

Attachment 4

28/01/2025

FILE COPY

ESM Strata Pty Ltd
ABN: 30641043183
PO Box 779
VICTORIA PARK WA 6979
Ph: 9362 1166
officeadmin@esmstrata.com.au

Dear Owner,

Re: Annual General Meeting for The Owners of Empire East Apartments, Strata Plan 68419

Please find enclosed documents relating to the Annual General Meeting for the above Strata Company. The meeting will be held at Cambridge Bowling Club, 39 Chandler Avenue West, Floreat on Thursday 20th February 2025, commencing at 06:30 pm.

If you have any queries on the finances or affairs of the Strata Company please address them in writing to our office at least 72 hours prior to the meeting. We can then prepare a response for you prior to the meeting.

Please pay particular attention to the proxy form to ensure that it is completed correctly. An invalid proxy means you will be unable to vote at the meeting. If you have any questions about how to complete the proxy form, please contact our office.

Please also be aware, except in cases where by or under the Act a unanimous resolution or a resolution without dissent is required, **no owner is entitled to vote at any general meeting unless all contributions payable in respect to their lot have been duly paid** and any other moneys recoverable under the Act by the strata company from them at the date of the notice given to owners of the meeting have been duly paid before the commencement of the meeting.

Thank you for your attention to the above. We otherwise look forward to seeing you at the meeting.

Yours faithfully,

Zaine Beggs
For and On Behalf of the Owners of Empire East Apartments, Strata Plan 68419

Enc.

**The Owners of Empire East Apartments
2 Dynevor Rise
Strata Plan 68419**

Notice of Annual General Meeting

Notice is hereby given that the Annual General Meeting of the above strata company will be held at Cambridge Bowling Club, 39 Chandler Avenue West, Floreat on Thursday 20th February 2025, commencing at 06:30 pm.

Registration opens 15 minutes prior to the start time.

This notice is issued pursuant to Section 129 of the Strata Titles Act 1985, on 28/01/2025, being not less than 14 days prior to the holding of the meeting.

Please email your strata manager no less than 5 business days prior to the meeting to advise if you wish to attend the meeting electronically. If electronic attendance is permitted at this meeting, the manager will then email you the details of how you can participate remotely.

The attention of owners is drawn to the following documents enclosed with this combined notice and agenda for this meeting:

1. Forms of specific proxy
2. Information in respect to nomination and election of members of the council
3. Rules of Meetings for the conduct of Proceedings
4. The Agenda for the meeting
5. Statement of accounts for period 01/01/2024 to 31/12/2024
6. Budget of estimated expenditure from the administrative fund period 01/01/2025 to 31/12/2025
7. Any other documentation noted in the Agenda

Proxy Form for the General Meeting to be held on 20th February 2025

The Owners of Empire East Apartments, Strata Scheme 68419

Please read the important notes below before completing this form

I/We, _____

being the owner/s of Lot number/s _____ hereby appoint:
(*Select only one of the below options by deleting the other two options)

***Option 1**

Name of proxy holder _____ or, failing his/her attendance at
the general meeting, the chairperson of the general meeting, **or**,

***Option 2**

The chairperson from time to time of general meetings of the strata company, **or**,

***Option 3**

Name of proxy holder _____ only,

to speak and act as my/our proxy holder and to vote for me/us at the general meeting to be
held on 20th February 2025 **and at any adjournment of that meeting.**

Dated this _____ day of _____ 20 ____

Signature of **sole** owner _____ or **all** co-owners _____

_____ owner _____ co-owner

_____ co-owner

_____ co-owner

Section Below For Use Only by an Incorporated Owner

In the case of an incorporated proprietor, this form requires the signature of a duly
authorised person authorised to sign by its constitution.

