

STRATA SCHEME
INSPECTION REPORT

SP58103

Solaris
2/22 Paterson Street
BYRON BAY NSW 2481

ON BEHALF OF

HALPIN

Strata Inspection Specialists

"Professional strata inspections for your peace of mind"

TABLE OF CONTENTS

1. INSPECTORS NOTE	4
2. STRATA MANAGER / MANAGING AGENT	4
3. STRATA COMMITTEE	4
4. STRATA ROLL	5
5. STRATA PLAN	5
6. TITLE DEED	5
7. INSURANCES – Section 164,165.....	6
8. LEVIES	7
<i>a. Annual Scheme Levies</i>	<i>7</i>
<i>b. Past Scheme Levies.....</i>	<i>7</i>
<i>c. Lot Levies – Lot 3</i>	<i>8</i>
<i>d. Proposed or Special levies likely/proposed to occur.....</i>	<i>8</i>
9. SIGNIFICANT MINUTES	8
10. FINANCIAL RECORDS	10
<i>a. Fund Balances.....</i>	<i>10</i>
<i>b. Income and Expenditures</i>	<i>10</i>
<i>c. Taxation</i>	<i>10</i>
<i>e. Books of Account</i>	<i>10</i>
11. SIGNIFICANT EXPENDITURE ITEMS.....	10
12. BUILDING MATTERS.....	11
13. LITIGATION.....	12
14. BY LAWS.....	12
<i>a. Changes to By Laws</i>	<i>12</i>
<i>b. Exclusive Use.....</i>	<i>12</i>
<i>c. Animals</i>	<i>12</i>
<i>d. Lot Alterations/Improvement.....</i>	<i>12</i>
15. HARMONY.....	13
16. OTHER MATTERS	13

12 July 2026

Our Ref: S – 74175

STRATA SCHEME INSPECTION REPORT

Property Address:	2/22 Paterson Street		
	BYRON BAY NSW 2481		
	Lot: 2	Strata Plan No: 58108	
Owner:	John Wallace Halpin, Deborah Lee Anne Halpin & Jeremy John Halpin		
Inspection Date:	10 July 2026		

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

SP58108 is a 8 Lot residential Strata Scheme that commenced in 1989.

The Scheme consists of 8 units in a 3-level building. Common property includes entrance ramp, mailboxes, pathways, front automatic gate, pedestrian gate, basement, roller doors [8], storage, pump room, bin area, swimming pool, BBQ, gardens, and timber and block boundary walls fences.

Repairs, replacements and upgrades of significance over the last 4 years include roof replacement eastern stairwell, painting of exterior roof support posts & gazebo, painting of pergolas, drainage & sewer repair works, replacement of pool boundary fence, replacement of rusted downpipes, pergola removal works, pergola repairs to U5, fire door works U4, fire door compliance works, replacement of balcony tiles & waterproofing of U8 and repair western wall to prevent water entry into U's 4 & 8.

Special levies of \$61,000 have been raised in the past to assist in funding some of the above works.

Pending works of significance may include U7 roof and ceiling damage repairs, waterproofing of external wall between U7 & 8, mould removal from exterior of building, external painting and pressure cleaning of the retaining wall along the pathways. No quotes were sighted and some of these works may be undertaken over the medium term depending upon available funds.

We note that fund levels are sufficient to undertake some moderate upgrades, repairs and replacements.

2. STRATA MANAGER / MANAGING AGENT

Owners' Corporation Records are held by:

Name:	Strata North
Address:	Suite 5, 317 River Street
	Ballina NSW
Telephone number:	(02) 6681 4944
Manager's name:	Jodi Troughton

The managing agent has been involved with this property for **at least 5** years

3. STRATA COMMITTEE

C Dove on behalf of Lutibo Pty Limited	Units:	1,3,6 & 8
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4. STRATA ROLL

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

Owner:	John Wallace Halpin, Deborah Lee Anne Halpin & Jeremy John Halpin
Address:	G01 66-68 Ewos Parade
	Cronulla NSW 2330

- b. The Mortgagee shown on the Strata Roll is:

Mortgagee:	NAB
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- c. Lessee shown on the Strata Roll are:

Lessee:	None recorded
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- d. Unit entitlement: Lot 2 = 3
Aggregate Unit Entitlement: 30
Percentage Contribution/Entitlement: 10%

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: 03/07/1989

6. TITLE DEED

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

CP/SP: 58108	Ed: 3	Issued: 15/05/2019
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Number of lots:	8
Number of units:	8
Number of units tenanted:	Information not available

7. INSURANCES – Section 164,165

Insurer:	QBE
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Type	Policy No.	Amount	Premium	Due Date
Building	824094	\$ 6,486,950	\$13,793.01	15/04/2027
Loss of Rent		\$ 973,042		
Contents		\$ 64,869		
Catastrophe		Not selected		
Public Liability		\$20,000,000		
Voluntary Workers		\$300,000		
Fidelity		\$250,000		
Office bearers		\$5,000,000		
Govt. audit costs		\$25,000		
Appeal expenses		\$100,000		
Defence expenses		\$50,000		
Lot owners fixtures & fittings		\$250,000		

Evidence sighted	: Tax Invoice - see annexures 17-18
Insurance Broker	: Body Corporate Brokers Pty Ltd
Last valuation amount	: \$6,486,950 by Olive Tree Consulting
As at	: 28/05/2025

* 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

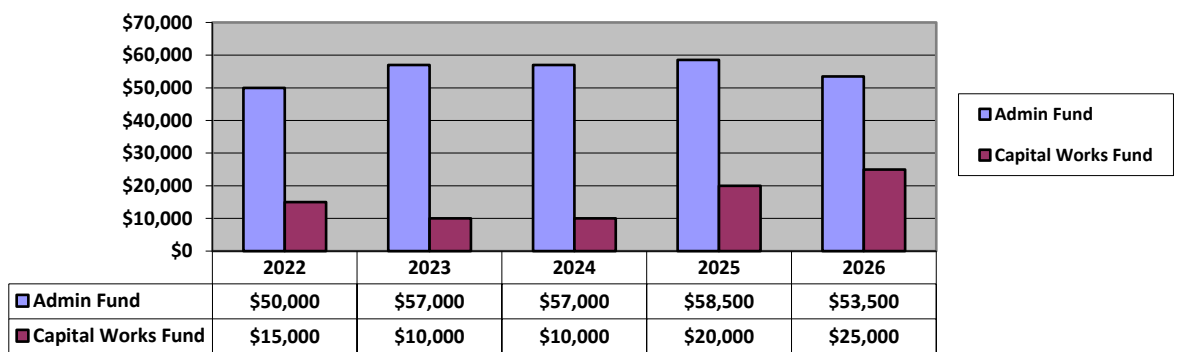
a. Annual Scheme Levies

The current budget upon which annual Scheme levies are generally based is attached in annexures 4-5

Annual Scheme Levies from last AGM	
Administrative Fund:	\$53,500
Capital Works Fund:	\$25,000

Annual levies commenced effective 01/07/2026

b. Past Scheme Levies



Past Special Levies

Year: 2025
Amount: \$16,000
Purpose: Fund roof and other works

Year: 2024
Amount: \$15,000
Purpose: Fund painting and other Works

Year: 2024
Amount: \$30,000
Purpose: Drainage and Sewerage Works

c. Lot Levies – Lot 3

Current standard levies are: **\$7,850 pa**

Paid quarterly in advance as tabled below and NOT paid up to 30/09/2026.

Administrative Fund	\$1,337.50
Capital Works Fund	\$625.00
Outstanding levies	\$3,957.55

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 if all pending works are undertaken over the short term moderate special levies may be required.

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.

