



Strata Asset Services (WA) Pty Ltd

ABN 75 086 303 540

Suite 2, 185 Main Street, Osborne Park

PO Box 362 Osborne Park WA 6917

P: (08) 9345 3522

E: manage@strata-wa.com.au

www.strata-wa.com.au

**The Owners of Joondanna Rise Apartments
Strata Scheme 46926
42 Kinsella Street, JOONDANNA WA 6060**

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of the above strata company will be held as follows:

DATE: 20th June 2024
TIME: 4:00 PM
PLACE: Unit 2, 185 Main Street Osborne Park WA 6017
& Via
Video Conference: Teams Microsoft Video Conference
Meeting ID: 495 035 848 684
Password: fLupfw

This notice is given under authority delegated to Strata Asset Services (WA) Pty Ltd and in conjunction with the nominated representatives of the strata company and being given not less than 14 days prior to the holding of the meeting.

Documents enclosed with this notice of meeting:

- Annual General Meeting agenda
- Minutes of last general meeting
- Insurance summary
- Statements of account
- Proposed budget
- Proposed indicative levy contributions
- Council Meeting notice and agenda
- Information about the council of the strata company
- Important information about voting
- Council nomination form
- Proxy appointment form

Signature of person issuing this notice:

Paul Keet

Strata Asset Services (WA) Pty Ltd acting as Strata Manager for and on behalf of
The Owners of Joondanna Rise Apartments Strata Scheme 46926

Date of Notice: 28th May 2024

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The Owners of Joondanna Rise Apartments Strata Scheme 46926

ANNUAL GENERAL MEETING 20th June 2024

AGENDA

Record attendance

- Persons present
- Proxies and company nominees
- Apologies received
- Managing agent representative
- Non-owners present

Chairperson

Chairperson of the strata company to chair the meeting.

If the chairperson of the strata company is not present or declines to chair the meeting, then the meeting must appoint a chairperson for the meeting.

Quorum

Establish whether a quorum is present.

Note

- A quorum will be constituted 30 minutes after the time the meeting is due to commence unless more than 50% of those entitled to vote are present.

Minutes of previous meeting

1. **Motion** - That the minutes of the last general meeting held on 27th June 2023 be confirmed as a true record of the proceedings at that meeting.

Business arising

Consideration of any matters arising from the previous general meeting not otherwise provided for by this agenda.

Council of the strata company constitution

2. **Motion** - That the council shall consist of _____ members.
 - Number of members must be at least three and no more than seven.

Election of Council members

- The chairperson to call upon those present and entitled to nominate candidates to nominate candidates for election to the council.

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- Where the number of candidates does not exceed the number of council members the chairperson shall declare those candidates to be elected as members of the council.
- Where the number of candidates exceeds the number of council members the chairperson shall direct that a ballot be held.

Insurance

Consider the adequacy of the current strata company insurance policies and any other risks that are not currently insured.

Notes

- Floating floorboards are not automatically included in all building insurance policies.

- 3. Motion** - That a replacement cost estimate be obtained for insurable assets, and the policy sum insured be amended to the amount of that estimate.

Notes

- The last replacement cost estimate was carried out on 20th December 2021 for \$4,080,000.00.
- Strata Asset Services (WA) Pty Ltd recommends obtaining a replacement cost estimate every 3-5 years to ensure that the insurable assets are insured for full replacement value in accordance with the Strata Titles Act 1985.

- 4. Motion** - That the council be authorised to renew strata company insurance policies.

Declaration by strata manager

Strata Asset Services (WA) Pty Ltd receive a commission of 20% of the premium as an authorised representative of CHU as declared in the strata management agreement disclosure statement. At the time of the last renewal this amounted to \$1,457.15. A copy of the relevant Financial Services Guide and Product Disclosure Statement will be available for perusal at the meeting.

Any insurance advice provided by Strata Asset Services (WA) Pty Ltd is general and does not consider your individual objectives, financial situation or needs. You should consider whether the advice is suitable for you and your personal circumstances. Before you make any decision about whether to acquire a certain product, you should obtain and read the relevant product disclosure statement.

Statements of account

Financial year end date

- 5. Motion** - That by Ordinary Resolution the Governance by-laws contained within the Strata Titles Act 1985 Schedule 1 are amended by adding By-law 11 as follows:

"The financial year as set out in section 3(1) of the Strata Titles Act 1985 shall be the period of 12 months ending on the last day of each April.

