning	42,000.00	40,949.55	42,000.00
Maint Bldg--Cleaning--Windows/Glass	3,600.00	3,520.00	3,600.00
Maint Bldg--Electrical Repairs	7,000.00	8,266.55	8,000.00
Maint Bldg--Fire Alarm Monitoring	1,800.00	1,710.00	1,800.00
Maint Bldg--Fire Alarm Response	0.00	1,337.00	0.00
Maint Bldg--Fire Protection	18,000.00	18,678.07	17,000.00
Maint Bldg--General Repairs	45,000.00	22,285.58	35,000.00
Maint Bldg--Gym Equipment	500.00	0.00	500.00
Maint Bldg--Hygiene Services	600.00	577.83	500.00
Maint Bldg--Inspection-Safety System	800.00	821.00	800.00
Maint Bldg--Lift	14,000.00	16,268.00	11,000.00
Maint Bldg--Miscellaneous Expenses	1,500.00	1,375.68	1,500.00
Maint Bldg--Plumbing Repairs	8,000.00	10,031.21	8,000.00

Maint Bldg--Remotes, Locks, Keys & Cards	0.00	4,665.00	0.00
Maint Bldg--Security Doors, Gates & Fences	2,500.00	2,789.28	4,000.00
Maint Bldg--Security Keys	500.00	0.00	500.00
Maint Bldg--Security Monitoring	850.00	876.59	450.00
Maint Grounds--Garden Maintenance	2,500.00	1,620.00	2,500.00
Maint Grounds--Pool	10,000.00	11,931.90	10,000.00
Staff--Contract Caretaker-Relief	3,000.00	0.00	3,000.00
Transfer to Reserve Fund	0.00	180,000.00	0.00
Utility--Electricity	98,950.00	113,449.88	85,000.00
Utility--Rubbish Removal	1,500.00	1,450.56	1,500.00
Utility--Water Consumption	8,000.00	7,558.05	8,000.00
Utility--Water Corp Annual Service Charge	600.00	523.65	350.00
Total expenses	366,325.00	550,201.52	336,957.00
Surplus/Deficit	0.00	(24,153.06)	0.00
Opening balance	24,314.65	48,467.71	48,467.71
Closing balance	$24,314.65	$24,314.65	$48,467.71
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	$267.93		$289.25
Budgeted standard levy revenue	243,575.00		262,957.00
Add GST	24,357.50		26,295.70
Amount to raise in levies including GST	$267,932.50		$289,252.70

Reserve Fund

	Proposed budget	Actual 01/06/2024-31/05/2025	Previous budget
Revenue			
Interest on Arrears--Reserve	0.00	294.16	0.00
Interest on Investments--Reserve	4,000.00	4,547.78	4,000.00
Levies Due--Reserve	80,000.00	20,000.00	20,000.00
Transfer from Admin Fund	0.00	180,000.00	0.00
Total revenue	84,000.00	204,841.94	24,000.00
Less expenses			
Admin--Income Tax--Reserve	500.00	462.00	500.00
Maint Bldg--General Repairs	150,000.00	102,484.45	100,000.00
Special Projects--Gym Equipment	0.00	0.00	5,000.00
Total expenses	150,500.00	102,946.45	105,500.00
Surplus/Deficit	(66,500.00)	101,895.49	(81,500.00)
Opening balance	249,774.09	147,878.60	147,878.60
Closing balance	$183,274.09	$249,774.09	$66,378.60
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	$88.00		$22.00
Budgeted standard levy revenue	80,000.00		20,000.00
Add GST	8,000.00		2,000.00
Amount to raise in levies including GST	$88,000.00		$22,000.00

LOGIUDICE PROPERTY GROUP
LICENSED REAL ESTATE AND BUSINESS AGENT

Logiudice Property Group TC68291
2/8 Preston Street, COMO WA 6152
Phone: (08) 9368 5888
Fax: (08) 9368 5800
ABN 14 167 647 618
accounts@lpg.com.au

