

STRATA SCHEME
INSPECTION REPORT

SP62113

8/5-7 Old Bangalow Road
Byron Bay NSW 2481

ON BEHALF OF

GRIMLEY & ADAMS

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15 December 2025

Our Ref: S – 73910

STRATA SCHEME INSPECTION REPORT

Property Address:	8/5-7 Old Bangalow Road		
	Byron Bay NSW 2481		
	Lot: 8	Strata Plan No: 62113	
Owner:	Sam Thomas Grimley & Mary Christina Adams		
Inspection Date:	12 December 2025		

TERMS & CONDITIONS

- A. Strata Inspection Specialists ("SIS") is the provider of this Report, and the Client is the person/entity who has requested the Report.
- B. SIS is not liable to any other person/entity who relies upon this report to their detriment.
- C. This Report has been provided specifically by SIS for the client and in relation to the specific property referred to in this Report.
- D. SIS has prepared this Report from an inspection of the books and records provided to it by the relevant officer of the companies, bodies, entities, owners who manage the relevant Owners Corporation or other Association or Company being inspected, so far as is reasonably possible in the 1 hour allocated to an inspection. It may also rely on conversations with the Managing Agent and/or the relevant officers of those bodies, entities, companies, owners corporations and associations.
- E. The Client is specifically directed to the possibility that all of the records provided to it by the relevant officer of the companies, bodies, entities, owners corporations associations and companies, may not be complete, or have been made available for inspection, or may not have contained all of the information of interest to the Client or the client's mortgagee.
- F. No attempt was made during the course of inspection to ascertain whether any Managing Agent or the relevant officer of the companies, bodies, entities, owners/corporations, have complied with Statutory or other requirements of the Property, Stock and Business Agents Act, 2002, the Strata Schemes Management Act or any other regulatory requirements impacting the property the subject of this Report.
- G. SIS is not liable for any costs, (including legal costs) loss or damage whether direct, indirect or consequential, arising or touching upon
 - a. any delay in supplying this Report
 - b. any failure or omission to supply the Report
 - c. any error or omission recorded or omitted from the records inspected by SIS.
 - d. Any error or omission in this Report.
- H. Warranties and conditions implied by Legislation or precedent for the provision of services, are excluded save as are implied by the Trade Practices Act 1974.
- I. Any liability of SIS shall be limited to the cost of the supply of the relevant Report.
- J. This limitation of liability extends to every employee officer and agent of SIS in the performance of any services relating to this Report.
- K. We do not carry out inspections of any building or improvements at the property.
- L. This Report is in respect to records up to a maximum of 4 years prior to the date of the Report.

1. INSPECTORS NOTE

SP62113 is a 35 Lot Strata Scheme that commenced in 2000.

The scheme consists of 35 residential lots in single level townhouses, 2 level townhouses and 2 level units. Common property includes access roads, visitor parking bays, gardens, signage, lighting, pathways, swimming pool, barbeque pergola, pond water feature and pond bridge/pathways.

Repairs, replacements and upgrades of significance over the last 4 years include installation of CCTV cameras (50% complete), fire safety works, tool & equipment purchasers, plumbing works, upgrade to the BBQ area, ceramic tile replacements in common area, exterior painting program that is ongoing over 2 years, works to the timber bridge and gravel walkway to the Lake, rectification (as required) of roller door supports, replacement of the garden timber edging throughout the complex and signage upgrades,

Pending works of significance include completion of CCTV installations (\$9K), ongoing exterior painting program (\$12K per annum) and potential drainage works at U21 involving tree removal from U15 with no quotes sighted.

We note there is a significant deficit in the Administration Fund which together with loans which have produced negative net equity in the Schemes balance sheet. Remaining fund levels are sufficient to undertake some minor upgrades, repairs and replacements. It is noted in the budget that there are expected upgrades, repairs and replacements to be undertaken over the short term.

2. STRATA MANAGER / MANAGING AGENT

Owners' Corporation Records are held by:

Name:	BCS Tweed Heads
Address:	Shop 5, Ultima Harbourside 25-33 Wharf Street
	Tweed Heads New South Wales 248
Telephone number:	1300 889227
Manager's name:	Kellie Lynch

The managing agent has been involved with this property for 4 years

3. STRATA COMMITTEE

Michael Asbridge	Unit:	13
Nick Paul	Unit:	26
Malcolm Goldby-Foard	Unit:	30
Elke Kuhlmann	Unit:	Not sighted
One other not named	Unit:	Not sighted

4. STRATA ROLL

a. The owner/proprietor shown on the Strata Roll is:

Owner:	Sam Thomas Grimley & Mary Christina Adams
Address:	1 Comber Street
	Paddington NSW 2021

b. The Mortgagee shown on the Strata Roll is:

Mortgagee:	None recorded
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c. Lessee shown on the Strata Roll are:

Lessee:	None recorded
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d. Unit entitlement: Lot 8 = 6
Aggregate Unit Entitlement: **[AUE]**
Percentage Contribution/Entitlement:

Note: Section 178 Compliance: The Act sets out requirements for the keeping of records in conjunction with the Strata Roll. The requirements are usually based on manual recording or of recent date computer based records. Note we do not give a separate report on Section 178 compliance.

e. Initial period: The initial period **has** expired according to available records.

5. STRATA PLAN

A copy of the Strata Plan **was sighted and registered** on: 24/03/2000

6. TITLE DEED

The common property Title Deed **was sighted:**

CP/SP: 62113	Ed: 8	Issued: 12/09/2020
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Number of lots:	35
Number of units:	35
Number of units tenanted:	Information not available

7. INSURANCES – Section 164,165

Insurer:	SCI VIA ALLIANZ AUSTRALIA
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Type	Policy No.	Amount	Premium	Due Date
Building	POL11052725	\$ 18,932,183	\$47,297.15	15/04/2026
Loss of Rent		\$ 2,839,827		
Contents		\$ 189,322		
Catastrophe		\$ 2,839,827		
Public Liability		\$20,000,000		
Voluntary Workers		\$200,000		
Fidelity		\$100,000		
Office bearers		\$1,000,000		
Govt. audit costs		\$25,000		
Appeal expenses		\$100,000		
Defence expenses		\$50,000		
Lot owners fixtures & fittings		\$300,000		

Evidence sighted	: Certificate of Currency - see annexure 28
Insurance Broker	: Body Corporate Brokers Pty Ltd (QLD)
Last valuation amount	: \$17,172,048 by Olive Tree Consulting Group
As at	: 27/06/2022

*** Please confirm all policies with certificates of currency**

Note: Under the provisions of the Strata Schemes Management Act 2015 the Owners' Corporation is required to have:

- i. The Building Insurance at least to the value of the building as determined by a valuation. Such valuation must be obtained at least every 5 years.
- ii. In respect to the Public Liability cover to a minimum amount of \$10,000,000.
- iii. In respect to Worker's Compensation a policy as required.
- iv. In respect to Voluntary Workers Insurance a policy is required.
- v. Further Owners' Corporation insurance policies normally do not cover individual lots but cover only risks associated with the common property. This, it should be noted can apply even where damage to property in an individual lot results from a fault arising in the common property.
- vi. Sufficient and adequate cover by the owners and occupiers need to be taken out to protect their own contents and other risks.

8. LEVIES

a. Annual Scheme Levies

The current budget upon which annual Scheme levies are generally based is attached in annexures 13-14

Annual Scheme Levies from last AGM	
Administrative Fund:	\$319,000
Capital Works Fund:	\$24,000

Annual levies commenced effective 01/05/2025

b. Past Scheme Levies



Past Special Levies

None sighted over period

c. Lot Levies – Lot 8

Current standard levies are: **\$10,434.52 pa**

Paid quarterly in advance as tabled below and NOT paid up to 31/01/2026.

Administrative Fund	\$2,539.63
Capital Works Fund	\$69.00
Outstanding levies	\$3,509.41

These levies appear to have been calculated correctly.

Note: It is noted that the levy information is provided by the Strata Manager at the date of inspection. We recommend strongly obtaining a Section 184 Certificate prior to settlement to confirm any possible changes to the subject lot.

d. Proposed or Special levies likely/proposed to occur.

There is no indication from the minutes that a Special Levy would be required however it is noted that there is a deficit in the Administration Fund and a loan that may require additional funding.

9. SIGNIFICANT MINUTES

(List of main points from AGM's, EGM's, SCM's etc for past 4-5 years)

Minutes are retained for the prescribed period.

GM - 22/07/2025

- SECURITY CAMERA BY-LAW approved

Last AGM – 10/05/2025 (enclosed)

- That the Owners Corporation resolves to enter into a 2 year maintenance program contract with Programmed Property Services in the amount of \$12,000 plus GST per annum for 2 years
- That the Owners Corporation resolves to grant permission for the Strata Committee to enter into a yearly maintenance programme to ensure the ongoing lake maintenance.
- That the Owners Corporation resolve for the committee to proceed with the legal costs in arranging a by-law to be drafted to allow CCTV installation throughout the complex.
- That the Owners Corporation resolves for the committee to further investigate the current use of garages as illegal rooms and the effects this can have on the owners corporation, council planning rules and strata building insurances.
- That the Owners Corporation resolves that all communication regarding property matters should be directed to the building managers in writing for proper documentation and validation. Abusive or threatening language or inappropriate behaviour will not be tolerated, this motion has the full support of the Owners Corporation Committee.

AGM – 11/06/2024

- inspection of all window safety devices previously installed to windows within the strata scheme to ensure the Owners Corporation comply with their obligations

AGM – 29/05/2023

- RESOLVED that BCS order an updated Safety Audit Report in June 2023.
- For Lot 7 approved That the owners corporation resolves that the interest and fees associated with the late payment of my strata levies be reversed due to the payment being made on time but accidentally to the wrong account
- That the Owners Corporation instructs the Strata Managing Agent to engage an appropriately licensed contractor to carry out an inspection of the common areas for termites.

AGM – 31/05/2022

- That the owners corporation obtain a replacement cost estimate (valuation) for insurance purposes.
- That the strata managing agent be instructed to obtain quotations to prepare a 10-year capital works fund plan and the strata committee be authorised to provide directions in relation to the appointment of a consultant to prepare the 10-year capital works fund plan.
- That the Owners Corporation resolves to obtain 2 quotes for upgrade works to the BBQ area for the following extent of works and that the committee be granted permission to proceed with the quote of their choice: BBQ AREA · Removing and providing new joinery,

sink and tap · providing 2 new BBQ'S · new furniture · new wc/basin and ancillary fixtures/equipment in amenities

- TIMBER BRIDGE AND WALKWAY TO LAKE AREA - That the Owners Corporation resolves to obtain 2 quotes for works to the timber bridge and gravel walkway to the Lake for the following extent of works and that the committee be granted permission to proceed with the quote of their choice : Timber Bridge and Walkway to Lake Area · Providing new gravel and edging to existing walkway · Inspect and rectify/replace timber decking/framing as required to bridge adjacent walkway
- That the Owners Corporation resolves to obtain 2 quotes for inspection and upgrading works to the supports of all roller doors within the facility and that the committee be granted permission to proceed with the quote of their choice : Inspect and rectify (as required) roller door supports
- That the Owners Corporation resolves to replace the garden timber edging throughout the complex, possibly incorporating the timber bridge and walkway to lake area, and that the committee be granted approval to proceed with the quote for their choice.
- That the Owners Corporation resolves to purchase 5 new pool umbrellas, and that the committee be granted approval to proceed with the quote for their choice
- That the Owners Corporation resolves to grant permission to the committee to work with the Caretaker in relation to a solution for the front Lakeside wall signage, and that the committee be granted permission to proceed with the quote for their choice.
- That the Owners Corporation resolves to grant permission to the Caretaker to change/amend Byron Lakeside Holiday Apartments front signage.

EGM – 28/07/2021

- Past strata manager terminated current strata manger appointed

AGM – 25/05/2021

- Resolved that the Owners - Strata Plan 62113 appoint a suitably qualified pest control company to conduct a termite inspection at the property
- MINOR RENOVATIONS LOT 8 Resolved that the Strata Committee on behalf of the Owners - SP 62113 ratify their approval for kitchen renovations undertaken to Lot 8 in line with the specifications
- PET REQUEST LOT 4 Resolved that the Strata Committee on behalf of the Owners - SP 62113 approve the request from the owner of Lot 4 for 2 dogs (Labrador Retriever & French Bulldog)
- PET REQUEST LOT 11 Resolved that the Strata Committee on behalf of the Owners - SP 62113 approve the request from the owner of Lot 11 for a medium dog (Blue Heeler)
- PET REQUEST LOT 15 - Lost that the Strata Committee on behalf of the Owners - SP 62113 approve the request from the owner of Lot 15 for a 2 x cats
- SOLAR SKYLIGHT REQUEST LOT 4 Resolved that the Strata Committee on behalf of the Owners - Strata Plan 62113 grant permission to the owner of Lot 4 to install a solar skylight on the roof area of Lot 4
- The Strata Committee confirmed that they are not in favour of providing Lot 35 with exclusive use of the parking space outside of Lot 35.
- Strata Committee provided approval for the owners of Lot 1 to keep a Bordoodle Dog

Note: The Act requires notice of a Meeting to be given and the need to distribute minutes to Lot owners subsequent to a meeting.

10. FINANCIAL RECORDS

a. Fund Balances

Administrative Fund:	(\$64,014.88)
Capital Works Fund:	\$6,420.28
NET NEGATIVE EQUITY/ASSETS:	(\$57,594.60)
Cash:	\$5,093.08
Levies In Arrears:	\$13,892.09
Creditors:	\$20,104.23
Loan:	\$50,100.38
Date:	11/12/2025
Source of information:	Balance Sheet

Note: The Property and Stock Agents Act 2002 and the Strata Schemes Management Act make a number of obligations in respect to accounting and reporting for funds held in Owners' Corporation trust accounts. The fund balances indicated above are balances obtained from information provided by the records of the Strata Manager. These have not been subject to any audit.

b. Income and Expenditures

Enclosed in annexures 16-27 are the detailed statements of income and expenditure for the last four to five years.

c. Taxation

Income Tax returns are lodged, if liable.
 The Owners' Corporation is requested for and collects GST.
 We have made no review of the Owners' Corporation taxation obligations.

e. Books of Account

The prescribed books of account are kept.
 An auditor **has been** appointed

11. SIGNIFICANT EXPENDITURE ITEMS

(Includes repairs, upgrades & replacements over \$3,000 and items over budget)

Expenditure for period ending (11/12/2025)

▪ \$6,368	Fire Protection Services
▪ \$45,096	Insurance claim
▪ \$2,743	Insurance Premiums - Funding Interest Charges
▪ \$2,422	Owners Corporation Manager - additional services
▪ \$12,000	Painting
▪ \$6,296	Plumbing
▪ \$1,675	Roof
▪ \$2,376	Roof - gutters & downpipes
▪ \$35,498	Tools & Equipment
▪ \$3,080	Fence repairs
▪ \$8,086	50% of CCTV
▪ \$2,388	Plumbing
▪ \$5,390	Ponds

▪ \$15,700	Roadways, Driveways & Parking – excavation works
▪ \$11,571	Roof

Expenditure for year ending (28/02/2025)

▪ \$5,747	General Repairs
▪ \$6,407	Legal Services - debt recovery
▪ \$25,581	Electricity charges – potential overcharging
▪ \$4,067	Plumbing
▪ \$6,290	Fire Protection Services
▪ \$1,485	Gutter repairs
▪ \$1,375	New skylight
▪ \$3,764	WH & S repairs
▪ \$2,772	interest charges

Expenditure for year ending (29/02/2024)

▪ \$2,599	interest charges
▪ \$4,191	General Repairs
▪ \$10,366	Insurance Claim
▪ \$2,580	Legal Services - debt recovery
▪ \$2,320	gutters & downpipes
▪ \$2,054	Unspecified expenditure
▪ \$10,660	Tools & Equipment
▪ \$24,241	Painting
▪ \$5,454	Pool works

Expenditure for year ending (29/02/2023)

▪ \$2,308	Electrical Repairs
▪ \$9,746	Fire Protection Services
▪ \$1,557	Garage Door Maintenance
▪ \$8,504	ceramic tile replacements in common area
▪ \$23,535	Painting
▪ \$6,005	Plumbing
▪ \$2,398	Pool works

Expenditure for year ending (28/02/2022)

▪ \$3,726	General Repairs
▪ \$8,069	Fire Protection Services
▪ \$11,017	Unspecified capital works
▪ \$22,850	Painting

12. BUILDING MATTERS

Repairs, replacements and upgrades of significance over the last 4 years include installation of CCTV cameras (50% complete), fire safety works, tool & equipment purchasers, plumbing works, upgrade to the BBQ area, ceramic tile replacements in common area, exterior painting program that is ongoing over 2 years, works to the timber bridge and gravel walkway to the Lake, rectification (as required) of roller door supports, replacement of the garden timber edging throughout the complex and signage upgrades.

Pending works of significance include completion of CCTV installations (\$9K), ongoing exterior painting program (\$12K per annum) and potential drainage works at U21 involving tree removal from U15 with no quotes sighted.

13. LITIGATION

We found no evidence of any current or proposed litigation involving the Owners' Corporation.

Note: The Owners' Corporation or Strata Committee must not seek legal advice or the provision of other legal services or initiate legal action, for which any payment may be required unless a resolution is passed at a General Meeting of the Owners' Corporation pursuant to the provisions of the Act. Also note there may be some exemptions in the Regulations.