Notes

- As a result of amendments to the Strata Titles Act 1985 effective on 1st May 2020 the financial year end of each strata scheme is now the 30th June each year unless a by-law is adopted that states the financial year end is another date.
- Under the previous regulations your financial year end has been 30th April.
- Changing your current year end to the 30th June will require a budget and financial reports to be adopted for a period from the first day of the current financial year end to 30th June and subsequently a further AGM after the end of the financial year to adopt a further 12 month budget.
- Adoption of this by-law will require a resolution without dissent from 20th May 2025.
- A consolidation of existing by-laws may be required prior to lodgement of this by-law.
- Strata Asset Services WA recommends keeping your current financial year end date.

- 6. Motion** - That the statements of account, as presented, for the financial period ending 30th April 2024 be adopted.

Notes

- All queries regarding the attached statements of account must be notified to your strata manager at least 48 hours prior to the meeting.
- Financial Reports and Owner Account details are available to you through the www.strata-wa.com.au Web Access portal using the user code and password previously provided to you.

Budget of estimated expenditure

- 7. Motion** - That the budget of estimated administrative fund expenditure totalling \$67,390.00 be adopted for the period ending 30th April 2025.

- 8. Motion** - That the budget of estimated reserve fund expenditure totalling \$9,300.00 be adopted for the period ending 30th April 2025.

Notes

- Consider the 10 Year Plan
- \$1,300 Car Park line marking
- \$8,000 Contingency for unexpected expenses that need urgent attention
 - Intended to replace a couple of sections of fencing near pool and bin area

Fund contributions

The strata company will raise amounts so determined by levying contributions on owners of lots

- (i) in proportion to the unit entitlement of their respective lots; or
- (ii) if the scheme by-laws provide for a different basis, in accordance with that basis.

- 9. Motion** - That the strata company determine the amounts to be raised for payment into the administrative fund which shall be due and payable on the dates and in the amounts shown below:

Common

Due date		Amount excluding GST
1 May 2024	already raised	\$15,000.00
1 August 2024		\$15,000.00
1 November 2024		\$15,000.00
1 February 2025		<u>\$15,000.00</u>
Total for the financial year ending	30/04/2025	<u>\$60,000.00</u>
1 May 2025	and the first of each subsequent quarter until the next annual general meeting.	\$15,000.00

10. Motion - That the strata company determine the amounts to be raised for payment into the reserve fund which shall be due and payable on the dates and in the amounts shown below:

Due date		Amount excluding GST
1 May 2024	already raised	\$2,350.00
1 August 2024		\$2,350.00
1 November 2024		\$2,350.00
1 February 2025		\$2,350.00
Total for the financial year ending 30/04/2025		<u>\$9,400.00</u>
1 May 2025	and the first of each subsequent quarter until the next annual general meeting.	\$2,350.00

Notes

- Consider the 10 Year Plan

Execution of documents

Common Seal

11. Motion – That the strata company resolve not to have a common seal and that documents may be executed by any two members of the strata council signing on behalf of the strata company in the following manner.

“Signed for and on behalf of Joondanna Rise Apartments Strata Scheme 46926 in accordance with authority conferred under section 118 of the Strata Titles Act 1985

Signature	Signature
Full Name	Full Name
Delegation	Delegation
Lot Number	Lot Number”

Notes

- Following changes to the Strata Titles Act 1985 the official name of the strata company has changed slightly making the original common seal obsolete.
- Some of the resolutions of this meeting will require to be officially signed by the strata company and the original seal will not be accepted.
- The signing clause above is put forward as an alternative to adopting a new common seal.

- 12. Motion** - That the strata company authorise the strata council to appoint one or more members of the strata council to sign and affix the common seal, if the strata company has a common seal, to an agreement or document required to give effect to –
- 1) any resolution at this meeting; or
 - 2) any resolution outside of a meeting; or
 - 3) any duly authorised expenditure of the strata company.

Other matters

Matters without notice regarding the common property for discussion and referral to the council.

Notes

- Such matters may only be raised at the discretion of the chair and with leave of the meeting.

Close of meeting



**The Owners of Joondanna Rise Apartments Strata Scheme 46926
Joondanna Rise Apartments, 42 Kinsella Street, JOONDANNA WA 6060**

MINUTES OF ANNUAL GENERAL MEETING

Tuesday, 27 June 2023

SASWA Boardroom, 185 Main Steet, Osborne Park & Via Video Conference

Record attendance (~ Indicates Unfinancial)

Persons present

- Lot 1 Viviana Boyle (video conference)
- Lot 2 Marita Jennings
- Lot 3 Timothy Larcombe
- Lot 6 Ross Argyle (video conference)
- Lot 7 Alexandra Zenone
- Lot 12 Natasha Tryl
- Lot 14 David Irving

Proxies and company nominees

- Lot 5 The chairperson for Graeme Harris ~
- Lot 11 The chairperson for Neroli Meadows
- Lot 13 Sean Lowrey for Sible Rozario
- Lot 15 The chairperson for Georgina Butterwood

Apologies received

- Lot 8 Carly Terzanidis

Managing agent representative

Paul Keet for Strata Asset Services (WA) Pty Ltd - SASWA

Chairperson

Paul Keet was appointed to chair the meeting.

