CONTRACT OF SALE OF REAL ESTATE

Part 1 of the standard form of contract prescribed by the Estate Agents (Contracts) Regulations 2008

Property Address: 3602 118 Kavanagh Street SOUTHBANK VIC 3006

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.
The terms of this contract are contained in the:

* Particulars of sale; and
* Special conditions, if any; and
* General conditions -

in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT

Purchasers should ensure that, prior to signing this contract, they have received –

- a copy of the Section 32 Statement required to be given by a Vendor under Section 32 of the **Sale of Land Act 1962** in accordance with Division 2 of Part II of the Act; and
- a copy of the full terms of this contract.

The authority of a person signing:

- under power of attorney; or
- as director of a corporation; or
- as agent authorised in writing by one of the parties

must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER …… on …..../…..... /20…...

Print name of person signing: ……

State nature of authority if applicable (e.g. 'director', "attorney under power of attorney") ……..

This offer will lapse unless accepted within [ ] clear business days (3 business days if none specified).

SIGNED BY THE VENDOR…… on …..../…..... /20……

Print name of person signing SULISTIAWATI SUPRAPTO and ANGTAWAN ANGGADIWIRJA

State nature of authority if applicable (e.g. 'director', "attorney under power of attorney") ……..

The **DAY OF SALE** is the date by which both parties have signed this contract.

IMPORTANT NOTICE TO PURCHASERS

Cooling-off period Section 31
Sale of Land Act 1962

You may end this contract within 3 clear business days of the day that your sign the contract if none of the exceptions listed below applies to you.
You must either give the vendor or the vendor's agent **written** notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.
You are entitled to a refund of all the money you paid EXCEPT for $100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

EXCEPTIONS The 3-day cooling-off period does not apply if:

- you bought the property at or within 3 clear business days **before or after** a publicly advertised auction; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor have previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

NOTICE TO PURCHASERS OF PROPERTY 'OFF THE PLAN'

Off-the-Plan Sales Section 9AA(1A)
Sale of Land Act 1962

- You may negotiate with the vendor about the amount of deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.
- A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.
- The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

PARTICULARS OF SALE

VENDOR'S ESTATE AGENT

XYNERGY
114-116 Queen Street ALTONA VIC 3018

Tel: Fax: Ref: Endru Yao Email: endru@xynergy.com.au

VENDOR **SULISTIAWATI SUPRAPTO and ANGTAWAN ANGGADIWIRJA**

VENDOR'S LEGAL PRACTITIONER OR CONVEYANCER

EASY LINK CONVEYANCING
of 328 Main Road East, St Albans 3021

Tel: 03 9364 1133 Fax: 03 9364 0022 Ref: HN-23/27939 Email: settlement2@easylinkconveyancing.com.au

PURCHASER

PURCHASER'S LEGAL PRACTITIONER OR CONVEYANCER

of

Tel: Fax: Ref: Email:

LAND (general conditions 7 & 13) The Land is:-
Described in the table below

Certificate of Title Reference	Being Lot	On plan
11481/430	3602	PS 647246H

The Land includes all improvements and fixtures.

PROPERTY ADDRESS The address of the land is:
3602 118 Kavanagh Street Southbank Vic 3006

GOODS SOLD WITH THE LAND (general condition 6.3(f)) All fixed floor coverings, light fittings, window furnishings and all fixtures and fittings of a permanent nature.

PAYMENT

Price	$		
Deposit	$	by	
		(of which $	has been paid)
Balance	$	payable at settlement	

Deposit bond

☐ General condition 15 applies only if the box is checked

Bank guarantee

☐ General condition 16 applies only if the box is checked

GST (general condition 19)

The price includes GST (if any) unless the words '**plus GST**' appear in this box:

If this is a sale of a 'farming business' or 'going concern' then add the words '**Farming business'** or '**going concern'** in this box:

If the margin scheme will be used to calculate GST then add the words '**margin scheme**' in this box:

SETTLEMENT (general condition 17 & 26.2)

Is due on

Unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; or
- 14 days after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

LEASE (general condition 5.1)

At settlement the purchaser is entitled to vacant possession of the property unless the words '**subject to lease**' appear in this box:

in which case refer to general condition 5.1.