Director/Secretary/Attorney/Officer/Agent (*Delete those not applicable*)

IMPORTANT NOTES

- 1.Any natural person can hold a proxy form. That person does not have to be a proprietor.
- 2.An incorporated owner should appoint a natural person as its proxy holder if it intends to vote.
- 3.Except in the case of a unanimous resolution, co-owner of a lot (e.g. husband and wife) may only vote on a show of hands if a proxy form has been completed by all co-owner appointing one person to vote for them.
- 4.If possible, please complete and return the proxy form to the strata company manager well before the general meeting and confirm its safe receipt. Email: officeadmin@esmstrata.com.au
- 5.If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.
- 6.An incorrectly completed proxy may result in the proxy being invalid.

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Nomination for Election to Council for The Owners of Empire East Apartments, Strata Scheme 68419

To the Chairperson
The Owners of Empire East Apartments - Strata Plan 68419

I/we being the owner/co-owner of Lot ____ hereby nominate (please print)

..... (name of the person or corporate owner who is
being nominated) as a candidate for election to the council at the annual general meeting
of the strata company to be held on 20th February 2025

Name/s of nominator/s (please print):

Signature/s of nominator/s:

***Director/Secretary/Attorney/Officer/Agent**

*(*In the case of an incorporated owner, the nominator should delete those not applicable)*

Dated: _____

Consent to Nomination for Election to Council

I hereby advise that I/we consent to being nominated as a candidate for election to the
council of the strata company at the annual general meeting to be held on 20/02/2025
and, if elected, to serve as a member of the council.

Name of Nominee: _____ (Please print) of Lot: _____

Signature of Nominee: _____ Dated: _____

***Director/Secretary/Attorney/Officer/Agent**

*(*In the case of an incorporated owner, the nominator must delete those not applicable)*

IMPORTANT NOTES

1. This form of nomination and consent to nomination must be in the hands of the Chairperson of the Annual General Meeting prior to the close of nominations for that election. Email: officeadmin@esmstrata.com.au
 2. In the case of a **sole owner** written consent is only required if the candidate, being a natural person, is not personally present at the meeting.
 3. In the case of **co-owner** of a Lot the nomination must be in favour of one co-proprietor and signed by all co-proprietors, including the nominee.
 4. In the case of an **incorporated owner** the nomination and consent must be in writing and needs to be signed by a properly authorised person.
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ESM Strata Pty Ltd

Attachment to insurance schedule and provided with the notice of annual general meeting. Insurance requirements and important information for your Strata Company.

Compulsory Insurance Cover	Your strata company is required to comply with various insurance provisions of the Strata Titles Act, 1985 (WA) ("Act") and Section 97 set out the full insurance requirements. These requirements are insured under the current policy, details of which are shown on the attached insurance schedule
Buildings, fixtures and improvements	The sum insured for 'Buildings' must be for the replacement value as defined by the Act. We recommend that an independent valuation be carried out at a minimum of three to five yearly intervals to ensure that this cover is kept in line with current and projected building replacement costs and other increases in expenditure.
Public Liability	In the case of public liability risks the minimum amount under the Act is \$10 million. Many strata companies now insure for a minimum of \$20 million in residential schemes and as much as \$50 million where there is any commercial use of lots or common property.
Workers Compensation	We also suggest that every Strata Company effect's insurance in respect to possible liability under the Workers Compensation and Injury Management Act 2023. In any case, the Strata Company must have this cover if they have any employees.
Discretionary Insurance Cover	In addition to the compulsory insurances required under the Act, a Strata Company also has <u>other risks</u> it should consider covering because of its financial or legal responsibilities for which it may become liable . The Strata Company has the discretionary power to insure for <u>other risks</u> such as personal accident for voluntary workers, fidelity guarantee, office bearer's liability, machinery breakdown, catastrophe cover, government audit costs, and owner's fixtures and improvements.
Schedule of Insurance	The insurance schedule (renewal notice) shows which risks have been selected and the applicable sum insured amount. For a full understanding of the additional benefits applying to each policy you will need to review the policy wording or speak with the Insurer.
Important	Should you decide to seek an alternative quotation or change your insurance, your current insurance policy i.e. renewal should be the <u>minimum cover to be afforded by any new policy, including all additional and special benefits</u> . This means when seeking and comparing your existing policy with other quotations, great care should be exercised to ensure there is a 'like for like' comparison made and no reduction in cover or increase in risk for the strata plan and its owners. For more information about this please speak to your Strata Company Manager or broker.

