



Your Annual General Meeting

Thursday, 24 July 2014 at 6.30 pm

At the offices of Strata Plus Level 2, 80 Cooper St, Surry Hills

Dear Mondrian Owner,

Why you should attend this year's Annual General Meeting "AGM"

It is very important that you attend the coming Mondrian AGM and participate in the decision making. There are currently many things happening at Mondrian which impact financially on owners both now and in the future.

Attached is the Chairperson's Annual Report and further information will be presented at the meeting to provide you with a clearer understanding of how things are going at Mondrian.

Apart from routine statutory matters the meeting will have to approve the budget and levies for the coming year as well as elect a new executive committee "EC".

Members of the current EC have worked hard through a subcommittee structure to deliver detailed advice and oversight to our building & strata managers and it is important that their expertise be retained. At the same time every EC needs new blood and there is always an opportunity for those with skills and a commitment to Mondrian to nominate for a position.

If you believe that you have skills & energy to offer and wish to nominate for a position on the Executive Committee, please obtain a nomination form from the Strata Manager. If you wish details of your candidacy to be provided to those attending the AGM, please ensure that details are submitted 7 days prior.

Providing a proxy

To ensure that your AGM can make decisions, there has to be a quorum (minimum number of owners) attending or providing proxies. I ask that you make every effort to attend but, if that really is not possible, that you complete and provide a proxy form in favour of someone you can trust. That may be the Chairperson, myself as Secretary or someone of your choosing.

You will find the Proxy Form attached to your Annual General Meeting package.

Please be sure to have it returned at least 24 hours ahead of the meeting time, or else it will not be valid. Remember also that you have to have all your levies paid and up to date before the meeting for you to be able to vote or for your proxy to count. That is worth checking if you usually pay levies late in the month.

I look forward to seeing you at the meeting. Please feel free to call our strata manager Guy Beresford on (02) 9319 1899 if you have any questions. All documents are available in the Owners section of the Mondrian website www.MondrianWaterloo.com.au

Yours sincerely,

Karen Hannan
Secretary



MONDRIAN CHAIRPERSON'S REPORT

Significant Events in the Past Year and Challenges for the Coming Year

Dear Mondrian Owner,

I am writing to you on behalf of Mondrian's Executive Committee to give you some insight into what has been happening this past year at Mondrian. A lot has been happening, there is more in hand and there is still a great deal more to do.

Some 2013/2014 Highlights

- New Building Management Appointed
- New Cleaning Contractor Appointed
- Building management software implemented
- Fire order finalised with City of Sydney
- Stage 1 Fire defects compliance completed on target
- Energy saving LED lights installed throughout car park & fire stairs
- Comprehensive key / fob audit carried out
- Pool compliance achieved for above ground pool
- 19 By Laws amended and put to EGM of Owners for approval
- Home Owner Warranty Defects works programme commenced
- Security cameras and recording units upgraded
- Mondrian Website launched

Where we are with Mondrian

Your committee has been focused on ensuring that Mondrian is recognised as a premium building amongst the numerous developments now happening in Waterloo. This has been a challenge because we are in the throes of getting rectified all those building defects that Allianz, the HOW insurer, has agreed to pay for. This process is likely to continue for some months yet.

In addition further major work to rectify specifically Fire Defects will be required in the coming year. This is likely to be intrusive and involve extensive access to individual apartments, but it is necessary if Mondrian is to achieve full fire compliance. At the same time we are using the opportunity to get on top of numerous other repair jobs that are overdue for attention - from fixing leaks and damage to relandscaping the pool area.

Improving Contractor Performance

Last year it became clear to the Executive Committee "EC" that we needed to move to a new level of performance with the major contractors we entrusted our building to. Strata Plus have remained our



managing agents but only after changing our strata manager to an experienced senior Strata Plus employee, Guy Beresford. To find building management and cleaners of the necessary calibre we conducted a rigorous tender process. Selection of new contractors was concluded in October and has allowed us to move to a new level of service.

Mondrian did not have good building records of maintenance done and scheduled to be done. Implementing the MyBos building management software will allow proper asset registers to be built and maintenance to be done on a planned rather than ad hoc basis. Since December we have had Mick Collins from Australasian Building Management Services doing both the regular building management and managing the defect rectification work being done on site by Biltbeta Pty Ltd. We also have new cleaners, TH Building Maintenance Services who have received wide recognition of their efforts.

The key role of the EC and its Subcommittees

None of these key contractors could do their job to the full unless they had the support and direction from the EC. Upon appointment the current EC set up 7 subcommittees as forums where ideas for improvement could be developed and a lot of the groundwork for decision making done. I am indebted to these subcommittee members and their lead persons for making the process of EC decision making more accountable and effective.

A quick look at the Subcommittees' Reports will give you a feel for the scale of the work undertaken. Without the out of hours work done by subcommittee members we would never have got through the workload we have. If the current initiatives are to be successfully concluded without adverse costs to Mondrian owners, it is vital, that the EC for the coming year, as well as being refreshed with new blood, retains the services of these key experienced members.

Improving Communication with Mondrian Owners & Residents

We hope that you as Mondrian Owners have benefited from an improved level of communication. We believe that the bimonthly MyMondrian newsletter is valued by those who want to keep up to date with what is happening at Mondrian and that the Mondrian Facebook page has a role in informal communication.

Mondrian now has its own website www.MondrianWaterloo.com.au. The website provides Mondrian with an identity and owners and tenants with convenient access to building information, by-laws and the forms they need to communicate with our building and strata managers. The site was built by a Mondrian owner and is maintained by the Communications subcommittee. Apart from being the public face of the Mondrian, it now includes a password protected area where owners can access key documents, such as consultants' reports, financial information, subcommittee reports and minutes of past meetings. (You can obtain your password by contacting the strata manager.)



Financial Implications for Owners

To say that Mondrian's finances are in good shape would be simplistic because the picture is more complex. For its first 10 years of its life Mondrian has managed to fund its running costs, repairs and maintenance from the annual levies that owners pay. The only special levies that owners have been asked to pay have been for significant upgrade projects. Mondrian currently has some \$670,000 in its Sinking Fund, monies which must be used to pay for future repairs and maintenance works.

With the assistance of quantity surveyors we have modelled what these works are likely to be over the next 15 years. Within the next 3 years Mondrian will need a complete repaint and this alone will use up most of these funds. In addition there are upgrade works we need to do and we are taking the opportunity of having builders onsite to catch up with a backlog of repair work not covered by the HOW insurance, and this all has a cost.

Harder to establish but no less significant is what the financial impact will be of rectifying the fire defects identified in the City of Sydney Fire Order. The responsibility for this is still being negotiated with the HOW insurer Allianz. Until such time as terms of settlement are agreed, there remains the possibility of Mondrian owners having to contribute substantially to the costs of rectification. Without being able to know how successful we will be against Allianz and how much Allianz will contribute we do not have the information to budget realistically for these costs.

A further matter which owners will eventually have to decide is whether or not to continue to fund the additional cost of having a full time, as opposed to a part time, building manager on site. The current full time appointment arises from the need to have a full time presence whilst Mondrian is going through the process of defect rectification. This may be harder to justify in the future.

The Budget and Levies for the coming year

We have in conjunction with quantity surveyors Leary Partners done some modelling to forecast what levies will be required to maintain the scheme in coming years. The plan is for levies to be increased steadily in line with building costs year on year. This will however require an initial increase in levies for the coming year in excess of the building price index. The proposed rate of levy increase should enable Mondrian to fund its anticipated repairs and regular upgrade works, including the \$400,000 that needs to be spent on repainting within the next 3 years.

Following previous Mondrian policy Special Levies should only be necessary where there are significant one off project costs or defect repair costs of the type noted above that cannot be recovered from the insurer.

Mondrian levies remain very reasonable compared with those of comparable buildings in the area. If this situation is to continue, we will need a vigilant Treasurer to ensure that the financial controls



that have been put in place are adhered to. The thinking behind the proposed budget will be explained to owners at the Annual General Meeting.

Mondrian Community Compliance and by-laws

All strata schemes have by laws and last November an Extraordinary Meeting of Owners “EGM” was called to fine tune our by-laws, to make them clearer & more effective as well as to bring them into line with current values. The changes were passed by the necessary 75% majority of owners, which is indicative of the support they have in the Mondrian community. No EC relishes the prospect of enforcing by-laws and the EC supports mediated outcomes wherever possible. However where non compliance threatens the prevailing standards in a building, then unless there is some active enforcement, unfortunate precedents can give rise to an erosion of standards that eventually devalue the building. A look around the neighbourhood provides evidence of buildings where care has not been taken in maintaining quality & appearance.

The Outlook for 2014 / 2015

The coming year will hopefully see the changes that have been made bear fruit and the changes that are in progress being pursued under the watchful eye of an energetic executive committee.

Mondrian is a work in progress on many fronts – to mention but a few;

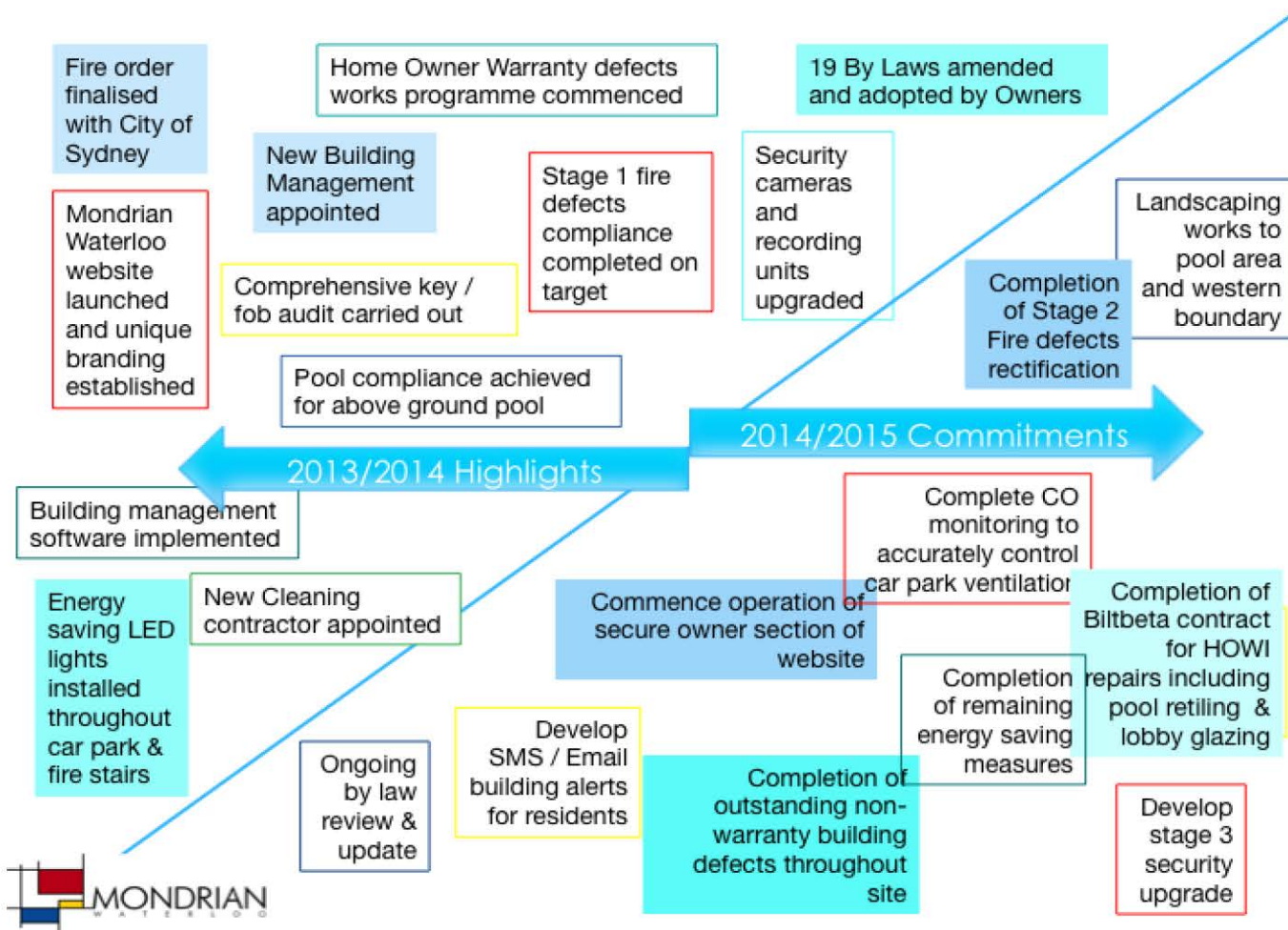
- Negotiations with Allianz the HOW insurer to fund the cost of fire defect rectification
- Completion of the pool landscaping project and related works
- Completion of the current defect works by Biltbeta Pty Ltd
- Further upgrades to Mondrian security
- Further development of the MyBos building management system to provide improved reporting & recording of building assets to help contain maintenance costs
- Implementation of remaining energy saving measures including car park CO monitoring
- Further website enhancements in response to owner feedback
- Review of WHS obligations in relation to roof access etc.

Individual owners will have their own views on the work that has been done over the past year and the merits of what is proposed for the coming year. You may find the diagram overleaf assists with clarity.

I urge all owners to attend the Annual General Meeting on Thursday 24 July as there is much currently at stake. If you are unable to attend in person, then please take time to complete a Proxy Form in favour of someone whose views you trust. Thank you.