Last AGM & SCM – 18/06/2026 (enclosed)

- General discussion regarding water damage to the ceiling that has been identified after a recent pest inspection. Strata North to obtain a quote for a roof inspection report to be carried out in addition to recommendations on necessary maintenance for the Strata Committee consideration. Strata Committee prefers for a builder/building consultant to be used for the report.
- Resolved that the Owners - Strata Plan 58108 appoint a suitably qualified pest control company to conduct a termite inspection at the property. NB: Strata North to obtain a quote for a termite inspection to be completed of the garage and storage areas only for the Strata Committee's consideration
- Strata Committee discussed the potential for an insurance claim to be lodged for any resultant damages for U7 once the works to the roof has been completed.
- Strata North to source a quote for the treatment of the external mould on the exterior of the building and also external painting to be completed on a needed basis. Strata Committee noted for the works to be conducted in September/October 2026
- Strata Committee note that pressure cleaning of the retaining wall along the pathways are to be treated and cleaned in September/October 2026
- ASBESTOS AUDIT Resolved that the Owners - Strata Plan 58108 engage a competent person to identify all Asbestos Containing Materials at the property, and if necessary, maintain an Onsite Asbestos Register which is available for employees, contractors and volunteers when working onsite

AGM & SCM – 21/05/2025

- Strata North to obtain a quote from Roofing Craftsmen for the remainder of the flat roof section
- Strata North to obtain a quote for the necessary repairs to the water damaged ceiling in the eastern stairwell
- Strata Committee to investigate the water ingress in the garage floor
- obtaining a quote for the replacement of the essential fan unit
- appoint Olive Tree Consultancy to complete an insurance valuation
- Resolved that the Owners - Strata Plan 58108 appoint a suitably qualified pest control company to conduct a termite inspection at the property.
- PET APPROVAL - UNIT 1 - 1. That the dog be kept within the Lot space of the unit at all times; 2. That the dog be carried or appropriately restrained at all times when on common property; 3. That the dog cannot be exercised on the common property 4. That the dog are kept clean at all times and the applicants clean up after the pets 5. That the dog do not cause noise or nuisance to any other resident 6. That any soiling or damage to any common property must be immediately remedied 7. That the Owners Corporation can rescind its permission at any time if the pet becomes a nuisance.

EGM – 19/02/2025

- approve the quote provided by All Roof Australia for the necessary repairs to the roof as per the quote provided in the amount of \$12,687.00
- raise a special levy the amount of \$16,000.00 to cover any shortfall in funds required to cover the cost of any of the previously approved works. The special levy is to be raised according to individual unit entitlements and will be due and payable on 1 March 2025

EGM - 23/10/2024

- raise a special levy in the amount of \$15,000 to cover any shortfall in funds required to cover the cost of any of the previously approved works. The special levy is to be raised according to individual unit entitlements and will be due and payable on 1 January 2025.

AGM – 07/06/2024

- approves the quote provided by North Coast Painting Services for the treatment and painting of the balcony posts in the amount of \$6,500
- discuss the necessary works for the cleaning of the sewer outlet and stormwater drainage at the complex, it is noted that the works will be staged over a period of time
- appoint a suitably qualified pest control company to conduct a termite inspection at the property.
- Resolved to raise a special levy in an amount of \$30,000 to cover any shortfall in funds for the necessary maintenance works at the complex. The special levy is to be raised according to individual unit entitlements and will be due and payable in two instalments on 1 July 2024 and 1 October 2024.

AGM – 09/06/2023

- grant permission to the owner of Unit 8 to proceed with the renovation of their bathroom
- General discussion regarding fencing at the complex, Strata Committee prefer to use Byron and Beyond Fencing, Strata North to arrange an Extraordinary General Meeting for the quote to be approved and a dividing fencing notice to be issued to 24 Paterson Lane, Byron Bay
- obtain quotes to replace the timber deck beams with powder coated aluminium.

AGM – 25/05/2022

- Andrew Keller to provide a proposal to test and inspect all BBQs their gas lines and gas bottles at the complex
- inspect the pool deck and stormwater drainage

10. FINANCIAL RECORDS

a. Fund Balances

Administrative Fund:	\$30,074.38
Capital Works Fund:	\$28,232.62
Date:	09/07/2026
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 7-16 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.

It was resolved at the last AGM **not** to appoint an independent auditor.

11. SIGNIFICANT EXPENDITURE ITEMS

(Includes repairs, upgrades & replacements over \$1,000 and items over budget)

Expenditure for period ending (09/07/2026)

- Nothing of significance

Expenditure for year ending (30/04/2026)

▪ \$1,294	General Repairs incl Install Extra Light & Sensor in Stairwell
▪ \$4,225	Repair Water Damaged Ceiling - Stairwell
▪ \$2,917	Repair Water Damaged Ceiling - Unit 5
▪ \$2,127	Investigate Water Leak from Roof
▪ \$980	Annual Service & Repairs to Gas BBQ

Expenditure for year ending (30/04/2025)

▪ \$1,768	Management Fees--Additional
▪ \$3,602	General Repairs incl Pool Edge Tiles Repairs & Roof Leak Repairs Unit 2
▪ \$ 634	Extraction Fans - Units 5 & 8
▪ \$ 915	Common Area BBQ Inspection & Repairs
▪ \$ 4,724	Painting of 3 Pergolas
▪ \$ 6,820	painting of Exterior Roof Support Posts & Gazebo
▪ \$ 42,497	Completion of Drainage & Sewer Repair Works

▪ \$ 12,678	Roof Replacement Eastern Stairwell
▪ \$ 2,588	Removal of Trees

Expenditure for year ending (30/04/2024)

▪ \$ 987	Faulty Switch in Common Stairway
▪ \$ 2,897	Replacement of pool boundary fence
▪ \$ 2,788	Exhaust Ducts Cleaning
▪ \$ 1,186	Replace Rusted Downpipes
▪ \$ 952	Common Property Broken Pipes
▪ \$ 1,517	Pergola Removal Works
▪ \$ 4,400	Pergola Repairs Unit 5

Expenditure for year ending (30/04/2023)

▪ \$ 2,082	Fire Door Works Unit 4
▪ \$ 2,261	General Repairs
▪ \$ 16,935	Fire Door Compliance Works
▪ \$ 765	Blockage in Carpark
▪ \$ 1,803	Install Garden Lights & LED Strip
▪ \$ 963	Replace Ball Valves

Expenditure for year ending (30/04/2022)

▪ \$ 513	Window Repairs Unit 2, 5, 6 & 8
▪ \$ 2,007	General Repairs
▪ \$20,613	Replacement Balcony Tiles & Waterproofing Unit 8
▪ \$ 1,533	Install Timer on Roof Fans & Replace Garden Lights
▪ \$ 4,225	Repair Western Wall Water Entry into Unit 4 & 8
▪ \$ 765	New Pool Pumps
▪ \$ 2,597	Flush Stormwater Drains
▪ \$ 704	Pool Area Tiling

12. BUILDING MATTERS

Repairs, replacements and upgrades of significance over the last 4 years include roof replacement eastern stairwell, painting of exterior roof support posts & gazebo, painting of pergolas, drainage & sewer repair works, replacement of pool boundary fence, replacement of rusted downpipes, pergola removal works, pergola repairs to U5, fire door works U4, fire door compliance works, replacement of balcony tiles & waterproofing of U8 and repair western wall to prevent water entry into U's 4 & 8

Special levies of \$61,000 have been raised in the past to assist in funding some of the above works.

Pending works of significance may include U7 roof and ceiling damage repairs, waterproofing of external wall between U7 & 8, mould removal from exterior of building, external painting and pressure cleaning of the retaining wall along the pathways.

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

Nothing noted

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 in relation to any bathroom renovations that may be undertaken by a lot

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 the common property and must give an owner or occupier written reasons for any refusal to grant approval. (3) If an owner or occupier of a lot keeps an animal on the lot, the owner or occupier must: (4) Noise (a) keep the animal within the lot, and (b) supervise the animal when it is on the common property, and (c) take any action that is necessary to clean all areas of the lot or the common property that are soiled by the animal. An owner or occupier of a lot who keeps an assistance animal on the lot must, if required to do so by the owners corporation, provide evidence to the owners corporation demonstrating that the animal is an assistance animal as referred to in section 9 of the Disability Discrimination Act 1992 of the Commonwealth.

d. Lot Alterations/Improvement

2023 Lot 8 – Approval given for: - grant permission to the owner of Unit 8 to proceed with the renovation of their bathroom

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 **Asset Advisory** – see extract in annexures 19-27

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 19/06/2026.

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 **did not sight** a Work Health & Safety Audit

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: 28/11/2026 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.