14. BY LAWS

a. Changes to By Laws

Changes sighted – see Minutes section of this Report

The following By Laws have been **passed** and **registered**:

Note: A special resolution at a General Meeting is required to effect changes to By Laws. A period of 2 years for the new By Laws to be registered is allowed. By Laws that may not yet be registered form part of the Inspection Report.

For Strata Schemes registered prior to 1 July 1997 have By Laws as defined by Schedule 1 of the Act subject to later registered changes.

For Strata Schemes registered from 1 July 1997 a copy of the By Laws will be included in the documents registered with the Strata Plan.

b. Exclusive Use

Areas for exclusive use **have** been granted to Lot 29, for all Lots in relation to renovations and aircon installations

c. Animals

The Owners' Corporation attitude to the keeping of animals is as per By Laws.

(1) An owner or occupier of a lot may keep an animal on the lot or the common property with the written approval of the owners corporation. (2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or common property and must give an owner or occupier written responses for any refusal to grant approval.

d. Lot Alterations/Improvement

Applications sighted but not for the subject Lot – see Minutes section of this Report

Note: Reference is required to the By Laws and Section 110 (3) of the Strata Schemes Management Act.

Generally, owners are not permitted to make any alteration to their lot or common property except as permitted by the By Laws. Examples of practical situations where an Owners' Corporation's permission must be sought for such things as installing air conditioning, satellite dishes, closing balconies, installation of timber or tiled floor.

Such permission is normally granted with conditions in regard to the brand, style, colour and future maintenance of the changed item. Further note any item of common property altered by a lot owner will become the responsibility of the owner.

15. HARMONY

Nothing noted

16. OTHER MATTERS

Capital Works Fund Forecast

New legislation came into effect on 01 December 2016 regarding the operation of Section 80 of the Strata Scheme Management Act 2015 which requires all Schemes to prepare a plan of anticipated major expenditure to be met from Capital Works Fund over a 10 year period commencing on the first AGM. This plan or forecast is to be reviewed at each AGM. It is to be adjusted, if necessary, at every 5th AGM and a new plan is to be prepared at the conclusion of the 10 year period.

The operation of Section 80 is extended to all Owners' Corporations commencing 01 December 2016:

A professionally prepared Capital Works (sinking) Fund forecast/plan gives an expert appraisal of the cost of every component of the Common Property and the date the major Capital Works Fund items need to be replaced/attended to and the estimated cost of their replacement in the future. If studied carefully the Report may show how closely the Scheme/Management is adhering to the forecast with some showing the amount that should be set for annual Capital Works fund levy each year in order to accumulate sufficient funds for future upgrades and replacements.

Most Capital Works (sinking) Fund Forecasts make no allowance for either lifts or construction defects. If relevant, you should investigate whether the report has made such allowances as lifts and construction defects can both be expensive issues.

The Owners' Corporation **has** completed a 10 year Capital Works Fund forecast by **Olive Tree Consulting** – see extract in annexures 29-40

Fire Safety

Under the provisions of the *Environmental Planning and Assessment Regulation 2000* (Clause 175 to 177) the **owner** of any building which is subject to essential fire safety requirements, must submit an Annual Fire Safety Statement (AFSS) to the Council, the NSW Fire Brigades and have it prominently displayed in the building.

All Class 2 to Class 9 building, which were subject to a building approval or fire safety notice or order by the Council, after 1 July 1988, are automatically subject to the essential fire safety measures requirements. These include, residential flat building, townhouse development, duplex style dual occupancies, commercial buildings and places of shared accommodation.

The statement must be completed by an appropriately qualified person and must certify essential fire safety measures have received regular maintenance and function in the way they were designed. Lodgement of the statement does not mean the building complies with current standards but is an indication the Owners' Corporation is, at least, taking an interest in the matter.

The statement must be submitted annually to the local Council, Fire Brigade and a copy must be displayed at the building. Failure to comply with these requirements is an offence and the *EPA Regulation 2000* provides for fixed penalties.

We **sighted** an AFSS dated 22/07/2025.

Home Owners Warranty Insurance

Residential property work is covered by the Home Building Act 1989 and Home Building Amendment Act 2011, and commencing on 1 February 2012. There is a provision in the act for warranties for a period of 6 years for structural defects and 2 years for non-structural defects and insurance is required. These periods will be extended by 6 months if the homeowner or subsequent purchaser becomes aware of a defect in the last 6 months of these time periods.

An insurer pursuant to the legislation is allowed to exclude claims made later than 6 months after the beneficiary first becomes aware or ought reasonably to be aware of the fact or circumstance under which the claim arises. Under some circumstances a delayed claim may be permitted. Note a number of insurers specifically enforce this exclusion.

It is recommended that the insurer be advised in writing of any building defects, claims, immediately they are communicated with the builder, notwithstanding the builder's response.

Further note the Home Owners Warranty Insurance does not apply to unit buildings over 3 stories in height when construction commenced after 31 December 2003.

Workplace Health and Safety Act 2011

The WHS Act provides a framework to protect the health, safety and welfare of all workers at work and of other people who might be affected by the work. The WHS Act aims to:

- protect the health and safety of workers and other people by eliminating or minimising risks arising from work or workplaces
- ensure fair and effective representation, consultation and cooperation to address and resolve health and safety issues in the workplace
- encourage unions and employer organisations to take a constructive role in improving work health and safety practices
- assisting businesses and workers to achieve a healthier and safer working environment
- promote information, education and training on work health and safety
- provide effective compliance and enforcement measures, and
- deliver continuous improvement and progressively higher standards of work health and safety.

In furthering these aims regard must be had to the principle that workers and other persons should be given the highest level of protection against harm to their health, safety and welfare from hazards and risks arising from work as is reasonably practicable.

For these purposes 'health' includes psychological health as well as physical health.

The Act places full responsibility for any breaches on the Owners' Corporation and its officers. Liability cannot be subjugated to trade persons, cleaners or other service providers. While any legitimate claim may be covered by the Public Liability Insurance fines not exceeding \$850,000 are not. Also a penalty of 2 years imprisonment can be imposed. Defending the claim is highly restricted and appears to rest on the Owners' Corporation showing that it took all reasonable steps to ensure a claim would not occur.

The provisions of the **Work Health & Safety legislation** require that the Owners Corporation provide and maintain the common property to

- ensure it's safe and without risk to the health of contractors and others who may use it
- agree to undertake ongoing risk management assessment to identify and eliminate any such risks.

We **sighted** a Work Health & Safety Audit dated 21/06/2024 - see annexures 41-59

Swimming Pool Register

From 29 April 2013, under Section 30C – *Swimming Pools Act 1992*, all property owners of residential, multi occupancy and tourist and visitor accommodation, on which a swimming pool is located, are required to register their swimming pool on a new on-line state-wide register.

We **sighted** a Certificate of Compliance in accordance with Section 30 of the *Swimming Pools Act 1992* dated:20/02/2026 expiry

New Asbestos Regime

As of 1 January 2012 all strata buildings that contain a common property and built before 1 January 2004 must comply with the new asbestos regime. Surveys must be undertaken to effected buildings with the survey kept on site and available. If asbestos or ACM is found a register and Asbestos Management Plan (AMP) must be provided and made available to those who might be at risk.

An AMP was **not sighted**

Lifts

It is a requirement that an Occupational Health and Safety report is provided for lifts before registration can be effected with WorkCover. The common property of many strata plans is included under the definition of workplace. This means the Owners' Corporation, its executive and Strata Manager are obliged to ensure the property complies with the safe workplace requirements of the legislation. Certification is provided annually. Such a Certification **was not required**

Child Window Safety Device

Under the Strata Scheme Management Act 2015 Section 118 - An Owners Corporation for a strata scheme to which this section applies must ensure that there are complying window safety devices for all windows of each building in the strata scheme that are windows to which this section applies.

Although an owner's corporation has until March 2018 to comply with this legislation, this date is only a guide to avoid penalty by the NSW Government. The NSW Child Window Safety Legislation is in effect now.

Child Window Safety Device certification **was not sighted**

Service and Maintenance Agreements

No search has been made of these or any other agreements that may have been entered into by the Owners' Corporation.

Notices and Orders

It is suggested as a standard enquiry the local Council, relevant water authority and other bodies be contacted to ascertain if there are outstanding notices or orders against the Owners' Corporation.

Professional Indemnity Insurance

The Independent Property Reports (Aust) Pty Ltd carries Professional Indemnity Insurance by Underwriters at Lloyds, policy number SOB/09524/000/16/N.

THE MINUTES OF THE ANNUAL GENERAL MEETING

THE OWNERS, MORTGAGEES AND COVENANT CHARGEES OF LOTS IN STRATA PLAN 62113

5-7 OLD BANGALOW ROAD BYRON BAY

These are the minutes of the Annual General Meeting for The Owners – Strata Plan No 62113 held via video Conference commencing at 10:00 AM on Tuesday 20 May 2025.

Lots Represented

<u>Lot No</u>	<u>Name</u>	<u>Capacity</u>
1	Wayne Van Haandel	Owner present
2	Michael Asbridge	Owner present
3	Mark Van Ristell	Proxy present to Wayne Van Haandel
13	Michael Asbridge	Owner present
14	Gregory John Buckler	Owner present
16	Michael Asbridge	Owner present
26	Nick Paul	Owner present
30	Malcolm Goldby-Foard	Owner present
31	Elizabeth Bryant	Proxy present to Wayne Van Haandel
32	David Cooke	Owner present
33	Jennifer Sandon	Owner present

In Attendance

Kellie Lynch representing BCS Strata Management Pty Ltd.

Chairperson

Kellie Lynch (Under delegation)

Secretary

Kellie Lynch representing BCS Strata Management Pty Ltd under delegated authority.

Motions

1. MINUTES

- 1.1 That the minutes of the last general meeting of the Owners Corporation, held on 11/06/2024, be confirmed as a true record of the proceedings of that meeting.

Motion Result: Passed by Simple Majority

2. COMPLIANCE MEASURES

2.1 **(Annual Fire Safety Statement)**

That the Owners Corporation consider the current Annual Fire Safety Statement and determine any action required.

Motion Result: Passed by Simple Majority

- 2.2 That the Owners Corporation resolves that the strata manager is to engage an accredited practitioner (fire safety) who is accredited in Fire Safety Assessment and appropriately qualified to undertake assessment of each fire safety measure to:

- a. ensure all fire safety measures are maintained in accordance with the *Environmental Planning and Assessment Regulation*; and,
- b. declare that each fire safety measure has been assessed by an appropriately qualified accredited practitioner (fire safety); and,
- c. issue the fire safety statement accordingly.

Motion Result: Passed by Simple Majority

- 2.3 That the Owners Corporation authorise the managing agent, building manager or strata committee to sign such documents as may be necessary in relation to the lodgement of the next Annual Fire Safety Statement. If required, this authority includes the managing agent affixing the common seal of the Owners Corporation in accordance with the Act.

Motion Result: Passed by Simple Majority

2.4 **(Window safety devices reinspection)**

That the Owners – Strata Plan No 62113, resolve to undertake an inspection of all window safety devices previously installed to windows within the strata scheme to ensure the Owners Corporation comply with their obligations pursuant to Section 118 of the *Strata Schemes Management Act 2015* and Regulation 30 of the *Strata Schemes Management Regulation 2016* and that the appointment of an appropriately qualified third party to undertake this inspection be delegated to the strata committee.

Motion Result: Passed by Simple Majority

- 2.5 That following the inspection of window safety devices the Owners – Strata Plan No 62113, authorize the strata committee to make arrangements for the installation, maintenance or repair of any required window safety devices within the strata scheme to ensure the Owners Corporation comply with their obligations pursuant to Section 118 of the *Strata Schemes Management Act 2015* and Regulation 30 of the *Strata Schemes Management Regulation 2016*.

Motion Result: Passed by Simple Majority

2.6 **(Safety Audit Report)**

That the owners corporation appoint a consultant to undertake a safety audit report of the strata scheme to identify any risks that may affect the common areas.

Last report obtained: 21/6/24

Motion Result: Passed by Simple Majority
Notes: To be carried out in November 2025

2.7 **(Other compliance measures)**

That the owners corporation consider any additional compliance matters for the scheme and determine any appropriate action (if required).

Motion Result: Defeated by Simple Majority

3. UTILITIES AGREEMENTS

3.1 That the owners corporation consider any current agreements for the Supply of electricity, gas, or any other utility relevant to the owners corporation and determine any action required.

Motion Result: Passed by Simple Majority

3.2 That the owners corporation instruct the strata managing agent to engage the services of an energy broker to assist the committee with the negotiation of utility agreement/s and for these purposes be authorised to sign a letter of authorisation with the broker.

Motion Result: Passed by Simple Majority

3.3 That the owners corporation authorise a representative of the committee to liaise with the appointed energy broker.

Motion Result: Passed by Simple Majority

3.4 That the owners corporation authorise the committee to evaluate the analysis from the energy broker and approve new utility agreement/s on behalf of the owners corporation, if required.

Motion Result: Passed by Simple Majority

3.5 That the owners corporation authorise:

- a. two members of the committee to sign approved single-site utility agreement/s on behalf of the owners corporation; and
- b. the strata managing agent to sign approved multi-site utility agreement/s on behalf of the owners corporation.

Motion Result: Passed by Simple Majority

4. INSURANCES

- 4.1 That the owners corporation confirm that the following insurance policies are currently in place:

Current Insurance Details

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
POL11052725	SCI VIA ALLIANZ AUSTRALIA	15 Apr 2025	Appeal Expenses	\$100,000.00
			Workers Compensation Insurance	Not Insured
			Voluntary Workers Insurance	\$200,000.00 / \$2,000.00
			Property, Death and Injury (Public Liability)	\$20,000,000.00
			Paint	Not Selected
			Office Bearers Liability Insurance	\$1,000,000.00
			Machinery Breakdown Insurance	Not Insured
			Lot Owner's Fixtures and Improvements	\$300,000.00
			Loss of Rent	\$2,704,598.00
			Legal Defence Expenses	\$50,000.00
			Government Audit Costs	\$25,000.00
			Fusion Cover	Not Insured
			Flood	\$18,030,650.00
			Floating Floors	Included
			Fidelity Guarantee Insurance	\$100,000.00
			Damage (i.e. Building) Policy	\$18,030,650.00
			Community Income	Not Insured
Common Area Contents	\$180,307.00			
Building Catastrophe	\$2,704,598.00			
TOTAL PREMIUM: \$46,770.07				

Date on which the premiums were last paid: **07/05/2024**

Motion Result: Passed by Simple Majority

Notes: BCS to email a copy of the insurance PDS to all owners

- 4.2 That the insurances of the owners corporation be extended to include any additional optional insurances not covered in the above table.

Motion Result: Defeated by Simple Majority

- 4.3 That the owners corporation confirm that it does NOT employ workers with total annual wages exceeding \$7,500.00 and therefore will not require workers compensation insurance for the coming year.

Motion Result: Passed by Simple Majority

- 4.4 That the owners corporation acknowledges their obligation to provide/disclose to the insurer, either upon renewal or throughout the period of the policy, any item requiring disclosure under the policy including a Work, Health and Safety report, defects report and the like.

Motion Result: Passed by Simple Majority

- 4.5 That the owners corporation authorise the managing agent to renew insurances in accordance with the insurer or insurance broker's recommendation in circumstances where alternate instructions are not received from the strata committee prior to the renewal date.

Motion Result: Passed by Simple Majority

5. INSURANCE PREMIUM FUNDING

- 5.1 That the Owners Corporation authorise and instruct the treasurer or an alternative office bearer to provide instructions to the strata managing agent regarding options for payment of insurance renewal premiums by entering into a premium funding arrangement through the broker's preferred financial institution.
The insurance quote approved is through SCIA in the amount of \$47,297.15

Motion Result: Passed by Simple Majority

6. COMMISSIONS AND TRAINING SERVICES

- 6.1 That the owners corporation note a report by the managing agent, in the agenda explanatory note, in regards to the commissions that have been paid and training services received in the last year and those commissions likely to be paid and training services provided to the managing agent in the coming year.

Reporting details:

Commissions and Training Services Report for the last 12 months

Commissions received that have been paid to the managing agent in the last 12 months are as follows:

- Insurance commissions: \$6,661.37;
- CommunitySure Management fees to parent entity (PICA Group)*1: \$0.00
- PICA Group may have received a referral fee from Bulk Energy, Energy Action, E Utility and/or Savant Energy Advisory on the sale and provision of electricity and/or gas if the scheme has successfully engaged a broker for electricity and/or gas services. Commissions for Commercial & Industrial: 30% to 33.33% of the commission the broker receives from the retailer, for Small Market Enterprises or Residential: \$25 to \$150 per energy agreement.

Training services received/provided to the strata managing agent by external service providers in the last 12 months:

- legal service providers including Chambers Russell Lawyers, Grace Lawyers, Bannermans Lawyers, Kerin Benson Lawyers and JS Mueller & Co
- insurance service providers CHU Underwriting Agencies Pty Ltd, BAC Insurance Brokers and BCB Strata Insurance Brokers (Body Corporate Brokers Pty Ltd)

Training services received from external service providers are estimated to be in excess of 10 hours per year per manager. The value of which is estimated at \$250 in total.

Estimated Commissions and Training Services Report for the next 12 months

Estimated Commissions likely to be paid to the managing agent in the next 12 months are as follows:

- Insurance commissions: \$7,327.51;
- PICA Group may receive a referral fee from Bulk Energy, Energy Action, E Utility and/or Savant Energy Advisory on the sale and provision of electricity and/or gas if the scheme successfully engages a broker for electricity and/or gas services. Commissions for Commercial & Industrial: 30% to 33.33% of the commission the broker receives from the retailer, for Small Market Enterprises or Residential: \$25 to \$150 per energy agreement.