John Hutchinson
Chairperson

Chairperson - John Hutchinson Treasurer - Bruce Aitken Secretary - Karen Hannan
Committee - Michael Brindley Chris French Mark Rodgers Marshall Hartwich Ian Hulme Sam Chan



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Strata Schemes Management Act 1996 (NSW)

NOTICE OF ANNUAL GENERAL MEETING

The Owners – Strata Plan No. 69259

Mondrian

2-4 Powell Street, Waterloo

DATE, PLACE AND TIME

The meeting will be held on Thursday, 24 July 2014

In the offices of Strata Plus

Level 2, 80 Cooper Street, Surry Hills

The meeting will commence at 6:30 pm

Documents accompanying this notice:

1. Minutes of Previous Meeting
2. Audited Financial Statements
3. Insurance Details
4. Administrative Fund Budget
5. Sinking Fund Budget and Forecast Summary
(Contact your Strata Manager for a full copy of the Forecast)
6. Proposed Levy Contributions
7. Summary of Options for Motions re Balcony Pebble Removal
8. Proxy Form and Voting Instructions

*Should you be **unable to attend** the scheduled meeting, you are encouraged to **complete the Proxy Form** to be found at the back of your AGM package and return it to the office of Strata Plus **at least 24 hours prior** to the commencement of the meeting.*

This will ensure that there is a quorum, which means that the minimum number of owners are present for the meeting to proceed and resolve upon the various motions affecting the scheme.

Remember that for your vote to be valid you must have your levies for the current quarter paid up to date.

DATE OF THIS NOTICE: 4 July 2014

AGENDA

CONFIRMATION OF RECORDS																										
MOTION 1	MINUTES	That the minutes of the last general meeting of the Owners Corporation held 19 November 2013 be confirmed as a true record and account of the proceedings at that meeting.																								
MOTION 2	FINANCIAL STATEMENTS	That the audited financial statements for the period ending 30 June 2014 be adopted.																								
COMMON PROPERTY RISK MANAGEMENT																										
MOTION 3	CONFIRMATION OF CURRENT INSURANCES	That the Owners Corporation's current insurances as detailed in the attached schedule be confirmed. <i>NOTE: Strata Plus confirms that at the time this premium was paid, no commission or broker fee was received.</i>																								
MOTION 4	INSURANCE RENEWAL	That a standing authority be given to Strata Plus Pty Limited to renew the insurances for the scheme in accordance with current valuation.																								
MOTION 5	VALUATION	That in accordance with section 85 of the Act, a valuation be obtained for insurance purposes prior to the expiration of the current policy period and that the managing agent be authorised to alter the sum insured in accordance with the updated valuation. <div>Last obtained: 17 December 2012</div>																								
FINANCIAL MATTERS																										
MOTION 6	TERM DEPOSITS	That the treasurer of the Owners Corporation be authorised by standing authority to advise the Strata Managing Agent of those amounts which may be placed on term deposit with the trust account bank.																								
MOTION 7	AUDITOR	That an auditor be appointed for the owners corporation for the financial year ending 30 June 2015.																								
MOTION 8	BUDGET & LEVIES	<div>(a) That the Administrative Fund Budget for the financial year commencing 1 July 2014 be adopted and that levies of \$481,800.00 incl. GST (\$438,000.00 plus GST) be determined as detailed in the table below:<table><tr><th>Due Date</th><th>Admin Incl. GST</th></tr><tr><td>1 July 2014 (already issued as per resolution of last year's AGM)</td><td>\$112,486.00</td></tr><tr><td>1 October 2014</td><td>\$123,104.67</td></tr><tr><td>1 January 2015</td><td>\$123,104.67</td></tr><tr><td>1 April 2015</td><td>\$123,104.67</td></tr><tr><td>Total</td><td>\$481,800.01</td></tr></table></div> <div>(b) That the Sinking Fund Budget for the financial year commencing 1 July 2014 be adopted and that levies of \$178,200.00 incl. GST (162,000.00 plus GST) be determined as detailed in the table below:<table><tr><th>Due Date</th><th>Sinking Incl. GST</th></tr><tr><td>1 July 2014 (already issued as per resolution of last year's AGM)</td><td>\$39,418.14</td></tr><tr><td>1 October 2014</td><td>\$46,260.62</td></tr><tr><td>1 January 2015</td><td>\$46,260.62</td></tr><tr><td>1 April 2015</td><td>\$46,260.62</td></tr><tr><td>Total</td><td>\$178,200.00</td></tr></table></div>	Due Date	Admin Incl. GST	1 July 2014 (already issued as per resolution of last year's AGM)	\$112,486.00	1 October 2014	\$123,104.67	1 January 2015	\$123,104.67	1 April 2015	\$123,104.67	Total	\$481,800.01	Due Date	Sinking Incl. GST	1 July 2014 (already issued as per resolution of last year's AGM)	\$39,418.14	1 October 2014	\$46,260.62	1 January 2015	\$46,260.62	1 April 2015	\$46,260.62	Total	\$178,200.00
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MOTION 8	BUDGET & LEVIES (CONT.)	<p>(c) That the first levy for the 2015 financial year be due and payable to the Administrative Fund and Sinking Fund in accordance with the table below and that these amounts continue to fall due and payable on a quarterly basis until redetermined at next year's annual general meeting:</p> <table border="1"> <thead> <tr> <th>Due Date</th><th>Admin Incl. GST</th><th>Sinking Incl. GST</th></tr> </thead> <tbody> <tr> <td>1 July 2015</td><td>\$123,104.67</td><td>\$46,260.62</td></tr> </tbody> </table> <p>(d) That all contributions be levied by notice from the treasurer of the owners corporation in accordance with section 78 of the <i>Strata Schemes Management Act 1996 (NSW)</i>.</p>	Due Date	Admin Incl. GST	Sinking Incl. GST	1 July 2015	\$123,104.67	\$46,260.62
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1 July 2015	\$123,104.67	\$46,260.62						
MOTION 9	MANAGEMENT OF OUTSTANDING LEVIES	<p>That the Owners Corporation authorise</p> <p>(a) The managing agent to take legal proceedings on behalf of the Owners Corporation for the recovery of outstanding levies and interest, costs and expenses;</p> <p>(b) The engagement of solicitors and/or counsel for the purposes of proceedings;</p> <p>(c) The managing agent to instruct the solicitor and / or legal counsel in relation to such proceedings.</p>						
MOTION 10	EXPENDITURE V BUDGET	That in accordance with Section 80A of the <i>Strata Schemes Management Act 1996 as amended</i> , the Owners Corporation removes the limitation relating to expenditure in excess of 10% above budget on any item or matter.						
MOTION 11	WAIVE INTEREST – LOT 132	<p><i>This motion requires a special resolution.</i></p> <p>That by special resolution pursuant to Section 79(3) of the Strata Schemes Management Act 1996, the Owners Corporation waives the interest due on late payment of contributions due on the first days of January and April 2014 as per the attached request.</p> <p style="text-align: right;">Motion moved by Y Farrell (Lot 132)</p>						
OWNERS CORPORATION GOVERNANCE								
MOTION 12	EXECUTIVE COMMITTEE	<p>That the Executive Committee be elected.</p> <p>(The Owners Corporation shall first take nominations and determine the number of members to constitute the committee).</p> <p><i>Nominated persons must expressly state whether they have any personal, business or financial connection with the original owner and/or caretaker.</i></p>						
MOTION 13	RESTRICTED MATTERS	To decide if any matter or class of matter is to be determined by the Owners Corporation in general meeting.						
COMMON PROPERTY MATTERS								
MOTION 14	ADDITION TO COMMON PROPERTY- SECURITY SCREENS	<p>This motion requires a special resolution.</p> <p>That the owners corporation specially resolve to add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of the installation of security screens to the ground floor units facing Short street at an estimated cost of \$17,000</p>						
MOTION 15	ALTERATION TO COMMON PROPERTY- LANDSCAPING OF BREEZEWAY	<p>This motion requires a special resolution.</p> <p>That the owners corporation specially resolve to alter to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of re-landscaping the breezeway planter box with bamboo at an estimated cost of \$3,500.00.</p>						

MOTION 16	ALTERATION TO COMMON PROPERTY- CCTV INSTALLATION	<p>This motion requires a special resolution.</p> <p>That the owners corporation specially resolve to alter to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of further upgrading the CCTV camera installation at an estimated cost of \$9000</p>																				
MOTION 17	ALTERATION OR ADDITION TO COMMON PROPERTY- PEBBLE SAFETY WORKS	<p>This motion requires a special resolution.</p> <p>That the owners corporation specially resolve to alter or add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of works required to comply with the recommendations of the Integrated Building Consultants report regarding the safety risk associated with the pebbles on balconies by means of:</p> <p>Reducing the height of the pebbles in accordance with Option 2 of the Report at an estimated one off cost of \$44,000 (incl GST)</p>																				
MOTION 18	ALTERATION OR ADDITION TO COMMON PROPERTY- PEBBLE SAFETY WORKS	<p>This motion requires a special resolution.</p> <p>That the owners corporation specially resolve to alter or add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of works required to comply with the recommendations of the Integrated Building Consultants report regarding the safety risk associated with the pebbles on balconies by means of:</p> <p>Covering the pebbles with wire mesh as per Option 3 of the Report at an estimated cost of \$209,000. (incl GST)</p>																				
MOTION 19	ALTERATION OR ADDITION TO COMMON PROPERTY- PEBBLE SAFETY WORKS	<p>This motion requires a special resolution.</p> <p>That the owners corporation specially resolve to alter or add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of works required to comply with the recommendations of the Integrated Building Consultants report regarding the safety risk associated with the pebbles on balconies by means of:</p> <p>Covering the pebbles with perspex as per Option 4 of the Report at an estimated cost of \$337,000 (incl GST)</p>																				
MOTION 20	ALTERATION OR ADDITION TO COMMON PROPERTY- PEBBLE SAFETY WORKS	<p>This motion requires a special resolution.</p> <p>That the owners corporation specially resolve to alter or add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of works required to comply with the recommendations of the Integrated Building Consultants report regarding the safety risk associated with the pebbles on balconies by means of:</p> <p>Removing all pebbles and replacing with timber decking in keeping with the existing decking as per Option 1 of the Report at an estimated cost of \$337,000 (incl GST)</p>																				
MOTION 21	SPECIAL LEVY – PEBBLE SAFETY SOLUTION	<p>That a special administrative fund levy be struck pursuant to Section 76 of the <i>Strata Schemes Management Act 1996</i> being for the pebble safety works Option as decided on by owners in Motions 17-20 above. Approximate costs as presented in each Motion are described in the table below, with cost per Lot and cost per Lot per Quarter.</p> <table><tr><th>OPTION</th><th>Approx Total \$</th><th>Approx \$ per Lot</th><th>Approx \$ per Qtr x4</th></tr><tr><td>Lower Pebble Height</td><td>\$44,000</td><td>\$321</td><td>\$80</td></tr><tr><td>Wire mesh</td><td>\$209,000</td><td>\$1,526</td><td>\$381</td></tr><tr><td>Perspex</td><td>\$337,000</td><td>\$2,460</td><td>\$615</td></tr><tr><td>Timber Extension</td><td>\$337,000</td><td>\$2,460</td><td>\$615</td></tr></table> <p>That the contribution is to be levied by notice from the treasurer of the owners corporation in accordance with Section 78 of the <i>Strata Schemes Management Act 1996</i> by unit of entitlement in instalment(s) to be due and payable on dates to be resolved upon by owners commencing from 1 October 2014.</p>	OPTION	Approx Total \$	Approx \$ per Lot	Approx \$ per Qtr x4	Lower Pebble Height	\$44,000	\$321	\$80	Wire mesh	\$209,000	\$1,526	\$381	Perspex	\$337,000	\$2,460	\$615	Timber Extension	\$337,000	\$2,460	\$615
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Strata Schemes Management Act 1996 (NSW)

MINUTES OF EXTRAORDINARY GENERAL MEETING

The Owners – Strata Plan No. 69259

Mondrian

2-4 Powell Street, Waterloo

DATE, PLACE AND TIME

The meeting was held on Wednesday, 19 November 2013

In the office of Strata Plus Pty Limited

Level 2, 80 Cooper Street Surry Hills

PRESENT:

G Lenagham	Lot 10
M Rodgers	Lot 17
M Prill	Lot 18 & 118
E O'Dwyer & N Jones	Lot 19
J O'Connor	Lot 31
B Aitken	Lot 32
V Lalwani	Lot 35
C Geddes	Lot 49
O Diessel	Lot 53
R McIntyre	Lot 55
A Haddadi	Lot 56
J Cohen	Lot 58
NJ Gazzo	Lot 64
K Hannan	Lot 75
K Hill	Lot 76
K Chaitongdee	Lot 96
M Singer	Lot 113
T Haughee	Lot 114
G Suttor	Lot 115
J Hutchinson	Lot 123 & 139
H Pape & R Moore	Lot 129 & 140
C French	Lot 133

PRESENT BY PROXY:

S McGrade (Lot 11) proxy to J Hutchinson
D Mogford (Lot 15) proxy to C French
J Moulieri (Lot 21) proxy to I Hulme
T Chen (Lot 23) proxy to J Hutchinson
R Rigutto (Lot 28) proxy to B Aitken
A Rowe & C Meadley (Lot 34) proxy to Chairman
B Prior & K Kelso (Lot 38) proxy to B Aitken
T Foster (Lot 42) proxy to G Weeks
D Jasper (Lot 46) proxy to I Hulme
D Krause (Lot 48, 66 & 102) proxy to L Rigon
P Cox (Lot 63) proxy to C French
G Packham (Lot 73) proxy to J Hutchinson
V Lee (Lot 79) proxy to J Hutchinson
D La (Lot 82) proxy to J Hutchinson

PRESENT BY PROXY: C Tuan (Lot 88) proxy to L Rigon
(CONTINUED) L Porter (Lot 93) proxy to L Rigon
Y Luo (Lot 94) proxy to J Hutchinson
A & K Huber (Lot 109) proxy to J Hutchinson
B & T Friscic (Lot 112) proxy to L Rigon
V Ryan (Lot 117) proxy to B Aitken
M Coulter (Lot 125) proxy to L Rigon
E Fabbro (Lot 137) Proxy to L Rigon

IN ATTENDANCE: I Hulme Lot 21 & 46
G Weeks Lot 42
D Stubbing-Hill Lot 47
L Rigon Lot 48, 66, 88, 93, 102, 112, 125 & 137
M Brindley Lot 133
A Lenton Strata Plus Pty Limited
D Ferguson Strata Plus Pty Limited (Left Meeting at 7.22 pm)
E Higgins Strata Plus Pty Limited

Those present determined that John Hutchinson chair the meeting.
The chairperson declared a quorum.
The meeting commenced at 6.15 pm.