Quorum

Paul Keet confirmed that the notices of meeting were sent on 9th June 2023 which complied with the 14 days prior notice requirement of The Strata Titles Act 1985 and therefore the meeting had been constitutionally convened.

There are at present 14 financial proprietors and of those 9 were either present at the meeting or represented by proxy and entitled to vote, a quorum was confirmed and the meeting could proceed to business at 4.07pm.

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Minutes

1 MINUTES FROM PREVIOUS MEETING

Moved: Timothy Larcombe

Seconded: Marita Jennings

Motion - That the minutes of the last general meeting held on 21/06/2022 be confirmed as a true record of the proceedings at that meeting.

The chairperson declared the motion carried

BUSINESS ARISING

Report on wooden balconies is being obtained in order to determine what works are required. Repair works to be considered by the council.

2 COUNCIL OF THE STRATA COMPANY CONSTITUTION

Moved: The Chairperson

Seconded: Marita Jennings

Motion - That the council shall consist of 6 members.

The chairperson declared the motion carried

Election of Council members

Nominations of candidates for election to the council were received from:

Lot 1 Vivianna Boyle
 Lot 3 Timothy Larcombe
 Lot 6 Ross Argyle
 Lot 7 Alexandra Zenone
 Lot 12 Natasha Tryl

+ One Vacant Position

As the number of candidates did not exceed the number of council members required the chairperson declared those candidates to be the elected members of the strata council until the conclusion of the next annual general meeting.

It was not necessary to hold a ballot.

3 REPLACEMENT COST ESTIMATE

Moved: Timothy Larcombe

Seconded: Vivianna Boyle

Motion - That a replacement cost estimate be obtained for insurable assets, and the policy sum insured be amended to the amount of that estimate.

The chairperson declared the motion failed

Notes

- The last replacement cost estimate was carried out on 20/12/2021 to the value of \$4,080,000
 - The meeting agreed that the last estimate was still relevant
 - The strata company to consider obtaining an estimate at the next AGM
 - Strata Asset Services (WA) Pty Ltd recommends obtaining a replacement cost estimate every 3-5 years to ensure that the insurable assets are insured for full replacement value in accordance with the Strata Titles Act 1985
- Leak claim for Lot 13 - Banhams to report on what can be done to defect leaks.

4 INSURANCE RENEWAL

Moved: Timothy Larcombe

Seconded: Marita Jennings

Motion - That the council be authorised to renew strata company insurance policies.

The chairperson declared the motion carried

Notes

- Unit 13 experienced a burst pipe in the wall near their entry. The damage was limited to the bathroom and nearby walls. The cause was determined to be corroded pipework which is considered a maintenance item under the insurance policy. The claim for repair costs on the insurance policy was largely denied.
- Considering the deterioration of the pipework that caused the leak to Unit 13 it was considered logical that the pipework in the rest of the building could be in a similar state but to an unknown extent.
- Further unforeseeable leaks of a similar nature could put significant pressure on the expenditure budget and available funds.
- The meeting agreed that it is not necessary to raise levies at this point in time as the extent of the problem is unknown. The council will explore options for examining/testing of the pipework to try and pre-empt future leaks. It was preferred at this point to adopt a repair response to these leaks rather than looking at replacing all the pipework.

Declaration by strata manager

Strata Asset Services (WA) Pty Ltd receive a commission of 20% of the premium as an authorised representative of CHU as declared in the strata management agreement disclosure statement. At the time of the last renewal this amounted to \$1,518.24. A copy of the relevant Financial Services Guide and Product Disclosure Statement will be available for perusal at the meeting.

Any insurance advice provided by Strata Asset Services (WA) Pty Ltd is general and does not consider your individual objectives, financial situation or needs. You should consider whether the advice is suitable for you and your personal circumstances. Before you make any decision about whether to acquire a certain product, you should obtain and read the relevant product disclosure statement.

5 STATEMENTS OF ACCOUNT

Moved: Timothy Larcombe

Seconded: Vivianna Boyle

Motion - That the statements of account, as presented, for the financial period ending 30/04/2023 be adopted.

The chairperson declared the motion carried

6 IMPROVEMENT-POOL SHADE SAILS

Moved: Timothy Larcombe

Seconded: David Irving

Motion - (Motion amended) That by special resolution the strata company install two shade structures up to a value of \$3,000.00 in the pool area and that pool heating be considered by the strata council up to a value of \$8,000.00.