Proposed Levy Schedule to apply from 01/06/2025

Bluewater - S/Plan 62323

Bluewater, 5 Reserve Street, SCARBOROUGH WA 6019

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

Lot	Unit	Unit Entitlement	Admin Fund	Reserve Fund	Quarterly Total	Annual Total
1	1	27.00	1,808.55	594.00	2,402.55	9,610.20
2	2	15.00	1,004.75	330.00	1,334.75	5,339.00
3	3	22.00	1,473.65	484.00	1,957.65	7,830.60
4	4	16.00	1,071.75	352.00	1,423.75	5,695.00
5	5	24.00	1,607.60	528.00	2,135.60	8,542.40
6	6	16.00	1,071.75	352.00	1,423.75	5,695.00
7	7	24.00	1,607.60	528.00	2,135.60	8,542.40
8	8	26.00	1,741.60	572.00	2,313.60	9,254.40
9	9	26.00	1,741.60	572.00	2,313.60	9,254.40
10	10	18.00	1,205.70	396.00	1,601.70	6,406.80
11	11	24.00	1,607.60	528.00	2,135.60	8,542.40
12	12	26.00	1,741.60	572.00	2,313.60	9,254.40
13	13	34.00	2,277.45	748.00	3,025.45	12,101.80
14	14	32.00	2,143.50	704.00	2,847.50	11,390.00
15	15	34.00	2,277.45	748.00	3,025.45	12,101.80
16	16	36.00	2,411.40	792.00	3,203.40	12,813.60
17	17	49.00	3,282.20	1,078.00	4,360.20	17,440.80
18	18	47.00	3,148.25	1,034.00	4,182.25	16,729.00
19	19	18.00	1,205.70	396.00	1,601.70	6,406.80
20	20	22.00	1,473.65	484.00	1,957.65	7,830.60
21	21	16.00	1,071.75	352.00	1,423.75	5,695.00
22	22	26.00	1,741.60	572.00	2,313.60	9,254.40
23	23	26.00	1,741.60	572.00	2,313.60	9,254.40
24	24	24.00	1,607.60	528.00	2,135.60	8,542.40
25	25	16.00	1,071.75	352.00	1,423.75	5,695.00
26	26	28.00	1,875.55	616.00	2,491.55	9,966.20
27	27	26.00	1,741.60	572.00	2,313.60	9,254.40
28	28	24.00	1,607.60	528.00	2,135.60	8,542.40
29	29	18.00	1,205.70	396.00	1,601.70	6,406.80
30	30	28.00	1,875.55	616.00	2,491.55	9,966.20
31	31	32.00	2,143.50	704.00	2,847.50	11,390.00
32	32	34.00	2,277.45	748.00	3,025.45	12,101.80
33	33	36.00	2,411.40	792.00	3,203.40	12,813.60
34	34	34.00	2,277.45	748.00	3,025.45	12,101.80
35	35	47.00	3,148.25	1,034.00	4,182.25	16,729.00

36	36	49.00	3,282.20	1,078.00	4,360.20	17,440.80
		1,000.00	**$66,983.90**	**$22,000.00**	**$88,983.90**	**$355,935.60**

Level 4, 55 St Georges Terrace
Perth WA 6000

PO BOX 5721, Perth 6831

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0000012713
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	31/05/2025 to 31/05/2026 at 4:00pm
The Insured	THE OWNERS OF 5 RESERVE STREET, SCARBOROUGH SP 62323
Situation	5 RESERVE STREET SCARBOROUGH WA 6019

Policies Selected

Policy 1 – Insured Property
Building: $40,729,674
Common Area Contents: $407,296
Loss of Rent & Temporary Accommodation (total payable): $6,109,451

Policy 2 – Liability to Others
Sum Insured: $20,000,000

Policy 3 – Voluntary Workers
Death: $200,000
Total Disablement: $2,000 per week

Policy 4 – Fidelity Guarantee
Sum Insured: $100,000

Policy 5 – Office Bearers' Legal Liability
Sum Insured: $1,000,000

Policy 6 – Machinery Breakdown
Sum Insured: $50,000

Policy 7 – Catastrophe Insurance
Not Selected

Policy 8 – Government Audit Costs and Legal Expenses
Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

Policy 9 – Lot owners' fixtures and improvements (per lot)

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Sum Insured: $250,000

Flood Cover is included.