MINUTES

STATUTORY MATTERS		
MOTION 1	MINUTES	RESOLVED that the minutes of the previous general meeting held on 28 August 2013 be confirmed as a true record and account of the proceedings at that meeting.
FINANCIAL MATTERS		
MOTION 2	FINANCIAL STATEMENTS	RESOLVED that the financial statements for the period ended 31 October 2013 be adopted. The Strata Managing Agent was instructed to display the financial statements for the period ended 31 October 2013 in the secured log in section of the Strata Plus website.
MOTION 3	EXPENDITURE V BUDGET	RESOLVED that in accordance with Section 80A of the <i>Strata Schemes Management Act 1996 as amended</i> , the Owners Corporation removes the limitation relating to expenditure in excess of 10% about budget on any item or matter.
APPOINTMENT OF BUILDING MANAGER		
MOTION 4	BUILDING MANAGEMENT TENDERS	RESOLVED that the Owners Corporation noted the tender process conducted for the appointment of a new Building Manager and confirms the appointment as Building Manager of ABMS Pty Ltd as the Executive Committee's preferred tenderer to commence duties from 1 December 2013. J Hutchinson advised the owners that the was no term agreement and that they will be engaging ABMS Pty Ltd on a work order basis to allow flexibility of duties. There was discussion that took place relating to flexibility and contractual agreements in terms of quality control. It was NOTED that the owners trusted the Executive Committee to act in the best interest of the Owners Corporation and confirmed the appointment of ABMS Pty Ltd.
MOTION 5	BUILDING MANAGER APPOINTMENT	An amendment to the motion was moved that: “(b) <i>The delegation to the Building Manager is to be subject to the conditions and limitations proposed by the Executive Committee; and</i> ”

		<p style="text-align: right;">AMENDMENT RESOLVED</p> <p>RESOLVED that the Owners Corporation of Strata Plan No. 69259:</p> <ul style="list-style-type: none"> (a) Appoints a Building Manager; (b) The delegation to the Building Manager is to be subject to the conditions and limitations proposed by the Executive Committee; and (c) The Owners Corporation execute the Agreement to give effect to this appointment and delegation; and (d) Authority be given for the common seal of the Owners Corporation to be affixed to the Agreement by the Strata Managing Agent. <p style="text-align: right;">MOTION RESOLVED</p>
POOL RENOVATIONS & LANDSCAPING		
MOTION 6	COMMON PROPERTY CHANGE	<p>An amendment to the motion was moved that:</p> <p><i>"The following motion requires a special resolution.</i></p> <p><i>That pursuant to Section 65A of the Strata Schemes Management Act 1996 the Owners Corporation be authorised to make any changes to common property that are required for replacing the plantings and re-landscaping the area adjacent to the pool and the rubber trees at the western end."</i></p> <p>There was discussion took place regarding the decking at the eastern end and it was raised that the owners would like to see what is proposed for the decking around the pool before voting on this motion.</p> <p style="text-align: right;">AMENDMENT RESOLVED</p> <p><i>The following motion requires a special resolution</i></p> <p>SPECIALLY RESOLVED that pursuant to Section 65A of the Strata Schemes Management Act 1996 the Owners Corporation be authorised to make any changes to common property that are required for replacing the plantings and re-landscaping the area adjacent to the pool and the rubber trees at the western end.</p> <p style="text-align: right;">MOTION RESOLVED</p> <p style="text-align: right;">VOTES FOR: 47</p> <p style="text-align: right;">VOTES AGAINST: 2</p>
CHANGE OF BY-LAWS		
<p>Due to the volume of By-Law changes, the following represents the changes only. To see a full copy of the current By-Laws and proposed changes in full (changes shown in blue), please access the Mondrian intranet page accessible via your owner login from the Strata Plus website.</p>		
MOTION 7	BY-LAW 2 – BEHAVIOUR OF OCCUPIERS	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the <i>Strata Schemes Management Act 1996</i> (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>Section 2.1 (d) be amended to read:</p> <ul style="list-style-type: none"> (d) permit the car parking area of the Building designated for the parking of vehicles and forming part of that owner's or occupier's lot to be used for any purpose other than for housing motor vehicles, bicycles and motorcycles; or install

		<p>storage units except as permitted under By-Law 28, or;</p> <p>That existing Section 2.1 (h), be renamed (j) and the following amendments be included as follows. Section 2.1 (h) be added per requirements under recent Strata Law changes:</p> <p>(h) allow cigarette, pipe or cigar smoke to travel or permeate beyond the boundaries of the owner's or occupier's Lot and/or cause nuisance or hazard or otherwise interfere unreasonably with the use and enjoyment of a lot by another resident</p> <p>A new amendment (i) be accepted</p> <p>(i) throw, drop or allow to fall cigarette butts or any other item from a balcony area</p> <p>2.3 (a) be amended to read:</p> <p>(a) play upon any Common Property (except for the Powell Street Lawn and then only under the supervision of a responsible adult);</p> <p style="text-align: right;">VOTES FOR: 49 VOTES AGAINST: 0 UNANIMOUSLY AGREED</p>
MOTION 8	BY-LAW 5 – USE OF LOT	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the <i>Strata Schemes Management Act 1996</i> (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>Addition of requirement (d) to Section 5.1 An owner occupier must:</p> <p>(d) only keep furniture on balconies and courtyards that is appropriate for outdoor use</p> <p>Addition of reference points to other By-laws within 5.2 An owner or occupier must not:</p> <p>i. install bars, screens or grilles on the windows or exterior doors of the Lot (refer to By-Law 27);</p> <p>iv. (refer to By-Law 26);</p> <p>The addition of 2 new requirements as follows:</p> <p>5.3 An owner or occupier may install security locks and child window safety devices on exterior windows and doors without prior consent of the Owners Corporation, provided that</p> <p>i. no addition or alteration is made to a door that is the subject of fire regulation.</p> <p>ii. no damage is done to the common property other than the subject windows and doors; and</p> <p>iii. any installation is in keeping with the appearance of the building.</p> <p>5.4 An owner or occupier of a Lot must ensure that the number of persons who occupy that Lot is limited to 2 adults multiplied by the number of bedrooms shown on the building plans (or an authorised renovation) for that Lot.</p> <p style="text-align: right;">VOTES FOR: 48 VOTES AGAINST: 1</p>

MOTION 9	BY-LAW 7 – WINDOW COVERING	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the <i>Strata Schemes Management Act 1996</i> (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>That the existing condition 7.1 be deleted and replaced as follows:</p> <p>An owner or occupier must ensure that:</p> <p>7.1 (a) Window coverings must be white or off-white in colour and uniform in appearance when viewed from outside the building;</p> <p>(b) No fixed louvres or plantation shutters are installed in a Lot without the prior approval of the Owners Corporation.</p> <p>(c) No natural timber finishes on venetian blinds, louvres and plantation shutters installed in any window or door observable from outside the building.</p> <p style="text-align: right;">VOTES FOR: 46</p> <p style="text-align: right;">VOTES AGAINST: 3</p>
D Ferguson of Strata Plus Pty Limited left the meeting at 7.22 pm.		
MOTION 10	BY-LAW 8 – GARBAGE	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the <i>Strata Schemes Management Act 1996</i> (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>Removal of existing condition (c) and re-number existing condition (d) with (c).</p> <p>That condition 8.2 be re-worded as follows:</p> <p>8.2 An owner or occupier must not:</p> <p>a) leave domestic garbage on the Common Property other than in the designated garbage room</p> <p>b) place any domestic garbage in the bins located on the Powell Street lawn</p> <p>c) deposit items that do not fit in the bins provided in the garbage room or anywhere else on the Common Property.</p> <p>That the following two conditions be accepted.</p> <p>8.3 A owner or occupier must make their own arrangements for the removal of all items that do not fit in the garbage bins provided</p> <p>8.4 An owner is liable for any costs incurred by the Owners Corporation in removing large items of furniture, effects or whitegoods left in the garbage room or anywhere else on the Common Property by that owner or their tenant.</p> <p style="text-align: right;">VOTES FOR: 49</p> <p style="text-align: right;">VOTES AGAINST: 0</p> <p style="text-align: right;">UNANIMOUSLY AGREED</p>

MOTION 11	BY-LAW 9 – MOVING FURNITURE	<p>An amendment to the motion was moved that:</p> <p><i>“The following motion requires a special resolution.</i></p> <p><i>That, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the Strata Schemes Management Act 1996 (NSW) the Owners Corporation add or amend the by-law as specified below:</i></p> <p><i>That the following additions be included:</i></p> <p>9.3 <i>An owner or occupier must arrange for the Building Manager to position lift protection blankets before transporting furniture or other large items in the lift.</i></p> <p>9.4 <i>An owner or occupier is liable for any damage caused by transportation of furniture or effects through the Common Property.</i></p> <p>9.5 <i>An owner or occupier may only move furniture and household effects in and out of the Building between the hours of 7:30 am and 5.00 pm, seven (7) days a week.”</i></p> <p style="text-align: right;">AMENDMENT RESOLVED</p> <p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the Strata Schemes Management Act 1996 (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>That the following additions be included:</p> <p>9.3 An owner or occupier must arrange for the Building Manager to position lift protection blankets before transporting furniture or other large items in the lift.</p> <p>9.4 An owner or occupier is liable for any damage caused by transportation of furniture or effects through the Common Property.</p> <p>9.5 An owner or occupier may only move furniture and household effects in and out of the Building between the hours of 7:30 am and 5.00 pm, seven (7) days a week.</p> <p style="text-align: right;">MOTION RESOLVED</p> <p style="text-align: right;">VOTES FOR: 49</p> <p style="text-align: right;">VOTES AGAINST: 0</p> <p style="text-align: right;">UNANIMOUSLY AGREED</p>
MOTION 12	BY-LAW 15 – KEEPING OF ANIMALS	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the <i>Strata Schemes Management Act 1996</i> (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>That the following addition be included under 15.2 as point (a):</p> <p>(a) For dogs, small is defined as an adult being less than 13kg in weight and 40cm in height at the shoulders.</p> <p>That the existing conditions under 15.3 be renumbered 15.4 and that the following be included and numbered as 15.3.</p> <p>15.3 The following animals must not be kept on the lot or common property:</p>

		<p>A. Dogs of a declared dangerous breed Any dog declared under the <i>Companion Animals Act</i> 1998 to be a dangerous dog or any dog that is a restricted dog within the meaning of that Act, or the regulations thereunder.</p> <p>b. Domestic fowl, game birds, cockatoos or large parrots.</p> <p>That the following condition be added to the newly renumbered 15.4 (a).</p> <p>a. Keep the animal leashed and under control at all times when on Common Property (with the exception of the Powell Street lawn and Breezeway, where a dog may be off the leash);</p> <p>That the newly renumbered 15.4 (b) be amended to the following</p> <p>(b) Ensure that all faeces or other animal waste, whether on the Lot or the Common Property is immediately removed and disposed of and that in doing so no faeces or other animal waste is placed in the common property garbage receptacles unless contained within a securely sealed plastic or other impermeable wrapping and in such a manner that no offensive odours escape; and</p> <p>That the existing condition 15.3 (to be renumbered 15.4) (d) be re-numbered (g) and the following conditions be added:</p> <p>(d) Ensure that the animal does not wander on to another Lot or on the Common Property; and</p> <p>(e) Ensure that dogs and cats are appropriately identified by, for example, microchip, tattoo or other appropriate means and registered with City of Sydney Council; and</p> <p>(f) ensure that an appropriate flea and vaccination schedule is maintained in respect of the animal; and</p> <p>(f) Acknowledge that the Owners Corporation may withdraw its consent to keep an animal in the event of a breach of By-Law 15.</p> <p style="text-align: right;">VOTES FOR: 43</p> <p style="text-align: right;">VOTES AGAINST: 6</p> <p>L Rigon raised concerns in relation to 15.4 (a) with the exception of dogs being unleashed on the Powell Street lawn and Breezeway. L Rigon advised that in accordance with the Companion Animals Act, a dog must be leashed in public areas. L Rigon considered these areas of Mondrian a public place. K Hannan challenged L Rigon's assumption and asserted that the Powell Street lawn was private property. The Executive Committee will investigate to confirm if any of the space considered Mondrian private property has been determined "public space" within the terms of the City of Sydney's Companion Animals Act.</p>
MOTION 13	BY-LAW 16 – PLANTER BOXES	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the <i>Strata Schemes Management Act 1996</i> (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>That the existing condition (a) be removed, Existing condition (b) be re-worded as follows:</p> <p>(a) properly maintain the soil and plants in the planter box</p>

		<p>(b) remove any dead or diseased plants</p> <p>(c) ensure no water escapes into the Common Property or another Lot when the plants are being watered.</p> <p>VOTES FOR: 49</p> <p>VOTES AGAINST: 0</p> <p>UNANIMOUSLY AGREED</p>
MOTION 14	BY-LAW 18 – BUILDING WORKS	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the Strata Schemes Management Act 1996 (NSW) the Owners Corporation add a new by-law to replace By-Law 18 regarding building works.</p> <p>VOTES FOR: 49</p> <p>VOTES AGAINST: 0</p> <p>UNANIMOUSLY AGREED</p>
MOTION 15	BY-LAW 20 – VISITOR PARKING	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the Strata Schemes Management Act 1996 (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>That the following condition be included:</p> <p>20.2 Visitor parking is reserved for bona fide visitors. Persons residing in the Building for a period in excess of 24 hours are deemed to be residents and not visitors.</p> <p>VOTES FOR: 49</p> <p>VOTES AGAINST: 0</p> <p>UNANIMOUSLY AGREED</p> <p>It was NOTED that Building 4 has direct access to the basement which was a concern in relation to security and visitor parking in the allocated spaces provided by the Owners Corporation. J Hutchinson advised that this matter will be discussed at an Executive Committee level.</p>
MOTION 16	BY-LAW 27 – GRILLES AND SCREENS	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the Strata Schemes Management Act 1996 (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>By-Law 27: Grilles and Screens:</p> <p>27.1 An Owner or occupier may only install screens or grilles on the windows and doors of the lot with Owners Corporation approval.</p> <p>27.2 Any installation must be in keeping with the appearance of the building</p> <ol style="list-style-type: none"> All frames must be powder coated to match existing Mondrian window frames; Screen material must be matt black stainless steel mesh with minimal visual impact over glass area. “Diamond-design” of screen is NOT permitted