The chairperson declared the amended motion carried

Notes

- Since the trees have been removed/trimmed the pool area is exposed to the sun which makes it uncomfortable to use the pool area.
- Meeting agreed to look at installing two umbrellas at an estimated cost of \$1,500.00 each
- It has been noted that the swimming pool is generally cool even during summer. consider installing a heat pump on the roof of the BBQ area to help warm the pool water and extend the use of the pool into cooler

- periods. Solar panels an option. Meeting allowed a budget of \$8,000.00 for this to occur.
- Tim Larcombe will investigate above options further.

7 BUDGET OF ESTIMATED ADMINISTRATIVE FUND EXPENDITURE

Moved: Marita Jennings

Seconded: Timothy Larcombe

Motion - That the budget of estimated administrative fund expenditure totalling \$73,590.00 be adopted for the period ending 30/04/2024.

The chairperson declared the motion carried

Notes

- Charging of Electric Vehicles. This is a complex issue that needs further investigation. No action to be taken at this time.
- The Resurfacing / painting of the pool - Meeting agreed the surface is okay for now. Item deferred.
- Cleaning of the whole building and the paving in the pool area. Westside area very dusty. Light pressure clean to be carried out.
- Concrete cancer treated and walkways resurfaced some time ago. Now looking tired and dirty and needs re-painting. Contractor to quote on what appropriate solution is in next 12 months.
- Lot 12 - Internal cracks to wall in between lounge and 2nd bedroom due to veranda installation. Review engineers report and determine who's responsible to rectify. Lot 7 has also noticed cracks within the lot. SASWA to check records. ASAP to also report on balcony metal due to rust.
- Security Screens - Strata Council to review and find a solution for next AGM.

8 BUDGET OF ESTIMATED RESERVE FUND EXPENDITURE

Moved: Timothy Larcombe

Seconded: Ross Argyle

Motion - That the budget of estimated reserve fund expenditure totaling \$9,300.00 be adopted for the period ending 30/04/2024.

The chairperson declared the motion carried

9 ADMINISTRATIVE FUND CONTRIBUTIONS

Moved: Timothy Larcombe

Seconded: Marita Jennings

Motion - That the strata company determine the amounts to be raised for payment into the administrative fund which shall be due and payable on the dates and in the amounts shown below:

Due date	Amount
01/05/2023	\$14,100.00
01/08/2023	\$15,000.00
01/11/2023	\$15,000.00
01/02/2024	<u>\$15,000.00</u>
Total for the financial year ending 30/04/2024	\$59,100.00

01/05/2024 and the first of each subsequent quarter until the next annual general meeting. 15,000.00

The chairperson declared the motion carried

10 **RESERVE FUND CONTRIBUTIONS**

Moved: Timothy Larcombe

Seconded: Vivianna Boyle

Motion - That the strata company determine the amounts to be raised for payment into the reserve fund which shall be due and payable on the dates and in the amounts shown below:

Due date	Amount
01/05/2023	\$2,350.00
01/08/2023	\$2,350.00
01/11/2023	\$2,350.00
01/02/2024	<u>\$2,350.00</u>
Total for the financial year ending 30/04/2024	\$9,400.00

01/05/2024 and the first of each subsequent quarter until the next annual general meeting. \$2,350.00

The chairperson declared the motion carried

11 **EXECUTION OF DOCUMENTS**

Moved: Timothy Larcombe

Seconded: The Chairperson

Motion - That the strata company authorise the strata council to appoint one or more members of the strata council to sign and affix the common seal, if the strata company has a common seal, to an agreement or document required to give effect to -

- a) any resolution at this meeting; or
- b) any resolution outside of a meeting; or
- c) any duly authorised expenditure of the strata company.

The chairperson declared the motion carried

OTHER MATTERS

Lot 13 - Walls filled and waterproof completed. Tiles/painting to be done. SASWA to get update on tiles.

Thanks to David Irving for watering the gardens throughout the summer.

CLOSE OF MEETING

There being no further business to discuss, the chairperson declared the meeting closed at 5.55 PM.