Training services likely to be received/provided to the managing agent by external service providers in the next 12 months are as follows:

- legal service providers including but not limited to Chambers Russell Lawyers, Grace Lawyers, Bannermans Lawyers, Kerin Benson Lawyers and JS Mueller & Co.
- insurance service providers CHU Underwriting Agencies Pty Ltd, BAC Insurance Brokers Pty Ltd and BCB Strata Insurance Brokers (Body Corporate Brokers Pty Ltd).

We estimate the training services received from external service providers will be in excess of 10 hours per year per manager. The value of which is estimated at \$250 in total.

*1 Please refer to the Additional Notes at the end of the agenda for additional information about insurance disclosures.

Motion Result: Passed by Simple Majority

7. VALUATION

- 7.1 That the owners corporation obtain a replacement cost estimate (valuation) for insurance purposes.

Motion Result: Passed by Simple Majority

Notes: To be carried out November 2025.

- 7.2 That the managing agent be authorised to adjust the building sum insured in line with the insurance valuation upon receipt.

Motion Result: Passed by Simple Majority

8. APPOINTMENT OF MANAGING AGENT

- 8.1 That in accordance with Section 49 (2) of the Strata Schemes Management Act 2015 (the Act):
- a. BCS Strata Management Pty Ltd be appointed as strata managing agent of Strata Scheme No. 62113 for a 1 year term commencing from 17/08/2025.
 - b. the Owners Corporation delegate to the Agent all of the functions of:
 - i. the Owners Corporation (other than those listed in section 52 (2) of the Act); and
 - ii. its chairperson, treasurer, secretary and Strata Committee, necessary to enable the Agent to carry out the 'agreed services' and the 'additional services' as defined in the written agreement attached to the notice of the meeting; and
 - c. the delegation to the Agent is to be subject to the conditions and limitations in the Agreement; and
 - d. the Owners Corporation execute the Agreement to give effect to this appointment and delegation.

Motion Result: Amended and Passed by Simple Majority to a 1 year term.

Notes: Agreed that the committee seek proposals to compare costings in time for next years AGM.

9. AUDITOR

- 9.1 That an auditor be appointed and that auditor be Kelly & Partners.

Motion Result: Defeated by Simple Majority

10. CAPITAL WORKS FUND PLAN

- 10.1 That the owners corporation confirms receipt of the capital works analysis prepared by Olive Tree Consulting on 28/06/2022.

Motion Result: Passed by Simple Majority

11. RESTRICTED MATTERS

- 11.1 That there be no additional restrictions placed on the strata committee other than those currently imposed by Section 36 (3) of the Act.

Motion Result: Passed by Simple Majority

- 11.2 That in the event the preceding motion is defeated the owners corporation determine restrictions to be placed on the strata committee.

Motion Result: Motion lapsed as RESTRICTED MATTERS was CARRIED

12. GST REGISTRATION

12.1 That the Owners Corporation resolves to confirm its current GST registration.

Motion Result: Passed by Simple Majority

13. ENGAGEMENT OF CONTRACTORS

13.1 That the owners corporation acknowledges that the managing agent will not issue a Work Order or engage any contractors for the provision of any goods or services, unless they have complied with the minimum requirements set out in the table below.

Minimum requirements	<ol style="list-style-type: none">1. Must be registered as a business for tax purposes in Australia2. Must have a minimum \$10 million Public & Product Liability Insurance (in respect of each and every occurrence and unlimited in aggregate for any one period of cover)3. Must have a minimum \$1 million Professional Indemnity Insurance (where applicable)4. Must have Statutory Workers Compensation Insurance for all employees or Personal and Accident Insurance as a Sole Trader5. Must hold all licences as relevant to services provided6. Must have an established Quality Management system (Consultants only)7. Must have an established Health & Safety Management system8. Must accept PICA Group Terms and Conditions of engagement and Business Code of Conduct.
Definitions:	<ol style="list-style-type: none">1. Contractor: means a person or organisation that is engaged, on a temporary basis, to undertake a particular task and includes consultants who provide recommendations and/or specialist professional advice.2. Work Order: means a written order providing specific or blanket authorisation to a contractor to proceed with the provision of specific goods or services without further instructions.

Motion Result: Passed by Simple Majority

14. ACCOUNTING RECORDS AND BUDGET

14.1 That the financial statements including the statement of key financial information for the period ended **28/02/2025** be adopted.

Motion Result: Passed by Simple Majority

14.2 That estimated receipts and payments (budget) for the administrative fund and the capital works fund as attached to this agenda be adopted.

Motion Result: Passed by Simple Majority

14.3 That the Owners Corporation provide for a 10% discount if the levy is paid before the date on which it becomes due and payable.

Motion Result: Passed by Simple Majority

15. CONTRIBUTIONS

- 15.1 That contributions to the administrative fund are estimated in accordance with Section 79(1) of the Act and determined in accordance with Section 81(1) of the Act at \$319,000.00 inclusive of GST in instalments set out in the table below:

Levy Status	Due date	Amount
Already Issued	01/05/2025	\$53,750.00
To be Issued	01/08/2025	\$88,416.66
To be Issued	01/11/2025	\$88,416.66
To be Issued	01/02/2026	\$88,416.68
Total		\$319,000.00

inclusive of GST

Motion Result: Amended and Passed by Simple Majority

- 15.2 That contributions to the capital works fund are estimated in accordance with Section 79(2) of the Act and determined in accordance with Section 81(1) of the Act at \$24,000.00 inclusive of GST in instalments set out in the table below:

Levy Status	Due date	Amount
Already Issued	01/05/2025	\$12,000.00
To be Issued	01/08/2025	\$4,000.00
To be Issued	01/11/2025	\$4,000.00
To be Issued	01/02/2026	\$4,000.00
Total		\$24,000.00

inclusive of GST

Motion Result: Amended and Passed by Simple Majority

- 15.3 That the administrative fund and capital works fund contributions be continued at quarterly intervals until further determined:

Administrative Fund Interim Periods

Levy Status	Due date	Amount
To be Issued	01/05/2026	\$79,750.00
To be Issued	01/08/2026	\$79,750.00
Total		\$159,500.00

inclusive of GST

Capital Works Fund Interim Periods

Levy Status	Due date	Amount
To be Issued	01/05/2026	\$6,000.00
To be Issued	01/08/2026	\$6,000.00
Total		\$12,000.00

inclusive of GST

Motion Result: Passed by Simple Majority

16. DEBT MANAGEMENT

16.1 That the owners corporation, for the purpose of collecting unpaid contributions, interest and recovery costs where the debt is \$500.00 or more, or another amount determined at a general meeting, authorise the strata managing agent and/or the strata committee to do the following:

- (a) step 1: issue a reminder notice 35 days after the contribution due date;
- (b) step 2: issue first recovery letter 60 days after the contribution due date;
- (c) step 3: issue second recovery letter 75 days after the contribution due date; and
- (d) charge all reasonable costs incurred by the owners corporation when collecting/recovering the unpaid contributions and interest to the lot owner.

The owners corporation further authorise the strata committee to:

- (e) approve payment plans, not exceeding 12 months, either generally or for specific lot owners;
- (f) liaise, instruct, and prepare all matters with the owners corporation's debt collection agents, lawyers and/or experts in relation to any contribution recovery proceedings;
- (g) amend the above debt management process as necessary; and
- (h) waive interest and recovery costs including penalties, legal and other costs, arising out of the collection/recovery of unpaid contributions from the lot owner's account.

Motion Result: Passed by Simple Majority

16.2 That Kemp's Petersons Receivables be appointed to commence debt recovery action 106 days after the original date the contribution was due and where the debt is \$500.00 or more, or an amount determined at the general meeting, remains unpaid. Kemp's Petersons Receivables to be authorised to undertake the following, but not limited to:

- (a) issue a letter of demand;
- (b) undertake phone demands;
- (c) facilitate settlement negotiations;
- (d) monitor payment plans;
- (e) source owner contact details; and
- (f) undertake field calls.

The owners corporation further authorise the strata committee to:

- (g) obtain legal advice and/or retain legal representation of solicitors;
- (h) commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- (i) enforce any judgment obtained in the recovery of contributions including commencing and maintaining bankruptcy or winding up proceedings; and
- (j) file an appeal or defending an appeal against any judgment concerning the collection of contributions.

Motion Result: Passed by Simple Majority

17. PROGRAMMED PROPERTY SERVICES 2 YEAR MAINTENANCE PROGRAM

17.1 That the Owners Corporation resolves to enter into a 2 year maintenance program contract with Programmed Property Services in the amount of \$12,000 plus GST per annum for 2 years as per the contract attached to this agenda.

Motion Result: Passed by Simple Majority

18. LAKE MAINTENANCE

- 18.1 That the Owners Corporation resolves to grant permission for the Strata Committee to enter into a yearly maintenance programme to ensure the ongoing lake maintenance.

Motion Result: Passed by Simple Majority

19. CCTV INSTALLATION BY-LAW

- 19.1 That the Owners Corporation resolve for the committee to proceed with the legal costs in arranging a by-law to be drafted to allow CCTV installation throughout the complex.

Motion Result: Passed by Simple Majority

Note: BCS to issue urgent quote request to Grace Lawyers

20. USE OF GARAGES- SUBMITTED BY THE COMMITTEE

- 20.1 That the Owners Corporation resolves for the committee to further investigate the current use of garages as illegal rooms and the effects this can have on the owners corporation, council planning rules and strata building insurances.

Motion Result: Passed by Simple Majority

21. BUILDING MANAGER COMMUNICATION

- 21.1 That the Owners Corporation resolves that all communication regarding property matters should be directed to the building managers in writing for proper documentation and validation. Abusive or threatening language or inappropriate behaviour will not be tolerated, this motion has the full support of the Owners Corporation Committee.

Motion Result: Passed by Simple Majority

22. VOTING BY ELECTRONIC MEANS

- 22.1 That the Owners Corporation consent to the conduct of future general meetings to be held via electronic means including pre meeting electronic voting as directed and determined by the secretary.

Motion Result: Passed by Simple Majority

23. STRATA COMMITTEE NOMINATIONS

- 23.1 That nominations for election to the strata committee be received, declared and recorded.

Motion Result: Passed by Simple Majority

- 23.2 That candidates for election to the strata committee disclose any connections with the original owner (developer) or building manager in accordance with the Act.

Motion Result: Passed by Simple Majority

- 23.3 That the number of members of the strata committee be determined at 5.

Motion Result: Passed by Simple Majority

MINUTES OF COMMITTEE MEETING

The Owners – Strata Plan No 62113
BYRON LAKESIDE
5-7 Old Bangalow Road, Byron Bay, NSW, 2481

These are the minutes of the Committee Meeting for The Owners – Strata Plan No 62113 held via video Conference commencing at Immediately after AGM on Immediately after AGM.

Represented

<u>Name</u>	<u>Capacity</u>
Michael Asbridge	Committee member present
Nick Paul	Committee member present
Malcolm Goldby-Foard	Committee member present
Elke Kuhlmann	Committee member present

In Attendance

Kellie Lynch representing BCS Strata Management Pty Ltd.

Chairperson

Kellie Lynch representing BCS Strata Management Pty Ltd under delegated authority

Secretary

Kellie Lynch representing BCS Strata Management Pty Ltd under delegated authority

Motions

1. DISCLOSURE OF PECUNIARY INTERESTS

- 1.1 That any direct or indirect pecuniary (financial) interest held by a member of the committee in relation to a matter being considered at this meeting be declared. Further, that any member making any such a declaration is not to be present or take part in the decision-making process regarding that matter.

Motion Result: Motion CARRIED.

2. MINUTES

- 2.1 That the minutes of the last Strata Committee meeting, held on **11/06/2024**, be confirmed as a true record and account of the proceedings at that meeting.

Motion Result: Motion CARRIED.

3. OFFICE BEARERS

- 3.1 That the chairperson, secretary and treasurer of the Strata Committee be appointed.

Chairperson- Michael Asbridge
Secretary- Elke Van Haandel
Treasurer- Malcolm Goldby-Foard

Motion Result: Motion CARRIED.

4. STRATA COMMITTEE PROTOCOLS AND PROCEDURES

- 4.1 That the committee discuss and confirm communication protocols for the members, including email correspondence between meetings.

Motion Result: Motion DEFEATED.

- 4.2 That the strata committee consider the adoption of a Code of Conduct for committee members and owners or visitors attending committee meetings.

Motion Result: Motion DEFEATED.

5. REPRESENTATIVE AND SUBSTITUTE REPRESENTATIVE

- 5.1 That Elke Van Haandel a member of the Committee be nominated to liaise with the managing agent and be the scheme's contact point.

Motion Result: Motion CARRIED.

- 5.2 That Michael Asbridge a member of the Committee be nominated to liaise with the managing agent as the scheme's substitute contact point.

Motion Result: Motion CARRIED.

6. PRE-MEETING ELECTRONIC VOTING

- 6.1 That the Strata Committee consent to the conduct of future committee meetings to be held via electronic means including pre meeting electronic voting as directed and determined by the secretary.

Motion Result: Motion CARRIED.

Closure

There being no further business the Chairperson declared the meeting closed at 11:02 AM.

Strata Company Professional Standards Disclosure

Liability limited by a scheme approved under Professional Standards Legislation.

Proposed Annual Budget

Administrative Fund

Owners Corporation for Plan No. 62113

1 March 2025 to 28 February 2026

5-7 Old Bangalow Road Byron Bay New South Wales 2481

Liability limited by a scheme approved under Professional Standards Legislation

Expenditure	Budget 03/25 - 02/26
Auditor	680.00
Bank Fees & Charges - interest charges	2,900.00
Caretaking Services	65,000.00
Cleaning Service	1,700.00
Consultant	6,000.00
Electrical Repairs	2,000.00
Electricity	20,000.00
Fire Protection Services	5,200.00
Garden/Lawn Maintenance	3,000.00
Gas	200.00
General Repairs	7,000.00
Insurance Premiums	47,000.00
Legal Services	2,500.00
Legal Services - debt recovery	6,700.00
Minor Building Maintenance	1,000.00
Mutual Revenue - penalty interest	20.00
Owners Corporation Manager - NSW Strata Hub - Annual	140.00
Owners Corporation Manager - Taxation Management	1,950.00
Owners Corporation Manager - additional services	2,300.00
Owners Corporation Manager - debt recovery	3,000.00
Owners Corporation Manager - disbursements	2,700.00
Owners Corporation Manager - management fees	8,200.00
Owners Corporation Manager - work order/quotes	165.00
Pest Control Services	5,800.00
Plumbing	4,500.00
Pool Maintenance	5,500.00
Roof - gutters & downpipes	5,000.00
Security Services	3,500.00
Telephone & Internet Services	7,900.00
Tools & Equipment	5,000.00
Waste Management Services	20,000.00
Water	6,800.00
Water Features	17,300.00
Total Administrative Fund Expenditure	270,655.00

Proposed Annual Budget

Capital Works Fund

Owners Corporation for Plan No. 62113

1 March 2025 to 28 February 2026

5-7 Old Bangalow Road Byron Bay New South Wales 2481

Liability limited by a scheme approved under Professional Standards Legislation

Expenditure	Budget 03/25 - 02/26
Consultant - Long Term Maintenance Plan (LTMP)	12,000.00
General Repairs	20,000.00
Intercom & Security System	15,000.00
Total Capital Works Fund Expenditure	47,000.00

Capital Works Fund Summary	Budget 03/25 - 02/26	
Opening balance (Surplus)	34,957.54	
Expenditure during budget period	47,000.00	
	12,042.46	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	9,775.72	
<i>Plus</i> Allowance for GST on levies	2,181.82	Per Ent
Budgeted levies to be raised \$	24,000.00	127.6596
Total Lot Liability	188	

Balance Sheet

Administrative & Capital Works Fund

Owners Corporation for Plan No. 62113

As at 11th December 2025

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Liability limited by a scheme approved under Professional Standards Legislation

Assets	2025
Cash	5,093.08
Levies in Arrears	13,892.09
Total Assets	\$ 18,985.17

Liabilities	
Loan Account	50,100.38
Accounts Payable Liability	20,104.23
Unallocated Monies Received	6,021.80
GST Liability	353.36
Total Liabilities	\$ 76,579.77
Net Assets	(\$ 57,594.60)

Equity	
Administrative Fund	(64,014.88)
Capital Works Fund	6,420.28
Total Equity	(\$ 57,594.60)

Income and Expenditure Statement

Administrative Fund

Owners Corporation for Plan No. 62113

1 March 2025 to 28 February 2026

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Income	Actuals	Budget	Variance \$	Variance %
	01/03/25 28/02/26	01/03/25 28/02/26	01/03/25 28/02/26	01/03/25 28/02/26
Discount Levies - regular payments	(12,398.89)	0.00	(12,398.89)	100
Levy Fees - Debt recovery costs	2,698.85	0.00	2,698.85	100
Levy Fees - normal	209,621.20	290,000.00	(80,378.80)	(28)
Mutual Revenue - Agency Management Fee Refund	18.29	0.00	18.29	100
Mutual Revenue - penalty interest	567.03	0.00	567.03	100
Taxes, Fees & Charges - GST rounding	0.38	0.00	0.38	100
Total Administrative Fund Income	200,506.86	290,000.00	(89,493.14)	(31)