General Advice Warning

The above information is not personal advice. This advice is general only and before a decision is made to insure, the product disclosure statement should be carefully reviewed. The strata company has been provided a copy of the relevant Insurers financial services guide and product disclosure statement and these are held as part of the records of the strata company and are open to personal inspection by owners pursuant to section 107 of the Act.

Disclosure of our Relationship, and any Commission Received

As an authorized representative/distributor of the following Insurer's and Agents, ESM Strata Pty Ltd receive a commission for arranging the insurance through the entities listed below. This relationship allows ESM Strata Pty Ltd to arrange Insurance, seek quotes, alter the policy coverage from time to time, lodge claims, speak to the assessor/claims department directly, and assist with the day-to-day Insurance needs of the Strata Company. A commission is paid to ESM Strata Pty Ltd of up to 20% of the base premium. This commission does not affect the premium you pay to the insurer. Please be advised, that if the Strata Company opts to use an alternative Insurer/Broker, additional charges may apply for work carried out relating to Insurance by ESM Strata Pty Ltd:

ESM Strata Pty Ltd are authorised representatives for the following:

- Authorised Representative # 269635 of CHU Underwriting Agencies (CHU) and an agent of the insurers QBE Insurance (Australia) Limited and QBE Workers Compensation (NSW) Limited.
- Authorised Representative # 269635 of Body Corporate Brokers Pty Ltd (BCB).
- Authorised Representative # 269635 of Professional Services Corporation Pty Ltd. (PSC)

ESM Strata Pty Ltd (ESM) are Distributors for the following:

- Strata Community Insurance Underwriting Agencies Pty Ltd (SCI) and an agent of the insurers, Allianz Australia Insurance Ltd.
- Honan Insurance Group (Australian Financial Service License No. 246749).

Product Disclosure Statements & Financial Services Guides for the above Insurers can be found on our Knowledge Base here:

<http://knowledgebase.esmstrata.com.au/74256-insurance/insurance-policies-pds-and-fsg>

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Rules of Meetings for the conduct of the proceedings at General Meetings of the Strata Company

1. Application.

These rules of meetings shall apply to all General Meetings of the Strata Company and remain subject to the provisions of the Strata Titles Act 1985 and the by-laws of the Strata Company.

2. Commencement and conclusion of General Meetings.

General Meetings shall, subject to the presence of a quorum, commence at the time notified in the notice of meeting and continue, subject to any adjournment of the meeting, until all business notified on the agenda is concluded.

3. Quorum

A quorum is one half of the owners registered on the strata roll.

4. Voting Eligibility

Any person / corporation registered on the strata roll or the appointed VALID proxy holder who has paid their levies PRIOR to the start of the meeting.

5. Proxy

For sole ownership, the owner need not sign a proxy form if attending physically or remotely. For co-ownership, the VALID proxy form must be signed by all co-owners.

For a corporation / in trust, an authorised officer of the company or trustee MUST sign the proxy form.

6. COO Nominations.

For sole ownership, the owner need not sign a nomination form if attending physically or remotely. For co-ownership, the VALID nomination form must be signed by all other co-owners. For a corporation / in trust, an authorised officer of the company or trustee MUST sign the nomination form.

Note: For each nomination to be valid, each nominee must agree to the nomination.

7. Motions.

The appointed chairperson of the meeting will ask for someone to move and second a motion and only those eligible to vote on a motion are eligible to move / second such a motion.

8. Amendment to motions.

A proposed amendment to a motion already on notice as presented to all owners shall be in writing and submitted to the Strata Manager, 72 hours before the scheduled date and time of the meeting. The proposed amendment shall be only to alter / modify the existing form of the motion on notice and to enable owners to appreciate the significance of the proposal.

9. Debates

A debate can take place after a motion is seconded. Items of business are decided by a show of hands. Any request for a poll vote MUST be made PRIOR to the resolution being put to the meeting.