Level 4, 55 St Georges Terrace
Perth WA 6000

PO BOX 5721, Perth 6831

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	875213
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	10/05/2024 to 10/05/2025 at 4:00pm
The Insured	THE OWNERS OF 42 KINSELLA STREET, JOONDANNA SP 46926
Situation	42 KINSELLA STREET JOONDANNA WA 6060

Policies Selected

Policy 1 – Insured Property

Building: \$4,080,000
Common Area Contents: \$40,800
Loss of Rent & Temporary Accommodation (total payable): \$612,000

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 6 – Machinery Breakdown

Sum Insured: \$5,000

Policy 7 – Catastrophe Insurance

Sum Insured: \$1,224,000
Extended Cover - Loss of Rent & Temporary Accommodation: \$183,600
Escalation in Cost of Temporary Accommodation: \$61,200
Cost of Removal, Storage and Evacuation: \$61,200

Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000



Appeal expenses – common property health & safety breaches: \$100,000
Legal Defence Expenses: \$50,000

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

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

10/05/2024

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



Balance Sheet by Fund
As at 30/04/2024

The Owners of Joondanna Rise Apartments Strata Scheme 46926 Joondanna Rise Apartments, 42 Kinsella Street, JOONDANNA WA 6060

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(3,879.66)
Owners Equity--Admin	28,133.94
	<u>24,254.28</u>
Reserve Fund	
Operating Surplus/Deficit--Reserve	4,242.97
Owners Equity--Reserve	14,832.17
	<u>19,075.14</u>
Net owners' funds	<u>\$43,329.42</u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	31,967.46
Receivable--Levies--Admin	821.82
	<u>32,789.28</u>
Reserve Fund	
Cash at Bank--Reserve	20,283.54
Receivable--Levies--Reserve	128.75
	<u>20,412.29</u>
Unallocated Money	
Cash at Bank--Unallocated	3.32
	<u>3.32</u>
Total assets	<u>53,204.89</u>
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	8,535.00
	<u>8,535.00</u>
Reserve Fund	
Prepaid Levies--Reserve	1,337.15
	<u>1,337.15</u>
Unallocated Money	
Prepaid Levies--Unallocated	3.32
	<u>3.32</u>
Total liabilities	<u>9,875.47</u>
Net assets	<u>\$43,329.42</u>



Income & Expenditure Statement
for the financial year
to 30/04/2024

The Owners of Joondanna Rise Apartments Strata Scheme 46926 Joondanna Rise Apartments, 42 Kinsella Street, JOONDANNA WA 6060

Administrative Fund

	Current period 01/05/2023-30/04/2024	Annual budget 01/05/2023-30/04/2024
Revenue		
Interest on Arrears--Admin	364.68	0.00
Levies Due--Admin	59,100.00	59,100.00
Recovery--Insurance Claim	1,755.50	0.00
Status Certificate Fees (110)	280.00	0.00
Total revenue	61,500.18	59,100.00
Less expenses		
Admin--Accounting	110.00	110.00
Admin--Legal & Debt Collection Fees	0.00	500.00
Admin--Management Fees--Standard	5,001.96	5,231.00
Admin--Stationery/Printing/Postage/Archiving	218.00	250.00
Admin--Status Certificate Fees	280.00	0.00
Insurance--General/Building	9,398.72	9,399.00
Maint Bldg--Cleaning	0.00	2,000.00
Maint Bldg--Cleaning--High Pressure Cleaning	0.00	1,000.00
Maint Bldg--Electrical	3,005.03	3,000.00
Maint Bldg--Fire Protection	176.00	200.00
Maint Bldg--General Repairs	18,606.93	15,000.00
Maint Bldg--Gutters & Downpipes	997.00	1,000.00
Maint Bldg--Painting	2,365.00	0.00
Maint Bldg--Pest/Vermin Control	385.00	400.00
Maint Bldg--Plumbing	6,761.07	3,000.00
Maint Grounds--Gates	649.00	1,000.00
Maint Grounds--Lawns & Gardening	3,378.00	6,000.00
Maint Grounds--Pool	6,325.17	8,000.00
Maint Grounds--Pool Equipment	0.00	3,000.00
Maint Grounds--Pool Heating	0.00	8,000.00
Utility--Electricity	1,452.85	1,500.00
Utility--Water & Sewerage	6,270.11	5,000.00
Total expenses	65,379.84	73,590.00
Surplus/Deficit	(3,879.66)	(14,490.00)
Opening balance	28,133.94	28,133.94
Closing balance	\$24,254.28	\$13,643.94

Reserve Fund

	Current period 01/05/2023-30/04/2024	Annual budget 01/05/2023-30/04/2024
Revenue		
Interest on Arrears--Reserve	58.57	0.00
Levies Due--Reserve	9,400.00	9,400.00
Total revenue	<u>9,458.57</u>	<u>9,400.00</u>
Less expenses		
Maint Bldg--Car Park	0.00	1,300.00
Maint Bldg--Contingency	5,215.60	5,000.00
Maint Bldg--Electrical	0.00	3,000.00
Total expenses	<u>5,215.60</u>	<u>9,300.00</u>
Surplus/Deficit	<u>4,242.97</u>	<u>100.00</u>
Opening balance	14,832.17	14,832.17
Closing balance	<u><u>\$19,075.14</u></u>	<u><u>\$14,932.17</u></u>