Expenditure

Auditor	695.00	680.00	(15.00)	(2)
Bank Fees & Charges	1.21	0.00	(1.21)	(100)
Bank Fees & Charges - interest charges	0.00	2,900.00	2,900.00	100
Caretaking Services	47,460.75	65,000.00	17,539.25	27
Cleaning Service	0.00	1,700.00	1,700.00	100
Cleaning Service - bins, garbage chutes	8,710.75	0.00	(8,710.75)	(100)
Consultant	0.00	6,000.00	6,000.00	100
Electrical Repairs	439.78	2,000.00	1,560.22	78
Electricity	13,599.65	20,000.00	6,400.35	32
Fences & Gates	1,170.00	0.00	(1,170.00)	(100)
Fire Protection Services	6,368.01	5,200.00	(1,168.01)	(22)
Garden/Lawn Maintenance	4,704.90	3,000.00	(1,704.90)	(57)
Gas	0.00	200.00	200.00	100
General Repairs	0.00	7,000.00	7,000.00	100
Insurance	45,096.36	0.00	(45,096.36)	(100)
Insurance Premiums	38,788.55	47,000.00	8,211.45	17
Insurance Premiums - Funding Application Fee	60.00	0.00	(60.00)	(100)
Insurance Premiums - Funding Interest Charges	2,743.23	0.00	(2,743.23)	(100)
Legal Services	0.00	2,500.00	2,500.00	100
Legal Services - debt recovery	965.56	6,700.00	5,734.44	86
Minor Building Maintenance	0.00	1,000.00	1,000.00	100
Mutual Revenue - penalty interest	0.00	20.00	20.00	100
Owners Corporation Manager - NSW Strata Hub - A...	231.81	140.00	(91.81)	(66)
Owners Corporation Manager - Taxation Management	1,582.72	1,950.00	367.28	19
Owners Corporation Manager - additional services	2,422.99	2,300.00	(122.99)	(5)
Owners Corporation Manager - debt recovery	822.73	3,000.00	2,177.27	73
Owners Corporation Manager - disbursements	1,980.35	2,700.00	719.65	27
Owners Corporation Manager - management fees	6,024.53	8,200.00	2,175.47	27
Owners Corporation Manager - work order/quotes	140.00	165.00	25.00	15
Painting	12,000.00	0.00	(12,000.00)	(100)
Pest Control Services	0.00	5,800.00	5,800.00	100
Plumbing	6,296.79	4,500.00	(1,796.79)	(40)
Ponds	1,413.64	0.00	(1,413.64)	(100)
Pool Maintenance	5,685.45	5,500.00	(185.45)	(3)
Roadways, Driveways & Parking - excavation, con...	500.00	0.00	(500.00)	(100)
Roof	1,675.00	0.00	(1,675.00)	(100)
Roof - gutters & downpipes	2,376.00	5,000.00	2,624.00	52
Security Services	0.00	3,500.00	3,500.00	100

Income and Expenditure Statement (continued)**Administrative Fund****Owners Corporation for Plan No. 62113****1 March 2025 to 28 February 2026**

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Expenditure	Actuals	Budget	Variance \$	Variance %
	01/03/25 28/02/26	01/03/25 28/02/26	01/03/25 28/02/26	01/03/25 28/02/26
Sundry Expenditure	(2,054.00)	0.00	2,054.00	(100)
Taxes, Fees & Charges - GST rounding	(0.14)	0.00	0.14	(100)
Telephone & Internet Services	0.00	7,900.00	7,900.00	100
Tools & Equipment	35,498.95	5,000.00	(30,498.95)	(610)
Waste Management Services	5,129.82	20,000.00	14,870.18	74
Water	2,593.30	6,800.00	4,206.70	62
Water Features	0.00	17,300.00	17,300.00	100
Total Administrative Fund Expenditure	255,123.69	270,655.00	15,531.31	6
Surplus / Deficit for period	(54,616.83)	19,345.00		

Summary

Opening Balance as at 1 March 2025	(9,398.05)
Total Revenue during period	200,506.86
Total Expenditure during period	(255,123.69)
Administrative Fund balance as at 28 February 2026	(\$ 64,014.88)

Income and Expenditure Statement

Capital Works Fund

Owners Corporation for Plan No. 62113

1 March 2025 to 28 February 2026

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Income	Actuals	Budget	Variance \$	Variance %
	01/03/25 28/02/26	01/03/25 28/02/26	01/03/25 28/02/26	01/03/25 28/02/26
Discount Levies - regular payments	(584.31)	0.00	(584.31)	100
Levy Fees - normal	18,182.20	21,818.18	(3,635.98)	(17)
Mutual Revenue - penalty interest	81.52	0.00	81.52	100
Total Capital Works Fund Income	17,679.41	21,818.18	(4,138.77)	(19)
Expenditure				
Consultant - Long Term Maintenance Plan (LTMP)	0.00	12,000.00	12,000.00	100
Fences & Gates	3,080.00	0.00	(3,080.00)	(100)
General Repairs	0.00	20,000.00	20,000.00	100
Intercom & Security System	8,086.75	15,000.00	6,913.25	46
Plumbing	2,388.59	0.00	(2,388.59)	(100)
Ponds	5,390.00	0.00	(5,390.00)	(100)
Roadways, Driveways & Parking - excavation, con...	15,700.00	0.00	(15,700.00)	(100)
Roof	11,571.33	0.00	(11,571.33)	(100)
Total Capital Works Fund Expenditure	46,216.67	47,000.00	783.33	2
Surplus / Deficit for period	(28,537.26)	(25,181.82)		

Summary

Opening Balance as at 1 March 2025	34,957.54
Total Revenue during period	17,679.41
Total Expenditure during period	(46,216.67)
Capital Works Fund balance as at 28 February 2026	\$ 6,420.28

Income and Expenditure Statement

Administrative Fund

Owners Corporation for Plan No. 62113

1 March 2024 to 28 February 2025

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Income	Actuals	Actuals
	01/03/23 29/02/24	01/03/24 28/02/25
Levy Fees - Balcony	90.00	0.00
Levy Fees - Debt recovery costs	3,321.55	5,922.99
Levy Fees - electricity	0.00	(127.27)
Levy Fees - normal	200,990.87	196,000.24
Mutual Revenue - penalty interest	800.44	1,710.46
Mutual Revenue - reimbursement	526.32	0.00
Non-Mutual Revenue - strata inspections	0.00	(31.00)
Sundry Revenue - discharge insurance claim	10,366.20	0.00
Taxes, Fees & Charges - GST rounding	0.45	(0.08)
Total Administrative Fund Income	216,095.83	203,475.34

Expenditure

Auditor	585.00	645.00
Bank Fees & Charges	61.65	0.41
Bank Fees & Charges - interest charges	2,599.13	2,772.66
Caretaking Services	58,481.08	61,633.92
Cleaning Service	0.00	1,500.00
Cleaning Service - bins, garbage chutes	7,502.92	8,652.47
Consultant	486.36	640.91
Electrical Repairs	157.12	719.36
Electricity	4,793.02	25,581.25
Fire Protection Equipment	194.75	0.00
Fire Protection Services	6,559.00	4,944.45
Furniture & Fittings	129.86	0.00
Garage Door Maintenance	696.36	0.00
Garden/Lawn Maintenance	1,780.00	2,100.00
Garden/Lawn Maintenance - tree/shrub trimming	300.00	0.00
Gas	0.00	183.80
General Repairs	4,191.40	5,747.93
Insurance Claim	10,366.20	0.00
Insurance Premiums	41,070.42	42,855.75
Legal Services - debt recovery	2,580.23	6,407.93
Minor Building Maintenance	0.00	257.50
Owners Corporation Manager - Insurance Claims	119.15	0.00
Owners Corporation Manager - NSW Strata Hub - A...	130.00	136.36
Owners Corporation Manager - Taxation Management	1,880.00	1,863.63
Owners Corporation Manager - accounting fees	328.66	0.00
Owners Corporation Manager - additional services	1,951.04	2,101.97
Owners Corporation Manager - debt recovery	1,775.47	2,924.89
Owners Corporation Manager - disbursements	2,209.58	2,550.39
Owners Corporation Manager - inspection fees	31.00	0.00
Owners Corporation Manager - management fees	7,403.50	7,738.30
Owners Corporation Manager - schedule B fees	169.20	0.00
Owners Corporation Manager - work order/quotes	74.89	155.63
Pest Control Services	5,568.18	5,568.18
Plumbing	1,143.23	4,067.44
Pool Maintenance	4,770.40	5,176.52

Income and Expenditure Statement (continued)**Administrative Fund****Owners Corporation for Plan No. 62113****1 March 2024 to 28 February 2025**

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Expenditure	Actuals	Actuals
	01/03/23 29/02/24	01/03/24 28/02/25
Roof	0.00	1,565.00
Roof - gutters & downpipes	2,320.00	0.00
Security Services	0.00	3,360.00
Sundry Expenditure	2,054.00	0.00
Taxes, Fees & Charges - GST rounding	(0.01)	1.17
Taxes, Fees & Charges - NSW Strata Hub Registrat...	105.00	105.00
Telephone & Internet Services	1,363.52	7,618.13
Tools & Equipment	10,660.93	18,563.55
Waste Management Services	4,287.59	8,540.12
Water	1,420.29	6,412.61
Total Administrative Fund Expenditure	192,300.12	243,092.23

Summary

Opening Balance as at 1 March 2024	30,218.84
Total Revenue during period	203,475.34
Total Expenditure during period	(243,092.23)
Administrative Fund balance as at 28 February 2025	(\$ 9,398.05)



Income and Expenditure Statement

Capital Works Fund

Owners Corporation for Plan No. 62113

1 March 2024 to 28 February 2025

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Income	Actuals	Actuals
	01/03/23 29/02/24	01/03/24 28/02/25
Levy Fees - normal	18,181.82	43,635.78
Mutual Revenue - penalty interest	87.29	193.42
Total Capital Works Fund Income	18,269.11	43,829.20

Expenditure		
Fire Protection Services	0.00	6,290.00
Painting	24,241.57	0.00
Pool Maintenance	5,454.55	0.00
Roof - gutters & downpipes	0.00	1,485.00
Roof Skylight Systems	0.00	1,375.00
WH & S	0.00	3,764.03
Total Capital Works Fund Expenditure	29,696.12	12,914.03

Summary

Opening Balance as at 1 March 2024	4,042.37
Total Revenue during period	43,829.20
Total Expenditure during period	(12,914.03)
Capital Works Fund balance as at 28 February 2025	\$ 34,957.54



Income and Expenditure Statement

Administrative Fund

Owners Corporation for Plan No. 62113

1 March 2023 to 29 February 2024

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Income	Actuals	Actuals
	01/03/22 28/02/23	01/03/23 29/02/24
Levy Fees - Balcony	0.00	90.00
Levy Fees - Debt recovery costs	448.35	3,321.55
Levy Fees - normal	136,836.52	200,990.87
Mutual Revenue - penalty interest	917.49	800.44
Mutual Revenue - reimbursement	90.00	526.32
Non-Mutual Revenue - certificates	109.00	0.00
Non-Mutual Revenue - strata inspections	93.00	0.00
Sundry Revenue - discharge insurance claim	0.00	10,366.20
Taxes, Fees & Charges - GST rounding	0.39	0.45
Total Administrative Fund Income	138,494.75	216,095.83

Expenditure

Auditor	550.00	585.00
Bank Fees & Charges	0.00	61.65
Bank Fees & Charges - interest charges	0.00	2,599.13
Caretaking Services	54,984.42	58,481.08
Cleaning Service - bins, garbage chutes	4,712.76	7,502.92
Consultant	1,066.36	486.36
Electrical Repairs	2,308.16	157.12
Electricity	12,416.54	4,793.02
Fire Protection Equipment	0.00	194.75
Fire Protection Services	9,746.50	6,559.00
Furniture & Fittings	0.00	129.86
Garage Door Maintenance	0.00	696.36
Garden/Lawn Maintenance	5,041.96	1,780.00
Garden/Lawn Maintenance - tree/shrub trimming	0.00	300.00
General Repairs	0.00	4,191.40
Insurance Claim	1,000.00	10,366.20
Insurance Premiums	31,709.19	41,070.42
Legal Services - debt recovery	233.81	2,580.23
Minor Building Maintenance	1,612.00	0.00
Owners Corporation Manager - Insurance Claims	0.00	119.15
Owners Corporation Manager - NSW Strata Hub - A...	0.00	130.00
Owners Corporation Manager - NSW Strata Hub - In...	195.00	0.00
Owners Corporation Manager - Taxation Management	0.00	1,880.00
Owners Corporation Manager - accounting fees	2,038.03	328.66
Owners Corporation Manager - additional services	926.78	1,951.04
Owners Corporation Manager - certificate fees	109.00	0.00
Owners Corporation Manager - debt recovery	856.60	1,775.47
Owners Corporation Manager - disbursements	2,269.02	2,209.58
Owners Corporation Manager - inspection fees	93.00	31.00
Owners Corporation Manager - management fees	7,122.58	7,403.50
Owners Corporation Manager - schedule B fees	702.21	169.20
Owners Corporation Manager - work order/quotes	0.00	74.89
Pest Control Services	5,813.64	5,568.18
Plumbing	1,496.23	1,143.23
Pool Maintenance	4,954.98	4,770.40

Income and Expenditure Statement (continued)**Administrative Fund****Owners Corporation for Plan No. 62113****1 March 2023 to 29 February 2024**

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Expenditure	Actuals	Actuals
	01/03/22 28/02/23	01/03/23 29/02/24
Roof - gutters & downpipes	1,950.00	2,320.00
Security Services	3,592.65	0.00
Sundry Expenditure	0.00	2,054.00
Taxes, Fees & Charges - GST rounding	(0.96)	(0.01)
Taxes, Fees & Charges - NSW Strata Hub Registrat...	105.00	105.00
Telephone & Internet Services	1,363.52	1,363.52
Television Systems - antenna repairs	383.50	0.00
Tools & Equipment	8,786.86	10,660.93
Valuer - insurance valuation	500.00	0.00
Waste Management Services	4,424.29	4,287.59
Water	3,181.01	1,420.29
Total Administrative Fund Expenditure	176,244.64	192,300.12

Summary

Opening Balance as at 1 March 2023	6,423.13
Total Revenue during period	216,095.83
Total Expenditure during period	(192,300.12)
Administrative Fund balance as at 29 February 2024	\$ 30,218.84



Income and Expenditure Statement

Capital Works Fund

Owners Corporation for Plan No. 62113

1 March 2023 to 29 February 2024

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Income	Actuals	Actuals
	01/03/22 28/02/23	01/03/23 29/02/24
Levy Fees - normal	15,000.16	18,181.82
Mutual Revenue - penalty interest	113.46	87.29
Total Capital Works Fund Income	15,113.62	18,269.11
Expenditure		
Garage Door Maintenance	1,557.27	0.00
Interior Finishes - ceramic tiles	8,504.02	0.00
Painting	23,535.50	24,241.57
Plumbing	6,005.15	0.00
Pool Maintenance	2,398.12	5,454.55
Television Systems - antenna repairs	969.25	0.00
Total Capital Works Fund Expenditure	42,969.31	29,696.12

Summary

Opening Balance as at 1 March 2023	15,469.38
Total Revenue during period	18,269.11
Total Expenditure during period	(29,696.12)
Capital Works Fund balance as at 29 February 2024	\$ 4,042.37



Income and Expenditure Statement

Administrative Fund

Owners Corporation for Plan No. 62113

1 March 2022 to 28 February 2023

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Income	Actuals	Actuals
	01/03/21 28/02/22	01/03/22 28/02/23
Levy Fees - normal	134,300.52	136,836.52
Levy Fees - other	1,054.54	448.35
Mutual Revenue - penalty interest	415.30	917.49
Mutual Revenue - reimbursement	0.00	90.00
Non-Mutual Revenue - certificates	109.00	109.00
Non-Mutual Revenue - strata inspections	0.00	93.00
Taxes, Fees & Charges	2,490.88	0.00
Taxes, Fees & Charges - GST rounding	0.00	0.39
Taxes, Fees & Charges - Set GST Liability	(2,490.88)	0.00
Total Administrative Fund Income	135,879.36	138,494.75

Expenditure

Administrative Fees & Charges	57.27	0.00
Auditor	0.00	550.00
Caretaking Services	49,300.76	54,984.42
Cleaning Service - bins, garbage chutes	4,436.57	4,712.76
Consultant	0.00	1,066.36
Electrical Repairs	648.42	2,308.16
Electricity	9,592.47	12,416.54
Fire Protection Services	8,069.00	9,746.50
Garden/Lawn Maintenance	3,339.55	5,041.96
Gas	270.92	0.00
General Repairs	3,726.10	0.00
Insurance Claim	0.00	1,000.00
Insurance Premiums	23,042.96	31,709.19
Legal Services - debt recovery	155.00	233.81
Minor Building Maintenance	159.09	1,612.00
Owners Corporation Manager - NSW Strata Hub - In...	0.00	195.00
Owners Corporation Manager - accounting fees	619.09	2,038.03
Owners Corporation Manager - additional services	425.00	926.78
Owners Corporation Manager - certificate fees	109.00	109.00
Owners Corporation Manager - debt recovery	680.91	856.60
Owners Corporation Manager - disbursements	1,106.36	2,269.02
Owners Corporation Manager - inspection fees	0.00	93.00
Owners Corporation Manager - management fees	8,834.78	7,122.58
Owners Corporation Manager - schedule B fees	281.16	702.21
Pest Control Services	4,077.27	5,813.64
Plumbing	862.80	1,496.23
Pool Maintenance	3,517.97	4,954.98
Roof - gutters & downpipes	3,500.00	1,950.00
Security Services	3,304.00	3,592.65
Taxes, Fees & Charges - GST rounding	(0.65)	(0.96)
Taxes, Fees & Charges - NSW Strata Hub Registrat...	0.00	105.00
Telephone & Internet Services	1,526.23	1,363.52
Television Systems - antenna repairs	0.00	383.50
Tools & Equipment	164.55	8,786.86
Valuer - insurance valuation	0.00	500.00