Date Printed 08/05/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Centrewest Insurance Brokers
A.F.S. 245406
A.B.N. 44 009 265 105

RESIDENTIAL STRATA INSURANCE

INSURED: Owners of Strata Plan 62323

SITUATION: 5 Reserve Street Scarborough WA 6019

UNITS: 36 Residential Units

Construction: Concrete Walls, Concrete Floors, Iron Roof
Built 2014 7 Levels

Policies Selected

1. BUILDING	$40,729,674
Common Area Contents	$407,296
Loss of Rent/Temp Acc (15%)	$6,109,451
2. LEGAL LIABILITY	$20,000,000
3. VOLUNTARY WORKERS	$200,000/2,000
4. FIDELITY GUARANTEE	$100,000
5. OFFICE BEARERS LIABILITY	$1,000,000
6. MACHINERY BREAKDOWN	$50,000
7. CATASTROPHE INSURANCE	Not Selected
8. GOVERNMENT AUDIT COSTS	$25,000
Appeal Expenses	$100,000
Legal Defence Expenses	$50,000
Excess Legal Defence Expenses	$1,000
9. LOT OWNERS FIXTURES & IMPROVEMENTS (per lot)	$250,000

Flood Cover is included.

Excesses

Policy 1 – Insured Property
Standard: $2,000
Water Damage: $10,000
Exploratory Costs – Burst Pipes: $10,000
Fire: $10,000
Unoccupancy: $2,000
Other excesses payable are shown in the Policy Wording.

Policy 6 – Machinery Breakdown
Standard: $2,500

Important Information

Your Duty of Disclosure

Before you enter into an insurance contract, you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms.
You have this duty until we agree to insure you.
You have the same duty before you renew, extend, vary or reinstate an insurance contract.
You do not need to tell us anything that:
a. reduces the risk we insure you for; or
b. is common knowledge;
c. or we know or should know as an insurer;
d. or we waive your duty to tell us about.

If You Do Not Tell Us Something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.
If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Policy 1 – Insured Property for loss or damage caused by:
a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or
b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Unoccupancy Excess

An additional Excess will apply to Policy 1 – Insured Property claims if fifty percent (50%) or more of the available Lots/Units are unoccupied at the time of loss.
The additional Excess payable will be shown on Your Policy Schedule.

Fire Excess

All Damage arising directly or indirectly caused by fire resulting in any claim to the internal or external cladding materials, generally known as 'Aluminium Composite Panels' (ACP), affixed to buildings as defined under 'Policy 1 – Insured Property a. Buildings' is subject to a Fire Excess shown in the Schedule any one Event.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

Important Information

As your Insurance Broker it is our job to highlight important matters that could impact your insurances. If any of the following information raises questions or concerns than please get in touch with us for clarification, we are here to help.

Your Duty of Disclosure

Under the Insurance Contracts Act 1984 you have a Duty of Disclosure (**Duty**). A different Duty applies depending on the use of insurance contract i.e. contracts predominately used for personal, domestic or household use ("consumer contracts") or other non-consumer contracts (e.g. commercial / business use policies). It is the use of the policy that is the determining factor in which Duty will apply.

As a general guide, we have provided the below information to highlight the nature of these different duties however please read the PDS/Policy wording for the applicable Duty and if you are not sure, please ask your broker.

Policies for personal, domestic or household use - *consumer contracts e.g. motor, home building and contents, travel, sickness & accident, consumer credit or any other policy intended for use by a consumer*

You have a duty to take reasonable care not to make a misrepresentation to the insurer, before you enter the policy as well as before you renew, extend, vary or reinstate the policy. Before you do these things, you may be asked questions, the answers to which the insurer will use in deciding whether to insure you, or anyone else to be insured under the policy, and on what terms. You must answer these questions truthfully, accurately, and completely.

All other insurances *Non-consumer contracts e.g. policies for use in a business*

Before you enter an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, may affect their decision to insure you and on what terms. You have this duty until the insurer agrees to insure you. You have the same duty before you renew, extend, vary or reinstate any insurance contract.

You do not need to tell the insurer anything that:

- reduces the risk they insure you for; or
- is common knowledge; or
- they know or should know as an insurer; or
- they waive your duty to tell them about.

Important for all insurance contracts

If you do not tell the insurer something you are required to, they may cancel your contract or reduce the amount they will pay you if you make a claim, or both. If your failure to tell them is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

Remuneration, Associations and Relationships

If instructed to arrange cover for you, we will be remunerated by a commission payment from the insurer and/or charge you a broker's fee. Our employees that will assist you will be paid a market based salary. Occasionally, employees may include bonuses or incentives for achievement of set targets. These achievement or targets maybe sales or the achievement of key performance indicators and are not solely volume based.