If '**subject to lease**' then particulars of the lease are:
Residential tenancy agreement for a fixed term ending
Periodic residential tenancy agreement determinable by notice
Lease for a term ending…….with…….option to renew, each of…… years

TERMS CONTRACT (general condition 30)

If this contract is intended to be a terms contract within the meaning of the **Sale of Land Act 1962** then add the words '**terms contract**' in this box, and refer to general condition 30 and add any further provisions by way of special conditions:

LOAN (general condition 20) – **NOT APPLICABLE AT AUCTION**

The following details apply if this contract is subject to a loan being approved:

Lender:

Loan amount: $

Approval date:

Building report

☐ General condition 21 applies only if the box is checked

Pest report

☐ General condition 22 applies only if the box is checked

SPECIAL CONDITIONS

This contract does not include any special conditions unless the words **'Special conditions'** appear in this box:

SPECIAL CONDITIONS

If the contract is subject to 'special conditions', then particulars of the special conditions are as follows.

1. Purchaser's inspection and investigation.

1.1. The Purchaser acknowledges that they have inspected the structures buildings and the Land and performed all required investigations in relation to the land. The Purchaser warrants to the Vendor that, because of the Purchaser's own inspection and enquiries, the Purchaser:

1.1.1 Has made investigations and accepts the structures, improvements and land as to the current nature, quality, condition and state of repair.

1.1.2 Accepts that all structures or improvements on the land may not comply with applicable building codes, standards regulations and the Purchaser has made its own investigation as to the level of compliance and required building rectification work or demolition to achieve compliance.

1.1.3 Accepts the land as it is in its current state, and subject to all defects, whether latent or patent, noncompliance with applicable building codes standards and regulations; and

1.1.4 Is satisfied about the purposes for which the land may be used and about all restrictions and prohibitions on their intended use or development of the land.

1.1.5 Is aware that the structures and improvements on the land may not be suitable for occupation or habitation notwithstanding that an occupancy permit had been issued

WARRANTY BY VENDOR

1.2 The Vendor gives no warranty:

1.2.1 That the improvements erected on the land or any alterations or additions to the improvements comply with any building legislation, regulations applicable code and standards.

1.2.2 As to the use to which the land may be intended to be used by the purchaser is suitable for that intended use

1.2.3 That the building and structures on the land comply with any applicable building permit, approval, and regulations

1.2.4 That any of the chattels appliances, fixtures or fittings in that building are operational or functional.

1.3 The Vendor has not made and shall not be construed as having made any representation or warranty that the Property is free of contaminants. Prior to entering into this Contract, the Purchaser has made its own enquiries and investigations as to the environmental state of the Property and the Purchaser has relied and relies entirely on the result of its investigations and on its own judgment in entering into this Contract.

CLAIMS BY PURCHASER

1.4 The Purchaser shall make no objection, claim compensation or delay settlement or payment of the balance of the purchase price because of anything in connection with:

1.4.1 any improvements buildings structures erected on the land or any alterations or additions to the improvements not being in compliance with any building legislation, applicable codes and standards, building regulations.

1.4.2 The failure or defect (latent or patent) in any structure, improvements chattels or good which are on the land.

1.4.3 The nature of quality and classification of the soil and subsoil of the land.

1.4.4 The suitability condition or existence or non-existence of any chattels appliances, fixtures, and fittings in relation to the dwelling on the land.

2. Nomination

General condition 4 of the contract of sale is added:

2.1 The purchaser may no later than 10 days before the due date for settlement nominate a suitable or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

2.2 The nominee must pay the additional professional fees to Vendor's Conveyancers of $220.00 for the nomination.

3. Extension request

The Purchaser shall pay to the Vendor's representative the sum of $220.00 for each extension made to the finance and/or deposit payment due date (or other change to the contract or settlement document) made with the Vendor's consent, at the Purchaser's request.