Strata Schemes Management Act 2015

**MINUTES OF THE ANNUAL GENERAL MEETING
THE OWNERS - STRATA PLAN 58108**

**Solaris
22 Paterson Street, BYRON BAY NSW 2481**

DATE, PLACE & TIME OF MEETING: An Annual General Meeting of The Owners - Strata Plan 58108 was held on Thursday, 18 June 2026 VIA Zoom Video Conferencing. The meeting commenced at 11:03 AM.

PRESENT IN PERSON OR BY PROXY:

Lot #	Unit #	Attendance	Owner Name / Representative
1	1	Yes	C Dove on behalf of Lutibo Pty Limited
3	3	Yes	C Dove on behalf of Lutibo Pty Limited
4	4	Yes	R Pocknee on behalf of K Pocknee
6	6	Yes	C Dove on behalf of Lutibo Pty Limited
8	8	Yes	C Dove on behalf of Lutibo Pty Limited

CHAIRPERSON (acting): Callam Turner on behalf of Strata North

Minutes of the meeting:

1 MINUTES

Resolved that the Owners - Strata Plan 58108 confirm the minutes of the last general meeting as a true and accurate account of the proceedings of that meeting.

2 KEY FINANCIAL INFORMATION

Resolved that the Owners - Strata Plan 58108 financial statements for the period ended 30/04/26 as presented be adopted.

3 AUDITOR

Lost that the Owners - Strata Plan 58108 appoint an auditor.

4 STRATA COMMITTEE

- Resolved** that the nominations of the strata committee be C Dove.
- Resolved** that the number of members of the strata committee be one.
- Resolved** that C Dove be elected as the strata committee.
- Resolved** that the decision making powers of the strata committee be unlimited but in accordance with the Strata Schemes Management Act 2015.

5 VALUATION

Lost that the Owners - Strata Plan 58108 appoint a suitably qualified person to complete an insurance valuation to ensure the building sum insured is appropriate.

6 INSURANCES

Resolved that the Owners - Strata Plan 58108 insurances be confirmed as presented and that the Strata Committee be authorised to approve a quotation provided by the Strata Managing Agent upon renewal.

7 OFFICE BEARERS LIABILITY

Resolved that the Owners - Strata Plan 58108 retain Office Bearers Liability in the amount of \$5,000,000.

8 TRAINING SERVICES AND COMMISSION DISCLOSURE

Resolved that the Owners - Strata Plan 58108 accept the report from the Strata Managing Agent on:-

Commissions or training services provided to or paid for in the past 12 months and an estimate of the amount or value of commissions or training services to be received in the next 12 months. Pursuant to Section 60 of the Strata Schemes Management Act 2015 the strata managing agent reports that as at the date of this notice:-

- The strata managing agent has received insurance commissions of \$2,050.93 excluding GST in the past 12 months, and an amount of \$2,152.00 excluding GST in insurance commissions is expected to be received in the next 12 months. The commission is paid to the strata managing agent by the insurer. No other commissions are received by the strata managing agent.

2. No training services have been paid for the agent in the last 12 months and no training services are expected to be paid for the agent in the next 12 months.

9 PEST CONTROL

Resolved that the Owners - Strata Plan 58108 appoint a suitably qualified pest control company to conduct a termite inspection at the property.

NB: Strata North to obtain a quote for a termite inspection to be completed of the garage and storage areas only for the Strata Committee's consideration.

10 WORK, HEALTH & SAFETY INSPECTIONS

Lost that the Owners - Strata Plan 58108 consents to the appointment of a consultant to ensure the Strata Scheme is fully compliant in accordance with the Work Health & Safety Act, 2011 (WH & S Act) and that the Strata Committee ensure that any matters requiring attention are addressed in accordance with the safety inspection record which is to be supplied to the strata manager and held in the owners corporation files.

11 ANNUAL FIRE SAFETY STATEMENT

Resolved that the Owners - Strata Plan 58108 in accordance with the Environmental Assessment and Planning Regulations the Owners Corporation obtain an Annual Fire Safety Statement and complete the mandatory fire safety maintenance as required. The Owners Corporation agrees to assume the responsibility for all internal and external fire safety measures at the property including the repair, maintenance and replacement of those items.

NB: Upon submission of the current Annual Fire Safety Statement; Strata North to seek comparative quotes for new fire safety practiconers to monitor the essential fire safety measures.

12 CAPITAL WORKS FUND ANALYSIS REPORT

Lost that the Owners - Strata Plan 58108 review the current Capital Works Fund Analysis report (formally 10yr Sinking Fund Forecast) and engage a suitably qualified consultant to review and/or assess the capital upgrade and maintenance requirements of the building for the next ten (10) years or an updated report each five (5) years.

NB: Owners in attendance are aware of what necessary maintenance items requiring attention and that the Strata Committee is working through these items. Owners in attendance noted the current report on file from July 2022 on file.

13 ASBESTOS AUDIT

Resolved that the Owners - Strata Plan 58108 engage a competent person to identify all Asbestos Containing Materials at the property, and if necessary, maintain an Onsite Asbestos Register which is available for employees, contractors and volunteers when working onsite.

NB: Strata North to obtain a quote for an asbestos audit to be completed of the scheme; further that Strata North to request that the consultant provide the methodology for how the testing will be completed.

14 DEBT RECOVERY

Resolved that the Owners - Strata Plan 58108 resolve pursuant to the Strata Schemes Management Act 2015 (including section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

- a. To issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses and arrange and monitor payment plans;
- b. To engage or appoint the services of Grace Lawyers to obtain legal advice and/or retain legal representation and/or experts on behalf of the Owners - Strata Plan 58108;
- c. To issue demands, 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 levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- d. Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
- e. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
- f. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

15 STRATA MANAGING AGENT

Resolved that the Owners - Strata Plan 58108 by ordinary resolution consents to the appointment of SMS Byron Bay/Ballina Pty Ltd trading as Strata North in accordance with section 49 of the Strata Schemes Management Act 2015 ("Act") as follows:

- a. Strata North ('Agent') be appointed as strata managing agent of the Owners - Strata Plan 58108;
- b. The owners corporation delegate to the Agent all of its functions (other than those listed in section 52(2) of the Act) and all of the functions of its chairperson, secretary, treasurer and strata committee;
- c. The owners corporation execute the written agreement ('Agreement') to give effect to the appointment and

delegation;

- d. The delegation is to be subject to the conditions and limitations set out in the Agreement;
- e. Authority is given for two lot owners (or those representing them by proxy at this general meeting) to affix the common seal of the owners corporation to the agreement; and
- f. Authority is given for one lot owner (or that owners representative by proxy at this general meeting) to sign the Agreement to acknowledge that the owners corporation received a copy of this Agreement within 48 hours of its execution.
- g. The Owners - Strata Plan 58108 authorises to give representatives of Strata North authority under section 273 of the Strata Schemes Management Act 2015, to attest the fact and date of the affixing of the common seal of the Owners - Strata Plan 58108 whenever such seal is required to be affixed by authority of that owners corporation.
- h. In accordance with Section 265 of the Act the Owners Corporation changes its address for service of notices to: Strata North, PO Box 889, BALLINA NSW 2478, and to authorise the Strata Managing Agent to complete, execute under Common Seal and lodge the appropriate notices under Section 273 of the Act for registration at the Land and Property Information Agency.

16 LEVY CONTRIBUTIONS

Resolved that the Owners - Strata Plan 58108 in accordance with section 81 of the Strata Schemes Management Act 2015 confirm the Administration Fund contribution at \$53,500.00 per annum and that the amount of the Capital Works Fund be determined at \$25,000.00 per annum divided as per the unit entitlement of the individual Lots and payable Quarterly in advance on 01/07/26, 01/10/26, 01/01/27, 01/04/27.

17 ANNUAL REPORTING STRATA HUB

Resolved that the Owners - Strata Plan 58108 Resolve to do the following:

- Delegate to the strata manager the function of updating the information and documents required to comply with the Strata Schemes Management Regulations 2021 (regulation 43A) relating to the Office of Fair Trading "strata hub".
- Approve the payment of the strata managers fees (additional services) under the Agency Agreement in the amount of \$220 incl GST per hour (in 6 minute increments or part thereof). At this stage, we estimate this to take 1 hour to compile and update the information on the hub.

18 SUSTAINABILITY CONSIDERATION

Resolved that the Owners - Strata Plan 58108 in accordance with the Strata Schemes Management Act 2015 (as amended by the Strata Schemes Legislation Amendment Act 2025, commencing 1 July 2025) consider environmental sustainability within the scheme, including consideration of the common property annual energy and water consumption and expenditure.