From time to time we may receive non-monetary benefits from insurers, underwriters or other third parties. This may include but is not limited to access to technology platforms and IT support, education and training, marketing assistance and certain 'hospitality benefits' (such as tickets to sporting events, movies, bottles of wine, hampers). We do not accept any benefits where doing so could influence our advice to you, the receipt of these benefits is not based upon the volume of business. Details of these are available on a specially maintained Register which is available for your viewing.

If you elect to pay your premium utilising the services of a premium funder, we will be entitled to receive commission payments of between 0-5% of the total premium funded e.g. if your total premium is $1,000, we will receive a maximum of $50 being 5% of $1,000. You can ask us what commission rates we are paid for that funding arrangement compared to the other arrangements that were available to you

Centrewest Insurance Brokers is a Steadfast Network Broker and certain Directors hold shares in Steadfast Group Limited (**Steadfast**). As a Steadfast Network Broker we have access to a range of member services such as technological, business and compliance resources and tools, these services are either funded by Steadfast, subsidised by Steadfast, or available exclusively to Steadfast Network Brokers for a fee. Steadfast has arrangements with some insurers and premium funders (**Partners**) under which the Partners pay Steadfast a fee to access strategic and technological support and the Steadfast Broker Network. Steadfast is also a shareholder of some Partners.

We may also receive additional fees from Zurich Australian Insurance Limited (**Zurich**), the payment of these fees are for services rendered to Zurich and not contingent on volume or growth targets.

We sometimes pay money to others who refer you to us. These payments are made from the commission and fees you pay us and not an additional cost to you, and may be in the range of 0% to 50% of the commission or fees we receive.

For further details on any of the above information relating to remuneration, associations and relationship, please ask us or refer to our Financial Services Guide.

Cancellation/Endorsement Conditions

The remuneration detailed on this invoice may include a broker fee and commission payable by the insurer. Credit Notes subsequently allowed may have a fee charged to offset the insurer's deduction of commission. Any broker fee charged is non-refundable and we reserve the right to charge a broker fee on any refund. Any interest earned on funds held in the trust account will be retained by us.

Wholesale Broker information

In some cases we use the services of a Wholesale Broker or Underwriting Agent (insurance intermediary) to access products rather than directly from the insurer. You can identify where we have used an insurance intermediary as the Tax Invoice and Schedule will show that the policy is placed via another insurance intermediary. In such cases should you wish to access the Financial Services Guide of the Underwriting Agency or Wholesale Broker please contact us and we will arrange to have a copy sent out to you.

Cooling Off Period

Certain insurance contracts are subject to a 14-day "cooling off period". This means that if you are not happy with your insurance contract, you have 14 days to withdraw from the new contract at no cost to you other than our broker's fee, which is not refundable. Please refer to your PDS for further detail.

Target Market Determinations

A Target Market Determination (**TMD**) is a document insurers are required to publish for certain consumer and small business policies, which sets out the consumers for whom the policy is designed to be suitable for. A TMD does not form part of the Product Disclosure Statement (**PDS**), which remains the key document which should always be read prior to making a decision on a policy. If you would like a copy of the policy's TMD, please let us know and we will provide it to you.

Making harmless agreements, contracting out, or waiving your subrogation rights

You will often find clauses with the wording "hold harmless "and "indemnity" in leases, burglar alarm or fire protection contracts, repair, or supply agreements, and more. Make sure you look out for these terms because they could compromise your claim. If you are in doubt, contact our office.

Has anything changed?

The advice we give you is based on what we know about you. Keep us updated of any changes to your business, operations, or circumstances. This includes location changes, introducing new staff, products, services, or activities into your line of work. By keeping us informed we can ensure proper protection is in place and avoid compromising a claim. If you are in doubt as to whether an insurer should or should not be told of certain changes, please talk to us.

Electronic Delivery of Information

Please note that where possible we prefer to provide all correspondence and disclosure notices (including the FSG and PDS/Policy Wordings) to you electronically, via email or links to websites etc. If you have provided your email address to us we will typically use that email address for all correspondence and disclosure notices. Should you not wish to be sent disclosure

What happens if you under-insure?