10. Speaking

Everyone has a right to speak. After the motion is read and the chairperson opens it for discussion, anyone wishing to speak MUST raise a hand and identify themselves and unit they represent BEFORE speaking.

Each person eligible to vote is allowed to speak for or against a motion for 2 minutes. All remarks are through the chairperson and through the chairperson to the meeting. The chairperson has the responsibility to monitor the time and relevance of the contents of the speaker to the motion being discussed.

11. Business of the meeting

Only those items of business shown in the agenda for the meeting may be discussed or determined by that meeting although, subject to the discretion of the Chairperson and the leave of the meeting, any other matters raised which are relevant to the affairs of the Strata Company may be discussed and referred to the elected Council of the Strata Company for their consideration and any appropriate or directed action.

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Agenda for the Annual General Meeting

S/Plan 68419 Empire East Apartments 2 Dynevor Rise

Generated at: 28/01/2025 03:38 pm

20/02/2025 06:30 pm

User: Zaine Beggs

1. Appointment of Chairperson for the meeting

Only required if the Chairperson of the Council is unavailable or unwilling to act.

2. Confirmation of Previous Minutes

Minutes of the last General Meeting have previously been distributed to owners.

Motion under notice –

That the previously circulated minutes of the General Meeting held on 22/02/2024 be confirmed as a true record of those proceedings.

- Consideration of any matters arising from the minutes not otherwise provided for by this agenda.

3. Consideration of the Statement of Accounts

A copy of which is attached to this notice.

(Questions of a financial nature should be notified to the Strata Company not later than 3 business days prior to the meeting.)

Motion under notice –

That the Statement of Accounts for the period 01/01/2024 to 31/12/2024, showing an amount of \$149,896.48 net owners' funds, be adopted as presented.

4. Insurance Certificate of Currency

- A copy of the Certificate of Currency is attached to this notice.

- A copy of the Underwriter's PDS & FSG forms part of the Strata Company's records.

- A Valuation was last undertaken on 13/02/2017.

Motion under notice –

That the Council be directed to renew the Strata Company Insurance Policy prior to its expiry date (15/12/2025) in such sums as are suggested by the insurer or as are recommended by qualified professional advisors.

5. Insurance Valuation

The last Insurance Valuation was completed on 13/02/2017, with a total building replacement value of \$12,060,000.00.

Note: *We've been advised by brokers that some Insurers are reluctant to quote where a building has not undertaken an Insurance Valuation within the last 3 years.*

Motion under notice –

That the Council of the Strata Company be directed to obtain a common property replacement valuation by qualified professional advisors, and assess whether the Strata Company's building insurance should be amended to reflect the valuation sum.

6. Constitution of the Council of the Strata Company

Motion under notice –

a) That the Council of the Strata Company consist of 4 owners.

b) Chairperson to call for nominations of candidates for election to the Council;

And, if required will,

c) Conduct a ballot to elect members of the Council.

Please note: ESM Strata recommend the Council of the Strata Company meet as soon as possible to assume office positions to comply with the requirements of the Strata Titles Act.

SPECIAL BUSINESS

7. Strata Company Financials Year By-Law

Motion under notice –

That the Strata Company resolves by an ordinary resolution to add the following Schedule 1 Governance By-Law to the By-Laws that apply to the scheme:

11. Financial Year

That the financial year for the Strata Company is the period of 12 months ending on 31st December.

8. Consideration of Administrative Fund Budget

A copy of which is attached to this notice.

Motion under notice –

That the budget of estimated expenditure from the Administrative Fund (GST inclusive) for the period 01/01/2025, to 31/12/2025, amounting to \$109,750.00 (or as modified by the meeting) be adopted, and shall also be the same budget for the following 12 month period until amended at a future General Meeting.