4. Rescheduled Settlement

Without limiting any other rights of the Vendor, if the purchaser fails to settle on the due date for settlement as set out in the particulars of this Contract (Due Date) or request an extension or variation to the Due Date, the Purchaser must pay the Vendor's representative $220.00 at the at the settlement for each request.

5. Adjustments

Statement of Adjustments and all relevant certificates must be prepared on behalf of the Purchasers and provided to the Vendors representative not less than 3 business days prior to the due date of settlement and any failure to do so, will cause the Purchasers to pay administration fee to the Vendors representative of $220.00 for the delay in receiving the Statement of Adjustments and all relevant certificates.

6. Default not remedy

General conditions 35.4 of the contract of sale is added:
Should the settlement be not completed on the due date by the purchaser, the purchaser will be liable for Vendor's losses including but not limited to:

6.1 Interests on any loan secured on the property from the original settlement date until the property can settle.
6.2 Penalties, interest and charges incurred as a result of not being settle a purchase of another property; and
6.3 Any extra costs involved accommodation costs; storage costs incurred by the Vendor.

7. Amendments

General Condition 6.1 is deleted.

Contract of Sale of Land - General Conditions
Contract Signing

1 ELECTRONIC SIGNATURE

1.1 In this general condition “electronic signature “means a digital signature or a visual representation of a person’s handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and “electronically signed” has a corresponding meaning.

1.2 The parties consent to this contract being signed by or on behalf of a party by an electronic signature.

1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.

1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.

1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.

1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their be half, but a failure to comply with the request does not affect the validity of this contract.

2. LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

3. GUARANTEE

The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

4. NOMINEE

The purchaser may nominate a substitute or additional transferee, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

Title

5. ENCUMBRANCES

5.1 The purchaser buys the property subject to:

(a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and

(b) any reservations, exceptions and conditions in the crown grant; and

(c) any lease or tenancy referred to in the particulars of sale.

5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

6. VENDOR WARRANTIES

6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out the header of this page

6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser’s right to make requisitions and inquiries.

6.3 The vendor warrants that the vendor:

(a) has, or by the due date for settlement will have, the right to sell the land; and

(b) is under no legal disability; and

(c) is in possession of the land, either personally or through a tenant; and

(d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and

(e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and

(f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.

6.4 The vendor further warrants that the vendor has no knowledge of any of the following:

(a) public rights of way over the land;

(b) easements over the land;

(c) lease or other possessory agreement affecting the land;

(d) notice or order directly and currently affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;

(e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.

6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.

6.6 If sections 137B and 137C of the *Building Act* 1993 apply to this contract, the vendor warrants that:

(a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and

(b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and

(c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.

6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act* 1993 have the same meaning in general condition 6.6.

7. IDENTITY OF THE LAND

7.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.

7.2 The purchaser may not:

(a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or

(b) require the vendor to amend title or pay any cost of amending title.

8. SERVICES

8.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.

8.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

9. CONSENTS

The vendor must obtain any necessary consent or licence required for the vendor to sell the property. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

10. TRANSFER & DUTY

10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.

10.2 The vendor must promptly initiate the Duties on Line or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

11. RELEASE OF SECURITY INTEREST

11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act* 2009 (Cth) applies.

11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due

date for settlement.

11.3 If the purchaser is given the details of the vendor's date of birth under general condition 11.2, the purchaser must

(a) only use the vendor's date of birth for the purposes specified in general condition 11.2; and

(b) keep the date of birth of the vendor secure and confidential.

11.4 The vendor must ensure that at or before settlement, the purchaser receives—

(a) a release from the secured party releasing the property from the security interest; or

(b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act* 2009 (Cth) setting out that the amount or obligation that is secured is nil at settlement; or

(c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act* 2009 (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.

11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property—

(a) that—

(i) the purchaser intends to use predominantly for personal, domestic or household purposes; and

(ii) has a market value of not more than $5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act* 2009 (Cth), not more than that prescribed amount; or

(b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.