Be sure your property is insured for the full replacement value as it will have an impact on your claim. It is important to review your current sum insured as most policies contain an Under-Insurance Clause also known as "Average" or Co-Insurance" clauses. In which the insurer will only pay the relevant proportion of the loss, in accordance with the Average formula, explained below.

Full Property Replacement Value:	$200,000
Sum Insured:	$100,000
Therefore, you are your own insurer for	**50%**
Fire Claim Occurs:	$50,000
Claim **50%** of $50,000	$25,000

This means the insurer only pays $25,000 – you pay $25,000

Depending on your policy - If the Sum Insured represents at least 90% of the Insured Property, than the clause typically does not apply.

Insuring the Interest of Others

Most insurers exclude indemnity to other parties such as mortgagees, lessors, and principals, unless their interest is properly noted on your policy. Please check over the policy and contact our office if you need to cover the interest of any other parties.

Be Fair and Honest

The law requires that both the insurer and the insured to an insurance contract, must act towards each other with the utmost good faith. This means all dealings with one another are to be fair and honest. Failing to do so could compromise your claim or cause cancellation of your policy. Where the insurer fails on their part, we will assist you through the internal dispute resolution (**IDR**) and complaints process.

What do I do if I have a complaint?

Clients not satisfied with our services should contact our Complaints Officer on the contact details on this notice, or see our Complaints Guide which is also on our website. We are members of the Australian Financial Complaints Authority (**AFCA**), a free consumer service. You can contact AFCA directly via GPO Box 3, Melbourne VIC 3001, call 1800 931 678 (free call), email info@afca.org.au or visit the website at www.afca.org.au.

We also subscribe to the Insurance Brokers Code of Practice by the National Insurance Brokers Association (**NIBA**).

We are bound by the standards of the Code, which is monitored and enforced by a Code Compliance Committee. If you do not feel our services have met the requirements of the Code, you can report the matter to the Code Compliance Committee here. A copy of this Code is also available upon request or from our website.

documents electronically please advise us accordingly and we will update our records.

CGU Workers Compensation

CGU Workers Compensation
46 Colin Street
West Perth WA 6005
GPO Box M929 PERTH WA 6843
Telephone: 1300 307 952
Email: UWworkers@cgu.com.au

WORKERS COMPENSATION INSURANCE CERTIFICATE OF CURRENCY

Centrewest Insurance Brokers
PO Box 1005
West Leederville WA 6901

1. STATEMENT OF COVERAGE

This Certificate of Currency is for your workers compensation policy.

This certificate is valid from: 4.00pm on 31/05/2025 to 4.00pm on 31/05/2026

The information provided in this certificate is correct at: 12/05/2025

2. EMPLOYER'S INFORMATION

Policy Number	State	Work Cover Number	ABN
O/24-6805	Western Australia	WC10110299	

Entity Name

Owners of Strata Plan 62323

Trading Name

Owners of Strata Plan 62323

Premium Rating Code/s

67110 Residential Property Operators

3. IMPORTANT INFORMATION

Other Interested Parties

Aggregate policy limit on liability to pay damages

$50,000,000 (in respect of any one event, regardless of how many workers are injured by that event).

Policy Extensions in accordance with the CGU Endorsement wordings attaching to the Policy

Not Applicable

Underwriting Team
CGU Workers Compensation

EIL1008

Employers are required to ensure that a valid certificate of currency issued by a licensed insurer in respect of a workers compensation policy is available for inspection by WorkCover WA.

Schedule of Insurance

Workers Compensation

Insured:	Owners of Strata Plan 62323
Business Location:	5 Reserve Street SCARBOROUGH WA 6019
Occupation:	Residential Property Owners

Cover:
Legal liability to all employees under the workers compensation & assistance act 1981 & amendments 1993.

Common law limited to $50 million per person & any number of persons arising out of the same event

Estimated Wages 2025 -2026	Minimum Premium
Anzic Code:	67110
Working Directors:	Not Insured
Workcover Number:	WC10110299

Extensions:

Principals indemnity	no
Principals indemnity common law	no
Overseas common law	no
Industrial disease common law	no

Additional Condition:	War and Terrorism Exclusion

Important Information

As your Insurance Broker it is our job to highlight important matters that could impact your insurances. If any of the following information raises questions or concerns than please get in touch with us for clarification, we are here to help.