9. Determination of the Levy of Contributions for the Administrative Fund **Attachment 6**

Motion under notice –

That the **Levy** of contributions on owners for the **Administrative Fund** (Ref 100(1) of the Strata Titles Act) be payable in advance, inclusive of GST, by instalments due and payable in the amounts and on the dates as shown below:

\$/Unit of Entitlement	For the Period	Due Date
\$2.74	01/01/2025 - 31/03/2025	01/01/2025 (previously approved)
\$2.74	01/04/2025 - 30/06/2025	01/04/2025
\$2.74	01/07/2025 - 30/09/2025	01/07/2025
\$2.74	01/10/2025 - 31/12/2025	01/10/2025

to raise an amount of \$109,780.00 in the financial year 01/01/2025 to 31/12/2025, and

\$/Unit of Entitlement	For the Period	Due Date
\$2.74	01/01/2026 - 31/03/2026	01/01/2026 (pre-issue)

The quarterly levies shall continue at the same rate until amended at a future General Meeting.

10. Determination of the Levy of Contributions for the Reserve Fund

Motion under notice –

That the **Levy** of contributions on owners for the **Reserve Fund** (Ref 100(2) of the Strata Titles Act) be payable in advance, inclusive of GST, by instalments due and payable in the amounts and on the dates as shown below:

\$/Unit of Entitlement	For the Period	Due Date
\$0.86	01/01/2025 - 31/03/2025	01/01/2025 (previously approved)
\$0.86	01/04/2025 - 30/06/2025	01/04/2025
\$0.86	01/07/2025 - 30/09/2025	01/07/2025
\$0.86	01/10/2025 - 31/12/2025	01/10/2025

to raise an amount of \$34,400.00 in the financial year 01/01/2025 to 31/12/2025, and

\$/Unit of Entitlement	For the Period	Due Date
\$0.86	01/01/2026 - 31/03/2026	01/01/2026 (pre-issue)

The quarterly levies shall continue at the same rate until amended at a future General Meeting.

11. Approval of Pre-Approval Expenditure Limit for the Strata Manager

Motion under notice –

That the Strata Company resolves by ordinary resolution that the Strata Manager is authorised to arrange repairs and maintenance for works to the Common Property up to a limit of \$500.00 excluding GST per item.

12. Matters without notice for discussion and referral to the Council

Note: Such matters may only be raised at the discretion of the Chair and with leave of the meeting.

13. Close of Meeting

Balance Sheet - S/Plan 68419
"EMPIRE EAST APARTMENTS"
2 DYNEVOR RISE, FLOREAT, WA 6014
For the Financial Period 01/01/2024 to 31/12/2024

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Owners of Empire East Apartments SP68419 <i>Macquarie Bank BSB: 186-300 Acc No: 239378128</i>	\$29,133.46	\$39,247.73	\$68,381.19
Owners of Empire East Apartments SP68419 INV 2 <i>Macquarie Bank BSB: 186-300 Acc No: 267044824</i>	\$0.00	\$103,939.18	\$103,939.18
Accounts Receivable (Debtors)	\$480.00	\$0.00	\$480.00
Receivable (Levies + Utilities)	\$2,851.75	\$861.66	\$3,713.41
Total Assets	\$32,465.21	\$144,048.57	\$176,513.78
Liabilities			
Accounts Payable (GST Free)	\$3,757.44	\$0.00	\$3,757.44
Levies Paid In Advance	\$17,415.20	\$5,444.66	\$22,859.86
Total Liabilities	\$21,172.64	\$5,444.66	\$26,617.30
Net Assets	\$11,292.57	\$138,603.91	\$149,896.48
Owners Funds			
Opening Balance	\$6,579.04	\$100,107.21	\$106,686.25
Net Income For The Period	\$4,713.53	\$38,496.70	\$43,210.23
Total Owners Funds	\$11,292.57	\$138,603.91	\$149,896.48

Income and Expenditure Statement - S/Plan 68419
"EMPIRE EAST APARTMENTS"
2 DYNEVOR RISE, FLOREAT, WA 6014
 For the Financial Period 01/01/2024 to 31/12/2024