11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if—

(a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or

(b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.

11.7 A release for the purposes of general condition 11.4(a) must be in writing.

11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.

11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.

11.10 In addition to ensuring that a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.

11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.

11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.

11.13 If settlement is delayed under general condition 11.12 the purchaser must pay the vendor—

(a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and

(b) any reasonable costs incurred by the vendor as a result of the delay—

as though the purchaser was in default.

11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This

general condition 11.14 applies despite general condition 11.1.

11.15 Words and phrases which are defined in the *Personal Property Securities Act* 2009 (Cth) have the same meaning in general condition 11 unless the context requires otherwise.

12. BUILDER WARRANTY INSURANCE

The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 days before settlement.

13. GENERAL LAW LAND

13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.

13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act* 1958.

13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.

13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.

13.5 The purchaser is taken to have accepted the vendor's title if:

(a) 21 days have elapsed since the day of sale; and

(b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.

13.6 The contract will be at an end if:

(a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and

(b) the objection or requirement is not withdrawn in that time.

13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.

13.10 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act* 1958.

Money

14. DEPOSIT

14.1 The purchaser must pay the deposit:

(a) to the vendor's licensed estate agent; or

(b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or

(c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.

14.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:

(a) must not exceed 10% of the price; and

(b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.

14.3 The deposit must be released to the vendor if:

(a) the vendor provides particulars, to the satisfaction of the purchaser, that either-

(i) there are no debts secured against the property; or

(ii) if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and

(b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and

(c) all conditions of section 27 of the *Sale of Land Act* 1962 have been satisfied.

14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.

14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.

14.6 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act* 1962 to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.

14.7 Payment of the deposit may be made or tendered:

(a) in cash up to $1,000 or 0.2% of the price, whichever is greater; or

(b) by cheque drawn on an authorised deposit-taking institution; or

(c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.

However, unless otherwise agreed:

(d) payment may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and

(e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.

14.8 Payment by electronic funds transfer is made when cleared funds are received in the recipient's bank account.

14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.

14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.

14.11 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959 (Cth)* is in force.

15. DEPOSIT BOND

15.1 This general condition only applies if the applicable box in the particulars of sale is checked.

15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.

15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.

15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.

15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:

(a) settlement;

(b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;

(c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and

(d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.

15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.

15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.

15.8 This general condition is subject to general condition 14.2 [deposit].

16. BANK GUARANTEE

16.1 This general condition only applies if the applicable box in the particulars of sale is checked.

16.2 In this general condition:

(a) “bank guarantee” means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and

(b) “bank” means an authorised deposit-taking institution under the *Banking Act 1959 (Cth)*.

16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.

16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor’s legal practitioner or conveyancer on the first to occur of:

(a) settlement;

(b) the date that is 45 days before the bank guarantee expires;

(c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and

(d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.

16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.

16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.

16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.

16.8 This general condition is subject to general condition 14.2 [deposit].

17. SETTLEMENT

17.1 At settlement:

(a) the purchaser must pay the balance; and

(b) the vendor must:

(i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and

(ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.

17.2 Settlement must be conducted between the hours of 10.00 am and 4.00 pm unless the parties agree otherwise.

17.3 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

18. ELECTRONIC SETTLEMENT

18.1 Settlement and lodgment of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.

18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgment can no longer be conducted electronically. General condition 18 ceases to apply from when such a notice is given.

18.3 Each party must:

(a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,

(b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and

(c) conduct the transaction in accordance with the Electronic Conveyancing National Law.

18.4 The vendor must open the electronic workspace (“workspace”) as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date and time for settlement in a workspace is not of itself a promise to settle on that date or at that time. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.

18.5 This general condition 18.5 applies if there is more than one electronic lodgment network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.

To the extent that any interoperability rules governing the relationship between electronic lodgment network operators do not provide otherwise:

(a) the electronic lodgement network operator to conduct all the financial and lodgment aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgement network operators after the workspace locks;

(b) if two or more electronic lodgement network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.