Your Duty of Disclosure

Under the Insurance Contracts Act 1984 you have a Duty of Disclosure (**Duty**). A different Duty applies depending on the use of insurance contract i.e. contracts predominately used for personal, domestic or household use ("consumer contracts") or other non-consumer contracts (e.g. commercial / business use policies). It is the use of the policy that is the determining factor in which Duty will apply.

As a general guide, we have provided the below information to highlight the nature of these different duties however please read the PDS/Policy wording for the applicable Duty and if you are not sure, please ask your broker.

Policies for personal, domestic or household use - *consumer contracts e.g. motor, home building and contents, travel, sickness & accident, consumer credit or any other policy intended for use by a consumer*

You have a duty to take reasonable care not to make a misrepresentation to the insurer, before you enter the policy as well as before you renew, extend, vary or reinstate the policy. Before you do these things, you may be asked questions, the answers to which the insurer will use in deciding whether to insure you, or anyone else to be insured under the policy, and on what terms. You must answer these questions truthfully, accurately, and completely.

All other insurances *Non-consumer contracts e.g. policies for use in a business*

Before you enter an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, may affect their decision to insure you and on what terms. You have this duty until the insurer agrees to insure you. You have the same duty before you renew, extend, vary or reinstate any insurance contract.

You do not need to tell the insurer anything that:

- reduces the risk they insure you for; or
- is common knowledge; or
- they know or should know as an insurer; or
- they waive your duty to tell them about.

Important for all insurance contracts

If you do not tell the insurer something you are required to, they may cancel your contract or reduce the amount they will pay you if you make a claim, or both. If your failure to tell them is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

Remuneration, Associations and Relationships

If instructed to arrange cover for you, we will be remunerated by a commission payment from the insurer and/or charge you a broker's fee. Our employees that will assist you will be paid a market based salary. Occasionally, employees may include bonuses or incentives for achievement of set targets. These achievement or targets maybe sales or the achievement of key performance indicators and are not solely volume based.

From time to time we may receive non-monetary benefits from insurers, underwriters or other third parties. This may include but is not limited to access to technology platforms and IT support, education and training, marketing assistance and certain 'hospitality benefits' (such as tickets to sporting events, movies, bottles of wine, hampers). We do not accept any benefits where doing so could influence our advice to you, the receipt of these benefits is not based upon the volume of business. Details of these are available on a specially maintained Register which is available for your viewing.

If you elect to pay your premium utilising the services of a premium funder, we will be entitled to receive commission payments of between 0-5% of the total premium funded e.g. if your total premium is $1,000, we will receive a maximum of $50 being 5% of $1,000. You can ask us what commission rates we are paid for that funding arrangement compared to the other arrangements that were available to you

Centrewest Insurance Brokers is a Steadfast Network Broker and certain Directors hold shares in Steadfast Group Limited (**Steadfast**). As a Steadfast Network Broker we have access to a range of member services such as technological, business and compliance resources and tools, these services are either funded by Steadfast, subsidised by Steadfast, or available exclusively to Steadfast Network Brokers for a fee. Steadfast has arrangements with some insurers and premium funders (**Partners**) under which the Partners pay Steadfast a fee to access strategic and technological support and the Steadfast Broker Network. Steadfast is also a shareholder of some Partners.

We may also receive additional fees from Zurich Australian Insurance Limited (**Zurich**), the payment of these fees are for services rendered to Zurich and not contingent on volume or growth targets.

We sometimes pay money to others who refer you to us. These payments are made from the commission and fees you pay us and not an additional cost to you, and may be in the range of 0% to 50% of the commission or fees we receive.

For further details on any of the above information relating to remuneration, associations and relationship, please ask us or refer to our Financial Services Guide.

Cancellation/Endorsement Conditions

The remuneration detailed on this invoice may include a broker fee and commission payable by the insurer. Credit Notes subsequently allowed may have a fee charged to offset the insurer's deduction of commission. Any broker fee charged is non-refundable and we reserve the right to charge a broker fee on any refund. Any interest earned on funds held in the trust account will be retained by us.