Proposed Budget
to apply from 01/05/2024

The Owners of Joondanna Rise Apartments Strata Scheme 46926 Joondanna Rise Apartments, 42 Kinsella Street, JOONDANNA WA 6060

Administrative Fund

	Proposed budget	Actual 01/05/2023-30/04/2024	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	364.68	0.00
Levies Due--Admin	60,000.00	59,100.00	59,100.00
Recovery--Insurance Claim	0.00	1,755.50	0.00
Status Certificate Fees (110)	0.00	280.00	0.00
Total revenue	60,000.00	61,500.18	59,100.00
Less expenses			
Admin--Accounting	110.00	110.00	110.00
Admin--Legal & Debt Collection Fees	200.00	0.00	500.00
Admin--Management Fees--Standard	5,430.00	5,001.96	5,231.00
Admin--Stationery/Printing/Postage/Archiving	250.00	218.00	250.00
Admin--Status Certificate Fees	0.00	280.00	0.00
Insurance--General/Building	9,300.00	9,398.72	9,399.00
Maint Bldg--Cleaning	0.00	0.00	2,000.00
Maint Bldg--Cleaning--High Pressure Cleaning	3,000.00	0.00	1,000.00
Maint Bldg--Consultants	3,000.00	0.00	0.00
Maint Bldg--Electrical	3,000.00	3,005.03	3,000.00
Maint Bldg--Fire Protection	200.00	176.00	200.00
Maint Bldg--General Repairs	15,000.00	18,606.93	15,000.00
Maint Bldg--Gutters & Downpipes	1,500.00	997.00	1,000.00
Maint Bldg--Painting	0.00	2,365.00	0.00
Maint Bldg--Pest/Vermin Control	400.00	385.00	400.00
Maint Bldg--Plumbing	5,000.00	6,761.07	3,000.00
Maint Grounds--Gates	1,000.00	649.00	1,000.00
Maint Grounds--Lawns & Gardening	5,000.00	3,378.00	6,000.00
Maint Grounds--Pool	7,000.00	6,325.17	8,000.00
Maint Grounds--Pool Equipment	0.00	0.00	3,000.00
Maint Grounds--Pool Heating	0.00	0.00	8,000.00
Utility--Electricity	1,500.00	1,452.85	1,500.00
Utility--Water & Sewerage	6,500.00	6,270.11	5,000.00
Total expenses	67,390.00	65,379.84	73,590.00
Surplus/Deficit	(7,390.00)	(3,879.66)	(14,490.00)
Opening balance	24,254.28	28,133.94	28,133.94
Closing balance	\$16,864.28	\$24,254.28	\$13,643.94

Administrative Fund

	Proposed budget	Actual 01/05/2023-30/04/2024	Previous budget
--	--------------------	---------------------------------	--------------------

Total units of entitlement	1000		1000
Levy contribution per unit entitlement	\$60.00		\$59.10

Reserve Fund

	Proposed budget	Actual 01/05/2023-30/04/2024	Previous budget
Revenue			
Interest on Arrears--Reserve	0.00	58.57	0.00
Levies Due--Reserve	9,400.00	9,400.00	9,400.00
Total revenue	9,400.00	9,458.57	9,400.00
Less expenses			
Maint Bldg--Car Park	1,300.00	0.00	1,300.00
Maint Bldg--Contingency	8,000.00	5,215.60	5,000.00
Maint Bldg--Electrical	0.00	0.00	3,000.00
Total expenses	9,300.00	5,215.60	9,300.00
Surplus/Deficit	100.00	4,242.97	100.00
Opening balance	19,075.14	14,832.17	14,832.17
Closing balance	\$19,175.14	\$19,075.14	\$14,932.17
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	\$9.40		\$9.40