18.6 Settlement occurs when the workspace records that:

(a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or

(b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgment.

18.7 The parties must do everything reasonably necessary to effect settlement:

(a) electronically on the next business day, or

(b) at the option of either party, otherwise than electronically as soon as possible –

if, after the locking of the workspace at the nominated settlement time, settlement in accordance with general condition 18.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.

18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.

18.9 The vendor must before settlement:

(a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,

(b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendor's subscriber or the electronic lodgment network operator;

(c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract, and

give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser's nominee on notification by the electronic lodgment network operator of settlement.

19. GST

19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).

19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:

(a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or

(b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or

(c) the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or

(d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.

19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser.

19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:

(a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and

(b) the purchaser warrants that the purchaser intends that a farming business will be carried on after

settlement on the property.

19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':

(a) the parties agree that this contract is for the supply of a going concern; and

(b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and

(c) the vendor warrants that the vendor will carry on the going concern until the date of supply.

19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.

19.7 In this general condition:

(a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act* 1999 (Cth); and

(b) 'GST' includes penalties and interest.

20. LOAN

20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.

20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:

(a) immediately applied for the loan; and

(b) did everything reasonably required to obtain approval of the loan; and

(c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and

(d) is not in default under any other condition of this contract when the notice is given.

20.3 All money must be immediately refunded to the purchaser if the contract is ended.

21. BUILDING REPORT

21.1 This general condition only applies if the applicable box in the particulars of sale is checked.

21.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:

(a) obtains a written report from a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building defect;

(b) gives the vendor a copy of the report and a written notice ending this contract; and

(c) is not then in default.

21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

22. PEST REPORT

22.1 This general condition only applies if the applicable box in the particulars of sale is checked.

22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:

(a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;

(b) gives the vendor a copy of the report and a written notice ending this contract; and

(c) is not then in default.

22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

23. ADJUSTMENTS

23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.

23.2 The periodic outgoings and rent and other income must be apportioned on the following basis:

(a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and

(b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act* 2005); and

(c) the vendor is taken to own the land as a resident Australian beneficial owner; and

(d) any personal statutory benefit available to each party is disregarded in calculating apportionment.

23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.

24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* have the same meaning in this general condition unless the context requires otherwise.

24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The specified period in the clearance certificate must include the actual date of settlement.

24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.

24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

24.5 The purchaser must:

(a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and

(b) ensure that the representative does so.

24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:

(a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;

(b) promptly provide the vendor with proof of payment; and

(c) otherwise comply, or ensure compliance, with this general condition;

despite:

(d) any contrary instructions, other than from both the purchaser and the vendor; and

(e) any other provision in this contract to the contrary.

24.7 The representative is taken to have complied with the requirements of general condition 24.6 if:

(a) the settlement is conducted through an electronic lodgment network; and

(b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953 (Cth*) must be given to the purchaser at least 5 business days before the due date for settlement.

24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.

24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late

payment of the amount.

25. GST WITHHOLDING

25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* or in *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.

25.2 The purchaser must notify the vendor in writing of the name of the recipient of the *supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.

25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth),* and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.

25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an *amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* because the property is *new residential premises or *potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.

25.5 The amount is to be deducted from the vendor's entitlement to the contract *consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

25.6 The purchaser must:

(a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and

(b) ensure that the representative does so.

25.7 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the Commissioner and instructions that the representative must:

(a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;

(b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and

(c) otherwise comply, or ensure compliance, with this general condition;

despite:

(d) any contrary instructions, other than from both the purchaser and the vendor; and

(e) any other provision in this contract to the contrary.

25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:

(a) settlement is conducted through an electronic lodgment network; and

(b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*, but only if:

(a) so agreed by the vendor in writing; and

(b) the settlement is not conducted through an electronic lodgment network.

However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:

(c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and

(d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.