		<p>iv. Panels should be the same size as the existing door/window frames</p> <p>v. Any mid-rail needs to be situated at a height of 900mm from the lower edge of the frame.</p> <p>27.3 Upon seeking the consent of the Owners Corporation an owner may be required to pay a bond not exceeding \$2000 as security for any costs that may be incurred by the Owners Corporation.</p> <p>27.4 Upon completion of the installation, the Owner will be entitled to a refund of the bond deposited by the Owner with the strata managing agent but only if either:</p> <ul style="list-style-type: none"> (i) no damage has been done to the Common Property during the installation (ii) any damage to any part of the Common Property has been rectified by the Owner to the reasonable satisfaction of the executive committee. <p style="text-align: right;">VOTES FOR: 48</p> <p style="text-align: right;">VOTES AGAINST: 1</p> <p>There was discussion that took place surrounding the procedure for depositing / refunding the bond to owners and also the amount outlined above. C French confirmed that this by-law stipulates that the bond would not exceed \$2,000 and the correct amount and procedure would be outlined in the 'Mondrian Rules.' It was also NOTED that the Building Manager is required to carry out an inspection to units undertaking works before and after the works have been completed.</p>
MOTION 17	BY-LAW 28 – CAR PARK STORAGE	<p><i>The following motion requires a special resolution.</i></p> <p>SPECIALLY RESOLVED that, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the Strata Schemes Management Act 1996 (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>By Law 28: Car Park Storage</p> <p>28.1 An owner or occupier may only install a storage unit in the car park with the Owners Corporation approval</p> <p>28.2 Common property (such as essential services and areas outside of Lot boundary) must not be affected by the installation</p> <p>28.3 Any installation must:</p> <ul style="list-style-type: none"> i. not obstruct periodic cleaning of the car park ii. not compromise access to building services or safety iii. be "The Box Thing" or a comparable storage product. iv. have at least 150mm clearance from the floor v. be installed so that the storage container and vehicles remain within the boundary of the lot vi. not be affixed to Common Property or the building structure vii. not significantly interfere with lighting, and must not interfere with security lighting: and viii. consistent with by-law 14, not store in the storage unit any dangerous or hazardous chemicals other

		<p>than normal household products, provided that such household chemicals must not be stored in commercial quantities.</p> <p>28.4 Upon seeking the consent of the Owners Corporation an owner may be required to pay a bond not exceeding \$2000 as security for any costs that may be incurred by the Owners Corporation.</p> <p>28.5 Upon completion of the installation, the Owner will be entitled to a refund of the bond deposited by the Owner with the strata managing agent but only if either:</p> <ul style="list-style-type: none"> (iii) no damage has been done to the Common Property during the installation (iv) any damage to any part of the Common Property has been rectified by the Owner to the reasonable satisfaction of the executive committee. <p>28.6 Maintenance of the storage unit is the responsibility of the owner</p> <p>28.7 (a) The owner or occupier of the Lot on which the storage unit is installed must indemnify and hold the Owners Corporation harmless from and against any loss or damage sustained by the Owners Corporation as a result of the installation and keeping of the storage unit on that owner or occupier's Lot and the storage of goods within that storage unit.</p> <p>(b) The Owners Corporation shall not under any circumstances be liable to the owner or occupier of a Lot on which a storage unit is installed, or to any other owner or occupier, for any loss or damage sustained by that owner or occupier arising out of or as a result of the storage of items in the storage unit.</p> <p>(c) The storage of goods in a storage unit by an owner or occupier is entirely at the risk of that owner or occupier.</p> <p>28.8 The insurance of the storage unit and its contents are the responsibility of the owner or occupier of the Lot on which it is installed.</p> <p>28.9 The Owners Corporation reserves the right to withdraw any approval given and to require the removal of the storage unit if the owner or occupier commits a material breach of this by-law.</p> <p style="text-align: right;">VOTES FOR: 49 VOTES AGAINST: 0 UNANIMOUSLY AGREED</p>
MOTION 18	NEW BY-LAW 29 – SPECIAL USE	<p><i>The following motion requires a special resolution.</i></p> <p>That, for the purpose of the control, management, administration, use or enjoyment of the strata scheme, and according to Section 47 of the Strata Schemes Management Act 1996 (NSW) the Owners Corporation add or amend the by-law as specified below:</p> <p>By-Law 29: Installation of Air Conditioning Servicing Lot 133</p> <p>(See photos of roof area in Appendix B below)</p> <p>29.1 On the conditions set out in this by-law the owner or owners for the time being (the Owner) of Lot 133 has, and shall have, a special privilege in respect of the common property to install and keep split system air conditioning servicing Lot 133 and a right of exclusive use and enjoyment of that part of the Common Property directly affected by the installation of the split system air conditioning</p>

		<p>incorporating:</p> <ul style="list-style-type: none"> (a) the installation of a condensing servicing the Lot installed on the roof adjacent to the southern terrace of the Lot on the sixth floor of the building; and (b) the drilling of holes in the Common Property walls on the boundaries of Lot 133 for the installation of ducting between the condensing unit and the internal air dispersal units and for the affixing of the internal air dispersal unit to any Common Property wall on the boundary of Lot 133. <p>29.2 Conditions</p> <p>(a) Prior to Installing Air Conditioner</p> <ul style="list-style-type: none"> (i) If the approval of the City of Sydney Council is required for the installation of the air conditioner, prior to installing the air conditioner the Owner must obtain and provide to the executive committee a copy of that approval. (ii) The Owner must advise the executive committee prior to installing the air conditioner of the details of the air conditioner proposed to be installed including the make, model and the maximum noise output specified for that model by the manufacturer and, if the manufacturer's specifications indicate a maximum noise output greater than that permitted under the Environmental Planning & Assessment Act 1989 or the Regulations thereunder, then the Owner must not install that air conditioner. <p>(b) Performance of Works</p> <p style="padding-left: 40px;">In installing the air conditioner, the Owner must:</p> <ul style="list-style-type: none"> (i) ensure that the installation is carried out in a good and workmanlike manner by licensed contractors in compliance with the Building Code of Australia and any conditions imposed by the City of Sydney Council and in such a way as to minimise disruption or inconvenience to any owner or occupier of any other Lot in the Scheme; (ii) transport all construction materials, equipment, debris and other material associated with the installation of the air conditioner over Common Property in the manner reasonably directed by the executive committee; (iii) keep all areas of the building outside Lot 133 affected by the works clean and tidy throughout the installation of the air conditioning and remove from the building all debris arising out of the installation of the air conditioning as soon as practicable; (iv) ensure that the installation of the air conditioner does not interfere with or damage the Common Property otherwise than as approved in this by-law or interfere with or damage the property of any other owner and, if any damage does occur, make good that damage within a reasonable period after that damage occurs; (v) if and to the extent that the installation of condenser on the roof interferes with any waterproof membrane or other waterproofing product installed on the roof, ensure that the waterproofing membrane or other waterproofing product is made good and that that part of the roof in which the air conditioning condenser is
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		<p>installed is rendered water tight.</p> <p>(c) Completion of Installation</p> <p>(i) On completion of the installation of the air conditioner, if the consent of The City of Sydney Council is required for the installation of the air conditioning, the Owner must provide to the executive committee the certificate of the Council that the installation complies with the conditions of any approval given by the Council.</p> <p>(ii) The Owner must ensure that the air conditioner installed on the roof servicing Lot 133 at all times complies with any restrictions on the noise levels generated by split system air conditioners in force under the Environmental Planning & Assessment Act 1989 and the Regulations thereunder.</p> <p>29.3 Liability and Indemnity</p> <p>(a) The Owner is liable for any damage caused to any part of the Common Property or the property of any owner or occupier of a Lot in the Scheme as a result of the installation of the air conditioner and must take all such steps as are necessary to make good that damage within a reasonable time after it has occurred.</p> <p>(b) The Owner must indemnify the Owners Corporation against any loss, damage, cost, charge or expense incurred or sustained by the Owners Corporation or the owner or occupier of a Lot in the Scheme as a result of or arising out of the installation of the air conditioner.</p> <p>(c) The owner is responsible for, and must bear and pay all the costs of, the proper maintenance of the air conditioner and must keep the air conditioner in a state of good and serviceable repair and must renew or replace the air conditioner whenever it becomes worn out or damaged so that it is no longer capable of being operated at all times within the maximum noise output restrictions in force under the Environmental Planning & Assessment Act 1989 and the Regulations thereunder.</p> <p>(d) For the avoidance of doubt, if at any time the air conditioning condenser or internal air dispersal unit installed in Lot 133 generates noise or vibration that is heard or felt beyond the boundary of that Lot and the immediate vicinity of that part of the roof in which the condenser is installed so that it is audible in any other Lot and the level of that noise or vibration is such that it is likely to interfere with the peaceful enjoyment of the owner or occupier of another Lot, the Owner must repair or replace the condenser unit or internal air dispersal unit, as applicable, so that it does not generate noise or vibration beyond the boundary of Lot 133 and the immediate vicinity of that part of the roof in which it is installed and, pending that repair or replacement, the owner of Lot 133 must not operate the air conditioner.</p> <p>(e) The Owner is responsible for maintaining and keeping in a state of good and serviceable repair, that part of the Common Property roof directly affected by the installation of the air conditioning condenser unit.</p> <p>(f) Subject to the preceding paragraph, the Owners Corporation shall remain responsible for the</p>
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		<p>maintenance and keeping in a state of good and serviceable repair of the Common Property.</p> <p>29.4 Right to Remedy Default</p> <p>If the Owner fails to comply with any obligation under this by-law, then the Owners Corporation may:</p> <ul style="list-style-type: none"> (a) carry out all work necessary to perform that obligation; (b) enter upon any part of Lot 133 to carry out that work; (c) recover the costs of carrying out that work from the Owner, <p>and the Owner shall indemnify the Owners Corporation against any legal action or liability flowing from the action of the Owners Corporation pursuant to this clause.</p> <p style="text-align: right;">VOTES FOR: 48</p> <p style="text-align: right;">VOTES AGAINST: 1</p> <p>It was NOTED that the Executive Committee are currently reviewing the application submitted by the owner of Lot 133. J Hutchinson clarified that the space is inaccessible / not visible from outside the Lot. It was further NOTED that the Exclusive Use By-Law remains unless the installation is removed and that the space will not form part of the Lot and remains common property.</p>
<p>A vote of thanks was given to the following people for their efforts:</p> <ul style="list-style-type: none"> • All owners for providing access to their units whilst the fire certifiers carried out the inspections. J Hutchinson advised that 137 of 137 apartments were inspected over the six week period. • B Aitken for arranging the tenders for building management and cleaning. • C French & K Hannan for finalising the proposed change of by-laws. 		
CLOSURE		<p>There being no further business the chairperson declared the meeting closed at 8.02 pm.</p>

INDEPENDENT AUDITOR'S REPORT

TO THE OWNERS OF STRATA PLAN 69259

We have audited the accompanying financial report being a special purpose financial report of Strata Plan 69259, which comprises the Statement of Financial Position as at 30 June 2014 and the Statement of Financial Performance for the year then ended and a summary of significant accounting policies which are stamped for audit identification.

The Responsibility of the owners corporation of Strata Plan 69259 for the Financial Report

The owners corporation are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in Notes to the financial statements which form part of the financial report are appropriate to meet the financial reporting requirements of the Strata Schemes Management Act 1996 and the needs of the owners. The owners corporation's responsibility also includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. No opinion is expressed as to whether the accounting policies used, as described in the Notes to the financial statements are appropriate to meet the needs of the owners. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the owners corporation, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

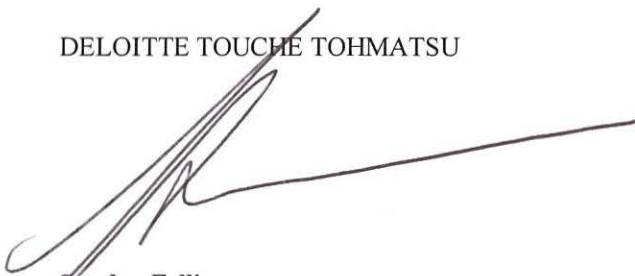
Opinion

In our opinion, the financial report presents fairly, in all material respects, the financial position of Strata Plan 69259 as of 30 June 2014 and of its financial performance for the year then ended in accordance with the Accounting policies described in the Notes to the financial statements.

Basis of Accounting and Restriction on Distribution and Use

Without modifying our opinion, we draw attention to Note 1 to the financial report which describes the basis of accounting which states that the financial report has been prepared in fulfilling the owners corporation financial reporting requirements of the Strata Schemes Management Act 1996. As a result, the financial report may not be suitable for another purpose. Our report is intended solely for the Owners of Strata Plan 69259 and should not be distributed to or used by parties other than the Owners of Strata Plan 69259.

DELOITTE TOUCHE TOHMATSU

A handwritten signature in dark ink, appearing to read 'Sandra Felli', is written over the firm name.