Wholesale Broker information

In some cases we use the services of a Wholesale Broker or Underwriting Agent (insurance intermediary) to access products rather than directly from the insurer. You can identify where we have used an insurance intermediary as the Tax Invoice and Schedule will show that the policy is placed via another insurance intermediary. In such cases should you wish to access the Financial Services Guide of the Underwriting Agency or Wholesale Broker please contact us and we will arrange to have a copy sent out to you.

Cooling Off Period

Certain insurance contracts are subject to a 14-day "cooling off period". This means that if you are not happy with your insurance contract, you have 14 days to withdraw from the new contract at no cost to you other than our broker's fee, which is not refundable. Please refer to your PDS for further detail.

Target Market Determinations

A Target Market Determination (**TMD**) is a document insurers are required to publish for certain consumer and small business policies, which sets out the consumers for whom the policy is designed to be suitable for. A TMD does not form part of the Product Disclosure Statement (**PDS**), which remains the key document which should always be read prior to making a decision on a policy. If you would like a copy of the policy's TMD, please let us know and we will provide it to you.

Making harmless agreements, contracting out, or waiving your subrogation rights

You will often find clauses with the wording "hold harmless "and "indemnity" in leases, burglar alarm or fire protection contracts, repair, or supply agreements, and more. Make sure you look out for these terms because they could compromise your claim. If you are in doubt, contact our office.

Has anything changed?

The advice we give you is based on what we know about you. Keep us updated of any changes to your business, operations, or circumstances. This includes location changes, introducing new staff, products, services, or activities into your line of work. By keeping us informed we can ensure proper protection is in place and avoid compromising a claim. If you are in doubt as to whether an insurer should or should not be told of certain changes, please talk to us.

Electronic Delivery of Information

Please note that where possible we prefer to provide all correspondence and disclosure notices (including the FSG and PDS/Policy Wordings) to you electronically, via email or links to websites etc. If you have provided your email address to us we will typically use that email address for all correspondence and disclosure notices. Should you not wish to be sent disclosure

What happens if you under-insure?

Be sure your property is insured for the full replacement value as it will have an impact on your claim. It is important to review your current sum insured as most policies contain an Under-Insurance Clause also known as "Average" or Co-Insurance" clauses. In which the insurer will only pay the relevant proportion of the loss, in accordance with the Average formula, explained below.

Full Property Replacement Value:	$200,000
Sum Insured:	$100,000
Therefore, you are your own insurer for	**50%**
Fire Claim Occurs:	$50,000
Claim **50%** of $50,000	$25,000

This means the insurer only pays $25,000 – you pay $25,000

Depending on your policy - If the Sum Insured represents at least 90% of the Insured Property, than the clause typically does not apply.

Insuring the Interest of Others

Most insurers exclude indemnity to other parties such as mortgagees, lessors, and principals, unless their interest is properly noted on your policy. Please check over the policy and contact our office if you need to cover the interest of any other parties.

Be Fair and Honest

The law requires that both the insurer and the insured to an insurance contract, must act towards each other with the utmost good faith. This means all dealings with one another are to be fair and honest. Failing to do so could compromise your claim or cause cancellation of your policy. Where the insurer fails on their part, we will assist you through the internal dispute resolution (**IDR**) and complaints process.

What do I do if I have a complaint?

Clients not satisfied with our services should contact our Complaints Officer on the contact details on this notice, or see our Complaints Guide which is also on our website. We are members of the Australian Financial Complaints Authority (**AFCA**), a free consumer service. You can contact AFCA directly via GPO Box 3, Melbourne VIC 3001, call 1800 931 678 (free call), email info@afca.org.au or visit the website at www.afca.org.au.

We also subscribe to the Insurance Brokers Code of Practice by the National Insurance Brokers Association (**NIBA**).

We are bound by the standards of the Code, which is monitored and enforced by a Code Compliance Committee. If you do not feel our services have met the requirements of the Code, you can report the matter to the Code Compliance Committee here. A copy of this Code is also available upon request or from our website.

documents electronically please advise us accordingly and we will update our records.