Income and Expenditure Statement (continued)**Administrative Fund****Owners Corporation for Plan No. 62113****1 March 2022 to 28 February 2023**

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Expenditure	Actuals	Actuals
	01/03/21 28/02/22	01/03/22 28/02/23
Waste Management Services	3,241.62	4,424.29
Water	1,436.08	3,181.01
Total Administrative Fund Expenditure	136,484.28	176,244.64

Summary

Opening Balance as at 1 March 2022	44,173.02
Total Revenue during period	138,494.75
Total Expenditure during period	(176,244.64)
Administrative Fund balance as at 28 February 2023	\$ 6,423.13



Income and Expenditure Statement

Capital Works Fund

Owners Corporation for Plan No. 62113

1 March 2022 to 28 February 2023

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

Income	Actuals	Actuals
	01/03/21 28/02/22	01/03/22 28/02/23
Levy Fees - normal	15,001.00	15,000.16
Mutual Revenue - penalty interest	46.39	113.46
Total Capital Works Fund Income	15,047.39	15,113.62
Expenditure		
Garage Door Maintenance	0.00	1,557.27
General Repairs	11,017.53	0.00
Interior Finishes - ceramic tiles	0.00	8,504.02
Painting	22,850.00	23,535.50
Plumbing	0.00	6,005.15
Pool Maintenance	0.00	2,398.12
Television Systems - antenna repairs	0.00	969.25
Total Capital Works Fund Expenditure	33,867.53	42,969.31

Summary

Opening Balance as at 1 March 2022	43,325.07
Total Revenue during period	15,113.62
Total Expenditure during period	(42,969.31)
Capital Works Fund balance as at 28 February 2023	\$ 15,469.38





CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11052725
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	The Owners - Strata Plan No. 62113 5-7 Old Bangalow Road, Byron Bay, NSW, 2481
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/04/2025 Expiry Date: 4:00pm on 15/04/2026
INTERMEDIARY ADDRESS	Body Corporate Brokers PO Box 5579, Gold Coast MC, QLD, 9726
DATE OF ISSUE	01/07/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$18,932,183
		Common Area Contents	\$189,322
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$2,839,827
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
		3. Lot Owners' Wall Coverings	Not Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$2,839,827
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further

CAPITAL WORKS FORECAST

SP 62113

Byron Lakeside



DATE: 28/06/2022



OLIVE TREE

Consulting Group



INTRODUCTION

PROPERTY DETAILS

Owners Corporation:	Byron Lakeside
SP	62113
Address	5-7 Old Bangalow Road, Byron Bay, New South Wales 2481
Plan Type	SP
Date of Inspection	23/06/2022
Consultant	Tyrin Batty (QS)

PROPERTY DESCRIPTION:

The scheme consists of 35 residential lots in single level townhouses, 2 level townhouses, and 2 level unit blocks.

Common property includes access roads, visitor parking bays, gardens, signage, lighting, pathways, swimming pool, barbeque pergola, pond water feature, and pond bridge/pathways.

CONSTRUCTION:

Structural: Reinforced concrete.

Roofing: Metals sheeting on trusses.

Walls/ Cladding: Rendered block walls.

Roadways: Asphalt surfaces (roadways) and reinforced concrete (driveways).

BASIS OF ASSESSMENT

The Assessment will consider the following:

1. Location
2. Building construction costs
3. Capital maintenance observed during our site inspection.
4. Capital maintenance advised by our client, and or quotations received by contractors to undertake specific works.
5. Estimated date of works to be undertaken.
6. Estimated cost of work to be undertaken.
7. Provisional allowances for works which timing may be unknown, or unclear, however, it is deemed important to include in the forecast period.

STATUS

- We recommend a desktop update of the Capital Works Forecast every 12 months to ensure accuracy of cost forecasting.



METHODOLOGY

KEY INPUTS:

Key data inputs used for this capital works report include:

Start Date of Financial Year	01/03/2022
First Year of this Report	2022
Capital Works Account Balance	\$43,325.07
Capital Works Contributions Lot Ent. Per Annum – Year 1	\$79.78
Capital Works Levy Per Annum – Year 1	\$15,000.01

Key variable inputs include:

Date of Inspection	23/06/2022
Rate of Inflation	4.00% pa
Interest Rate on Investments	1.00% pa
Rate of Taxation on Interest	30.00% pa
Rate for Contingency	5.00% pa
CAPITAL WORKS Forecast Period	15 years

BACKGROUND INFORMATION:

The report has been compiled based on the following information provided:

- Information pertaining to the current levy contributions from a capital works budget (if already established by the Owners Corporation).
- Total aggregate of Unit Entitlements.
- Capital Works balance or anticipated balance.
- Any specific cost information required for inclusion, should have been provided by the client, such as current quotations and or programming information.

In the event of any missing information, or if unable to attain, the Quantity Surveyor has made necessary assumptions.

SITE INSPECTION:

A physical inspection of the asset was assessed using site plans, survey plan(s), architectural plans. Physical measurements and photographs are taken at the time of inspection.

PERIOD

- The nominal forecast period of this report is for a total of fifteen (15) years.
- Elements may have a life which exceed the 15 years in our report. Allowances have been made or an explanatory note is given to describe these elements.

INTEREST

- Interest receivable on the Capital Works bank account has been accounted for in the calculation.
- Interest receivable has been determined by using this net rate on the fund balance at the end of the preceding financial year.
- Interest receivable does not consider any withdrawals during the year.



COST ESTIMATES

- The cost budgets contained herein are forecast estimates only.
- Consideration to the age and overall condition of elements contained herein have been assessed.
- The rates utilised in this report vary from several sources including, but not limited to, our confidential cost database.
- Our cost database has been created from recent experiences with buildings of a similar age, type and condition, and correspondence with various maintenance contractors, painting contractors, plant and equipment suppliers, and general manufactures and/or installers.
- We also reference rates from industry publications such as AIQS Building Cost Index and Rawlinson's published cost databases.
- Consideration to unpredictable weather and ground conditions has been made, but any serious event may exacerbate any damage and associated cost of repair.
- Performance and overall life of the various building materials may also vary unpredictably, but any failure may exacerbate any damage and associated cost of repair.
- Accordingly, we strongly recommend the respective owners of the property, and/or the Owners Corporation, regularly review their cost requirements. It is recommended that a desktop review with us is conducted on an annual basis.

LEVY CONTRIBUTIONS

- Levy Income has been determined by forecasting the expenditure requirement and making an assessment of levy contributions required to meet the expenditure.
- In the event that the Owners Corporation has been under collecting levies and does not have adequate funds, it may be necessary to raise a special levy to catch up or draw level. Similarly, in the event of unexpected costs a special levy may be required.
- The levy income is generally increased at an assumed escalation rate per annum of the forecast, although greater increases may be necessary to maintain an adequate bank balance.
- Precise determination of the most appropriate balance for a Capital Works is considered subjective, hence, again, we propose you review your requirements at least annually for the greatest accuracy of your cost plan.

PROVISIONAL ALLOWANCE

- A provisional allowance for cost elements has been used where the exact cost of replacement timing is unknown.
- This is calculated as a percentage of the overall life of the element. For example: If, total cost of replacement = \$15,000, and estimated life = 15 years, then the annual allowance = \$1,000 + CPI.

REPLACEMENT CONSIDERATIONS

- Replacement is considered for a whole element and new overall life from thereafter for the element would follow.
- Capital repairs are costs the Owners Corporation has allocated to the Capital Works forecast instead of the administrative fund. F

GOODS AND SALES TAX (GST)

- GST is excluded on all costs and all levy contributions.



INTEREST

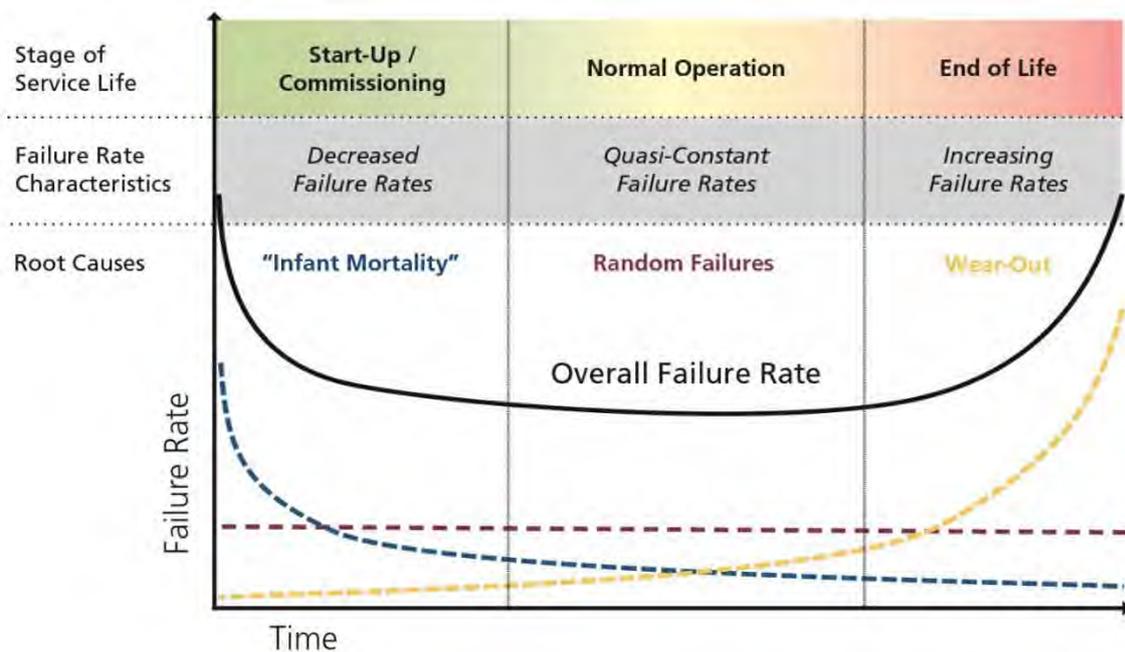
- Interest receivable on the Capital Works bank account has been accounted for in the calculation.
- Interest receivable has been determined by using this net rate on the fund balance at the end of the preceding financial year.
- Interest receivable does not consider any withdrawals during the year.

LIFE CYCLE METHODOGY

Factors which influence the life cycle of costs relating to the building, and/or asset have been considered in preparation of this report.

WEI BULL - BATHTUB CURVE

- The bathtub curve consists of three periods: an infant mortality period with a decreasing failure rate followed by a normal life period (also known as "useful life") with a low, relatively constant failure rate and concluding with a wear-out period that exhibits an increasing failure rate.
- Elements contained in the Capital Works forecast and their replacement have been assessed based on whether it is still fit for purpose, fully functional, and/ or whether the element is at its end of life.
- Elements may have shorter than expected overall life in the case of early life failure, or random failure.





LEGISLATIVE REQUIREMENTS

NSW STRATA SCHEMES MANAGEMENT ACT 2015 - SECT 75

Investment of money in administrative fund or capital works fund

75 Investment of money in administrative fund or capital works fund

- (1) An owners corporation may invest any money in its administrative fund or capital works fund in any manner permitted by law for the investment of trust funds or in any investment prescribed by the regulations.
- (2) Any interest received on an investment made under this section forms part of the fund to which the investment belongs.

NSW STRATA SCHEMES MANAGEMENT ACT 1996 - SECT 75A

Owners corporation to prepare 10-year sinking fund plans

75A Owners corporation to prepare 10-year sinking fund plans

- (1) This section applies to owners corporations established on or after the commencement of this section.
- (2) An owners corporation to which this section applies is to prepare a plan of anticipated major expenditure to be met from the sinking fund over the 10-year period commencing on the first annual general meeting of the owners corporation.
- (3) The initial plan is to be finalised by the end of the second annual general meeting of the owners corporation.
- (4) The plan is to be reviewed and (if necessary) adjusted no later than at the fifth annual general meeting of the owners corporation.
- (5) An owners corporation to which this section applies is to prepare a plan as referred to in subsection (2) for each 10-year period following the period referred to in that subsection and is to finalise and review the plan in accordance with the requirements of subsections (3) and (4) at the corresponding annual general meetings in the relevant 10-year period.
- (6) An owners corporation may engage expert assistance in the preparation of a plan under this section.
- (7) The regulations may extend the operation of this section to all owners corporations or to such classes of owners corporations established before the commencement of this section as are specified in the regulations.
- (8) A regulation referred to in subsection (7) may make necessary modifications to the application of any provision of this section to an owners corporation established before the commencement of this section



ASSUMPTIONS, INCLUSIONS, EXCLUSIONS AND LIMITATIONS OF REPORT

ASSUMPTIONS

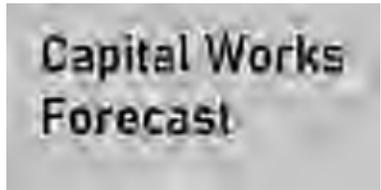
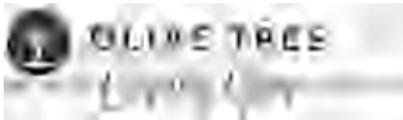
- The cost estimates included within this Report are to be used for budgeting purposes only.
- This report assumes that all plant and equipment falling under the liability of the Owners Corporation will be maintained under comprehensive maintenance agreements. We note that any costs incurred under such maintenance agreements is to be accounted for via a separate Administrative Fund Budget.
- Quantity Surveyors are professionals in construction costs, we are not experts in quality of workmanship or programming. Notwithstanding this, the Quantity Surveyor has made basic observations with regards to workmanship and programming in the preparation of this report.
- Our report should only be relied upon for the purposes of establishing the Capital Works budget for a period of 12 months after the date of the report.

INCLUSIONS:

- Cost elements assessed includes:
 - Preliminary costs, substructure, superstructure, services, external fabric and finishes, internal fabric and finishes, fittings, services, recreational services, external works, oncosts as advised and limited to common property assets.
- Cost associated with planned refurbishments or improvements as advised by the Owners Corporation.
- Other costs specifically advised by the Owners Corporation, including quotations from contractors.

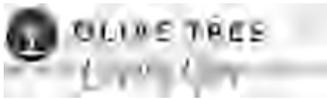
EXCLUSIONS:

- Items which are not common property, nor assets of the Owners Corporation.
- Any elements of regular maintenance of the administrative fund or contained in a service agreement with a contractor.
- Building defects which are not known.
- Structural issues which may arise.
- Refurbishments or improvements not advised by the Owners Corporation.
- Expenditure which is the result of wilful damage.
- Items where suitable access was not provided, or if limited by line of sight – then reasonable assumptions may be made.
- Loose furniture and equipment unless specified under fittings.