Sandra Felli
Partner
Chartered Accountants

Parramatta, 2nd July 2014

Statement of Financial Position

As at 30/06/2014

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(32,333.82)	(11,275.67)
Owners Equity--Admin	9,436.54	20,712.21
	<u>(22,897.28)</u>	<u>9,436.54</u>
Sinking Fund		
Operating Surplus/Deficit--Sinking	(91,547.05)	34,762.23
Owners Equity--Sinking	760,313.18	725,550.95
	<u>668,766.13</u>	<u>760,313.18</u>
Net owners' funds	<u>\$645,868.85</u>	<u>\$769,749.72</u>

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	44,207.83	46,418.95
Receivable--Levies--Admin	3,706.00	14,233.22
Receivable--Owners--Admin	130.00	2,256.19
	<u>48,043.83</u>	<u>62,908.36</u>

Sinking Fund

Cash at Bank--Sinking	52,446.39	71,983.77
Investment No. 2 a/c - Sinking	170,883.53	164,065.04
Investment No. 3 a/c - Sinking	0.00	150,041.18
Investment No. 4 a/c - Sinking	44,845.66	0.00
Investments--Sinking	403,338.93	387,998.00
Receivable - GST Refund - Defects work	12,543.26	0.00
Receivable--Levies (Special)--Sinking	0.00	504.00
Receivable--Levies--Sinking	1,298.68	6,962.96
	<u>685,356.45</u>	<u>781,554.95</u>

Unallocated Money

Cash at Bank--Unallocated	1,560.10	2,478.29
	<u>1,560.10</u>	<u>2,478.29</u>

Total assets

	<u>734,960.38</u>	<u>846,941.60</u>
--	-------------------	-------------------

Less liabilities

Administrative Fund

Creditor--GST--Admin	731.13	3,075.47
Creditors--Other--Admin	2.63	0.00
Deposits Received--Bond--Admin	4,000.00	4,000.00
Deposits Received--Keys--Admin	3,542.50	3,242.50
Prepaid Levies--Admin	62,664.85	43,153.85
	<u>70,941.11</u>	<u>53,471.82</u>

Sinking Fund

Creditor--GST--Sinking	(5,369.15)	1,771.21
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	Current period	Previous year
Prepaid Levies--Sinking	21,959.47	19,470.56
	16,590.32	21,241.77
Unallocated Money		
Prepaid Levies--Unallocated	1,560.10	2,478.29
	1,560.10	2,478.29
<i>Total liabilities</i>	89,091.53	77,191.88
Net assets	\$645,868.85	\$769,749.72



Statement of Financial Performance
for the financial year
to 30/06/2014

PO Box H181
Australia Square NSW 1215

ph (612) 9319 1899
fax (612) 9319 1866

info@strataplus.com.au

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Administrative Fund

Current period

01/07/2013-30/06/2014

Previous year

01/07/2012-30/06/2013

Revenue

Certificate of Currency Fees	131.81	199.54
Insurance Claims	0.00	3,600.00
Interest on Arrears--Admin	2,107.19	1,667.54
Key Purchases	1,116.00	980.91
Levies Due--Admin	399,999.89	358,415.01
Recoveries	1,261.36	1,000.00
Recoveries--Owners	875.43	0.00
Recovery--Legal Fees	1,099.09	2,604.88
Status Certificate Fees - s109 - s26	1,300.00	1,664.00
Strata Roll Inspection Fees - s119	225.00	680.55
Total revenue	408,115.77	370,812.43

Less expenses

Admin - Agent Disburst - Archiving	153.64	0.00
Admin - tax agent exps	205.00	0.00
Admin--Accounting / BAS	909.00	909.00
Admin--Agent Disbursements	6,186.49	6,047.29
Admin--Auditors--Audit Services	1,300.00	1,300.00
Admin--Bank Charges	0.00	5.42
Admin--Bank Charges--With GST	67.28	62.72
Admin--Consultants	9,686.36	160.00
Admin--Key Deposit Refunds	55.00	(55.00)
Admin--Legal fees	7,223.88	4,513.06
Admin--Management Fees--Schedule B	6,600.44	6,454.08
Admin--Management Fees--Standard	23,054.04	22,535.43
Admin--Occ Health & Safety Report	0.00	1,361.82
Admin--On Site Office expenses	2,384.14	3,498.35
Admin--Subscriptions	2,978.17	275.00
Admin--Telephone Charges	4,476.95	2,509.97
Building Manager	71,118.51	60,918.45
Insurance - Repairs	0.00	3,600.00
Insurance--Excesses	0.00	1,000.00
Insurance--Premiums	57,407.73	49,576.12
Insurance--Valuation	0.00	300.00
Maint Bldg - Foxtel - Admin	1,500.00	250.00
Maint Bldg - Oiling of Decks	10,030.00	0.00
Maint Bldg--Cleaning	500.00	435.00
Maint Bldg--Cleaning--Carpet/Furniture	0.00	540.00



Administrative Fund**Current period**

01/07/2013-30/06/2014

Previous year

01/07/2012-30/06/2013

Maint Bldg--Cleaning--Contracts	46,747.59	45,864.77
Maint Bldg--Cleaning--Materials	0.00	426.45
Maint Bldg--Cleaning--Windows/Glass	0.00	1,363.64
Maint Bldg--Consultant--Engineer (Acoustic)	0.00	2,250.00
Maint Bldg--Defects	0.00	(30.00)
Maint Bldg--Doors & Windows	3,161.82	602.72
Maint Bldg--Electrical	335.00	6,850.00
Maint Bldg--Electrical / Light Globes	425.50	1,152.45
Maint Bldg--Fire Protection--Contract	6,107.50	10,892.50
Maint Bldg--Fire Protection--Non Routine	17,304.10	7,966.60
Maint Bldg--Garage Doors--Non Routine	0.00	377.27
Maint Bldg--General Repairs	1,653.51	891.36
Maint Bldg--Lift--Maintenance Contract	19,813.62	19,051.56
Maint Bldg--Lift--Registration Fees	62.73	62.73
Maint Bldg--Locks, Keys & Card Keys	3,930.27	3,535.90
Maint Bldg--Pest/Vermin Control	1,192.73	1,199.91
Maint Bldg--Plumbing	0.00	8,602.05
Maint Grounds--Gardening Materials	1,539.24	1,317.64
Maint Grounds--Lawns & Gardening	11,274.89	12,404.55
Maint Grounds--Pool	8,584.00	5,564.00
Reimbursable Insurance Certificate	27.27	0.00
Reimbursable s109-s26	1,300.00	1,664.00
Reimbursable s119	225.00	680.55
Utility--Electricity	70,837.74	46,755.29
Utility--Water & Sewerage	40,090.45	36,445.45

Total expenses

440,449.59

382,088.10

Surplus/Deficit

(32,333.82)

(11,275.67)

Opening balance

9,436.54

20,712.21

Closing balance**-\$22,897.28****\$9,436.54**

Sinking Fund**Current period**

01/07/2013-30/06/2014

Previous year

01/07/2012-30/06/2013

Revenue

Income Tax Refund - Sinking	2,018.80	0.00
Insurance Claims	0.00	1,270.00
Interest on Arrears--Sinking	898.81	1,002.47
Interest on Investments--Sinking	26,971.36	34,170.11
Interest--Bank	502.39	1,169.25
Levies Due (Special)--Sinking	0.00	12,727.32
Levies Due--Sinking	149,564.23	178,272.84
Total revenue	179,955.59	228,611.99

Less expenses

Admin--Sinking Fund Assessment	2,230.00	0.00
Building Defects - Building Manager - Sinking	10,666.68	0.00
Building Defects - Consultants - Sinking	3,647.50	8,230.38
Building Defects - Fire Protection - Sinking	88,682.03	36,352.00
Building Defects - Legal Fees - Sinking	21,546.45	21,845.68
Building Defects - Roof - Sinking	0.00	2,952.73
Building Defects - Waterproofing - Sinking	2,048.68	10,926.87
Income Tax--Sinking	11,632.00	12,710.40
Insurance Excess	500.00	4,500.00
Insurance Repairs	0.00	1,270.00
Maint Bldg - Building maintenance	1,799.22	1,887.52
Maint Bldg - Hot Water Service	10,434.00	32,318.54
Maint Bldg - Security - Equipment	9,760.00	170.00
Maint Bldg--Airconditioning	0.00	993.00
Maint Bldg--Computer	0.00	175.00
Maint Bldg--Doors & Windows	4,740.00	1,907.32
Maint Bldg--Electrical	21,923.86	5,356.00
Maint Bldg--Fire Protection	2,386.36	4,470.91
Maint Bldg--Garage Doors	1,265.00	2,393.64
Maint Bldg--Intercom	0.00	3,196.76
Maint Bldg--Mechanical Vent--Sinking	1,745.00	0.00
Maint Bldg--Painting & Surface Finishes	1,000.00	900.00
Maint Bldg--Plumbing & Drainage	15,838.71	23,018.88
Maint Bldg--Roof	1,082.00	1,223.00
Maint Bldg--Waterproofing	0.00	1,668.00
Maint Building - Locks & Keys	834.00	95.00
Maint Grounds--Landscaping & Gardening	3,201.50	15,088.13
Major Electrical - Sinking	54,539.65	0.00
Sinking - tax agent exps	0.00	200.00
Total expenses	271,502.64	193,849.76

Surplus/Deficit

	(91,547.05)	34,762.23
Opening balance	760,313.18	725,550.95



Sinking Fund**Current period**

01/07/2013-30/06/2014

\$668,766.13**Previous year**

01/07/2012-30/06/2013

\$760,313.18**Closing balance**

STRATA PLAN 69259

NOTES TO AND FORMING PART OF THE ACCOUNTS

FOR THE YEAR 1 JULY 2013 TO 30 JUNE 2014

Note 1: Accounting Policy

This financial report is a special purpose financial report prepared for the owners of the Strata Plan to enable compliance with the requirement of Section 106 of the Strata Schemes Management Act 1996, as amended, to prepare financial statements. The Committee has determined that the Strata Plan is not a reporting entity.

The financial report has been prepared in accordance with the requirements of the Strata Schemes Management Act 1996 and Accounting Standards – AASB 1031 Materiality. No other applicable Accounting Standards or authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The financial report has been prepared on a cash basis of historical costs and the going concern concept, and does not take into account changing money values of current valuations of non-current assets, where applicable.

Note 2: Accounting for Income and Expenses

All income and expenditure is recorded at the date the actual cash is paid or receipted, except for Levies Receivable and Levies Payable as stated in Note 3, Creditors as stated in Note 4.

Note 3: Balance Sheet – Receivables/Prepaid/Unallocated Monies

If Levies Receivables are shown on the Statement of Financial Position these represent levies due, but not received, as at 30 June 2014. Owners Receivables and Other Receivables, if any, on the Statement of Financial Position represent other amounts due from Owners, but not received, as at 30 June 2014.

If Prepaid Levies and Levies in Advance are shown on the Statement of Financial Position these represent payments of levies, which, at 30 June 2014, are not yet due and payable. Prepaid Levies (Unallocated), if any, on the Statement of Financial Position represent payments of levies for which, at 30 June 2014, levies have not yet been raised.

Note 4: Creditor - Other

The amount, if any, shown on the Statement of Financial Position under "Creditors – Other" represents known and allocated expenses brought to account in the Income and Expenditure but not paid, at balance date. This account is an exception to Note 2, as disclosed, and may not represent the full amount of creditors at balance date. Where an amount is recorded as "Creditors – Other" at balance date, a list of creditors supporting this amount is provided to all owners with this financial report.

Note 5: Insurance Premiums

The amount of commission received (if applicable) is reflected on each successful quote

Note 6: Income Tax

Income tax expense if applicable and shown in the Statement of Financial Performance, includes tax paid as per lodgement of prior year income tax returns and/or income tax instalments, based on the taxable income of the Plan calculated in accordance with the Income Tax Assessment Act 1997. The Plan is not assessed on income derived from the use of common property if it is assessable to the individual owners in accordance with Tax Ruling IT2505. In such cases, owners should seek independent tax advice.

Note 7: Creditor – GST

The Statement of Financial Position includes, where applicable, Goods and Services Tax owing/(refundable) at balance date.

Note 8: Receivable – Owners – Admin

Represented in the Statement of Financial Position:

Swipe card	\$ 55
Debt Recovery	<u>\$ 75</u>
	\$130

Note 9: Receivable – GST Refund – Defects Work

Recorded in the Statement of Financial Position as Receivable - GST Refund – Defects work is an amount of \$12,543.26. This represents the GST portion on expenses paid by the Owners Corporation for building defects work undertaken. Per the terms of the settlement dated 26 August 2013 between The Owners – Strata Plan No 69259 and Allianz Australia Insurance Limited, clause 14 states, the Owners Corporation is entitled to recover an Input Tax Credit on the GST component of the Nominated Builder's progress payment invoiced claims. The Owners Corporation will be responsible to pay the GST component direct to the Nominated Builder, and recover this as an Input Tax Credit from the Australian Tax Office. The amount recorded in the Statement of Financial Position reflects the claim made for credit.

Note 10: Creditors – Other – Admin

Represented in the Statement of Financial Position:

AGL Sales Pty Ltd	\$2.63
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Note 11: Deficit – Administration Fund

At balance date, the Administrative Fund shows a deficit. Strata Plus Pty Ltd has prepared a budget to address the deficit in the ensuing year. The proposed budget will be presented to the Owners for consideration at the Annual General Meeting.