NB: Owners in attendance noted the sustainability within the scheme.

MEETING CLOSED

Callam Turner - Licensed Strata & Community Manager
Strata North
Dated: 18 June 2026

Proposed Budget to apply from 01/05/2026

The Owners Corporation - Strata Plan 58108

Solaris, 22 Paterson Street, BYRON BAY NSW 2481

General

	Administrative Fund		
	Proposed budget	Actual 01/05/2025-30/04/2026	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	405.35	0.00
Levies Due--Admin	48,500.00	58,500.00	58,500.00
<i>Total revenue</i>	48,500.00	58,905.35	58,500.00
Less expenses			
Admin--Agent Regulation 37 Report	132.00	132.00	132.00
Admin--Archive Storage Fee	77.00	77.00	77.00
Admin--Compliance & Risk Management	110.00	110.00	99.00
Admin--Management Fees--Additional	224.00	455.00	245.00
Admin--Management Fees--Standard	3,538.00	3,370.00	3,370.00
Admin--Tax Return Prep & Lodgement	66.00	66.00	215.00
Insurance--Premiums	15,620.00	14,201.65	18,200.00
Insurance--Valuation	0.00	365.00	0.00
Maint Bldg--Fire Protection	1,850.00	1,111.00	2,000.00
Maint Bldg--General Repairs	2,500.00	1,294.15	5,000.00
Maint Bldg--Pest/Vermin Control	0.00	792.00	0.00
Maint Grounds--General Maintenance	12,600.00	11,457.00	14,000.00
Maint Grounds--Pool	5,150.00	4,661.14	6,500.00
Utility--Council Rates	1,500.00	1,774.00	2,000.00
Utility--Electricity	3,990.00	3,382.91	5,500.00
Utility--Gas	500.00	496.00	500.00
Utility--Water Usage	145.00	133.09	500.00
<i>Total expenses</i>	48,002.00	43,877.94	58,338.00
Surplus/Deficit	498.00	15,027.41	162.00
Opening balance	24,569.70	9,542.29	9,542.29
Closing balance	\$25,067.70	\$24,569.70	\$9,704.29
Total units of entitlement	30		30
Levy contribution per unit entitlement	\$1,616.67		\$1,950.00

General**Capital Works Fund****Proposed
budget**

01/05/2025-30/04/2026

Actual**Previous
budget****Revenue**

Interest on Arrears--Capital Works

0.00

240.29

0.00

Levies Due--Capital Works

30,000.00

20,000.80

20,000.00

Total revenue

30,000.00

20,241.09

20,000.00

Less expenses

Maint Bldg--General Repairs

0.00

10,755.05

0.00

Maint Bldg--Roof

0.00

(880.00)

0.00

Total expenses

0.00

9,875.05

0.00

Surplus/Deficit

30,000.00

10,366.04

20,000.00

Opening balance

21,974.08

11,608.04

11,608.04

Closing balance

\$51,974.08

\$21,974.08

\$31,608.04

Total units of entitlement

30

30

Levy contribution per unit entitlement

\$1,000.00

\$666.67

Balance Sheet

As at 09/07/2026

The Owners Corporation - Strata Plan 58108

Solaris, 22 Paterson Street, BYRON BAY NSW 2481

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	5,504.68
Owners Equity--Admin	24,569.70
	30,074.38
Capital Works Fund	
Operating Surplus/Deficit--Capital Works	6,258.54
Owners Equity--Capital Works	21,974.08
	28,232.62
Net owners' funds	\$58,307.00
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	28,557.36
Receivable--Levies--Admin	8,141.52
Receivable--Owners--Admin	63.05
	36,761.93
Capital Works Fund	
Cash at Bank--Capital Works	27,728.78
Receivable--Levies--Capital Works	3,622.13
Receivable--Owners--Capital Works	6.76
	31,357.67
Unallocated Money	
	0.00
<i>Total assets</i>	68,119.60
Less liabilities	
Administrative Fund	
Prepaid Levies--Admin	6,687.55
	6,687.55
Capital Works Fund	
Prepaid Levies--Capital Works	3,125.05
	3,125.05
Unallocated Money	
	0.00
<i>Total liabilities</i>	9,812.60
Net assets	\$58,307.00

Income & Expenditure Statement
for the financial year-to-date
01/05/2026 to 09/07/2026

The Owners Corporation - Strata Plan 58108

Solaris, 22 Paterson Street, BYRON BAY NSW 2481

Administrative Fund

Current period

01/05/2026-09/07/2026

Revenue

Insurance Remuneration	2,050.93
Interest on Arrears--Admin	24.68
Levies Due--Admin	13,375.10
<i>Total revenue</i>	15,450.71

Less expenses

Admin--Management Fees--Additional	831.00
Admin--Management Fees--Standard	2,632.91
Admin--Tax Return Prep & Lodgement	226.00
Maint Bldg--Fire Protection	1,979.45
Maint Grounds--General Maintenance	2,827.00
Maint Grounds--Pool	453.04
Utility--Electricity	939.79
Utility--Water Usage	56.84
<i>Total expenses</i>	9,946.03

Surplus/Deficit

5,504.68

Opening balance

24,569.70

Closing balance

\$30,074.38

Capital Works Fund**Current period**

01/05/2026-09/07/2026

Revenue

Interest on Arrears--Capital Works 8.44

Levies Due--Capital Works 6,250.10

Total revenue 6,258.54**Less expenses***Total expenses* 0.00**Surplus/Deficit**

6,258.54

Opening balance 21,974.08

Closing balance**\$28,232.62**

Income & Expenditure Statement

for the financial year to 30/04/2026

The Owners Corporation - Strata Plan 58108

Solaris, 22 Paterson Street, BYRON BAY NSW 2481

Administrative Fund

	Current period	Annual budget	Previous year
	01/05/2025-30/04/2026	01/05/2025-30/04/2026	01/05/2024-30/04/2025
Revenue			
Interest on Arrears--Admin	405.35	0.00	88.12
Levies Due--Admin	58,500.00	58,500.00	57,000.00
<i>Total revenue</i>	58,905.35	58,500.00	57,088.12
Less expenses			
Admin--Agent Regulation 37 Report	132.00	132.00	132.00
Admin--Archive Storage Fee	77.00	77.00	77.00
Admin--Compliance & Risk Management	110.00	99.00	99.00
Admin--Management Fees--Additional	455.00	245.00	1,768.11
Admin--Management Fees--Standard	3,370.00	3,370.00	3,208.00
Admin--Tax Return Prep & Lodgement	66.00	215.00	215.00
Insurance--Premiums	14,201.65	18,200.00	15,823.58
Insurance--Valuation	365.00	0.00	0.00
Maint Bldg--Fire Protection	1,111.00	2,000.00	2,250.88
Maint Bldg--General Repairs	1,294.15	5,000.00	3,602.82
Maint Bldg--Pest/Vermin Control	792.00	0.00	0.00
Maint Grounds--General Maintenance	11,457.00	14,000.00	11,221.00
Maint Grounds--Pool	4,661.14	6,500.00	5,877.82
Utility--Council Rates	1,774.00	2,000.00	1,034.00
Utility--Electricity	3,382.91	5,500.00	4,747.24
Utility--Gas	496.00	500.00	450.24
Utility--Water Usage	133.09	500.00	325.23
<i>Total expenses</i>	43,877.94	58,338.00	50,831.92
Surplus/Deficit	15,027.41	162.00	6,256.20
Opening balance	9,542.29	9,542.29	3,286.09
Closing balance	\$24,569.70	\$9,704.29	\$9,542.29