Schedule 1 – Capital Works Forecast Summary

Building:	Byron Lakeside
SP:	62113
Number of Lots	35
Unit Entitlement	188
Financial Year	1/03/2022
Balance	\$ 43,325.07
Estimated Interest	1.0%
CPI	4.0%
Budget Year 1	\$ 15,000.01
Budget Year 1 /UE	\$ 79.79



Capital Works Forecast

Year	Period			Opening Balance	Budget/ Levies	Special Levy	Cost Allocation	Estimated Interest	Closing Balance	Per Unit / CSLE
1%										
1	1/03/2022	to	28/02/2023	\$ 43,325.07	\$ 15,000.01	\$ -	\$ 36,967.62	\$ 953.00	\$ 22,310.46	\$ 79.79
2	1/03/2023	to	28/02/2024	\$ 22,310.46	\$ 31,500.02	\$ -	\$ 51,945.52	\$ 1,058.00	\$ 2,922.96	\$ 167.55
3	1/03/2024	to	28/02/2025	\$ 2,922.96	\$ 47,250.03	\$ -	\$ 37,176.43	\$ 873.00	\$ 13,869.57	\$ 251.33
4	1/03/2025	to	28/02/2026	\$ 13,869.57	\$ 49,612.53	\$ -	\$ 39,589.33	\$ 1,031.00	\$ 24,923.77	\$ 263.90
5	1/03/2026	to	28/02/2027	\$ 24,923.77	\$ 51,597.03	\$ -	\$ 75,817.74	\$ 1,523.00	\$ 2,226.07	\$ 274.45
6	1/03/2027	to	28/02/2028	\$ 2,226.07	\$ 53,660.92	\$ -	\$ 40,197.14	\$ 961.00	\$ 16,650.84	\$ 285.43
7	1/03/2028	to	28/02/2029	\$ 16,650.84	\$ 55,807.35	\$ -	\$ 41,537.05	\$ 1,140.00	\$ 32,061.15	\$ 296.85
8	1/03/2029	to	28/02/2030	\$ 32,061.15	\$ 58,039.65	\$ -	\$ 52,860.95	\$ 1,430.00	\$ 38,669.85	\$ 308.72
9	1/03/2030	to	28/02/2031	\$ 38,669.85	\$ 60,361.23	\$ -	\$ 44,216.85	\$ 1,432.00	\$ 56,246.22	\$ 321.07
10	1/03/2031	to	28/02/2032	\$ 56,246.22	\$ 62,775.68	\$ -	\$ 119,442.16	\$ 2,385.00	\$ 1,964.75	\$ 333.91
11	1/03/2032	to	28/02/2033	\$ 1,964.75	\$ 65,286.71	\$ -	\$ 47,589.66	\$ 1,148.00	\$ 20,809.79	\$ 347.27
12	1/03/2033	to	28/02/2034	\$ 20,809.79	\$ 67,898.18	\$ -	\$ 56,948.57	\$ 1,457.00	\$ 33,216.40	\$ 361.16
13	1/03/2034	to	28/02/2035	\$ 33,216.40	\$ 70,614.10	\$ -	\$ 50,057.47	\$ 1,539.00	\$ 55,312.03	\$ 375.61
14	1/03/2035	to	28/02/2036	\$ 55,312.03	\$ 73,438.67	\$ -	\$ 52,816.38	\$ 1,816.00	\$ 77,750.32	\$ 390.63
15	1/03/2036	to	28/02/2037	\$ 77,750.32	\$ 76,376.22	\$ -	\$ 84,021.78	\$ 2,381.00	\$ 72,485.75	\$ 406.26

Schedule 3 – Summary of Cost Elements

CAT #	Cost Element	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total Estimated Cost
		2022 to	2023 to	2024 to	2025 to	2026 to	2027 to	2028 to	2029 to	2030 to	2031 to	2032 to	2033 to	2034 to	2035 to	2036 to	
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
C1	Preliminaries	\$0	\$0	\$0	\$0	\$2,030	\$0	\$0	\$0	\$0	\$2,380	\$0	\$0	\$0	\$0	\$2,730	\$7,140
C2	Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3	Superstructure	\$3,354	\$3,489	\$3,623	\$3,757	\$10,286	\$4,025	\$4,160	\$4,294	\$4,428	\$12,059	\$4,696	\$4,830	\$4,965	\$5,099	\$13,832	\$86,896
C4	External fabric and finishes	\$23,359	\$24,293	\$25,227	\$26,162	\$27,096	\$28,030	\$28,965	\$29,899	\$30,833	\$33,862	\$32,702	\$33,636	\$34,571	\$35,505	\$36,439	\$450,579
C5	Internal fabric and finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C6	Fittings	\$0	\$0	\$648	\$0	\$0	\$0	\$0	\$0	\$0	\$5,338	\$0	\$0	\$0	\$0	\$0	\$5,986
C7	Services	\$2,722	\$2,316	\$2,405	\$2,494	\$2,583	\$2,673	\$2,762	\$2,851	\$2,940	\$23,837	\$3,811	\$3,207	\$3,296	\$3,385	\$3,474	\$64,757
C8	Recreational Services	\$1,208	\$18,365	\$1,305	\$3,425	\$2,533	\$1,450	\$1,498	\$7,306	\$1,595	\$14,767	\$1,691	\$8,076	\$1,788	\$3,736	\$3,406	\$72,149
C9	External works	\$5,574	\$2,703	\$3,158	\$2,911	\$29,608	\$3,119	\$3,223	\$7,551	\$3,431	\$25,227	\$3,639	\$6,119	\$4,328	\$3,951	\$21,878	\$126,422
C10	Alterations and renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C11	On-costs	\$750	\$780	\$810	\$840	\$1,682	\$900	\$930	\$960	\$990	\$1,972	\$1,050	\$1,080	\$1,110	\$1,140	\$2,262	\$17,256
TOTAL		\$36,968	\$51,946	\$37,176	\$39,589	\$75,818	\$40,197	\$41,537	\$52,861	\$44,217	\$119,442	\$47,590	\$56,949	\$50,057	\$52,816	\$84,022	\$831,185

Schedule 4 – Details of Cost Elements

Element	Sub Element	Contribution Type	Est. Life	Year Next Due	Qty	Unit	COST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	TOTAL COST
								2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031	2031 to 2032	2032 to 2033	2033 to 2034	2034 to 2035	2035 to 2036	2036 to 2037	
Preliminaries																							-
Preliminaries	Working at heights - extra over to rates	Replacement	5	5	5	days	1,750					2,030					2,380					2,730	7,140
Preliminaries	Washdown - incl. in painting maintenance schedule	Replacement	1	1		Note	-																-
Superstructure																							-
Roof	Metal sheeting	Provisional Allowance	45		2450	m2	100,450	2,232	2,322	2,411	2,500	2,589	2,679	2,768	2,857	2,947	3,036	3,125	3,214	3,304	3,393	3,482	42,859
Roof	Metal sheeting - repair	Replacement	5	5	122.5	m2	5,513					6,395					7,497					8,600	22,491
Roof	Metal roof fixings	Provisional Allowance	45		816.7	No	12,250	272	283	294	305	316	327	338	348	359	370	381	392	403	414	425	5,227
Skylights	Skylights - repair	Provisional Allowance	20		10	No	3,500	175	182	189	196	203	210	217	224	231	238	245	252	259	266	273	3,360
Roof	Gutters and downpipes	Provisional Allowance	35		525	m	23,625	675	702	729	756	783	810	837	864	891	918	945	972	999	1,026	1,053	12,960
External fabric and finishes																							-
External walls	Repainting maintenance program - 8 year program	Provisional Allowance	8		3,489	m2	157,000	19,625	20,410	21,195	21,980	22,765	23,550	24,335	25,120	25,905	26,690	27,475	28,260	29,045	29,830	30,615	376,800
External walls	Repainting inc. downpipes, eaves, posts, external doors.	Replacement	10	10		Note	-																-
Balustrading	Metal balustrading	Provisional Allowance	35		84	m	18,480	528	549	570	591	612	634	655	676	697	718	739	760	781	803	824	10,138
Balustrading	Balustrading fixings	Replacement	15	10	28	No	1,540										2,094						2,094
Windows	Metal windows	Provisional Allowance	45		70	No	66,500	1,478	1,537	1,596	1,655	1,714	1,773	1,832	1,892	1,951	2,010	2,069	2,128	2,187	2,246	2,305	28,373
Windows	Window seals	Provisional Allowance	25		70	No	17,500	700	728	756	784	812	840	868	896	924	952	980	1,008	1,036	1,064	1,092	13,440
External doors	Garage roller doors	Provisional Allowance	45		25	No	46,250	1,028	1,069	1,110	1,151	1,192	1,233	1,274	1,316	1,357	1,398	1,439	1,480	1,521	1,562	1,603	19,733
Fittings																							-
Fitments	Mailboxes	Replacement	15	10	35	No	3,325										4,522						4,522
Fitments	Signage - Driveway	Replacement	7	3	2	No	240			259							326						586
Fitments	Signage - Safety	Replacement	7	3	1	No	120			130							163						293
Fitments	Signage - Swimming pool	Replacement	7	3	2	No	240			259							326						586
Services																							-
Hydraulic services	Upgrade water supply/mains services	Provisional Allowance	45		35	m	5,775	128	133	139	144	149	154	159	164	169	175	180	185	190	195	200	2,464
Hydraulic services	Upgrade external - stormwater services	Provisional Allowance	45		35	m	6,475	144	150	155	161	167	173	178	184	190	196	201	207	213	219	224	2,763
Hydraulic services	Scheduled capital maintenance - retention pond	Replacement	15	10	1	No	15,000										20,400						20,400
Fire protection	Hydrant(s)	Provisional Allowance	45		4	No	4,000	89	92	96	100	103	107	110	114	117	121	124	128	132	135	139	1,707
Fire protection	Paint hydrant(s)	Replacement	10	10	4	No	300										408						408
Electric light and power	Switchboard and wiring services	Provisional Allowance	25		420	No	39,900	1,596	1,660	1,724	1,788	1,851	1,915	1,979	2,043	2,107	2,171	2,234	2,298	2,362	2,426	2,490	30,643
Electric light and power	External light fittings	Replacement	10	1	3	No	495	495										693					1,188
Electric light and power	Street lights	Provisional Allowance	25		6	No	6,750	270	281	292	302	313	324	335	346	356	367	378	389	400	410	421	5,184
Recreational Services																							-
Barbeque	Barbeques	Replacement	10	2	2	No	4,400		4,576										6,336				10,912
Barbeque	Furniture	Replacement	15	10	1	No	2,000										2,720						2,720
Barbeque	Upgrade barbeque pergola - fixtures and fittings	Replacement	20	2	1	No	5,000		5,200														5,200
Swimming pool	Resurface swimming pool	Provisional Allowance	25		32	m3	14,080	563	586	608	631	653	676	698	721	743	766	788	811	834	856	879	10,813

ANNUAL SAFETY REPORT

SP 62113

Byron Lakeside



DATE: 21/06/2024



OLIVE TREE
Consulting Group



SUMMARY OF ASSESSMENT

ASSESSMENTS	NUMBER	COMMENTS
Very high risk (1)	0	Stop the activity—immediate action is required to ensure safety— safety measures applied must be cleared by the Owners Corporation before any activity recommences.
High Risk (2)	1	Proceed with caution—immediate reporting of emerging or ongoing risk exposure at this level to the Owners Corporation for decision is mandatory
Substantial Risk (3)	4	Be aware - action required as soon as possible to prevent injury or illness.
Moderate Risk (4)	8	Report these risks to the Owners Corporation as soon as possible.
Acceptable Risk (5)	1	Do something when possible. Manage by routine procedures.
Low Risk (5)	36	These risks should be recorded, monitored and controlled by the Owners Corporation.

SCORE

This information is evaluated as follows (Step 3 and 4).

Risk Priority Score	Action and Response
Very high risk (1)	Stop the activity—immediate action is required to ensure safety—safety measures applied must be cleared by the Owners Corporation before any activity recommences.
High Risk (2)	Proceed with caution—immediate reporting of emerging or ongoing risk exposure at this level to the Owners Corporation for decision is mandatory
Substantial Risk (3)	Be aware - action required as soon as possible to prevent injury or illness.
Moderate Risk (4)	Report these risks to the Owners Corporation as soon as possible.
Acceptable Risk (5)	Do something when possible. Manage by routine procedures.
Low Risk (6)	These risks should be recorded, monitored and controlled by the Owners Corporation.

CONTROL THE HAZARDS

Control the hazards—the aim is to implement the most reliable controls to create a safe workplace rather than simply relying on people to behave safely, following processes or using protective equipment. In many cases, a combination of several control strategies may be the best solution.

Hierarchy of control strategies (in order of preference) (Step – 5):

- **eliminate** - the hazard; remove the equipment from use, dispose of unwanted chemicals;
- **substitute** -use a non-hazardous chemical, use a different machine that can do the same task;
- **isolation** -contain noisy machinery within a booth;
- **engineering controls** -design equipment differently, providing lifting devices to minimise manual handling;
- **administrative processes**- task variation, job rotation, training;
- **personal protective equipment**- gloves, hearing protection, eye protection.

REVIEW

Continuously review to monitor and improve control measures and find safer ways of doing things (Step 6).

ASSESSMENT DETAILS

[1] Driveway and parking	Element Type: Driveway surfaces	
No significant trip hazards were observed?	No	
Risk factor of identified item?	Substantial Risk (3)	
<p>Observations Control Measures: Damage to roadways/kerbing was observed, as well as raised concrete sections in the visitor parking bays, loose gravel and large fall edges. This poses a significant trip and fall injury risk. Repairs are recommended to damaged areas, ensure to clean the driveway and level up all the large fall edges.</p>		
Photos:		
		

[2] Driveway and parking	Element Type: Driveway surfaces	
No areas of driveway surfaces which may cause a slip or fall hazard?	No	
Risk factor of identified item?	Moderate Risk (4)	
<p>Observations Control Measures: A build up of algae, mildew, moss and oil stains were observed. This poses a slip and fall hazard, especially during wet and low-light conditions. Pressure hose cleaning is recommended.</p>		
<p>Photos:</p> 		

[3] Driveway and parking	Element Type: Line marking	
Line marking was clear and observable?	Yes	
Risk factor of identified item?	Low Risk (6)	
<p>Observations Control Measures: New line markings were observed in the visitor parking bays. This helps to enforce proper parking behaviour and to reduce obstructions and potential injury risks.</p>		
<p>Photos:</p> 		

[4] Driveway and parking	Element Type: Signage
Shared use signage was installed?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Shared use/speed limit signage was observed on the driveway. This provides a clear warning to motorists and allows pedestrians to predict the flow of traffic.	
Photos:	
	

[5] Driveway and parking	Element Type: Signage
Signage for driveways was in good condition?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Visitor parking signage was observed, clearly legible and in good condition. Nil to report.	
Photos:	
	

[6] Driveway and parking	Element Type: Wheel stops
Wheel stops were installed and painted?	No
Risk factor of identified item?	Moderate Risk (4)
Observations Control Measures: No wheel stops were observed in the front visitor car park or in the undercroft parking bays. This poses a potential hazard and injury risk, with vehicles colliding with building walls or fencing.	
Photos:	
	

[7] Driveway and parking	Element Type: Speed bumps
Speed bumps were installed and in good condition?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: The speed bumps are in good condition. Monitor regularly for any damage.	
Photos:	
	

[8] Driveway and parking	Element Type: Lighting
Lighting for the driveways was sufficient?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Pathway and street lights were observed along the driveway. Nil to report.	
Photos:	
	

[9] External pathways	Element Type: Pathways
No significant trip hazards were observed?	No
Risk factor of identified item?	High Risk (2)
Observations Control Measures: There is a significant fall edge on the pathway leading to the swimming pool area. Some visibility tape has been added to the pathway to improve awareness, but it is not sufficient in addressing the hazard. Additionally, an overgrown plant also was observed on this pathway, which is causing an obstruction (reducing the walking area) and needs to be cut back. Recommend installing a hand rail to improve safety.	
Photos:	
	

[10] External pathways	Element Type: Pathways
No significant slip hazards were observed?	No
Risk factor of identified item?	Moderate Risk (4)
Observations Control Measures: A build up of algae and mildew was observed on the pathways. This poses a potential slip and fall hazard, especially during wet and low-light conditions. Regular pressure hose washing is recommended.	
Photos:	
	

[11] External pathways	Element Type: Pathway lighting
Lighting for pathways was sufficient?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Pathway lights were installed and provided adequate illumination. Nil to report.	
Photos:	
	

[12] Stairways	Element Type: Stairways
No significant obstructions were observed in stairways?	No
Risk factor of identified item?	Substantial Risk (3)
Observations Control Measures: Two bicycles were observed chained to the stairway. This caused an obstruction and poses a trip and fall hazard. Removal is required.	
Photos:	
	

[13] Stairways	Element Type: Stairways
Tiled surfaces were in good condition - no edges which could cause a trip or fall?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Anti-slip grip tape is installed on the tile edges. This helps to prevent potential slip and fall injury risks. Monitor regularly for any damage.	
Photos:	
	
[14] Stairways	Element Type: Stairways
Handrails were installed and were fixed securely?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
[15] Stairways	Element Type: Stairway lighting
Sufficient lighting for stairways?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
[16] Electrical installations	Element Type: Switchboard
Switchboard areas had sufficient signage?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Main switchboard signage is installed on the electrical cabinet. This complies with AS3000 2.9.2.4	
Photos:	
	

[17] Electrical installations	Element Type: Switchboard
Documentation available to show RDC testing has been undertaken by a qualified contractor?	No
Risk factor of identified item?	Moderate Risk (4)
<p>Observations Control Measures: No RCD (Residual Current Device) testing has been undertaken on the circuit breakers. It is recommended that they are undertaken annually by a licensed electrician to ensure safety and functionality, as per AS/NZS 3760.</p>	
<p>Photos:</p> 	
[18] Electrical installations	Element Type: Switchboard
No debris, or flammable items in switchboxes?	Yes
Risk factor of identified item?	Low Risk (6)
<p>Observations Control Measures: Nil to report.</p>	
<p>Photos:</p> 	
[19] Electrical installations	Element Type: Wiring
No exposed or dangerous wiring was observed?	Yes
Risk factor of identified item?	Low Risk (6)
<p>Observations Control Measures: Nil to report.</p>	
[20] Electrical installations	Element Type: Plugs and switches
No damage to plugs or switches was observed?	Yes
Risk factor of identified item?	Low Risk (6)
<p>Observations Control Measures: Nil to report.</p>	

[21] Electrical installations	Element Type: Electrical appliances
Electrical appliances were tagged?	No
Risk factor of identified item?	Moderate Risk (4)
Observations Control Measures: The pool electrical equipment has not been tag tested. Recommend this be undertaken annually by an electrician to ensure proper safety and functionality	
Photos:	
	

[22] General building	Element Type: Drainage
Drainage areas and inspection points were clear of excess debris?	No
Risk factor of identified item?	Acceptable Risk (5)
Observations Control Measures: Some minor debris was observed in drainage area. Ensure to clear out regularly to prevent blockages and reduce flooding risks.	
Photos:	
	

[23] General building	Element Type: Drainage grilles
Drainage grilles were in good condition and not causing a hazard?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: The drainage grilles were in good condition. No damage was observed.	
Photos:	
	

[24] Fencing	Element Type: Boundary fencing
No damage to fencing was observed?	No
Risk factor of identified item?	Moderate Risk (4)
Observations Control Measures: Damage to boundary fencing was observed at the rear of the property. Risk of sections falling and causing harm.	
Photos:	
	

[25] Landscaping	Element Type: Gardens
Gardens were in good condition and did not cause any safety hazards?	No
Risk factor of identified item?	Moderate Risk (4)
Observations Control Measures: Overgrown vegetation by pathway, which is causing an obstruction. Cut back is required.	
Photos:	
	

[26] Storage practices	Element Type: Housekeeping
Stored items do not cause a hazard?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	

[27] Storage practices	Element Type: Housekeeping
Are waste and trash containers provided, and used?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	

Photos:	
	

[28] Storage practices	Element Type: Waste management
Is there regular removal of waste and trash?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	

[29] Storage practices	Element Type: Waste management
Is the bin area in good condition?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	

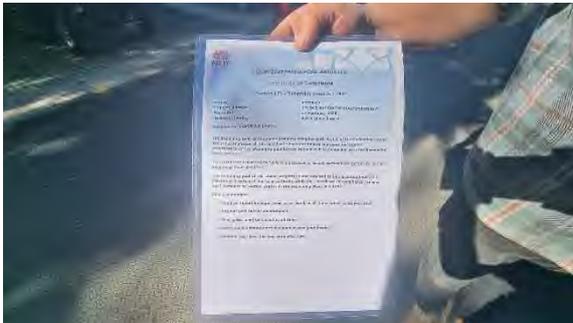
Photos:



[30] Storage practices	Element Type: Hazardous materials
Are Safety Data Sheet (SDS) on site for all hazardous materials?	No
Risk factor of identified item?	Moderate Risk (4)
Observations Control Measures: No SDS sheets were available for chemicals used onsite.	