25.10 A party must provide the other party with such information as the other party requires to:

(a) decide if an amount is required to be paid or the quantum of it, or

(b) comply with the purchaser's obligation to pay the amount,

in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.

25.11 The vendor warrants that:

(a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and

(b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* is the correct amount required to be paid under section 14-250 of the legislation.

25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:

(a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or

(b) the purchaser has a reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.

The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.

Transactional

26. TIME & CO OPERATION

26.1 Time is of the essence of this contract.

26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.

26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement, and must act in a prompt and efficient manner.

26.4 Any unfulfilled obligation will not merge on settlement.

27. SERVICE

27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.

27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

27.3 A document is sufficiently served:

(a) personally, or

(b) by pre-paid post, or

(c) in any manner authorized by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner, whether or not the person serving or receiving the document is a legal practitioner, or

(d) by email.

27.4 Any document properly sent by:

(a) express post is taken to have been served on the next business day after posting, unless proved otherwise;

(b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;

(c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;

(d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.

27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give', and 'served' and 'service'

have corresponding meanings.

28. NOTICES

28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale, and does not relate to periodic outgoings.

28.2 The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale, and does not relate to periodic outgoings.

28.3 The purchaser may enter the property to comply with that responsibility where action is required before settlement.

29. INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

30. TERMS CONTRACT

30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:

(a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act* 1962; and

(b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

30.2 While any money remains owing each of the following applies:

(a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;

(b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;

(c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;

(d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;

(e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;

(f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;

(g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;

(h) the purchaser must observe all obligations that affect owners or occupiers of land;

(i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

31. LOSS OR DAMAGE BEFORE SETTLEMENT

31.1 The vendor carries the risk of loss or damage to the property until settlement.

31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.

31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2 but may claim compensation from the vendor after settlement.

31.4 The purchaser may nominate an amount not exceeding $5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 31.2 at settlement.

31.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.

31.6 The stakeholder must pay the amounts referred to in general condition 31.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

32. BREACH

A party who breaches this contract must pay to the other party on demand:

(a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and

(b) any interest due under this contract as a result of the breach.

Default

33. INTEREST

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act* 1983 is payable at settlement on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

34. DEFAULT NOTICE

34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.

34.2 The default notice must:

(a) specify the particulars of the default; and

(b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given -

(i) the default is remedied; and

(ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

35. DEFAULT NOT REMEDIED

35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.

35.2 The contract immediately ends if:

(a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and

(b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.

35.3 If the contract ends by a default notice given by the purchaser:

(a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and

(b) all those amounts are a charge on the land until payment; and

(c) the purchaser may also recover any loss otherwise recoverable.

35.4 If the contract ends by a default notice given by the vendor:

(a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and

(b) the vendor is entitled to possession of the property; and

(c) in addition to any other remedy, the vendor may within one year of the contract ending either:

(i) retain the property and sue for damages for breach of contract; or

(ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and

(d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and

(e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.

35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

GUARANTEE and INDEMNITY

I/We,..... of .....

and ..... of .....

being the **Sole Director** / **Directors** of ..... ACN .....
(called the "Guarantors") IN CONSIDERATION of the Vendor selling to the Purchaser at our request the Land described in this Contract of Sale for the price and upon the terms and conditions contained therein **DO** for ourselves and our respective executors and administrators **JOINTLY AND SEVERALLY COVENANT** with the said Vendor and their assigns that if at any time default shall be made in payment of the Deposit Money or residue of Purchase Money or interest or any other moneys payable by the Purchaser to the Vendor under this Contract or in the performance or observance of any term or condition of this Contract to be performed or observed by the Purchaser I/we will immediately on demand by the Vendor pay to the Vendor the whole of the Deposit Money, residue of Purchase Money, interest or other moneys which shall then be due and payable to the Vendor and indemnify and agree to keep the Vendor indemnified against all loss of Deposit Money, residue of Purchase Money, interest and other moneys payable under the within Contract and all losses, costs, charges and expenses whatsoever which the Vendor may incur by reason of any default on the part of the Purchaser. This Guarantee shall be a continuing Guarantee and Indemnity and shall not be released by:-

(a) any neglect or forbearance on the part of the Vendor in enforcing payment of any of the moneys payable under the within Contract;

(b) the performance or observance of any of the agreements, obligations or conditions under the within Contract;

(c) by time given to the Purchaser for any such payment performance or observance;

(d) by reason of the Vendor assigning his, her or their rights under the said Contract; and

(e) by any other thing which under the law relating to sureties would but for this provision have the effect of releasing me/us, my/our executors or administrators.