Proposed Levy Schedule (Indicative Only)
to apply from 01/05/2024

The Owners of Joondanna Rise Apartments Strata
Scheme 46926

Joondanna Rise Apartments, 42 Kinsella Street,
JOONDANNA WA 6060

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

Lot	Unit	Unit Entitlement	Admin Fund	Reserve Fund	Quarterly Total	Annual Total
1	1	61.00	915.00	143.35	1,058.35	4,233.40
2	2	61.00	915.00	143.35	1,058.35	4,233.40
3	3	61.00	915.00	143.35	1,058.35	4,233.40
4	4	61.00	915.00	143.35	1,058.35	4,233.40
5	5	62.00	930.00	145.70	1,075.70	4,302.80
6	6	64.00	960.00	150.40	1,110.40	4,441.60
7	7	64.00	960.00	150.40	1,110.40	4,441.60
8	8	64.00	960.00	150.40	1,110.40	4,441.60
9	9	64.00	960.00	150.40	1,110.40	4,441.60
10	10	64.00	960.00	150.40	1,110.40	4,441.60
11	11	64.00	960.00	150.40	1,110.40	4,441.60
12	12	66.00	990.00	155.10	1,145.10	4,580.40
13	13	61.00	915.00	143.35	1,058.35	4,233.40
14	14	60.00	900.00	141.00	1,041.00	4,164.00
15	15	61.00	915.00	143.35	1,058.35	4,233.40
16	16	62.00	930.00	145.70	1,075.70	4,302.80
		1,000.00	\$15,000.00	\$2,350.00	\$17,350.00	\$69,400.00



Strata Asset Services (WA) Pty Ltd

ABN 75 086 303 540

Suite 2, 185 Main Street, Osborne Park

PO Box 362 Osborne Park WA 6917

P: (08) 9345 3522

E: manage@strata-wa.com.au

www.strata-wa.com.au

**The Owners of Joondanna Rise Apartments
Strata Scheme 46926
42 Kinsella Street, JOONDANNA WA 6060**

NOTICE OF STRATA COUNCIL MEETING

Notice is hereby given that a meeting of the council of the above strata company will be held as follows:

DATE:	20th June 2024
TIME:	Immediately following the conclusion of the Annual General Meeting
VENUE:	The same venue as the Annual General Meeting

Agenda

- 1.** Appointment of chairperson
- 2.** Record attendance
- 3.** Confirm quorum
- 4.** Election of office bearers
 - Chairperson
 - Secretary
 - Treasurer
- 5.** Any other business raised by members of council
- 6.** Closure

Signature of person issuing this notice:

Paul Keet

Strata Asset Services (WA) Pty Ltd acting as Strata Manager for and on behalf of
The Owners of Joondanna Rise Apartments Strata Scheme 46926

Date of Notice: 28th May 2024



Strata Asset Services (WA) Pty Ltd

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Information about the Council of the Strata Company

It is generally not practical for all owners to participate in the day to day management of the scheme. The Act provides for the strata company to be operated by a council of owners.

The strata company is run by the council in accordance with the conditions specified in the Act, the by-laws in force for the strata scheme at that time, and subject to any restriction imposed or direction given by ordinary resolution of the strata company.

A properly functioning strata council is ideal for producing positive management outcomes for your strata company. This will make sure the duties of the strata company are carried out.

Where a strata manager is employed to carry out some of the duties of the strata company, the council would then effectively instruct and monitor the strata manager.

Election of council members

Any owner entitled to vote can nominate for election to the strata council, however, a **nomination form will be required** where there is **more than one owner** of the lot (including **married couples**), or the **owner is a company**, or you are the sole owner and will not be present at the meeting.

Election of the council and office bearers

The strata company **must** have a strata council and the strata council **must** elect a Chairperson.

Any member of the strata council may hold the positions Chairperson, Secretary or Treasurer.

Members of the council will have these statutory duties imposed on them to:

- act honestly, with loyalty and in good faith in the performance of their functions
- exercise a reasonable degree of care and diligence in the performance of their functions
- ensure they do not make improper use of their position as a member to gain, directly or indirectly, an advantage for themselves or for any other person or to cause detriment to the strata company
- inform the council in writing of any conflict of interest as soon as practicable after they become aware of the conflict. This does not relate to the council member's ownership of a lot in the scheme.

Council members will not be able to vote where they have a conflict of interest. Council members who breach one of these statutory duties may be removed from the council, on application to SAT.

Council members are protected from civil liability provided they act in good faith as provided for in section 141 of the Act and are usually protected to a similar extent from financial losses by way of optional office bearer's insurance taken out by the strata company.

Notes

- The above information is intended as a guide only. There are many other rules and regulations that govern owners' entitlement to vote, voting at meetings and election of the strata council members, many of which are rarely encountered. Any further queries can be directed to us prior to the meeting if required.



Strata Asset Services (WA) Pty Ltd

ABN 75 086 303 540

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Important Information about Voting

Entitlement to vote

To be entitled to vote at a general meeting of the strata company you **MUST**

1. pay all monies owing to the strata company before the meeting.
You can check the financial status of your lot through our web portal by entering the username and password details previously supplied to you.
2. supply a valid proxy appointment if the lot is owned by -
 - a **married couple**; or
 - more than one person; or
 - a Company, trust or other incorporated body;
 - A single natural person and you will not be attending the general meeting.