[31] Recreational areas	Element Type: Swimming pool
Swimming pool safety certificate was observed?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Swimming pool safety certificate was observed. Expires on 20/02/2025.	

Photos:



[32] Recreational areas	Element Type: Swimming pool
Resuscitation signage was clearly observed and in good condition?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
Photos:	
	

[33] Recreational areas	Element Type: Swimming pool
Pool gates self-closed according to the regulations?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
Photos:	
	

[34] Recreational areas	Element Type: Swimming pool
Depth signage for pool was installed appropriately?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
Photos:	
	



[35] Recreational areas	Element Type: Swimming pool
Pool water was tested daily - logs were observed?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
Photos:	
	

[36] Recreational areas	Element Type: Swimming pool
No significant trip hazards were observed?	No
Risk factor of identified item?	Substantial Risk (3)
Observations Control Measures: A large stone and a plastic owl was observed around the swimming pool. This poses a trip and fall hazard. Removal is required.	
Photos:	
	

[37] Recreational areas	Element Type: Swimming pool
Pool fencing was undamaged and generally in good condition?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	

[38] Recreational areas	Element Type: Swimming pool
Swimming pool fencing are 1200mm height with spacings of 100mm according to regulations?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	



[39] Recreational areas	Element Type: Swimming pool
Safety rules were displayed for users?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
Photos:	

[40] Recreational areas	Element Type: Swimming pool
Swimming pool pump and filtration were in working condition?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
Photos:	

[41] Recreational areas	Element Type: Swimming pool
Swimming pool pump room had good storage practices for pool chemicals?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
Photos:	

[42] Recreational areas	Element Type: Swimming pool
Swimming pool cleaning equipment was stored safety?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	

[43] Recreational areas	Element Type: Barbeque
Barbeque was in working condition? No faults observed.	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	

Photos:



[44] Recreational areas	Element Type: Barbeque
Barbeque furniture and pergola was in good condition?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	

Photos:



[45] Recreational areas	Element Type: Barbeque
Barbeque had signage of how to use, and was in good condition?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	

Photos:



[46] Recreational areas	Element Type: Ablutions
Ablution facilities were in good condition?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Nil to report.	
Photos:	
	

[47] Compliance	Element Type: Fire hydrants
Are fire hydrants were readily accessible and serviced regularly?	Yes
Risk factor of identified item?	Low Risk (6)
Observations Control Measures: Fire hydrants were accessible and regulary serviced (last conducted in May 2024). Continue current maintenance program.	
Photos:	

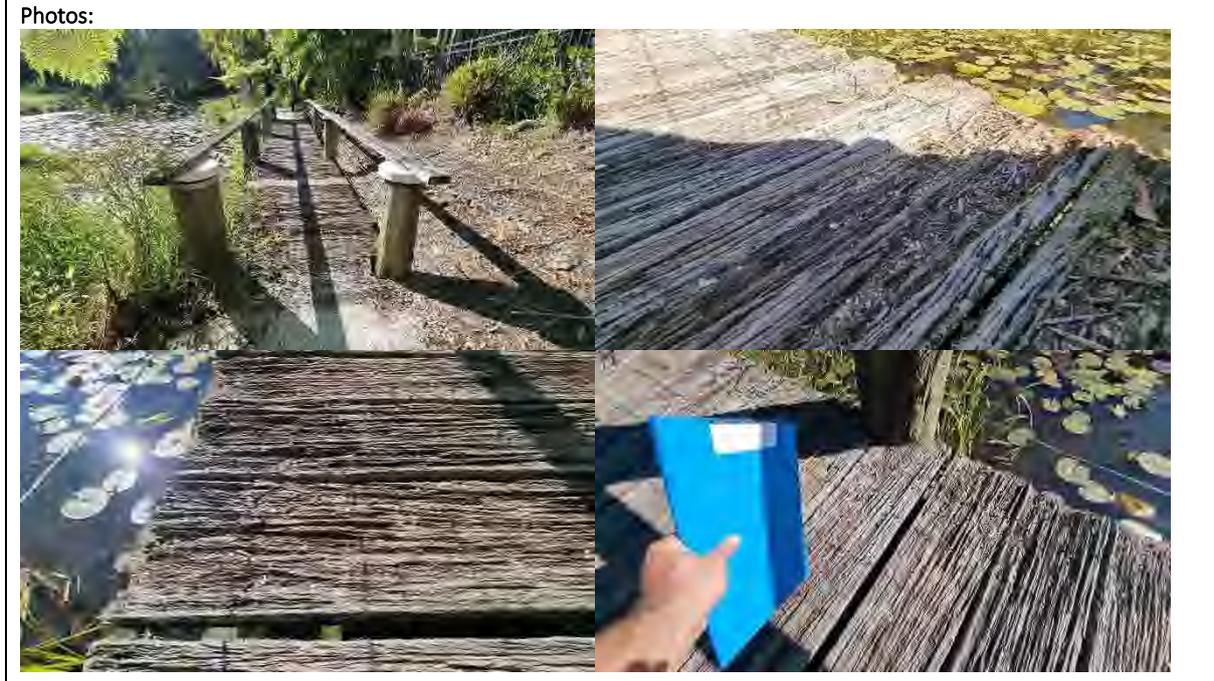




[48] Compliance	Element Type: Emergency response	
First aid kit was available for workers, occupiers and visitors in the event of an emergency?	Yes	
Risk factor of identified item?	Low Risk (6)	
Observations Control Measures: Nil to report.		
Photos:		
		

[49] Pond	Element Type: Safety	
Reasonable effort had been made to stop unauthorised entry into the pond area - fencing, signage etc?	Yes	
Risk factor of identified item?	Low Risk (6)	
Observations Control Measures: Nil to report.		

[50] Pond	Element Type: Bridge	
Bridge was in a safe condition and regular maintenance was undertaken?	No	
Risk factor of identified item?	Substantial Risk (3)	
Observations Control Measures: Damage and loose timber sections were observed on the bridge. This poses a safety hazard. Remedial action is required to improve safety.		





TAX INVOICE

Byron Lakeside Holiday Apartments
1/5-7 Old Bangalow Rd
BYRON BAY NSW 2481
AUSTRALIA
ABN: 38646590196

SP 62113

Invoice Date
17 Nov 2025

itac.technology Pty Ltd
02 6685 6797

Invoice Number
INV25021

hello@itac.technology

Reference
Project milestone

ABN
62 640 909 315

Description	Quantity	Unit Price	Amount AUD
Milestone: Commencement Contract: Byron Lakeside Holiday Apartments - Scope and discovery for Unifi Protect camera system and prelimin Project: Description: 50% Commencement	1.00	8,086.75	8,086.75
		Subtotal	8,086.75
		TOTAL GST 10%	808.68
		TOTAL AUD	8,895.43

Due Date: 24 Nov 2025

Payment Terms are 7 days from Invoice date.

***** PLEASE NOTE OUR BANK ACCOUNT DETAILS*****

DIRECT DEPOSIT

Bank: CBA

BSB: 062 514

Account Number: 1060 7362

Account Name: itac.technology Pty Ltd

Reference: Please include Invoice Number or Account Name.

OS Transfers (SWIFT): SGBLAU2S

CREDIT CARD

We accept American Express, Visa or Mastercard. Credit Card Surcharges apply.

[View and pay online now](#)

MEMORANDUM

DATE: 18/03/2025
TO: Kellie Lynch – BCS Strata Management Pty Ltd
FROM: Peter Dawkins - Kelly + Partners Chartered Accountants
PLAN DETAILS: SP 62113
SUBJECT: ITEM OF DISCOVERY DURING AUDIT FOR YEAR ENDED 28/02/2025

ACTION ITEM: EXPENDITURE INCREASE

As per Expense Report, there has been a significant increase in the Electricity expense for the year ending 28/02/2025. Current year expenses are \$25,581.25 compared to \$4,793.02 in the previous year. The increase should be investigated.

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	1
Unit Number	1
Lot Liability	5
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Milton BB Pty Ltd
Corporate Owner	Yes
Corporate Owner ABN	
Date Interest Acquired	11/05/2021
Manner Interest Arose	Transfer
Committee Member	Secretary - Elke Van Haandel (REP)
Residential Business Address	1/5-7 Old Bangalow Road, Byron Bay, 2481
Email Address	info@byronlakeside.com

Associated Contacts of the Current Owner

Contact Name	Mr. Wayne .
Contact Address	1/5-7 Old Bangalow Road, Byron Bay, 2481
Contact Type	Caretaker
Contact Name	Elke Van Haandel (REP)
Contact Address	1/5-7 Old Bangalow Road, Byron Bay, 2481
Contact Type	Committee
Levy Address	By email to: elke@van-haandel.com.au

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Correspondence Address

By email to: elke@van-haandel.com.au

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	2
Unit Number	2
Lot Liability	5
Lot Entitlement	0
Type of Lot	Residential

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Subdivided No
Car Spaces

Ownership Information

Current Owner Information

Registered Lot Owner	Michael Kenneth Asbridge
Corporate Owner	No
Date Interest Acquired	24/10/2014
Manner Interest Arose	Transfer
Committee Member	Chairperson - Michael Asbridge (SUB REP)
Residential Business Address	PO BOX 1569, Warriewood, 2102
Email Address	masbridge@hotmail.com
Levy Address	By email to: masbridge@hotmail.com
Correspondence Address	By email to: masbridge@hotmail.com

Associated Contacts of the Current Owner

Contact Name	Michael Asbridge (SUB REP)
Contact Address	PO BOX 1569, Warriewood, 2102
Contact Type	Committee
Contact Name	Michael Asbridge
Contact Address	PO BOX 1569, Warriewood, 2102
Contact Type	Committee

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	3
Unit Number	3
Lot Liability	5
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Mark Christopher Van Ristell, Louise Mary Van Ristell
Corporate Owner	No
Date Interest Acquired	25/09/2015
Manner Interest Arose	Transfer
Committee Member	Committee Member - Mark Van Ristell
Residential Business Address	72 Adelaide Street, Clayfield, 4011
Email Address	vanristellm@gmail.com
Levy Address	By post to: 72 Adelaide Street, Clayfield, 4011
Correspondence Address	By post to: 72 Adelaide Street, Clayfield, 4011

Associated Contacts of the Current Owner

Contact Name	Mark Van Ristell
Contact Address	72 Adelaide Street, Clayfield, 4011
Contact Type	Board
Contact Name	Mark Van Ristell
Contact Address	72 Adelaide Street, Clayfield, 4011

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Contact Type	Committee
Contact Name	Mark Christopher Van Ristell, Louise Mary Van Ristell
Contact Address	72 Adelaide Street, Clayfield, 4011
Contact Type	Owner 2

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	4
Unit Number	4

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Lot Liability	5
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	James Ewan Pearce
Corporate Owner	No
Date Interest Acquired	25/01/2024
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	4/5-7 Old Bangalow Road, Byron Bay, 2481
Email Address	jamie.pearce.01@gmail.com
Levy Address	By email to: jamie.pearce.01@gmail.com
Correspondence Address	By email to: jamie.pearce.01@gmail.com

Historical Owner Information

Registered Lot Owner	Melinda Smaragdi Dimitriades
Email Address	melindadimitriades@gmail.com
Date Interest Acquired	22/03/2021

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	5
Unit Number	5
Lot Liability	5
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Dennis John Morrissey
Corporate Owner	No
Date Interest Acquired	06/04/2000
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	6B Mercer Parade, Newtown, 3220
Levy Address	By post to: 6B Mercer Parade, Newtown, 3220
Correspondence Address	By post to: 6B Mercer Parade, Newtown, 3220

Mortgagee Information

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	6
Unit Number	6
Lot Liability	5
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Ownership Information

Current Owner Information

Registered Lot Owner	GSB Investment Holdings Pty Ltd
Corporate Owner	Yes
Corporate Owner ABN	
Date Interest Acquired	29/04/2020
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	22 Carr Street, Coogee, 2034
Levy Address	By post to: 22 Carr Street, Coogee, 2034
Correspondence Address	By post to: 22 Carr Street, Coogee, 2034

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	7
Unit Number	7
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Kristine Papadopoulos, George Mimigiannis
Corporate Owner	No
Date Interest Acquired	23/05/2006
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	101/29 Kambrook Road, Caulfield North, 3161
Email Address	george.mimigiannis@gmail.com
Levy Address	By email to: george.mimigiannis@gmail.com
Correspondence Address	By email to: george.mimigiannis@gmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	8
Unit Number	8
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Sam Thomas Grimley & Mary Christina Adams
Corporate Owner	No
Date Interest Acquired	25/11/2020
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	1 Comber Street, Paddington, 2021
Email Address	samtgrimley@gmail.com
Levy Address	By email to: samtgrimley@gmail.com

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Correspondence Address

By email to: samtgrimley@gmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	9
Unit Number	9
Lot Liability	6
Lot Entitlement	0

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Joshua Jacob Oshlack & Lisa Aviva Oshlack
Corporate Owner	No
Date Interest Acquired	22/01/2021
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	PO Box 196, Rose Bay, 2029
Email Address	oshlackj@gmail.com
Levy Address	By email to: oshlackj@gmail.com
Correspondence Address	By email to: oshlackj@gmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Letting Agent Information

Letting Agent	Destination Byron Bay
Business Address	4/104 Centennial Circuit, Byron Bay, 2481
Service of Notice Address	4/104 Centennial Circuit, Byron Bay, 2481

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	10
Unit Number	10
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Sarah Catherine Ndiaye
Corporate Owner	No
Date Interest Acquired	04/11/2013
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	19 Murwillumbah Road, Mullumbimby, 2482
Email Address	sas2481@hotmail.com

Associated Contacts of the Current Owner

Contact Name	Ellen Meir
Contact Address	
Contact Type	Levy/Correspondence
Levy Address	By email to: Leasing@byronbayfn.com
Correspondence Address	By email to: Leasing@byronbayfn.com

Mortgagee Information

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Current Lease Information

No Details Recorded

Letting Agent Information

Letting Agent	Byron Coastal Real Estate
Business Address	PO Box 2603, Byron Bay, 2481
Service of Notice Address	PO Box 2603, Byron Bay, 2481

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	11
Unit Number	11
Lot Liability	6
Lot Entitlement	0

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	John Gerard McCarthy & Michelle Charmaine McCarthy
Corporate Owner	No
Date Interest Acquired	29/04/2014
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	17 Kennington Road, Morley, 6062
Email Address	mm812@outlook.com
Levy Address	By email to: mm812@outlook.com
Correspondence Address	By email to: mm812@outlook.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	12
Unit Number	12
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Fabio Mei & Christina Ace
Corporate Owner	No
Date Interest Acquired	03/06/2013
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	12/5-7 Old Bangalow Road, Byron Bay, 2481
Email Address	fabiomei007@gmail.com
Levy Address	By email to: fabiomei007@gmail.com
Correspondence Address	By email to: fabiomei007@gmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Letting Agent Information

Letting Agent	Fuller & Co Property - Byron Bay
Business Address	3/6 Jonson Street, Byron Bay, 2481

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Service of Notice Address

3/6 Jonson Street, Byron Bay, 2481

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	13
Unit Number	13
Lot Liability	4
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Current Owner Information

Registered Lot Owner	Michael Kenneth Asbridge
Corporate Owner	No
Date Interest Acquired	18/01/2016
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	PO BOX 1569, Warriewood, 2102
Email Address	masbridge@hotmail.com
Levy Address	By email to: masbridge@hotmail.com
Correspondence Address	By email to: masbridge@hotmail.com

Associated Contacts of the Current Owner

Contact Name	Michael Asbridge (SUB REP)
Contact Address	PO BOX 1569, Warriewood, 2102
Contact Type	Committee
Contact Name	Michael Asbridge
Contact Address	PO BOX 1569, Warriewood, 2102
Contact Type	Committee

Historical Owner Information

Registered Lot Owner	Michael Kenneth Asbridge
Date Interest Acquired	18/01/2016

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	14
Unit Number	14
Lot Liability	4
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Gregory John Buckler
Corporate Owner	No
Date Interest Acquired	08/07/2024
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	14/5-7 Old Bangalow Road, Byron Bay, 2481
Email Address	gregbuckler@hotmail.com
Levy Address	By email to: gregbuckler@hotmail.com
Correspondence Address	By email to: gregbuckler@hotmail.com