Insurance
as at 30/06/2014

Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Policy No. 828468

Corporate Home Unit Underwriting

Type: Building

Broker: Bac Insurance Brokers Pty Limited

P.O. Box 84, DARLINGHURST NSW 1300

Premium: \$62,682.68

Paid on: 04/03/2014

Next due 06/03/2015

<i>Cover</i>	<i>Sum insured</i>	<i>Excess</i>
Building	\$57,550,000.00	\$1,000.00
Common Area Contents	\$575,700.00	\$1,000.00
Loss of Rent/Temp Accommodation	\$8,632,500.00	\$1,000.00
Legal Liability	\$20,000,000.00	\$0.00
Voluntary Workers	\$200,000/\$2,000	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Office Bearers Liability	\$5,000,000.00	\$0.00
Building Catastrophe	\$17,265,000.00	\$0.00
Government Audit Costs	\$25,000.00	\$0.00
Appeal Expenses	\$100,000.00	\$0.00
Legal Defense Expenses	\$50,000.00	\$0.00
Lot Owner's Fixtures & Improvements	\$250,000.00	\$0.00
Cost of Storage and Evacuation	\$863,250.00	\$0.00
Escalation in Cost of Temp Accommodation	\$863,250.00	\$0.00
Extended Cover - Rent/Temp Accommodation	\$2,589,750.00	\$0.00

Last valuation done on 17/12/2012

Insurance valuation \$57,550,000.00

**Proposed Budget
to apply from 01/07/2014**

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Administrative Fund

	Proposed budget	Actual 01/07/2013-30/06/2014	Previous budget
Revenue			
Certificate of Currency Fees	80.00	131.81	150.00
Interest on Arrears--Admin	1,500.00	2,107.19	1,500.00
Key Purchases	500.00	1,116.00	1,500.00
Levies Due--Admin	438,000.00	399,999.89	400,000.00
Recoveries	0.00	1,261.36	0.00
Recoveries--Owners	0.00	875.43	0.00
Recovery--Legal Fees	0.00	1,099.09	6,000.00
Status Certificate Fees - s109 - s26	1,200.00	1,300.00	1,200.00
Strata Roll Inspection Fees - s119	200.00	225.00	500.00
<i>Total revenue</i>	<u>441,480.00</u>	<u>408,115.77</u>	<u>410,850.00</u>
Less expenses			
Admin - Agent Disburst - Archiving	0.00	153.64	0.00
Admin - tax agent exps	200.00	205.00	0.00
Admin--Accounting / BAS	900.00	909.00	900.00
Admin--Agent Disbursements	6,500.00	6,186.49	6,500.00
Admin--Auditors--Audit Services	1,300.00	1,300.00	1,300.00
Admin--Bank Charges	0.00	0.00	100.00
Admin--Bank Charges--With GST	65.00	67.28	65.00
Admin--Consultants	5,000.00	9,686.36	0.00
Admin--Key Deposit Refunds	200.00	55.00	500.00
Admin--Legal fees	6,000.00	7,223.88	6,000.00
Admin--Management Fees--Schedule B	7,000.00	6,600.44	4,000.00
Admin--Management Fees--Standard	25,000.00	23,054.04	24,000.00
Admin--Occ Health & Safety Report	1,500.00	0.00	1,400.00
Admin--On Site Office expenses	2,500.00	2,384.14	1,600.00
Admin--Subscriptions	3,000.00	2,978.17	0.00
Admin--Telephone Charges	5,500.00	4,476.95	2,500.00
Building Manager	78,000.00	71,118.51	65,000.00
Insurance--Premiums	60,000.00	57,407.73	48,000.00
Maint Bldg - Foxtel - Admin	1,500.00	1,500.00	0.00
Maint Bldg - Oiling of Decks	0.00	10,030.00	8,500.00
Maint Bldg--Cleaning	2,000.00	500.00	1,000.00
Maint Bldg--Cleaning--Carpet/Furniture	0.00	0.00	1,800.00
Maint Bldg--Cleaning--Contracts	46,000.00	46,747.59	52,000.00
Maint Bldg--Cleaning--Windows/Glass	5,000.00	0.00	5,000.00
Maint Bldg--Doors & Windows	0.00	3,161.82	0.00
Maint Bldg--Electrical	0.00	335.00	2,500.00
Maint Bldg--Electrical / Light Globes	500.00	425.50	0.00
Maint Bldg--Fire Protection--Contract	10,500.00	6,107.50	12,000.00

Administrative Fund**Proposed
budget**01/07/2013-30/06/2014
Actual**Previous
budget**

Maint Bldg--Fire Protection--Non Routine	0.00	17,304.10	3,500.00
Maint Bldg--General Repairs	0.00	1,653.51	2,000.00
Maint Bldg--Lift--Maintenance Contract	20,000.00	19,813.62	20,000.00
Maint Bldg--Lift--Non Routine	500.00	0.00	500.00
Maint Bldg--Lift--Registration Fees	75.00	62.73	100.00
Maint Bldg--Locks, Keys & Card Keys	3,000.00	3,930.27	2,000.00
Maint Bldg--Pest/Vermin Control	1,250.00	1,192.73	1,250.00
Maint Bldg--Pumps - Routine	750.00	0.00	750.00
Maint Grounds--Gardening Materials	1,500.00	1,539.24	1,500.00
Maint Grounds--Lawns & Gardening	11,000.00	11,274.89	9,500.00
Maint Grounds--Pool	8,500.00	8,584.00	6,200.00
Reimbursable Insurance Certificate	0.00	27.27	0.00
Reimbursable s109-s26	1,200.00	1,300.00	1,200.00
Reimbursable s119	200.00	225.00	500.00
Utility--Electricity	57,000.00	70,837.74	55,000.00
Utility--Water & Sewerage	42,000.00	40,090.45	42,000.00
<i>Total expenses</i>	415,140.00	440,449.59	390,665.00
Surplus/Deficit	26,340.00	(32,333.82)	20,185.00
Opening balance	(22,897.28)	9,436.54	9,436.54
Closing balance	\$3,442.72	-\$22,897.28	\$29,621.54

Total units of entitlement	10000	10000
Levy contribution per unit entitlement	\$48.18	\$44.00
Budgeted standard levy revenue	438,000.00	400,000.00
Add GST	43,800.00	40,000.00
Amount to raise in levies including GST	\$481,800.00	\$440,000.00

Sinking Fund**Proposed
budget****Actual**
01/07/2013-30/06/2014**Previous
budget****Revenue**

Income Tax Refund - Sinking	0.00	2,018.80	0.00
Interest on Arrears--Sinking	1,000.00	898.81	1,000.00
Interest on Investments--Sinking	12,000.00	26,971.36	26,000.00
Interest--Bank	400.00	502.39	2,000.00
Levies Due--Sinking	162,000.00	149,564.23	149,564.00
Total revenue	175,400.00	179,955.59	178,564.00

Less expenses

Admin--Sinking Fund Assessment	0.00	2,230.00	0.00
Building Defects - Building Manager - Sinking	35,000.00	10,666.68	0.00
Building Defects - Consultants - Sinking	8,000.00	3,647.50	30,000.00
Building Defects - Fire Protection - Sinking	30,000.00	88,682.03	100,000.00
Building Defects - Legal Fees - Sinking	8,000.00	21,546.45	30,000.00
Building Defects - Roof - Sinking	5,000.00	0.00	0.00
Building Defects - Waterproofing - Sinking	15,000.00	2,048.68	100,000.00
Income Tax--Sinking	4,000.00	11,632.00	13,000.00
Insurance Excess	2,000.00	500.00	2,500.00
Maint Bldg - Building maintenance	0.00	1,799.22	2,000.00
Maint Bldg - Hot Water Service	2,000.00	10,434.00	4,000.00
Maint Bldg - Security - Equipment	10,000.00	9,760.00	0.00
Maint Bldg--Doors & Windows	5,000.00	4,740.00	5,000.00
Maint Bldg--Electrical	12,000.00	21,923.86	8,000.00
Maint Bldg--Fire Protection	8,000.00	2,386.36	8,500.00
Maint Bldg--Garage Doors	3,000.00	1,265.00	3,000.00
Maint Bldg--Intercom	5,000.00	0.00	3,000.00
Maint Bldg--Mechanical Vent--Sinking	6,000.00	1,745.00	2,000.00
Maint Bldg--Painting & Surface Finishes	4,000.00	1,000.00	8,000.00
Maint Bldg--Plumbing & Drainage	10,000.00	15,838.71	10,000.00
Maint Bldg--Roof	5,000.00	1,082.00	5,000.00
Maint Bldg--Security upgrade	10,000.00	0.00	8,000.00
Maint Bldg--Timber Flooring & Decking	10,000.00	0.00	0.00
Maint Building - Locks & Keys	3,500.00	834.00	0.00
Maint Grounds--Landscaping & Gardening	35,000.00	3,201.50	4,000.00
Maint Grounds--Pool Renovation	10,000.00	0.00	50,000.00
Major Electrical - Sinking	10,000.00	54,539.65	100,000.00
Sinking - tax agent exps	0.00	0.00	200.00
Total expenses	255,500.00	271,502.64	496,200.00

Surplus/Deficit

(80,100.00) (91,547.05) (317,636.00)

Opening balance

668,766.13 760,313.18 760,313.18

Closing balance

\$588,666.13 \$668,766.13 \$442,677.18

Sinking Fund**Proposed
budget****Actual**
01/07/2013-30/06/2014**Previous
budget**

Total units of entitlement	10000	10000
Levy contribution per unit entitlement	\$17.82	\$16.45
 Budgeted standard levy revenue	 162,000.00	 149,564.00
Add GST	16,200.00	14,956.40
Amount to raise in levies including GST	<u>\$178,200.00</u>	<u>\$164,520.40</u>

SUMMARY OF CONTRIBUTIONS

15 YEAR PLAN 15 YEAR FORECAST: Starting July 2014

for

MONDRIAN SP 69259

Prepared by Leary & Partners Pty Ltd - Job No. 9222

Dated : 25 June 2014

Fund Balance @ June 2014: \$665,000.00

For the 12 month period ending	Total Contributions+	Expected Requirements	Fund Balance*
30/06/2015	\$157,425	\$129,816	\$703,076
30/06/2016	\$163,722	\$130,014	\$747,670
30/06/2017	\$170,271	\$560,568	\$368,694
30/06/2018	\$177,082	\$119,161	\$438,388
30/06/2019	\$184,165	\$172,327	\$462,472
30/06/2020	\$191,532	\$291,334	\$375,404
30/06/2021	\$199,193	\$98,927	\$488,914
30/06/2022	\$207,161	\$214,857	\$494,992
30/06/2023	\$215,447	\$233,668	\$491,097
30/06/2024	\$224,065	\$167,411	\$562,649
30/06/2025	\$233,028	\$108,353	\$702,817
30/06/2026	\$242,349	\$134,228	\$827,051
30/06/2027	\$252,043	\$789,483	\$306,369
30/06/2028	\$262,124	\$204,226	\$381,695
30/06/2029	\$272,609	\$202,773	\$469,657

*This balance includes interest earned on the fund balance and tax payable on these earnings.

+GST needs to be added to the Total Contributions when levying the residents

**Proposed Levy Schedule
to apply from 01/07/2014**

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

General

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Total
1	101	74.00	891.33	329.67	1,221.00
2	102	65.00	782.92	289.58	1,072.50
3	103	63.00	758.84	280.66	1,039.50
4	104	68.00	819.06	302.94	1,122.00
5	105	68.00	819.06	302.94	1,122.00
6	106	75.00	903.38	334.12	1,237.50
7	107	66.00	794.97	294.03	1,089.00
8	108	68.00	819.06	302.94	1,122.00
9	109	79.00	951.56	351.94	1,303.50
10	110	81.00	975.64	360.86	1,336.50
11	111	72.00	867.24	320.76	1,188.00
12	112	67.00	807.02	298.48	1,105.50
13	113	68.00	819.06	302.94	1,122.00
14	114	67.00	807.02	298.48	1,105.50
15	115	82.00	987.69	365.31	1,353.00
16	116	70.00	843.15	311.85	1,155.00
17	117	91.00	1,096.10	405.40	1,501.50
18	201	99.00	1,192.46	441.04	1,633.50
19	202	54.00	650.43	240.57	891.00
20	203	98.00	1,180.41	436.59	1,617.00
21	204	94.00	1,132.23	418.77	1,551.00
22	205	56.00	674.52	249.48	924.00
23	206	94.00	1,132.23	418.77	1,551.00
24	207	54.00	650.43	240.57	891.00
25	208	57.00	686.56	253.94	940.50
26	209	54.00	650.43	240.57	891.00
27	210	52.00	626.34	231.66	858.00
28	211	79.00	951.56	351.94	1,303.50
29	212	72.00	867.24	320.76	1,188.00
30	213	70.00	843.15	311.85	1,155.00
31	214	82.00	987.69	365.31	1,353.00
32	215	82.00	987.69	365.31	1,353.00
33	216	78.00	939.51	347.49	1,287.00
34	217	78.00	939.51	347.49	1,287.00
35	218	78.00	939.51	347.49	1,287.00
36	219	55.00	662.48	245.02	907.50

37	220	53.00	638.38	236.12	874.50
38	221	59.00	710.66	262.84	973.50
39	222	55.00	662.48	245.02	907.50
40	223	80.00	963.60	356.40	1,320.00
41	224	80.00	963.60	356.40	1,320.00
42	225	83.00	999.74	369.76	1,369.50
43	226	54.00	650.43	240.57	891.00
44	227	65.00	782.92	289.58	1,072.50
45	301	68.00	819.06	302.94	1,122.00
46	302	65.00	782.92	289.58	1,072.50
47	303	65.00	782.92	289.58	1,072.50
48	304	65.00	782.92	289.58	1,072.50
49	305	67.00	807.02	298.48	1,105.50
50	306	66.00	794.97	294.03	1,089.00
51	307	66.00	794.97	294.03	1,089.00
52	308	58.00	698.61	258.39	957.00
53	309	64.00	770.88	285.12	1,056.00
54	310	64.00	770.88	285.12	1,056.00
55	311	58.00	698.61	258.39	957.00
56	312	76.00	915.42	338.58	1,254.00
57	313	55.00	662.48	245.02	907.50
58	314	55.00	662.48	245.02	907.50
59	315	55.00	662.48	245.02	907.50
60	316	55.00	662.48	245.02	907.50
61	317	55.00	662.48	245.02	907.50
62	318	57.00	686.56	253.94	940.50
63	319	56.00	674.52	249.48	924.00
64	320	56.00	674.52	249.48	924.00
65	321	56.00	674.52	249.48	924.00
66	322	66.00	794.97	294.03	1,089.00
67	323	66.00	794.97	294.03	1,089.00
68	324	79.00	951.56	351.94	1,303.50
69	325	81.00	975.64	360.86	1,336.50
70	326	82.00	987.69	365.31	1,353.00
71	327	76.00	915.42	338.58	1,254.00
72	328	83.00	999.74	369.76	1,369.50
73	329	76.00	915.42	338.58	1,254.00
74	330	76.00	915.42	338.58	1,254.00
75	331	78.00	939.51	347.49	1,287.00
76	332	70.00	843.15	311.85	1,155.00
77	333	75.00	903.38	334.12	1,237.50
78	334	84.00	1,011.78	374.22	1,386.00
79	335	77.00	927.46	343.04	1,270.50
80	336	72.00	867.24	320.76	1,188.00
81	337	55.00	662.48	245.02	907.50
82	338	54.00	650.43	240.57	891.00
83	339	71.00	855.20	316.30	1,171.50