Capital Works Fund

	Current period	Annual budget	Previous year
	01/05/2025-30/04/2026	01/05/2025-30/04/2026	01/05/2024-30/04/2025
Revenue			
Interest on Arrears--Capital Works	240.29	0.00	38.83
Levies Due (Special)--Capital Works	0.00	0.00	61,000.10
Levies Due--Capital Works	20,000.80	20,000.00	10,000.40
<i>Total revenue</i>	<u>20,241.09</u>	<u>20,000.00</u>	<u>71,039.33</u>
Less expenses			
Maint Bldg--General Repairs	10,755.05	0.00	1,549.04
Maint Bldg--Painting	0.00	0.00	11,544.00
Maint Bldg--Plumbing & Drainage	0.00	0.00	42,497.02
Maint Bldg--Roof	(880.00)	0.00	12,678.00
Maint Grounds--Tree Lopping/Removal	0.00	0.00	2,588.75
<i>Total expenses</i>	<u>9,875.05</u>	<u>0.00</u>	<u>70,856.81</u>
Surplus/Deficit	<u>10,366.04</u>	<u>20,000.00</u>	<u>182.52</u>
Opening balance	11,608.04	11,608.04	11,425.52
Closing balance	<u><u>\$21,974.08</u></u>	<u><u>\$31,608.04</u></u>	<u><u>\$11,608.04</u></u>

Income & Expenditure Statement

for the financial year to 30/04/2025

The Owners Corporation - Strata Plan 58108

Solaris, 22 Paterson Street, BYRON BAY NSW 2481

Administrative Fund

	Current period 01/05/2024-30/04/2025	Annual budget 01/05/2024-30/04/2025	Previous year 01/05/2023-30/04/2024
Revenue			
Interest on Arrears--Admin	88.12	0.00	0.00
Levies Due--Admin	57,000.00	57,000.00	57,000.00
<i>Total revenue</i>	57,088.12	57,000.00	57,000.00
Less expenses			
Admin--Agent Regulation 37 Report	132.00	110.00	110.00
Admin--Archive Storage Fee	77.00	77.00	77.00
Admin--Compliance & Risk Management	99.00	99.00	99.00
Admin--Management Fees--Additional	1,768.11	0.00	398.11
Admin--Management Fees--Standard	3,208.00	3,208.00	3,055.00
Admin--Tax Return Prep & Lodgement	215.00	237.00	237.00
Insurance--Premiums	15,823.58	21,490.00	16,531.49
Insurance--Valuation	0.00	0.00	365.00
Maint Bldg--Fire Protection	2,250.88	3,700.00	3,438.60
Maint Bldg--General Repairs	3,602.82	2,000.00	987.27
Maint Bldg--Pest/Vermin Control	0.00	0.00	145.00
Maint Grounds--General Maintenance	11,221.00	12,750.00	10,364.00
Maint Grounds--Pool	5,877.82	7,870.00	7,489.44
Maint Grounds--Pool Fencing	0.00	0.00	2,897.50
Utility--Council Rates	1,034.00	1,300.00	1,334.00
Utility--Electricity	4,747.24	4,990.00	4,143.70
Utility--Gas	450.24	715.00	648.90
Utility--Water Usage	325.23	350.00	219.13
<i>Total expenses</i>	50,831.92	58,896.00	52,540.14
Surplus/Deficit	6,256.20	(1,896.00)	4,459.86
Opening balance	3,286.09	3,286.09	(1,173.77)
Closing balance	\$9,542.29	\$1,390.09	\$3,286.09

Capital Works Fund

	Current period	Annual budget	Previous year
	01/05/2024-30/04/2025	01/05/2024-30/04/2025	01/05/2023-30/04/2024
Revenue			
Interest on Arrears--Capital Works	38.83	0.00	0.00
Levies Due (Special)--Capital Works	61,000.10	0.00	0.00
Levies Due--Capital Works	10,000.40	10,000.00	10,000.40
<i>Total revenue</i>	71,039.33	10,000.00	10,000.40
Less expenses			
Maint Bldg--General Repairs	1,549.04	0.00	13,073.23
Maint Bldg--Painting	11,544.00	0.00	0.00
Maint Bldg--Plumbing & Drainage	42,497.02	0.00	0.00
Maint Bldg--Roof	12,678.00	0.00	0.00
Maint Grounds--Tree Lopping/Removal	2,588.75	0.00	0.00
<i>Total expenses</i>	70,856.81	0.00	13,073.23
Surplus/Deficit	182.52	10,000.00	(3,072.83)
Opening balance	11,425.52	11,425.52	14,498.35
Closing balance	\$11,608.04	\$21,425.52	\$11,425.52

Income & Expenditure Statement

for the financial year to 30/04/2024

The Owners Corporation - Strata Plan 58108

Solaris, 22 Paterson Street, BYRON BAY NSW 2481

Administrative Fund

	Current period 01/05/2023-30/04/2024	Annual budget 01/05/2023-30/04/2024	Previous year 01/05/2022-30/04/2023
Revenue			
Levies Due--Admin	57,000.00	57,000.00	50,000.80
<i>Total revenue</i>	57,000.00	57,000.00	50,000.80
Less expenses			
Admin--Agent Regulation 37 Report	110.00	110.00	110.00
Admin--Archive Storage Fee	77.00	66.00	66.00
Admin--Compliance & Risk Management	99.00	88.00	88.00
Admin--Management Fees--Additional	398.11	0.00	442.11
Admin--Management Fees--Standard	3,055.00	3,055.00	2,908.50
Admin--Tax Return Prep & Lodgement	237.00	215.00	215.00
Insurance--Premiums	16,531.49	18,595.00	14,304.14
Insurance--Valuation	365.00	0.00	0.00
Maint Bldg--Capital Works Fund Forecast	0.00	0.00	748.00
Maint Bldg--Fire Protection	3,438.60	2,950.00	3,281.81
Maint Bldg--General Repairs	987.27	2,000.00	2,261.71
Maint Bldg--Pest/Vermin Control	145.00	0.00	0.00
Maint Grounds--General Maintenance	10,364.00	12,750.00	10,787.00
Maint Grounds--Pool	7,489.44	7,700.00	5,140.34
Maint Grounds--Pool Fencing	2,897.50	0.00	0.00
Utility--Council Rates	1,334.00	1,300.00	1,212.00
Utility--Electricity	4,143.70	5,743.00	4,786.01
Utility--Gas	648.90	450.00	409.18
Utility--Water Usage	219.13	350.00	232.44
<i>Total expenses</i>	52,540.14	55,372.00	46,992.24
Surplus/Deficit	4,459.86	1,628.00	3,008.56
Opening balance	(1,173.77)	(1,173.77)	(4,182.33)
Closing balance	\$3,286.09	\$454.23	-\$1,173.77

Capital Works Fund

	Current period	Annual budget	Previous year
	01/05/2023-30/04/2024	01/05/2023-30/04/2024	01/05/2022-30/04/2023
Revenue			
Levies Due--Capital Works	10,000.40	10,000.00	15,000.00
<i>Total revenue</i>	10,000.40	10,000.00	15,000.00
Less expenses			
Maint Bldg--Fire Protection	0.00	0.00	16,935.76
Maint Bldg--General Repairs	12,393.23	0.00	3,532.01
<i>Total expenses</i>	12,393.23	0.00	20,467.77
Surplus/Deficit	(2,392.83)	10,000.00	(5,467.77)
Opening balance	14,498.35	14,498.35	19,966.12
Closing balance	\$12,105.52	\$24,498.35	\$14,498.35

Income & Expenditure Statement

for the financial year

to 30/04/2023

The Owners Corporation - Strata Plan 58108

Solaris, 22 Paterson Street, BYRON BAY NSW 2481

Administrative Fund

	Current period	Annual budget	Previous year
	01/05/2022-30/04/2023	01/05/2022-30/04/2023	01/05/2021-30/04/2022
Revenue			
Levies Due--Admin	50,000.80	50,000.00	40,000.40
<i>Total revenue</i>	50,000.80	50,000.00	40,000.40
Less expenses			
Admin--Agent Regulation 37 Report	110.00	110.00	110.00
Admin--Archive Storage Fee	66.00	66.00	115.50
Admin--Compliance & Risk Management	88.00	88.00	88.00
Admin--Debt Collection Expenses	0.00	0.00	55.00
Admin--Executive Committee Expenses	0.00	0.00	513.70
Admin--Incorrect Payments	0.00	0.00	(183.48)
Admin--Management Fees--Additional	442.11	0.00	165.00
Admin--Management Fees--Standard	2,908.50	2,908.50	2,770.00
Admin--Tax Return Prep & Lodgement	215.00	145.00	145.00
Insurance--Premiums	14,304.14	13,870.00	12,061.95
Insurance--Valuation	0.00	0.00	495.00
Maint Bldg--Capital Works Fund Forecast	748.00	0.00	0.00
Maint Bldg--Fire Protection	3,281.81	1,000.00	1,666.23
Maint Bldg--General Repairs	2,261.71	2,000.00	2,007.80
Maint Bldg--Pest/Vermin Control	0.00	0.00	792.00
Maint Grounds--General Maintenance	10,787.00	10,800.00	10,374.00
Maint Grounds--Pool	5,140.34	4,800.00	4,592.16
Utility--Council Rates	1,212.00	1,140.00	1,036.00
Utility--Electricity	4,786.01	6,200.00	5,409.52
Utility--Gas	409.18	390.00	372.46
Utility--Water Usage	232.44	270.00	200.24
<i>Total expenses</i>	46,992.24	43,787.50	42,786.08
Surplus/Deficit	3,008.56	6,212.50	(2,785.68)
Opening balance	(4,182.33)	(4,182.33)	(1,396.65)
Closing balance	-\$1,173.77	\$2,030.17	-\$4,182.33