Historical Owner Information

Registered Lot Owner	Barbara Oxland
Email Address	rentals@byroncoastal.com.au
Date Interest Acquired	11/11/2016

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	15
Unit Number	15
Lot Liability	4
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Car Spaces

Ownership Information

Current Owner Information

Registered Lot Owner	Thomas Bryan Rice-Finlayson
Corporate Owner	No
Date Interest Acquired	15/09/2017
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	15/5-7 Old Bangalow Road, Byron Bay, 2481
Email Address	tbricefinlayson@gmail.com
Levy Address	By email to: tbricefinlayson@gmail.com
Correspondence Address	By email to: tbricefinlayson@gmail.com

Associated Contacts of the Current Owner

Contact Name	Thomas Rice-Finlayson
Contact Address	15/5-7 Old Bangalow Road, Byron Bay, 2481
Contact Type	Committee
Contact Name	Thomas Bryan Rice-Finlayson
Contact Address	15/5-7 Old Bangalow Road, Byron Bay, 2481
Contact Type	Levy Address
Levy Address	By email to: allanadougan@gmail.com
Correspondence Address	By email to: allanadougan@gmail.com
Contact Name	Ally Rice-Finlayson
Contact Address	15/5-7 Old Bangalow Road, Byron Bay, 2481
Contact Type	Spouse

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	16
Unit Number	16
Lot Liability	4
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Michael Kenneth Asbridge
Corporate Owner	No
Date Interest Acquired	21/10/2016
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	PO BOX 1569, Warriewood, 2102
Email Address	masbridge@hotmail.com
Levy Address	By email to: masbridge@hotmail.com
Correspondence Address	By email to: masbridge@hotmail.com

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Associated Contacts of the Current Owner

Contact Name	Michael Asbridge (SUB REP)
Contact Address	PO BOX 1569, Warriewood, 2102
Contact Type	Committee
Contact Name	Michael Asbridge
Contact Address	PO BOX 1569, Warriewood, 2102
Contact Type	Committee

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside25-33 Wharf Street, Tweed Heads, New South Wales, 2485

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Lot Information

Lot Number	17
Unit Number	17
Lot Liability	4
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Catherine Chateau
Corporate Owner	No
Date Interest Acquired	26/04/2000
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	8B Randor Street, Campbellfield, 3061
Email Address	accounts@heartyhealth.com.au
Levy Address	By email to: accounts@heartyhealth.com.au
Correspondence Address	By email to: accounts@heartyhealth.com.au

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	18
Unit Number	18
Lot Liability	4
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Faith Harper
Corporate Owner	No
Date Interest Acquired	15/08/2003
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	5/44 Armstrong Street, Suffolk Park, 2481
Email Address	faith.healy.harper@gmail.com
Levy Address	By email to: faith.healy.harper@gmail.com
Correspondence Address	By email to: faith.healy.harper@gmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Letting Agent Information

Letting Agent	Fuller & Co Property - Byron Bay
Business Address	3/6 Jonson Street, Byron Bay, 2481
Service of Notice Address	3/6 Jonson Street, Byron Bay, 2481

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	19
Unit Number	19
Lot Liability	4
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Ownership Information

Current Owner Information

Registered Lot Owner	Priscilla R Charlton
Corporate Owner	No
Date Interest Acquired	11/09/2009
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	19/5-7 Old Bangalow Road, Byron Bay, 2481
Email Address	priscilla_charlton@hotmail.com
Levy Address	By email to: priscilla_charlton@hotmail.com
Correspondence Address	By email to: priscilla_charlton@hotmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	20
Unit Number	20
Lot Liability	4
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Jennifer Elizabeth Hogan
Corporate Owner	No
Date Interest Acquired	29/11/2021
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	109 Hudson Parade, Clareville, 2107
Email Address	jen@jencudmore.com.au
Levy Address	By email to: jen@jencudmore.com.au
Correspondence Address	By email to: jen@jencudmore.com.au

Historical Owner Information

Registered Lot Owner	Yvette Robyn McPherson
Date Interest Acquired	08/02/2018

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

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OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	21
Unit Number	21
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Trevor Allan Greaves & Gloria Greaves
Corporate Owner	No
Date Interest Acquired	26/04/2000
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	62 Daleford Way, Southern River, 6110

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Email Address	gloria.greaves@hotmail.com
Levy Address	By email to: gloria.greaves@hotmail.com
Correspondence Address	By email to: gloria.greaves@hotmail.com

Associated Contacts of the Current Owner

Contact Name	Trevor Greaves
Contact Address	
Contact Type	Owner 1
Levy Address	By email to: trevor.greaves@hotmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Strata Managing Agent Address Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	22
Unit Number	22
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Monica Huban & Ron Huban
Corporate Owner	No
Date Interest Acquired	28/10/2019
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	6/133 Broken Head Road, Suffolk Park, 2481
Levy Address	By post to: 6/133 Broken Head Road, Suffolk Park, 2481
Correspondence Address	By post to: 6/133 Broken Head Road, Suffolk Park, 2481

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	23
Unit Number	23
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Timothy John Lyons & Kirsten Alisha Lyons
Corporate Owner	No
Date Interest Acquired	14/12/2015
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	23/5-7 Old Bangalow Road, Byron Bay, 2481
Email Address	kirstenlyons84@gmail.com
Levy Address	By post to: 23/5-7 Old Bangalow Road, Byron Bay, 2481
Correspondence Address	By post to: 23/5-7 Old Bangalow Road, Byron Bay, 2481

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	24
Unit Number	24
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Car Spaces

Ownership Information

Current Owner Information

Registered Lot Owner	Team Anderspants Pty Ltd
Corporate Owner	Yes
Corporate Owner ABN	
Date Interest Acquired	31/10/2025
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	3/119 Buckingham Street, Ashgrove, 4060
Levy Address	By post to: 3/119 Buckingham Street, Ashgrove, 4060
Correspondence Address	By post to: 3/119 Buckingham Street, Ashgrove, 4060

Historical Owner Information

Registered Lot Owner	Henricus Cornelis Noort
Email Address	hank.noort@gmail.com
Date Interest Acquired	08/11/2019

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	25
Unit Number	25
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Leonidas James Kalli, Silvia Christina Silker
Corporate Owner	No
Date Interest Acquired	18/12/2015
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	10 Edgewater Place, Bulimba, 4171
Email Address	dimitrikalli@hotmail.com
Levy Address	By email to: dimitrikalli@hotmail.com
Correspondence Address	By email to: dimitrikalli@hotmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	26
Unit Number	26
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Nick Paul, Anna Clua Novellon
Corporate Owner	No
Date Interest Acquired	22/03/2024

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Manner Interest Arose	Transfer
Committee Member	Committee Member - Nick Paul
Residential Business Address	26/5-7 Old Bangalow Road, Byron Bay, 2481
Email Address	nick.paul@gmx.de
Levy Address	By email to: nick.paul@gmx.de
Correspondence Address	By email to: nick.paul@gmx.de

Associated Contacts of the Current Owner

Contact Name	Nick Paul
Contact Address	26/5-7 Old Bangalow Road, Byron Bay, 2481
Contact Type	Committee
Contact Name	Nick Paul, Anna Clua Novellon
Contact Address	26/5-7 Old Bangalow Road, Byron Bay, 2481
Contact Type	Lot Owner
Levy Address	By email to: anna_clua@hotmail.com

Historical Owner Information

Registered Lot Owner	Thal Holdings Pty Ltd ATF Lath Bare Trust as custodians for Adam Walters
Email Address	capebyronmedia@gmail.com
Date Interest Acquired	16/09/2015

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	27
Unit Number	27
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Richard Stuart Green
Corporate Owner	No
Date Interest Acquired	06/08/2014
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	27/5-7 Old Bangalow Road, Byron Bay, 2481
Email Address	kookaburragangie@yahoo.com.au
Levy Address	By post to: 27/5-7 Old Bangalow Road, Byron Bay, 2481
Correspondence Address	By email to: kookaburragangie@yahoo.com.au

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	28
Unit Number	28
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Julio Cesar Mottola
Corporate Owner	No
Date Interest Acquired	11/04/2007

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	PO Box 1645, Byron Bay, 2481
Levy Address	By post to: PO Box 1645, Byron Bay, 2481
Correspondence Address	By post to: PO Box 1645, Byron Bay, 2481

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside25-33 Wharf Street, Tweed Heads, New South Wales, 2485

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Lot Information

Lot Number	29
Unit Number	29
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Anne-Maree Doherty
Corporate Owner	No
Date Interest Acquired	17/12/2009
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	Unit 295-7 Old Bangalow Road, Byron Bay, 2481
Email Address	annemareedoherty@yahoo.com.au
Levy Address	By email to: annemareedoherty@yahoo.com.au
Correspondence Address	By email to: annemareedoherty@yahoo.com.au

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	30
Unit Number	30
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Malcolm Goldby-Foard
Corporate Owner	No
Date Interest Acquired	02/05/2011
Manner Interest Arose	Transfer
Committee Member	Treasurer - Malcolm Goldby-Foard
Residential Business Address	203/708 Burwood Road, Hawthorn East, 3123
Email Address	malcolm.foard@outlook.com
Levy Address	By email to: malcolm.foard@outlook.com
Correspondence Address	By email to: malcolm.foard@outlook.com

Associated Contacts of the Current Owner

Contact Name	Malcolm Goldby-Foard
Contact Address	203/708 Burwood Road, Hawthorn East, 3123
Contact Type	Committee

Mortgagee Information

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	31
Unit Number	31
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Ownership Information

Current Owner Information

Registered Lot Owner	Elizabeth Bryant
Corporate Owner	No
Date Interest Acquired	12/08/2002
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	117 Copeland Road, Beecroft, 2119
Levy Address	By post to: 117 Copeland Road, Beecroft, 2119
Correspondence Address	By post to: 117 Copeland Road, Beecroft, 2119

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Original Owner ABN

Original Owner Address

Strata Managing Agent Name

BCS Strata Management Pty Ltd

Strata Managing Agent Address

Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	32
Unit Number	32
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	David Cooke
Corporate Owner	No
Date Interest Acquired	23/03/2006
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	32/5 Old Bangalow Road, Byron Bay, 2479
Email Address	david.cooke2222@gmail.com
Levy Address	By email to: david.cooke2222@gmail.com
Correspondence Address	By email to: david.cooke2222@gmail.com

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	33
Unit Number	33
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Terry Reginald Sandon, Kay Lillian Sandon, Jennifer Karen Sandon
Corporate Owner	No
Date Interest Acquired	04/07/2012
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	1/13 Heritage Court, Suffolk Park, 2481
Email Address	tkсандон@bigpond.com
Levy Address	By email to: tksандон@bigpond.com
Correspondence Address	By email to: tksандон@bigpond.com

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Associated Contacts of the Current Owner

Contact Name	Jennifer Sandon
Contact Address	33/5-7 Old Bangalow Road, Byron Bay, 2481
Contact Type	Lot Owner
Contact Name	Terry Sandon
Contact Address	
Contact Type	Lot Owner
Contact Name	Kay Sandon
Contact Address	
Contact Type	Lot Owner

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside 25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	34
Unit Number	34
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Suzanne Robin Gilham
Corporate Owner	No
Date Interest Acquired	05/09/2022
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	16 Neville Morton Drive, Crescent Head, 2440
Email Address	susiegilham@gmail.com
Levy Address	By email to: susiegilham@gmail.com
Correspondence Address	By email to: susiegilham@gmail.com

Historical Owner Information

Registered Lot Owner	Lucinda Carlile Rhoades
Date Interest Acquired	04/07/2014

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Plan and Lot Information

Plan Information

Plan Number	62113
Property Name	BYRON LAKESIDE
Property Address	5-7 Old Bangalow Road, Byron Bay, NSW, 2481
Original Owner	Unknown
Original Owner ABN	
Original Owner Address	
Strata Managing Agent Name	BCS Strata Management Pty Ltd
Strata Managing Agent Address	Shop 5, Ultima Harbourside25-33 Wharf Street, Tweed Heads, New South Wales, 2485

Lot Information

Lot Number	35
Unit Number	35
Lot Liability	6
Lot Entitlement	0
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Current Owner Information

Registered Lot Owner	Elke Kuhlmann
Corporate Owner	No
Date Interest Acquired	21/12/2005
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	Lot 30 Lagoon Drive, Myocum, 2481
Levy Address	By post to: Lot 30 Lagoon Drive, Myocum, 2481
Correspondence Address	By post to: Lot 30 Lagoon Drive, Myocum, 2481

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 62113

Mortgagee Information

No Details Recorded

Current Lease Information

No Details Recorded

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Owners Corporation for Plan No. 62113

5-7 Old Bangalow Road Byron Bay New South Wales 2481

ABN/ACN 43704008181

DEBTOR STATEMENT - LOT: 8

OWNER: Sam Thomas Grimley & Mary Christina Adams

For the period 1 Mar 2025 to 10 Dec 2025 - sorted by Due Date

Levy Account

Due Date	Issue Date	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Capital Fund	BALANCE
				Brought forward		-17,489.65	-2,282.83	-19,772.48
01-03-25	07-03-25			Penalty		-12.85		-19,785.33
01-03-25	07-03-25			Penalty			-4.65	-19,789.98
03-03-25	09-03-25			Penalty			-1.01	-19,790.99
03-03-25	09-03-25			Penalty		-9.18		-19,800.17
09-03-25	15-03-25			Penalty		-13.47		-19,813.64
09-03-25	15-03-25			Penalty			-1.22	-19,814.86
09-03-25	15-03-25			Penalty		-17.75		-19,832.61
09-03-25	15-03-25			Penalty			-1.44	-19,834.05
11-03-25	30-01-25			Other Debt recovery costs Kemps Petersons INV2013753 - 28/01/2025 - NO GST		-856.90		-20,690.95
11-03-25	30-01-25			Other Debt recovery costs Kemps Petersons INV2013753 - 28/01/2025		-330.00		-21,020.95
		17-03-25	TRANSFER	Payment 20987.07		18,695.92	2,291.15	-33.88
05-04-25	24-02-25			Other Debt recovery costs Kemps Petersons INV 2021752 20/02/2025 No GST		-126.50		-160.38
01-05-25	18-03-25			Levies - normal (interim)	01-05-25 to 31-07-25		-382.98	-543.36
01-05-25	18-03-25			Levies - normal (interim)	01-05-25 to 31-07-25	-1,715.43		-2,258.79
29-05-25	04-06-25			Penalty		-13.16		-2,271.95
29-05-25	04-06-25			Penalty			-2.94	-2,274.89
26-06-25	02-07-25			Penalty		-13.16		-2,288.05
26-06-25	02-07-25			Penalty			-2.94	-2,290.99
24-07-25	30-07-25			Penalty			-2.94	-2,293.93
24-07-25	30-07-25			Penalty		-13.16		-2,307.09
01-08-25	18-06-25			Levies - normal (interim)	01-08-25 to 31-10-25		-114.89	-2,421.98
01-08-25	18-06-25			Levies - normal (interim)	01-08-25 to 31-10-25	-2,539.63		-4,961.61
01-08-25	07-08-25			Loss of discount			-12.77	-4,974.38
01-08-25	07-08-25			Loss of discount		-282.18		-5,256.56
21-08-25	27-08-25			Penalty		-13.16		-5,269.72
21-08-25	27-08-25			Penalty			-2.94	-5,272.66
29-08-25	04-09-25			Penalty		-21.65		-5,294.31
29-08-25	04-09-25			Penalty			-0.98	-5,295.29

Owners Corporation for Plan No. 62113

5-7 Old Bangalow Road Byron Bay New South Wales 2481
ABN/ACN 43704008181

DEBTOR STATEMENT - LOT: 8 OWNER: Sam Thomas Grimley & Mary Christina Adams For the period 1 Mar 2025 to 10 Dec 2025 - sorted by Due Date

Levy Account

Due Date	Issue Date	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Capital Fund	BALANCE
		04-09-25	TRANSFER	Payment 4929.41		4,418.80	510.61	-365.88
06-09-25	06-09-25			Other Debt recovery costs Lot 8 Level 1		-25.00		-390.88
26-09-25	02-10-25			Penalty		-2.71		-393.59
26-09-25	02-10-25			Penalty			-0.10	-393.69
02-10-25	02-10-25			Other Debt recovery costs Lot 8 Level 2		-69.00		-462.69
24-10-25	30-10-25			Penalty			-0.10	-462.79
24-10-25	30-10-25			Penalty		-2.71		-465.50
01-11-25	18-09-25			Levies - normal	01-11-25 to 31-01-26		-114.89	-580.39
01-11-25	18-09-25			Levies - normal	01-11-25 to 31-01-26	-2,539.63		-3,120.02
01-11-25	01-11-25			Other Debt recovery costs Lot 8 Level 3		-69.00		-3,189.02
01-11-25	07-11-25			Loss of discount		-282.18		-3,471.20
01-11-25	07-11-25			Loss of discount			-12.77	-3,483.97
21-11-25	27-11-25			Penalty		-2.71		-3,486.68
21-11-25	27-11-25			Penalty			-0.10	-3,486.78
29-11-25	05-12-25			Penalty			-0.98	-3,487.76
29-11-25	05-12-25			Penalty		-21.65		-3,509.41
Balance as at 10 Dec 2025						-3,367.70	-141.71	-3,509.41
* Invoice is a debt to the Lot						TOTAL	TOTAL	TOTAL
^ Invoice is a debt to the Sundry Debtor						ADMIN	CAPITAL	BALANCE
\$						-3,367.70	-141.71	-3,509.41