84	340	76.00	915.42	338.58	1,254.00
85	341	86.00	1,035.87	383.13	1,419.00
86	342	78.00	939.51	347.49	1,287.00
87	343	78.00	939.51	347.49	1,287.00
88	344	87.00	1,047.92	387.58	1,435.50
89	345	87.00	1,047.92	387.58	1,435.50
90	346	78.00	939.51	347.49	1,287.00
91	347	54.00	650.43	240.57	891.00
92	348	52.00	626.34	231.66	858.00
93	349	72.00	867.24	320.76	1,188.00
94	350	78.00	939.51	347.49	1,287.00
95	351	85.00	1,023.83	378.68	1,402.51
96	352	85.00	1,023.83	378.68	1,402.51
97	353	72.00	867.24	320.76	1,188.00
98	354	90.00	1,084.05	400.95	1,485.00
99	355	71.00	855.20	316.30	1,171.50
100	356	78.00	939.51	347.49	1,287.00
101	357	90.00	1,084.05	400.95	1,485.00
102	358	86.00	1,035.87	383.13	1,419.00
103	359	63.00	758.84	280.66	1,039.50
104	360	68.00	819.06	302.94	1,122.00
105	361	71.00	855.20	316.30	1,171.50
106	401	64.00	770.88	285.12	1,056.00
107	402	65.00	782.92	289.58	1,072.50
108	403	81.00	975.64	360.86	1,336.50
109	404	89.00	1,072.00	396.50	1,468.50
110	405	89.00	1,072.00	396.50	1,468.50
111	406	82.00	987.69	365.31	1,353.00
112	407	102.00	1,228.59	454.41	1,683.00
113	408	81.00	975.64	360.86	1,336.50
114	409	87.00	1,047.92	387.58	1,435.50
115	410	94.00	1,132.23	418.77	1,551.00
116	411	73.00	879.28	325.22	1,204.50
117	412	87.00	1,047.92	387.58	1,435.50
118	413	89.00	1,072.00	396.50	1,468.50
119	414	83.00	999.74	369.76	1,369.50
120	415	72.00	867.24	320.76	1,188.00
121	416	72.00	867.24	320.76	1,188.00
122	417	66.00	794.97	294.03	1,089.00
123	418	83.00	999.74	369.76	1,369.50
124	419	73.00	879.28	325.22	1,204.50
125	420	73.00	879.28	325.22	1,204.50
126	421	53.00	638.38	236.12	874.50
127	422	87.00	1,047.92	387.58	1,435.50
128	423	87.00	1,047.92	387.58	1,435.50
129	424	84.00	1,011.78	374.22	1,386.00
130	425	73.00	879.28	325.22	1,204.50

131	426	72.00	867.24	320.76	1,188.00
132	427	52.00	626.34	231.66	858.00
133	428	113.00	1,361.08	503.42	1,864.50
134	429	72.00	867.24	320.76	1,188.00
135	430	72.00	867.24	320.76	1,188.00
136	431	74.00	891.33	329.67	1,221.00
137	432	76.00	915.42	338.58	1,254.00
138	carspace0	14.00	168.63	62.37	231.00
139	carspace0	9.00	108.40	40.10	148.50
140	carspace0	9.00	108.40	40.10	148.50
141	carspace0	9.00	108.40	40.10	148.50
142	carspace0	9.00	108.40	40.10	148.50
143	carspace0	3.00	36.14	13.36	49.50
		10,000.00	\$120,450.05	\$44,549.97	\$165,000.02



Removal of Pebbles on Apartment Balconies – AGM Agenda Item

Background

Apartments at Mondrian vary in their individual designs, but a feature common to all apartments above ground level is that the flooring surface of the balcony areas comprises both a timber decked area and an area of white pebbles. This feature is part of the original Mondrian design and is distinctive to our building.

In the past year 3 incidents have been recorded of pebbles falling from upper level balconies and in some cases damaging furniture in ground floor courtyards. The reasons for the stones falling have been extensively discussed. These range from stones pushed over the edge by a dog to careless behaviour at parties, but in each instance it has been difficult to obtain absolute proof of the cause.

That said clearly pebbles would not have been displaced over the edge without some intervention. Legal advice has been obtained around this specific issue which indicates that the Owners Corporation would not be liable for any damage or injury, unless it could be proved that there has been negligence in the maintenance of common property. In this instance there is no evidence of such negligence.

Nevertheless the Owners Corporation is aware that it does have a common law duty of care and to this end has taken the following action in respect of recent incidents:

- Notified residents of the need to check their balconies for pebbles dangerously near the edge
- Instructed the Building Manager to inspect the balconies of apartments directly above where incidents occurred.
- Engaged Integrated Consultancy Group to report on the risks associated with pebble areas and opportunities for hazard mitigation.

The Report of Integrated Consultancy Group

The report involved the inspection of a sample of 6 apartment balconies with a cross section of balustrade arrangements – metal railing, glass panel above pebbles, glass panel extending below balcony.

The full report is available to Owners in the secure section of the Mondrian website. To quote part of the summary:

“The addition of the pebbles on all the balconies viewed presents a hazard to some degree. One could argue, so does the inclusion of potted plants and the like. However, either through accident or intention, pebbles can cause damage or injury if they fall from any great height. If left alone the pebbles do not present any major hazard unless affected by human intervention”.

The Options for Owners to Consider

The various options canvassed were:

1. Lower the level of the pebbles below the balcony lip. This would involve the removal of excess pebbles and would reduce the possibility of pebbles being kicked over the edge. Sufficient pebbles would remain to maintain adequate cover and the current look. Initial estimates indicate that it could cost up to \$44,000 to perform the work on the 97 lots which the building manager estimates are affected.



2. Lower the level of the pebbles and cover with wire mesh. Clearly this further reduces the possibility of pebbles falling but comes at a greater cost, estimated at \$209,000. This option has aesthetic consequences.
3. Lower the level of the pebbles and cover with Perspex. This has an effect similar to the option for wire mesh covering, but comes at an estimated cost of \$337,000.
4. Remove the pebbles in their entirety and extend the timber decking into the vacant space at an estimated cost of \$337,000.
5. Take no further action in respect of the pebbles but periodically warn of the need to check for pebbles near balcony edges.

Estimated costs are a guide only and if the work goes ahead, it would be subject to Mondrian's quoting & tendering processes.

Two further options were discussed with the consultant:

1. Replace with a smaller size gravel
2. Apply epoxy adhesive to the pebbles

Both of the above options were discounted on the basis that smaller sized gravel would be easier for animals or others to dislodge and that a solution with adhesive would be only temporary.

Making the Choice

The options are listed on the AGM agenda and will be voted on in the order listed until the required majority of votes is attained.

The various options have been discussed at Executive Committee level and the balance of opinion favours Option 1 - the reduction of the volume of pebbles.

Whilst this does not eliminate the hazard entirely, it is seen as an appropriate response to past events and the nature of the problem – the facility for careless behaviour to lead to pebbles being dislodged over the balcony edge.

The cost of this work could be of the order of \$44,000 (incl GST) although every effort will be made to reduce this by recycling surplus pebbles etc.

Voting at the Annual General Meeting "AGM"

As an "alteration" to common property action must be agreed to by a Special Resolution of Owners. As the choice owners will make is unknown, the cost cannot be budgeted for and it will be necessary for Owners to pass a resolution for the required Special Levy to cover the cost of the option chosen. By way of example \$44,000 equates to a Special Levy of approx \$300 for an "average" sized lot.

Please be aware that because this is a common property works item all Mondrian lot owners must share the cost although the work relates only to upper level lots.

View the Report

If you would like to view the full Balcony Pebble Report, go to www.MondrianWaterloo.com.au, click on the Owners tab and log in using your lot no. and password (obtainable from the Strata Manager stacey.longley@strataplus.com.au or guy.beresford@strataplus.com.au)

Motion 11 attachment

From: Stacey Longley
To: ["Tim McCalman"](#)
Cc: [Yvette Farrell](#); [Guy Beresford](#); [Nikki Connors](#)
Subject: RE: Lot 132 - SP 69259 - Levy Notices
Date: Thursday, 8 May 2014 9:06:11 AM

Hi Tim,

The purchasers solicitor sent the S118 to the Vendors office. This was not a miscommunication with our office, this was an error in the purchasers solicitors office.

Strata Plus does not have the authority to waive interest as this is a recovery charge by the Owners Corporation under Section 80(1) of the *Strata Schemes Management Act 1996 (NSW)* and can only be waived upon their approval. Therefore it does need to be approved at a general meeting.

All debt recovery charges will be removed and a waive of interest motion for the total interest accrued will be included at the general meeting.

I will send through an updated Owner Statement once accounts have completed the required reversals.

Regards

Stacey Longley

From: Tim McCalman
Sent: Wednesday, 7 May 2014 9:25 PM
To: Stacey Longley
Cc: Yvette Farrell; Guy Beresford; Nikki Connors
Subject: Re: Lot 132 - SP 69259 - Levy Notices

Hi Stacey.

I have read the attached email correspondence and it clear there was miscommunication between your office and the solicitor.

Therefore, the owner will not be charged or paying the interest on the levies. We request that they be removed immediately and an amended levy notice emailed.

We are not prepared to pay or wait for this to be discussed at the General Meeting.

Yvette Farrell has requested this matter be rectified immediately and an amended levy notice emailed to Liberty ASAP.

Kind regards

Tim McCalman
Property Manager

On 7 May 2014, at 15:25, "Stacey Longley" <Stacey.Longley@strataplus.com.au> wrote:

Hi Tim,

Thank you for the email.

Unfortunately interest removal does need to be approved by the Owners Corporation at a General Meeting. The schemes end of financial year is 30/06/2014 and the Annual General Meeting will be held shortly after this date. We will include your request in the agenda.

We do suggest that the amount be paid in full to avoid any further interest accruing and the \$35.06 interest currently outstanding will be refunded to the lot upon approval.

I understand there was further correspondence between Joanne at our office and Nikki regarding the S118 not received. For your records I have attached email correspondence between our office and the owners solicitors regarding the delay.

Should you require any further information, please let me know.

Regards

Stacey Longley

From: Tim McCalman
Sent: Wednesday, 7 May 2014 11:09 AM
To: Strata Plus Reception
Cc: 'Yvette Farrell'
Subject: Lot 132 - SP 69259 - Levy Notices

Hi Joanne:

As per our telephone conversation, please remove the 2 "Interest Accrued" amounts of **\$26.83** & **\$7.36**.

Once you have finalise your system with the new address and amended the levy notice, please re-issue directly to me.

Kind Regards,

Tim McCalman
Property Manager
Liberty Property Services

Strata Schemes Management Act 1996 (NSW)

NOTICE OF EXECUTIVE COMMITTEE MEETING

The Owners – Strata Plan No. 69259
Mondrian
2-4 Powell Street, Waterloo

DATE, PLACE AND TIME

The meeting will be held immediately after the annual general meeting on
Thursday, 24 July 2014

AGENDA

STATUTORY MATTERS		
MOTION 1	MINUTES	That the minutes of the last Executive Committee meeting held on 5 June 2014 be confirmed as a true and accurate account of that meeting.
OFFICE BEARERS		
MOTION 2	OFFICE BEARERS	That the Chairperson, Secretary and Treasurer of the Executive Committee be appointed.
MOTION 3	ACTING MEMBERS	That pursuant to clause 3, Schedule 3 of the Strata Schemes Management Act, the executive committee receive and accept the appointment of any acting members of the executive committee for the purpose of the any future committee meeting up to the next AGM.
MOTION 4	CODE OF CONDUCT	That the Executive Committee endorse a Code of Conduct and agree to act in accordance with that Code.
SUB COMMITTEES		
MOTION 5	SUB-COMMITTEES	That the Executive Committee agree to establish appropriate sub-committees including the following and receive nominations for membership: <ul style="list-style-type: none"> • Building Management • Defects Management • Energy and Security • By-Laws and Compliance • Garden and Pool • Communications
MOTION 6	COMMUNICATIONS	That the Executive Committee agree the continuance and conditions of the following communications channels: <ul style="list-style-type: none"> • Mondrian website • MyMondrian newsletter • Mondrian Facebook • Mondrian Forum
BUILDING MANAGEMENT		
MOTION 7	BUILDING MANAGER'S REPORT	That the Executive Committee receives the Building Manager's report and determine actions to be taken.

MOTION 8	AFFIX COMMON SEAL	That in accordance with Section 238 of the Strata Schemes Management Act 1996 the Executive Committee authorise for the Common Seal to be affixed to the Variation No 3 to Scope of Works for contract with Biltbeta Constructions Pty Ltd for HOWI defects
BY-LAW COMPLIANCE		
MOTION 9	BY-LAW NON-COMPLIANCE	That matters of non-compliance with the by-laws be considered and instructions issued accordingly.
APPLICATIONS		
MOTION 10	CARPARK STORAGE APPLICATION LOT 105	That the application received from the owner of Lot 105 requesting permission to install a car park storage unit within his car space is considered and approved.
MOTION 11	TIMBER FLOOR APPLICATION LOT 30	That the application received from the owner of Lot 30 requesting permission to install timber flooring within the unit is considered and approved.
NEXT MEETING		
MOTION 12	NEXT MEETING	That the time, date and place for the next Executive Committee meeting be determined.

DATE OF THIS NOTICE: 3 July 2014

An owner or the nominee of a corporate owner can attend Executive Committee Meetings and cannot address the meeting unless the Committee agrees.