Capital Works Fund

	Current period	Annual budget	Previous year
	01/05/2022-30/04/2023	01/05/2022-30/04/2023	01/05/2021-30/04/2022
Revenue			
Levies Due (Special)--Capital Works	0.00	0.00	29,000.20
Levies Due--Capital Works	15,000.00	15,000.00	13,000.40
<i>Total revenue</i>	15,000.00	15,000.00	42,000.60
Less expenses			
Maint Bldg--Fire Protection	16,935.76	0.00	0.00
Maint Bldg--General Repairs	3,532.01	0.00	31,028.74
<i>Total expenses</i>	20,467.77	0.00	31,028.74
Surplus/Deficit	(5,467.77)	15,000.00	10,971.86
Opening balance	19,966.12	19,966.12	8,994.26
Closing balance	\$14,498.35	\$34,966.12	\$19,966.12

RENEWAL TAX INVOICE

The Owners Of Strata Plan 58108
C/- Strata North
Suite 5, 317 River Street
BALLINA NSW 2478

Date: 08/04/2026
Invoice Number: 1185745
Key Contact: Misty Ross

Thank you for using our services to arrange this insurance cover.

Brief details of the cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	CHU Residential
Insured	The Owners Of Strata Plan 58108
Description	22 Paterson Street, Byron Bay NSW 2481
Insurer	CHU Underwriting Agencies
Policy Number	824094
Period of Insurance	15/04/2026 to 15/04/2027

Premium	FSL	Insurer Agency Policy Fee	Insurer Total GST	Stamp Duty	Admin Fee	Admin Fee GST	Invoice Total
\$9,322.40	\$1,356.43	\$ 200.00	\$1,087.89	\$1,057.19	\$ 699.18	\$ 69.92	\$13,793.01

Insurer commission included within base premium = \$1,864.49 excl GST

Payment Options



DEFT Reference Number
405076211857453

Pay by credit card or registered bank account at www.deft.com.au.
Payments by credit card may attract a surcharge.



*498 405076 211857453

Pay in-store at Australia Post by cheque or EFTPOS



Biller Code: 20362
Ref: 405076211857453

Body Corporate Brokers Pty Ltd

Want to pay monthly?

IQumulate
Premium Funding

Click here to accept online

Or go to: my.iqumulate.com Code: NUAAPYFYGX

10 Monthly Instalments of \$ 1,459.30

Total Amount payable of \$ 14,653.00*

*Includes application fee and credit charges
Additional application fee added to initial instalment



Smooth out cash flow
Easy monthly payments
No additional security

Name: The Owners Of Strata Plan 58108

Invoice No: 1185745

Due Date: 29/04/2026

1 st instalment of:	\$1,519.30
followed by 9 instalments of:	\$1,459.30
or Total Due:	\$13,793.01

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

CHU RESIDENTIAL STRATA POLICY SUMMARY

Insured: The Owners Of Strata Plan 58108

Situation: 22 Paterson Street, Byron Bay NSW 2481

SECTIONS

POLICY 1 – BUILDING & COMMON CONTENTS

Building(s)	\$	6,486,950
Loss of Rent/Temporary Accommodation	\$	973,042
Common Area Contents	\$	64,869
Lot Owners' Fixtures and Improvements (per lot)	\$	250,000
Fusion of an electric motor not exceeding \$5,000 in value		Included
Flood		Included

Optional Extensions

Catastrophe Insurance		Not Selected
Machinery Breakdown		Not Selected
Lot Owners' Contents Inclusion (per lot)		Not Selected

POLICY 2 – LEGAL LIABILITY

Indemnity limit	\$	20,000,000
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POLICY 3 – VOLUNTARY WORKERS

Death	\$	300,000
Total Disablement	\$	3,000

POLICY 4 – FIDELITY GUARANTEE

Fidelity Guarantee	\$	250,000
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POLICY 5 – OFFICE BEARERS LIABILITY

Indemnity limit	\$	5,000,000
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POLICY 6 – GOVERNMENT AUDIT COSTS & LEGAL EXPENSES

Government audit costs	\$	25,000
Appeal expenses – Common property health and safety breaches	\$	100,000
Legal defence expenses	\$	50,000

Excesses:

Policy 1	Earthquake (per claim or series of claims occurring over a period of 72 hours)	\$	1,000
Policy 1	All Other Claims	\$	2,000
Policy 6	Legal Defence Expenses	\$	1,000

This Policy has been written through:



Capital Works Fund Forecast



Property Address: 22 Paterson Street Byron Bay

Applicant: The Owners SP58108

Date of Assessment: 4th July 2022



WINNER 2013
Asset Advisory Property
Consultants
Professional Services Award



[w assetadvisory.com.au](http://www.assetadvisory.com.au) e jeremy@assetadvisory.com.au Suite 5, 60 Ballina Street, Lennox Head m 0418 799 455

Liability limited under a scheme approved under Professional Standards Legislation

Introduction and Table of Contents

Thank you for your instructions for Asset Advisory Property Consultants Pty Ltd to prepare a capital works fund for the building complex located at 22 Paterson Street Byron Bay. In accordance with your instructions we have carried out an inspection of the property to assist us in the preparation of a Capital Works Fund. The plan is designed to aid the Owners Corporation committee to set the appropriate capital works fund levy to cover the maintenance costs of the building

1. **Property Data**
2. **Qualifications**
3. **Contributions Summary**
4. **Capital Works Fund Budget**
5. **Capital Works Fund Contribution Per Title**
6. **Summary Report**
7. **Graph**

Our investigation is summarised as follows:

The Capital Works Fund Levy per lot entitlement	\$499.99
Total Number of Lot Entitlements	30
Total Capital Works Fund contribution 1 st year (Includes 10% Contingency)	\$15,000

1. Property Data

Asset Advisory Property Consultants Pty Ltd – Capital Works Fund 10 Year Forecast / 20 Year Plan

Property Data	
Address:	22 Paterson Street Byron Bay
Number of Lots:	8
Strata Plan No:	SP58108
Start of Financial Year:	2022
Capital Works Fund Balance:	\$12,608.13
Number Lot Entitlements:	70
Contingency:	10%
Construction Cost Inflation:	5%

3. Contributions Summary

20 Year Forecast

Year	Financial Year	Opening Balance	Contributions	Contingency 10%	Total Contributions	Expenses	Net Balance	Interest .25%	Closing Balance	Cont. Per Lot Entitlement
1	2022	12608	13636	1364	15000	0	27608	69	27677	499.99
2	2023	27677	14318	1432	15750	3623	39804	100	39903	524.99
3	2024	39903	15034	1503	16537	386	56055	140	56195	551.24
4	2025	56195	15785	1579	17364	1447	72112	180	72292	578.80
5	2026	72292	16575	1657	18232	68190	22334	56	22390	607.74
6	2027	22390	17403	1740	19144	6318	35216	88	35304	638.12
7	2028	35304	18274	1827	20101	6499	48905	122	49028	670.03
8	2029	49028	19187	1919	21106	41228	28906	72	28978	703.53
9	2030	28978	20147	2015	22161	517	50622	127	50749	738.71
10	2031	50749	21154	2115	23269	1939	72079	180	72259	775.64
11	2032	72259	22212	2221	24433	3584	93108	233	93341	814.43
12	2033	93341	23322	2332	25654	2737	116259	291	116549	855.15
13	2034	116549	24488	2449	26937	0	143487	359	143845	897.90
14	2035	143845	25713	2571	28284	108142	63987	160	64147	942.80
15	2036	64147	26998	2700	29698	7326	86520	216	86736	989.94
16	2037	86736	28348	2835	31183	2599	115320	288	115609	1039.44
17	2038	115609	29766	2977	32742	15389	132962	332	133294	1091.41
18	2039	133294	30510	3051	33561	62916	103939	260	104199	1118.69
19	2040	104199	31273	3127	34400	0	138599	346	138945	1146.66
20	2041	138945	32054	3205	35260	8718	165487	414	165901	1175.33

4. Capital Works Fund Budget

The Capital Works Fund Budget table outlines our assessment of the funding requirements for items requiring expenditure of a capital or non recurrent nature.