How to appoint a proxy

A Proxy Appointment Form has been attached for your use.

A proxy is a person whom you appoint to exercise the voting rights attached to your strata lot either at a general meeting of the strata company or for a resolution held outside of a meeting. In this case the proxy will be voting at a general meeting.

To appoint a proxy -

- List all lot owner's names as they appear on the certificate of title for the lot; and
- List the lot number; and
(Multiple lot numbers can be listed provided they share exactly the same ownership)
- Have each lot owner appearing on the certificate of title sign the form; and
(All persons/companies/etc shown on the lot title need to sign in the spaces provided)
- Clearly identify the person you wish to vote on your behalf;
(If you are not sure who to nominate as your proxy you may like to consider nominating the chairperson of the meeting, a member of the strata council, or the strata manager)

Proxy limitations

Following amendments to the Strata Titles Act 1985, by default each proxy appointment is effectively an **enduring proxy**. The act allows for a proxy appointment to be limited in a variety of ways, which includes to a specific meeting date, effectively making it a **specific proxy**. The proxy can also be limited -

- to voting on one or more **Motions** as directed
- in some other way.

Voting at a meeting

Votes are cast on a **show of hands** at the meeting with each owner having one vote for each lot that they own. Attendees by remote communication can vote on a show of hands if a video image of the attendee is available, otherwise a vote can be registered by vocal acclamation.

Notes

- The above information is intended as a guide only. There are many rules and regulations that govern owners' entitlement to vote, voting at meetings and voting outside of meetings, many of which are rarely encountered. Any further queries can be directed to us prior to the meeting if required.

If the options in this form do not meet your requirements, seek advice.

The Owners of Joondanna Rise Apartments
Strata Scheme 46926
42 Kinsella Street, JOONDANNA WA 6060

Council Nomination Form

The Secretary
C/- Strata Asset Services (WA) Pty Ltd
PO Box 362
Osborne Park WA 6917

Email to: manage@strata-wa.com.au

Nomination

I/We ⁽¹⁾ Owner: _____ Signature: _____

Owner: _____ Signature: _____

Owner: _____ Signature: _____

Owner: _____ Signature: _____

(Ownership details MUST be consistent with the certificate of title)

being the owner(s) of lot

(Lot Numbers)

--

hereby nominate

(Name of nominee)

as a candidate for election as a member of the Council of the Strata Company at the general meeting to be held on 20th June 2024.

Consent of nominee

I hereby consent to the above nomination

Signature: _____

Dated this _____ day of _____ 2024

Nominee Contact Information

This information may be made available to third parties upon receipt of a valid application made under Section 107 of the Strata Titles Act 1985.	Mobile Phone _____
	Email _____

Notes

- Sole owners may self-nominate verbally at the meeting or by completing this form. Otherwise, all owners registered on the title, except the candidate, **must** complete and sign this section.
- The Nominated candidate **must** be an owner.
- **Nominations are only valid when owners are entitled to vote.**
- Nominations will be ratified at the meeting in accordance with the relevant scheme by-laws.
- Please submit this form at least 24 hours prior to the meeting.

The Owners of Joondanna Rise Apartments
Strata Scheme 46926
42 Kinsella Street, JOONDANNA WA 6060

Proxy Appointment Form

I/We Owner: _____ Signature: _____
 Owner: _____ Signature: _____
 Owner: _____ Signature: _____
 Owner: _____ Signature: _____
(Ownership details MUST be consistent with the certificate of title)

being the owner(s) of lot _____ (Lot Numbers)

hereby appoint _____ (Name of Proxy)

or failing him/her _____ (Name of alternate)
or failing him/her _____

the chairperson of the meeting
(Delete if not applicable)

for all purposes at any general meeting subject to any limitations expressed below.

Dated this _____ day of _____ 2024

Limits to this proxy appointment

Limited to the GENERAL MEETING to be held on ___/___/___ or any adjournment thereof.

Limited to voting on the following **Motions** in the manner stated below

Motion Number	For/Against	Motion Number	For/Against

Limited to the following purpose or in another way

Returning address

Mail c/- Strata Asset Services (WA) Pty Ltd
PO Box 362
Osborne Park WA 6917

Email manage@strata-wa.com.au

Notes

- An appointed proxy must be an adult of full age and capacity.
- Where more than one person appears on the lot title (co-owners), **all owners must appoint one person** only to vote as their proxy.
- Individual co-owners without a valid proxy are not entitled to vote.
- Incorporated bodies **must** appoint a proxy.
- If a sole adult owner (not a co-owner) and his or her proxy holder both attend/participate, only the owner can vote.
- This appointment may be revoked at any time by providing written notice of revocation.