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$502.86	\$0.00	\$15.75
Levy Income A	\$109,735.15	\$109,780.00	\$109,900.00
National Energy Relief Offset	\$687.50	\$0.00	\$325.00
REIMB - By-Law Compliance Fee	\$22.00	\$0.00	\$0.00
REIMB - Debt Collect/Legal	\$286.00	\$0.00	\$88.00
REIMB - Insurance Claim	\$3,391.20	\$0.00	\$0.00
REIMB - Keys/Remote/Fobs	\$662.00	\$0.00	\$382.50
REIMB - Section 110(1) & (2) fee	\$280.00	\$0.00	\$840.00
Total Administrative Fund Income	\$115,566.71	\$109,780.00	\$111,551.25

Expenses

ATO Compliance	\$706.40	\$425.00	\$425.00
Additional Strata Mment Fees	\$514.22	\$500.00	\$468.46
By-Law Compliance	\$22.00	\$0.00	\$0.00
Cleaning	\$11,616.00	\$15,000.00	\$14,986.54
Debt Collection - Expense	\$286.00	\$0.00	\$88.00
Electricity - Common	\$5,947.79	\$6,000.00	\$5,570.26
Fire Protection Equipment	\$6,475.72	\$7,000.00	\$6,144.98
Insurance	\$23,946.00	\$25,000.00	\$23,349.00
Keys, Remotes & Common Seals	\$198.00	\$0.00	\$66.00
M&R - Airconditioning	\$335.50	\$3,500.00	\$4,492.73
M&R - Electrical	\$1,268.47	\$2,750.00	\$2,706.94
M&R - Gardens & Lawns	\$10,999.71	\$7,750.00	\$7,379.79
M&R - General	\$10,443.13	\$3,500.00	\$3,670.50
M&R - Lift	\$7,650.39	\$9,000.00	\$8,407.00
M&R - Lift Telephone	\$1,200.18	\$1,200.00	\$1,201.68
M&R - Plumbing	\$5,965.00	\$1,500.00	\$286.00
M&R - Reticulation/Irrigation	\$0.00	\$500.00	\$0.00
M&R - Security Gates/Doors	\$1,262.25	\$1,500.00	\$4,080.07
Meeting Fees & Expenses	\$275.00	\$600.00	\$385.00
Professional Fees	\$0.00	\$2,500.00	\$0.00
Section 110(1) & Section 110(2) - Fee	\$308.00	\$0.00	\$924.00
Strata Mment Fee	\$10,968.44	\$11,075.00	\$10,648.98
Water Consumption	\$7,978.98	\$6,500.00	\$6,139.44
Window Cleaning	\$2,486.00	\$2,500.00	\$0.00
Working Capital	\$0.00	\$1,970.00	\$0.00

ESM Strata Pty Ltd

PO Box 779 VICTORIA PARK WA 6979 ABN: 30641043183

Ph: 9362 1166 Email: officeadmin@esmstrata.com.au

Printed: 28/01/2025 03:00 pm User: Zaine Beggs

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Income and Expenditure Statement - S/Plan 68419 "EMPIRE EAST APARTMENTS" 2 DYNEVOR RISE, FLOREAT, WA 6014 For the Financial Period 01/01/2024 to 31/12/2024

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Total Administrative Fund Expenses	\$110,853.18	\$110,270.00	\$101,420.37
Administrative Fund Surplus/Deficit	\$4,713.53	\$(490.00)	\$10,130.88

Income and Expenditure Statement - S/Plan 68419
"EMPIRE EAST APARTMENTS"
2 DYNEVOR RISE, FLOREAT, WA 6014
For the Financial Period 01/01/2024 to 31/12/2024

Reserve Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$157.52	\$0.00	\$4.61
Interest on Term Deposits - R	\$3,939.18	\$0.00	\$1,529.08
Levy Income R	\$34,400.00	\$34,400.00	\$34,400.00
Total Reserve Fund Income	\$38,496.70	\$34,400.00	\$35,933.69
Expenses			
10 Yr Maintenance Plan	\$0.00	\$0.00	\$109,389.21
Total Reserve Fund Expenses	\$0.00	\$0.00	\$109,389.21
Reserve Fund Surplus/Deficit	\$38,496.70	\$34,400.00	\$(73,455.52)