The abbreviation ERL refers to 'Estimated Remaining Life'.

The abbreviation ETL refers to 'Estimated Total Life'.

The estimated total life of an item within the Capital Works Fund Budget is an assessed life expectancy given to the budgeted item based on the assumption that during its life its functionality is used for the purpose it was designed for.

The number of years till replacement of a Capital Works Fund Budget Item is an assessment of the date a budgeted event is due to happen. The assessment is based on one or more of the following criteria

The current condition of the item

The suitability of it to carry out its intended function

The age of the item at the time of inspection

The life expectancy of the item

The following Capital Works Fund Budget has been assessed by a Quantity Surveyor. The Capital Works Fund Budget is designed as a guide to enable the Owners Corporation to have sufficient funds for the buildings future maintenance needs. Asset Advisory Property Consultants Pty Ltd recommends that the Owners Corporation undertake periodic reviews of the Capital Works Fund to take into account the age of the building and changes in construction costs.

4. Capital Works Fund Budget

							Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Category		Unit	Quantity	Rate	Est. Cost	ERL	ETL	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Superstructure	Repaint Building Façade	item	1	50250	50250	5	9	0	0	0	0	61079	0	0	0	0	0	0	0	0	94754	0	0	0	0	0	0	
	Maintain Gutters & Downpipes - Ongoing Maintenance	item	1	3650	3650	5	9	0	0	0	0	4437	0	0	0	0	0	0	0	0	6883	0	0	0	0	0	0	
	General Repairs & Maintenance	item	1	1850	1850	2	3	0	1943	0	0	2249	0	0	2603	0	0	3013	0	0	3488	0	0	4038	0	0	4675	
	Maintain Building Intercom - Ongoing Maintenance	item	1	1250	1250	2	2	0	1313	0	1447	0	1595	0	1759	0	1939	0	2138	0	2357	0	2599	0	2865	0	3159	
	Superstructure Totals							0	3255	0	1447	67764	1595	0	4362	0	1939	3013	2138	0	107482	0	2599	4038	2865	0	7834	
Basement	Maintain Light Fittings - Ongoing Maintenance	item	1	350	350	2	3	0	368	0	0	425	0	0	492	0	0	570	0	0	660	0	0	764	0	0	884	
Basement Totals							0	368	0	0	425	0	0	492	0	0	570	0	0	660	0	0	764	0	0	884		
Roof	Maintain Roofing - Ongoing Maintenance	item	1	19350	19350	8	10	0	0	0	0	0	0	0	27227	0	0	0	0	0	0	0	0	0	44351	0	0	
Roof Totals							0	0	0	0	0	0	0	27227	0	0	0	0	0	0	0	0	0	0	0	44351	0	0
Internal Common Areas	Repaint Internal Common Areas	item	1	3350	3350	6	9	0	0	0	0	0	4276	0	0	0	0	0	0	0	6633	0	0	0	0	0	0	
	Maintain Floor Finish - Ongoing Maintenance	item	1	2850	2850	8	10	0	0	0	0	0	0	0	4010	0	0	0	0	0	0	0	0	6532	0	0	0	
	Maintain Light Fittings - Ongoing Maintenance	item	1	350	350	3	3	0	0	386	0	0	447	0	0	517	0	0	599	0	0	693	0	0	802	0	0	
	Internal Common Area Totals							0	0	386	0	0	4722	0	4010	517	0	0	599	0	0	7326	0	0	7334	0	0	
External Works	Maintain Driveway/Paving - Ongoing Maintenance	item	1	3650	3650	8	10	0	0	0	0	0	0	0	5136	0	0	0	0	0	0	0	0	8366	0	0	0	
	Maintain Fencing - Ongoing Maintenance	item	1	4850	4850	7	10	0	0	0	0	0	0	6499	0	0	0	0	0	0	0	0	10587	0	0	0	0	
	External Works Totals							0	0	0	0	0	0	6499	5136	0	0	0	0	0	0	0	0	10587	8366	0	0	

5. Capital Works Fund Contribution Per Title

The following tables show the Capital Works Fund Contribution per lot entitlement distribution.

Capital Works Fund Distribution (includes 10% contingency)				
Year	Lot No	Unit Entitlement	Quarterly Contributions	Capital Works Fund Levy P.A
2022	1	4	500	1999.95
	2	3	375	1499.96
	3	3	375	1499.96
	4	4	500	1999.95
	5	4	500	1999.95
	6	4	500	1999.95
	7	4	500	1999.95
	8	4	500	1999.95
	Total	30	3750	14999.60
2023	1	4	525	2099.94
	2	3	394	1574.96
	3	3	394	1574.96
	4	4	525	2099.94
	5	4	525	2099.94
	6	4	525	2099.94
	7	4	525	2099.94
	8	4	525	2099.94
	Total	30	3937	15749.58
2024	1	4	551	2204.94
	2	3	413	1653.71
	3	3	413	1653.71
	4	4	551	2204.94
	5	4	551	2204.94
	6	4	551	2204.94
	7	4	551	2204.94
	8	4	551	2204.94
	Total	30	4134	16537.06
2025	1	4	579	2315.19
	2	3	434	1736.39
	3	3	434	1736.39
	4	4	579	2315.19
	5	4	579	2315.19
	6	4	579	2315.19
	7	4	579	2315.19
	8	4	579	2315.19
	Total	30	4341	17363.91
2026	1	4	608	2430.95
	2	3	456	1823.21
	3	3	456	1823.21
	4	4	608	2430.95
	5	4	608	2430.95
	6	4	608	2430.95
	7	4	608	2430.95
	8	4	608	2430.95
	Total	30	4558	18232.11

Capital Works Fund Distribution (includes 10% contingency)				
Year	Lot No	Unit Entitlement	Quarterly Contributions	Capital Works Fund Levy P.A
2027	1	4	638	2552.50
	2	3	479	1914.37
	3	3	479	1914.37
	4	4	638	2552.50
	5	4	638	2552.50
	6	4	638	2552.50
	7	4	638	2552.50
	8	4	638	2552.50
	Total	30	4786	19143.71
2028	1	4	670	2680.12
	2	3	503	2010.09
	3	3	503	2010.09
	4	4	670	2680.12
	5	4	670	2680.12
	6	4	670	2680.12
	7	4	670	2680.12
	8	4	670	2680.12
	Total	30	5025	20100.90
2029	1	4	704	2814.13
	2	3	528	2110.59
	3	3	528	2110.59
	4	4	704	2814.13
	5	4	704	2814.13
	6	4	704	2814.13
	7	4	704	2814.13
	8	4	704	2814.13
	Total	30	5276	21105.94
2030	1	4	739	2954.83
	2	3	554	2216.12
	3	3	554	2216.12
	4	4	739	2954.83
	5	4	739	2954.83
	6	4	739	2954.83
	7	4	739	2954.83
	8	4	739	2954.83
	Total	30	5540	22161.24
2031	1	4	776	3102.57
	2	3	582	2326.93
	3	3	582	2326.93
	4	4	776	3102.57
	5	4	776	3102.57
	6	4	776	3102.57
	7	4	776	3102.57
	8	4	776	3102.57
	Total	30	5817	23269.30