BLUEWATER RESERVE ST PTY LTD				
Cash Flow Statement 2024/2025		**$**		**$**
Cash at bank 1/7/24				23,656.46
Add Income :				
Rent				27,500.00
Less Outgoings :				
Nexia - Financial/Secretarial		3,541.00		
ASIC - Company Registration		310.00		
Income Tax Expense		5,858.10		
Land Tax		1,008.80		
Property Management Fees		1,693.00		
Council Rates		1,959.72		
Water Corp		1,082.67		
Strata Levy		2,680.00		
Repairs		1,152.03		
Transfer to Term Deposit		20,000.00		
Bank Charges		10.00		
Total Outgoings		39,295.32		11,861.14
Represented By:				
Cash at bank 30/6/25				11,861.14
Term Deposit at 1/7/2024		50,000.00		
Interest earned		2,350.00		
Transfer from Operating account		20,000.00		
Total term deposits at 30/6/25		72,350.00		72,350.00
Total Funds Available				84,211.14

THE OWNERS OF

BLUEWATER

STRATA PLAN 62323

ENDURING PROXY FORM

I/We _____ being proprietor(s) of

Unit/Lot No(s) _____ and entitled to vote hereby appoint:

_____

(Co-proprietors including husband & wife must nominate one person to vote at the meeting)

or in his/her absence or incapacity, the Chairperson to act as my/our proxy and to amend or move motions, speak and vote on my/our behalf at any future General Meetings of the Strata Company until this Enduring Proxy is rescinded in writing.

Dated this _____ day of_____2025.

_____ _____

OWNER OWNER

_____

IN THE CASE WHERE THE OWNERS IS A COMPANY and where required under their Articles of Association:

The Common Seal of)
)
A.C.N. was hereunto affixed in the)
manner prescribed by its Articles of)
Association in the presence of)

_____ _____

DIRECTOR DIRECTOR

_____

NOTE:

1 Co-owners (e.g. Joint Tenants) MUST appoint one of the Co-owners or any other person to act as their Proxy and All Co-owners Must sign the Proxy Form.
2 Execution of this proxy form by a company must be in accordance with its Articles of Association.
3 A proxy must be a natural person who need not be an owner of the Strata Company.

PROXY FORMS SHOULD BE FORWARDED TO THIS OFFICE PRIOR TO THE DATE OF THE MEETING OR THEY MAY BE HANDED TO THE CHAIRPERSON AT THE MEETING.

THE OWNERS OF

BLUEWATER

STRATA PLAN 62323

PROXY FORM

I/We _____ being owner(s) of

Unit/Lot No(s) _____ and entitled to vote hereby appoint:

_____

(Co-owners including husband & wife must nominate one person to vote at the meeting)

or in his/her absence or incapacity, the Chairperson to act as my/our proxy and to amend or move motions, speak and vote on my/our behalf at the Annual General Meeting of the Strata Company to be held on Thursday 31st July 2025, On Site – Ground Floor Lobby, 5 Reserve Street, SCARBOROUGH 6019 at 5.30 pm and at any adjournment thereof.

My/our Proxy is granted subject to my/our expressed conditions as follows:

_____

_____

Dated this _____ day of_____2025.

_____ _____

OWNER OWNER

_____

IN THE CASE WHERE THE OWNER IS A COMPANY and where required under their Articles of Association:

The Common Seal of)
)
A.C.N. was hereunto affixed in the)
manner prescribed by its Articles of)
Association in the presence of)

_____ _____

DIRECTOR DIRECTOR

_____

NOTE:

1 Co-owners (eg. Joint Tenants) MUST appoint one of the Co-owners or any other person to act as their Proxy and All Co-owners Must sign the Proxy Form.
2 Execution of this proxy form by a company must be in accordance with its Articles of Association.
3 A proxy must be a natural person who need not be an owner of the Strata Company.

PROXY FORMS SHOULD BE FORWARDED TO THIS OFFICE PRIOR TO THE DATE OF THE MEETING OR THEY MAY BE HANDED TO THE CHAIRPERSON AT THE MEETING.

THE OWNERS OF

BLUEWATER

STRATA PLAN 62323

COUNCIL OF OWNERS

NOMINATION FORM

I/we _____

Being the Registered Owner/s of Lot/Unit No/s _____

Hereby Nominate _____

To be elected as a member of the Council of Owners _____

_____ _____

SIGNED DATE

_____ _____

SIGNED DATE

I _____

Being the Registered Owner of Lot/Unit No/s _____

HEREBY ACCEPT the Nomination to be a member of the Council of Owners.

_____ _____

SIGNED DATE

Please forward completed nomination forms to Strata Managers prior to the meeting date (email: admin@lpg.com.au)