**ESM Strata Pty Ltd
Proposed Budget for Strata Company 68419**

EMPIRE EAST APARTMENTS, 2 Dynevor Rise FLOREAT

Prepared by ESM Strata Pty Ltd (ABN 30641043183)
PO Box 779 VICTORIA PARK WA 6979 Ph 9362 1166 Fax

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Aggregate Units of Entitlement (UOE) 10000	Proposed Budget (01/01/2025-31/12/2025)	Adjustment	Current Year (01/01/2024-31/12/2024)			Last Year (01/01/2023-31/12/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Administrative Fund- Contribution Schedule								
ATO Compliance	\$700.00		\$425.00	\$706.40	\$-281.40	\$190.00	\$425.00	\$-235.00
Additional Strata Mment Fees	\$500.00		\$500.00	\$514.22	\$-14.22	\$200.00	\$468.46	\$-268.46
By-Law Compliance	\$0.00		\$0.00	\$22.00	\$-22.00	\$0.00	\$0.00	\$0.00
Cleaning	\$13,000.00		\$15,000.00	\$11,616.00	\$3,384.00	\$13,000.00	\$14,986.54	\$-1,986.54
Debt Collection - Expense	\$0.00		\$0.00	\$286.00	\$-286.00	\$0.00	\$88.00	\$-88.00
Electricity - Common	\$6,000.00		\$6,000.00	\$5,947.79	\$52.21	\$6,500.00	\$5,570.26	\$929.74
Fire Protection Equipment	\$7,000.00		\$7,000.00	\$6,475.72	\$524.28	\$10,000.00	\$6,144.98	\$3,855.02
Insurance	\$28,000.00		\$25,000.00	\$23,946.00	\$1,054.00	\$23,000.00	\$23,349.00	\$-349.00
Keys, Remotes & Common Seals	\$0.00		\$0.00	\$198.00	\$-198.00	\$0.00	\$66.00	\$-66.00
M&R - Airconditioning	\$350.00		\$3,500.00	\$335.50	\$3,164.50	\$500.00	\$4,492.73	\$-3,992.73
M&R - Electrical	\$2,750.00		\$2,750.00	\$1,268.47	\$1,481.53	\$2,500.00	\$2,706.94	\$-206.94
M&R - Gardens & Lawns	\$7,750.00		\$7,750.00	\$10,999.71	\$-3,249.71	\$7,200.00	\$7,379.79	\$-179.79
M&R - General	\$3,500.00		\$3,500.00	\$10,443.13	\$-6,943.13	\$5,713.90	\$3,670.50	\$2,043.40
M&R - Lift	\$8,000.00		\$9,000.00	\$7,650.39	\$1,349.61	\$7,000.00	\$8,407.00	\$-1,407.00
M&R - Lift Telephone	\$1,200.00		\$1,200.00	\$1,200.18	\$-0.18	\$1,200.00	\$1,201.68	\$-1.68
M&R - Plumbing	\$2,000.00		\$1,500.00	\$5,965.00	\$-4,465.00	\$1,500.00	\$286.00	\$1,214.00
M&R - Reticulation/Irrigation	\$0.00		\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00
M&R - Security Gates/Doors	\$1,500.00		\$1,500.00	\$1,262.25	\$237.75	\$1,500.00	\$4,080.07	\$-2,580.07
Meeting Fees & Expenses	\$600.00		\$600.00	\$275.00	\$325.00	\$600.00	\$385.00	\$215.00
Professional Fees	\$2,500.00		\$2,500.00	\$0.00	\$2,500.00	\$5,000.00	\$0.00	\$5,000.00
Section 110(1) & Section 110(2) - Fee	\$0.00		\$0.00	\$308.00	\$-308.00	\$0.00	\$924.00	\$-924.00
Strata Mment Fee	\$11,400.00		\$11,075.00	\$10,968.44	\$106.56	\$10,666.65	\$10,648.98	\$17.67
Water Consumption	\$8,000.00		\$6,500.00	\$7,978.98	\$-1,478.98	\$6,000.00	\$6,139.44	\$-139.44