6. Summary Report

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Superstructure Totals	0	3255	0	1447	67764	1595	0	4362	0	1939	3013	2138	0	107482	0	2599	4038	2865	0	7834
External Works Totals	0	0	0	0	0	0	6499	5136	0	0	0	0	0	0	0	0	10587	8366	0	0
Basement Totals	0	368	0	0	425	0	0	492	0	0	570	0	0	660	0	0	764	0	0	884
Roof Totals	0	0	0	0	0	0	0	27227	0	0	0	0	0	0	0	0	0	44351	0	0
Internal Common Area Totals	0	0	386	0	0	4722	0	4010	517	0	0	599	0	0	7326	0	0	7334	0	0
Total	0	3623	386	1447	68190	6318	6499	41228	517	1939	3584	2737	0	108142	7326	2599	15389	62916	0	8718

Strata Roll

The Owners Corporation - Strata Plan 58108 Solaris, 22 Paterson Street, BYRON BAY NSW 2481

INDIVIDUAL LOT

Lot 2 Associated lots: Unit no. 2

Unit entitlements

Levy 3.00 / 30.00

Owners

Name	Address for service of notices
------	--------------------------------

Gillespie Engineering Pty Limited	352 Bangalow Road, BYRON BAY NSW 2481
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Date of entry 16/10/2006	Date of purchase 30/11/1998
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John Wallace Halpin, Deborah Lee Anne Halpin & Jeremy John Halpin	G01 66-68 Ewos Parade, Cronulla NSW 2330
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Date of entry 19/08/2014	Date of purchase 14/08/2014
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Mortgages

Mortgagee	Priority	Address for service of notices	Date of discharge	Date of entry
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Nab		125 River Street Ballina Nsw 2478		16/10/2006
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Leases

None

Current agent

Byron Coastal Real Estate
1/27 Fletcher Street, BYRON BAY NSW 2481

Lessee	Term	Address for service of notices	Date of termination	Date of entry
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Owner Ledger

Start Date: 01/07/2024

End Date: 31/07/2028

Owners: One only

The Owners Corporation - Strata Plan 58108

Solaris, 22 Paterson Street, BYRON BAY NSW 2481

Lot 2 Unit 2 John, Deborah & Jeremy Halpin

UE / AE: 3.00 / 30.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Capital Works Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/07/2024	Quarterly	Quarterly Admin/Capital Works Levy	1,425.00	1,425.00	250.00	250.00	19.42	0.00%	Standard	Normal	None
2	01/07/2024	Once-off	Building Maintenance	0.00	0.00	1,500.00	1,500.00	18.90	0.00%	Special	Normal	None
3	24/09/2024	Once-off	Lot 2: Debt recovery Stage 1	44.00	44.00	0.00	0.00	0.00		Owner Invoice	Normal	None
4	01/10/2024	Quarterly	Quarterly Admin/Capital Works Levy	1,425.00	1,425.00	250.00	250.00	23.74	0.00%	Standard	Normal	None
5	01/10/2024	Once-off	Building Maintenance	0.00	0.00	1,500.00	1,500.00	25.89	0.00%	Special	Normal	None
6	15/10/2024	Once-off	Lot 2: Debt recovery Stage 2	77.00	77.00	0.00	0.00	0.00		Owner Invoice	Normal	None
7	01/01/2025	Quarterly	Quarterly Admin/Capital Works Levy	1,425.00	1,425.00	250.00	250.00	0.00	0.00%	Standard	Normal	None
8	01/01/2025	Once-off	BUILDING UPGRADES	0.00	0.00	1,500.00	1,500.00	0.00	0.00%	Special	Normal	None
9	01/03/2025	Once-off	Roof Repairs	0.00	0.00	1,600.00	1,600.00	0.00	0.00%	Special	Normal	None
10	24/03/2025	Once-off	Lot 2: Debt recovery Stage 1	44.00	44.00	0.00	0.00	0.00		Owner Invoice	Normal	None
11	01/04/2025	Quarterly	Quarterly Admin/Capital Works Levy	1,425.00	1,425.00	250.00	250.00	0.00	0.00%	Standard	Normal	None
12	15/05/2025	Once-off	Lot 2: Debt recovery Stage 2	77.00	77.00	0.00	0.00	0.00		Owner Invoice	Normal	None
13	15/05/2025	Once-off	Lot 2: Interest on arrears to 15/05/2025	22.70	22.70	0.00	0.00	0.00		Owner Invoice	Normal	None
14	15/05/2025	Once-off	Lot 2: Interest on arrears to 15/05/2025	0.00	0.00	3.98	3.98	0.00		Owner Invoice	Normal	None
15	01/07/2025	Quarterly	Quarterly Admin/Capital Works Levy	1,462.50	1,462.50	500.00	500.00	35.57	0.00%	Standard	Normal	None
16	17/07/2025	Once-off	Lot 2: Debt recovery Stage 3	220.00	220.00	0.00	0.00	0.00		Owner Invoice	Normal	None
17	17/07/2025	Once-off	Lot 2: Interest on arrears to 17/07/2025	0.00	0.00	119.47	119.47	0.00		Owner Invoice	Normal	None
18	04/08/2025	Once-off	Lot 2: Interest on arrears to 04/08/2025	43.88	43.88	0.00	0.00	0.00		Owner Invoice	Normal	None

Lot 2 Unit 2 John, Deborah & Jeremy Halpin UE / AE: 3.00 / 30.00

19	04/08/2025	Once-off	Lot 2: Interest on arrears to 04/08/2025	0.00	0.00	7.70	7.70	0.00	Owner Invoice	Normal	None
20	01/10/2025	Quarterly	Quarterly Admin/Capital Works Levy	1,462.50	1,462.50	500.00	500.00	41.93	0.00% Standard	Normal	None
21	20/11/2025	Once-off	Lot 2: Debt recovery Stage 1	44.00	44.00	0.00	0.00	0.00	Owner Invoice	Normal	None
22	16/12/2025	Once-off	Lot 2: Debt recovery Stage 2	77.00	77.00	0.00	0.00	0.00	Owner Invoice	Normal	None
23	01/01/2026	Quarterly	Quarterly Admin/Capital Works Levy	1,462.50	1,462.50	500.00	500.00	24.73	0.00% Standard	Normal	None
24	01/04/2026	Quarterly	Quarterly Admin/Capital Works Levy	1,462.50	8.53	500.00	2.92	0.00	0.00% Standard	Normal	None
25	23/06/2026	Once-off	Lot 2: Debt recovery Stage 1	44.00	0.00	0.00	0.00	0.00	Owner Invoice	Normal	None
26	01/07/2026	Quarterly	Quarterly Admin/Capital Works Levy 01/07/2026 - 30/09/2026	1,337.50	0.00	625.00	0.00	0.00	0.00% Standard	Normal	None
27	01/10/2026	Quarterly	Quarterly Admin/Capital Works Levy 01/10/2026 - 31/12/2026	1,337.50	0.00	625.00	0.00	0.00	0.00% Standard	Normal	None
28	01/01/2027	Quarterly	Quarterly Admin/Capital Works Levy 01/01/2027 - 31/03/2027	1,337.50	0.00	625.00	0.00	0.00	0.00% Standard	Normal	None
29	01/04/2027	Quarterly	Quarterly Admin/Capital Works Levy 01/04/2027 - 30/06/2027	1,337.50	0.00	625.00	0.00	0.00	0.00% Standard	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$3,957.55

Interest on levy arrears \$52.92

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Capital Works Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
16/08/2024	391	Receipt	Banked		1,311.20	16.52	1,150.48	21.80	0.00		2,500.00		1, 2
15/10/2024	398	Receipt	Banked		375.75	0.00	624.25	0.00	0.00		1,000.00		4, 2, 3, 6
03/12/2024	404	Receipt	Banked		1,977.01	20.20	1,846.85	29.43	0.00		3,873.49		4, 7, 5
15/05/2025	420	Receipt	Banked		618.24	0.00	1,381.76	0.00	0.00		2,000.00		7, 8
17/07/2025	428	Receipt	Banked		998.18	0.00	2,001.82	0.00	0.00		3,000.00		11, 8, 9
04/08/2025	430	Receipt	Banked		1,543.39	0.00	456.61	0.00	0.00		2,000.00		11, 15
18/12/2025	443	Receipt	Banked		2,335.69	57.76	749.42	19.74	0.00		3,162.61		10, 12, 13, 14, 15, 20, 16, 17, 18, 19, 21, 22
16/02/2026	445	Receipt	Banked		1,472.35	18.43	502.92	6.30	0.00		2,000.00		23, 24, 22