Strata Schemes Management Act 1996 (NSW)

MINUTES OF AN EXECUTIVE COMMITTEE MEETING

The Owners – Strata Plan No. 69259

Mondrian

2-4 Powell Street, Waterloo

DATE, PLACE AND TIME

The meeting was held on Thursday, 5 June 2014

In the offices of Strata Plus

Level 2, 80 Cooper Street, Surry Hills

The meeting commenced at 6:15pm

PRESENT:

M Rodgers	Lot 17
B Aitken	Lot 32
S Chan	Lot 74
K Hannan	Lot 75
J Hutchinson	Lot 123
C French	Lot 133
M Brindley – after motion 2.2	

IN ATTENDANCE:

M Collins	ABMS
L Meads	ABMS
M Brindley – prior to motion 3	
G Beresford	Strata Plus

CHAIRPERSON: John Hutchinson

MINUTES

STATUTORY MATTERS		
MOTION 1	MINUTES	RESOLVED that the minutes of the previous executive committee meeting held 15 April 2014 be confirmed as a true record of the proceedings at that meeting. <i>Subject to noting the exclusion in the minutes that D Krause had offered to provide the EC with all correspondence relating to the previous approval of Lot 30 balcony perimeter screens</i>
MOTION 2	EXECUTIVE COMMITTEE RESIGNATION & VACANCY	<ol style="list-style-type: none"> RESOLVED that the notice of resignation of Michael Brindley was tabled and accepted. RESOLVED that Michael Brindley be appointed as nominated by Chris Peat (Lot 108) to the Executive Committee on behalf of the Owners Corporation for the balance of his or her predecessors term in accordance with Schedule 3 Part 4 Section 2 of the Strata Schemes Management Act 1996.

MATTERS ARISING FROM PREVIOUS MEETING AND STATUS		
MOTION 3	BALCONY PEBBLES	RESOLVED that the report by IBC dated 23/4/14 was tabled. The Executive Committee discussed the proposed solutions provided by IBC. While all options will be presented to Owners, all agreed the option of lowering the level of the pebbles will be the solution recommended to the General Meeting where approval for the alteration to common property in whatever form will be voted upon.
MOTION 4	MOSQUITO MANAGEMENT	RESOLVED that the Building Manager provide an update on the progress of the blocked drainage and subsequent pooling of water under the pool deck. <i>It was noted that this item referred to pooling of water under decks in building 2/3 courtyard, not the pool deck. Investigations uncovered that a number of blocked drains under decking was the probable cause of pooling. Clearing roots and silt from the drain remedied this matter. As it is hard to estimate the effects of any actions taken (as it is not mosquito season) the item will remain in the Building Managers report.</i>
MOTION 5	NOTICE TO COMPLY	Notices to comply were issued in accordance with instructions from the previous meeting. The only response received was from Lot 30. Strata Managing Agent to write to tenant and owner seeking their agreement in writing for screens to be removed within a reasonable timeframe. if no agreement is reached, mediation to be applied for. The Strata Managing Agent is to confirm length of lease with Real Estate Agent. Applications for mediation with Lots 69 and 105 regarding unapproved car space storage units to be commenced. Strata Managing Agent to liaise with Building Manager to advise both lot owners of the availability of an advertised second hand storage unit at MondrianApplication for mediation with lot 71 regarding lack of air conditioning cover to commence.
MOTION 6	MEDIATION	Mediation was undertaken and was not successful. Executive Committee are still corresponding with the respondents to achieve a positive outcome. To this end the Executive Committee discussed the limits to what it was able to offer without the consent of Mondrian owners in general meeting. Resolved that a motion be put to the AGM that the owners' corporation fit security screens of approved design to all of the ground floor units facing Short Street. A quotation for this work is to be sought. If owners at the AGM approve the installation, the screens would become common property and, as with current doors & windows, become the responsibility of the Owners' Corporation.

MOTION 7	NOTICE TO SEEK ORDER	<p>RESOLVED Strata Plus provided the status of the application for an Adjudicators Order issued to Lot 93 for the ongoing breach of By-law 25</p> <p><i>Draft application dated 6 June 2014 was provided to the secretary to review prior to lodgement</i></p>
MOTION 8	STRATA PLUS SLA'S	<p>RESOLVED that the Secretary, Treasurer and Strata Manager update the Executive Committee on SLA's developed and in draft.</p> <p><i>K Hannan and B Aitken tabled an analysis of service levels discussed with Strata Plus. Those relating to compliance with mailing deadlines and invoice processing were discussed by the Executive Committee. The Executive Committee agreed to monitor performance pending final agreement on service levels.. Strata Plus was instructed to write to all owners explaining the convenience & benefits that providing email addresses offers and urging owners to provide.</i></p>
FINANCIAL MATTERS		
MOTION 9	FINANCIAL STATEMENTS	<p>RESOLVED that the financial statements as presented by Strata Plus Pty Ltd for the period ending 31 May 2014 be accepted subject to the following</p> <p><i>Financial statements were adopted noting that the Managing Agent should follow up on some unpaid electricity invoices which had been forwarded to the Managing Agent for payment as well as any electricity invoices that may not have been received.</i></p> <p><i>The high value of these invoices and the importance of their inclusion in the current financial year were stressed.</i></p> <p><i>The chairman is working with a quantity surveyor to establish a meaningful 10 year sinking fund forecast to reflect both repair needs and desirable upgrades.</i></p> <p><i>The coming year's budget will reflect this sinking fund forecast which is complicated by the need to fund fire defect rectification and repairs outside of the Home Owners Warranty cover.</i></p> <p><i>Despite the targets of the current sinking fund plan having been achieved it is anticipated that there will need to be a significant increase in the amount of funds levied to the sinking fund. The Executive Committee discussed the possibility of presenting two different funding models to the owners corporation at the AGM.</i></p>
BUILDING MANAGEMENT & MAINTENANCE		
MOTION 10	BUILDING MANAGERS REPORT	<p>RESOLVED that the executive committee received and adopted the Building Managers Report</p> <p><i>It was noted with gratitude by the Executive Committee that Mick Collins has been able to negotiate some significant discounts on works and labour rates from contractors. The convenience of using Biltbeta for work on site was noted with a caution that their quotes had been high and in some instances uncompetitive.</i></p> <p><i>Of the extensive number of items in the report the following in particular were discussed:</i></p> <ul style="list-style-type: none"> <i>• BM is investigating WH&S implications on building 1 roof access</i> <i>• Mondrian sculptures to be fish oiled</i>

MOTION 11	APPROVAL OF QUOTATION FOR REMOVAL OF TREES & LANDSCAPING	<p>That Executive Committee formally accept a quotation for the Removal of the Cotton & Rubber Trees and the Landscaping of the Pool & Associated Areas having regard to the recommendations of the Garden & Pool subcommittees</p> <p style="text-align: right;">MOTION DEFERRED</p> <p><i>Deferred to Executive Committee forum vote once quotes finalised</i></p>
MOTION 12	APPROVAL OF ADDITIONAL RECTIFICATION BY BILTBETA PTY LTD	<p>(a) RESOLVED that the Executive Committee accept the following quotations from Biltbeta Pty (GST inclusive)</p> <ol style="list-style-type: none"> 1. Fire Order item 4.11 Separation of HW services \$22,403.15 2. Additional repair works as set out in quote 1788B dated 6/5/14 \$15,474.11 <p>(b) RESOLVED that the Executive Committee authorise the execution by the strata manager on behalf of the owners corporation of a contract for these works to a total value of \$37,877.26 and that in accordance with Section 238 of the Act the strata manager be instructed to affix the common seal as necessary</p>
SUB COMMITTEE REPORTS		
MOTION 13	SUB COMMITTEE REPORTS	<p>RESOLVED that updates on status and progress of the following sub-committees was tabled and adopted</p> <ul style="list-style-type: none"> • Building Management – Bruce Aitken • Communications – Mark Rodgers • Defects & Fire Compliance – John Hutchinson • Energy Action Plan & Security Phase 3 – John Hutchinson / Mark Rodgers • Garden / Landscaping – Chris French • By-Laws & Compliance – Chris French • Pool / Breezeway Gates – Michael Brindley <p><i>EC resolved that since the AGM is approaching, this month the sub-committee reports be sent to all owners along with the minutes and a suitable covering letter explaining the role of subcommittees. Previous and all future editions are and will be available on the Strata Plus Mondrian webpage / the Mondrian website.</i></p>
COMPLIANCE		
<p><i>Mondrian has a set of By laws that have been approved by Mondrian Owners and are designed to ensure that Mondrian retains its distinct architectural character and living values. The Executive Committee and the Strata Manager are charged with upholding these values. They do their utmost to resolve breaches and compliance issues through discussion. If however a solution cannot be found by these means, then it is necessary to follow the processes that legislation provides.</i></p>		
MOTION 14	BY-LAW NON-COMPLIANCE	<p>RESOLVED that matters of non-compliance with the by-laws be considered and the following instructions provided:</p> <p>Some new breaches have been reported which are being investigated by the building manager.</p> <p>Existing approvals for noted items are being investigated by MA. Specific breaches will be put on the future agenda if found necessary.</p>

OTHER BUSINESS		
MOTION 15	NOMINATIONS FOR THE EXECUTIVE COMMITTEE	<p>(a) RESOLVED that nominations for election to the executive committee at the AGM be called ahead of the meeting using appropriate media and that nominees be invited to submit in no more than one hundred words details of why they wish to serve on the Executive Committee and what talents and energies they can bring to the position.</p> <p><i>noting that nominees for executive committee positions may provide a "short" summary, rather than 100 words</i></p> <p>(b) RESOLVED that these resumes be included with the Notice of Annual General Meeting to be sent to Owners ahead of the meeting.</p> <p>(c) RESOLVED that the rights of owners to nominate at the meeting are in no way prejudiced by the above.</p>
MOTION 16	MATTERS FOR INCLUSION ON THE AGM AGENDA	<p>RESOLVED that in addition to the statutory motions the Executive Committee decide what further motions should be put to Owners at the Annual General Meeting including:</p> <ul style="list-style-type: none"> • Special Resolution: Resolve upon whether action should be taken to secure or reduce the pebbles installed on the higher level balconies at Mondrian having regard to the report of IBC dated 23.4.14 • Item from Motion 6 - fit security screens of approved design to all of the ground floor units facing Short Street. • replanting of breezeway garden bed with bamboo
NEXT MEETING		
MOTION 17	NEXT MEETING	The next Executive Committee meeting will take place immediately subsequent to the AGM.
CLOSURE		There being no further business the chairperson declared the meeting closed at 8:35pm

Voting by Proxy for a General Meeting

Please note: In accordance with the Strata Schemes Management Act *Schedule 2, Clause 11 (3)*, that for this proxy form to be considered valid it must be completed and lodged with the Secretary of the Owners Corporation c/o Strata Plus **24 hours prior to the commencement of the meeting**.

You can exercise your voting rights at the meeting in person or by proxy. If you are a corporation your voting rights may be exercised only by your company nominee in person, or by proxy appointed by the corporation.

Should you be unable to attend the scheduled meeting, you are encouraged to cast your vote by completing the Proxy Form. This will help ensure that there is a quorum.

Quorum

1. A motion submitted at a General Meeting of an Owners Corporation must not be considered, and an election must not be held, unless there is a quorum present to consider and vote on the motion or on the election.
2. There is a quorum for considering and voting on such a motion or at such an election only if:
 - (a) at least one quarter of the number of persons entitled to vote on the motion or at the election is present, either personally or by duly appointed proxy; or
 - (b) at least one quarter of the aggregate unit entitlement of the Strata Scheme is represented by the person who are present and entitled to vote on the motion or at the election, either personally or by duly appointed proxy.

Entitled to Vote

You or your company nominee cannot vote at the Meeting on a motion for an ordinary or special resolution unless the following amounts have been paid before the Meeting:-

- all contributions levied by the Owners Corporation that are payable at the date of this notice; and
- any other money that is recoverable by the Owners Corporation from you at the date of this Notice.

If you are an owner you cannot vote at the Meeting if a vote is cast by:

- the mortgagee shown on the Strata Roll for your lot;
- the covenant chargee shown on the Strata Roll for your lot; or
- in the case of multiple mortgagees or covenant chargees - the priority mortgagee or chargee shown on the Strata Roll for your lot.

Completing the Proxy Form

The following must be completed in order for the Proxy Form to be considered valid

- **Date** must be inserted and it should be the date that you are completing and signing the Form
- **I/We** must be the full name(s) as reflected on the title of your lot and thus the strata roll. If jointly owned then both names must be recorded.
- **Lot** number must be inserted. This is not always your unit/suite number. If unsure contact Strata Plus.
- **Appoint** insert the individual's name and **of** where they are from.
- **Period of meetings** must be specified in a clear manner
- **Authority** must select *1 or *2 by deleting the one that does not apply. If you have specific voting instructions then detail on the form or if attaching to form refer to the attachment. *3 must be completed where appropriate. If incomplete then the proxy cannot vote regarding managing agents.
- **Signatures** of both the owner(s).

Return your Proxy Form to Strata Plus at least **24 hours** prior to the commencement of the meeting.

Post: Strata Plus Pty Limited
PO Box H181 Australia Square NSW 1215

Fax: 9319 1866
Email: info@strataplus.com.au

Form 2 Proxy appointment

Strata Schemes Management Act 1996

(Clause 29 (2))

Date

I/We

the owners of lot

in Strata Plan No

appoint

of

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings).

Period or number of meetings for which appointment of proxy has effect *1 meeting/ *

..... meetings/*1 month/* months/*12 months or 2 consecutive annual general meetings

**Tick or tick and complete whichever applies*

(Note. The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater.)

***1** This form authorises the proxy to vote on my/our behalf on all matters.

OR

***2** This form authorises the proxy to vote on my/our behalf on the following matters only:

.....
.....

[Specify the matters and any limitations on the manner in which you want the proxy to vote.]

**Delete paragraph 1 or 2, whichever does not apply.*

***3** If a vote is taken on whether
(the strata managing agent) should be appointed or remain in office or whether another managing agent
is to be appointed, I/we want the proxy to vote as follows:

.....
.....

**Delete paragraph 3 if proxy is not authorised to vote on this matter. For examples, read note 1 below.*

Signature of owner/s

1 A proxy is not authorised to vote on a matter:

- (a) if the person who appointed the proxy is present at the relevant meeting and personally votes on the matter, or
 - (b) so as to confer a pecuniary or other material benefit on the proxy, if the proxy is a strata managing agent, caretaker or on-site residential property manager.
- 2** This form is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation at least 24 hours before the first meeting in relation to which it is to operate (in the case of a large strata scheme) or at or before the first meeting in relation to which it is to operate (in any other case).
- 3** This form will be revoked by a later proxy appointment form delivered to the secretary of the owners corporation in the manner described in the preceding paragraph.