**ESM Strata Pty Ltd
Proposed Budget for Strata Company 68419**

EMPIRE EAST APARTMENTS, 2 Dynevor Rise FLOREAT

Prepared by ESM Strata Pty Ltd (ABN 30641043183)
PO Box 779 VICTORIA PARK WA 6979 Ph 9362 1166 Fax

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Aggregate Units of Entitlement (UOE) 10000	Proposed Budget (01/01/2025-31/12/2025)	Adjustment	Current Year (01/01/2024-31/12/2024)			Last Year (01/01/2023-31/12/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Administrative Fund- Contribution Schedule								
Window Cleaning	\$3,000.00		\$2,500.00	\$2,486.00	\$14.00	\$2,500.00	\$0.00	\$2,500.00
Working Capital	\$2,000.00		\$1,970.00	\$0.00	\$1,970.00	\$5,000.00	\$0.00	\$5,000.00
TOTAL ADMIN FUND	\$109,750.00		\$110,270.00	\$110,853.18	\$-583.18	\$110,270.55	\$101,420.37	\$8,850.18
TOTAL ADMIN BUDGET	\$109,750.00		\$110,270.00			\$110,270.55		

ESM Strata Pty Ltd
Proposed Budget for Strata Company 68419
EMPIRE EAST APARTMENTS, 2 Dynevor Rise FLOREAT

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Aggregate Units of Entitlement (UOE) 10000	Proposed Budget (01/01/2025-31/12/2025)	Adjustment	Current Year (01/01/2024-31/12/2024)			Last Year (01/01/2023-31/12/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Reserve Fund-								
<i>Contribution Schedule</i>								
10 Yr Maintenance Plan	\$0.00		\$0.00	\$0.00	\$0.00	\$21,000.00	\$109,389.21	\$-88,389.21
TOTAL RESERVE FUND	\$0.00		\$0.00	\$0.00	\$0.00	\$21,000.00	\$109,389.21	\$-88,389.21
TOTAL RESERVE BUDGET	\$0.00		\$0.00			\$21,000.00		

ESM Strata Pty Ltd
Proposed Budget for Strata Company 68419
EMPIRE EAST APARTMENTS, 2 Dynevor Rise FLOREAT

Prepared by ESM Strata Pty Ltd (ABN 30641043183)
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Budget Summary (01/01/2025-31/12/2025)

	Proposed	1st Instalment 01/01/2025	2nd Instalment 01/04/2025	3rd Instalment 01/07/2025	4th Instalment 01/10/2025	TOTAL (01/01/2025-31/12/2025)	Next Pre Issue 01/01/2026
Administrative Fund	\$109,750.00	\$27,445.05	\$27,445.05	\$27,445.05	\$27,445.05	\$109,780.20	\$27,445.05
Reserve Fund	\$0.00	\$8,600.00	\$8,600.00	\$8,600.00	\$8,600.00	\$34,400.00	\$8,600.00
Contribution Schedule Total	\$109,750.00	\$36,045.05	\$36,045.05	\$36,045.05	\$36,045.05	\$144,180.20	\$36,045.05
Amount to Collect	\$109,750.00	\$36,045.05	\$36,045.05	\$36,045.05	\$36,045.05	\$144,180.20	\$36,045.05



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11028611
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 of Empire East Apartments Strata Plan 68419 2 Dynevor Rise, Floreat, WA, 6014
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 15/12/2024 Expiry Date: 4:00pm on 15/12/2025
INTERMEDIARY ADDRESS	Lync Insurance Brokers Pty Ltd Level 1, 905 Hay Street, Perth, WA, 6000
DATE OF ISSUE	27/11/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$16,503,569
		Common Area Contents	\$165,036
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$2,475,535
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 4	Workers Compensation		Selected
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$2,000,000
SECTION 7	Machinery Breakdown		\$100,000
SECTION 8	Catastrophe		\$2,475,535
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

notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.