IN WITNESS whereof the parties hereto have set their hands and seals

this ..... day of ..... 20.....

SIGNED SEALED AND DELIVERED by the said)
)
Print Name.....) .....

in the presence of:) Director (Sign)
)
Witness.....)

SIGNED SEALED AND DELIVERED by the said)
)
Print Name.....) .....

in the presence of:) Director (Sign)
)
Witness.....)

SECTION 32 STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	SULISTIAWATI SUPRAPTO and ANGTAWAN ANGGADIWIRJA
Property:	3602 118 Kavanagh Street SOUTHBANK VIC 3006

VENDORS REPRESENTATIVE
EASY LINK CONVEYANCING
Shop
328 Main Road East
ST ALBANS VIC 3021

Tel: 03 9364 1133
Fax: 03 9364 0022
Email: settlement2@easylinkconveyancing.com.au

Ref: HN-23/27939

32A FINANCIAL MATTERS

32A(a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the vendors knowledge

Their total does not exceed $5,000.00 plus Owners Corporation Fee

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:- Not Applicable

32B INSURANCE

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

No such Insurance has been effected to the Vendors knowledge.

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is not in a designated bushfire- prone area under section 192A of the Building Act 1993.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: MELBOURNE PLANNING SCHEME
Responsible Authority: MELBOURNE CITY COUNCIL
Zoning: CCZ - Capital City Zone
Planning Overlay/s: See attached reports

32D NOTICES

(a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor

(b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

(c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

Attached is a copy of the current Owners Corporation Certificate issued in respect of the land together with all documents and information required under section 151 of the *Owners Corporations Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.

- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	**Connected**
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

32I TITLE

Attached are the following document/s concerning Title:

(a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
(b) In any other case, a copy of -
(i) the last conveyance in the Chain of Title to the land; or
(ii) any other document which gives evidence of the Vendors title to the land.
(c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
(d) In the case of land that is subject to a subdivision -
(i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
(ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).
(e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988* -
(i) if the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
(ii) details of any requirements in a Statement of Compliance relating to the stage in which the land is included that have not been complied with; and
(iii) details of any proposals relating to subsequent stages that are known to the Vendor; and
(iv) a statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision.
(f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed -
(i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
(ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

SECTION 32 STATEMENT

3602 118 KAVANAGH STREET SOUTHBANK VIC 3006

DATE OF THIS STATEMENT / / /20

Name of the Vendor

SULISTIAWATI SUPRAPTO and ANGTAWAN ANGGADIWIRJA

Signature/s of the Vendor

x

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT / / /20

Name of the Purchaser

Signature/s of the Purchaser

x

.

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 17 July 2023 04:15 PM

PROPERTY DETAILS

Address:	**3602/118 KAVANAGH STREET SOUTHBANK 3006**
Lot and Plan Number:	**Lot 3602 PS647246**
Standard Parcel Identifier (SPI):	**3602\PS647246**
Local Government Area (Council):	**MELBOURNE** www.melbourne.vic.gov.au
Council Property Number:	**652323**
Planning Scheme:	**Melbourne** Planning Scheme - Melbourne
Directory Reference:	**Melway 2F D10**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Melbourne Water Retailer:	**South East Water**
Melbourne Water:	**Inside drainage boundary**
Power Distributor:	**CITIPOWER**

STATE ELECTORATES

Legislative Council:	**SOUTHERN METROPOLITAN**
Legislative Assembly:	**ALBERT PARK**

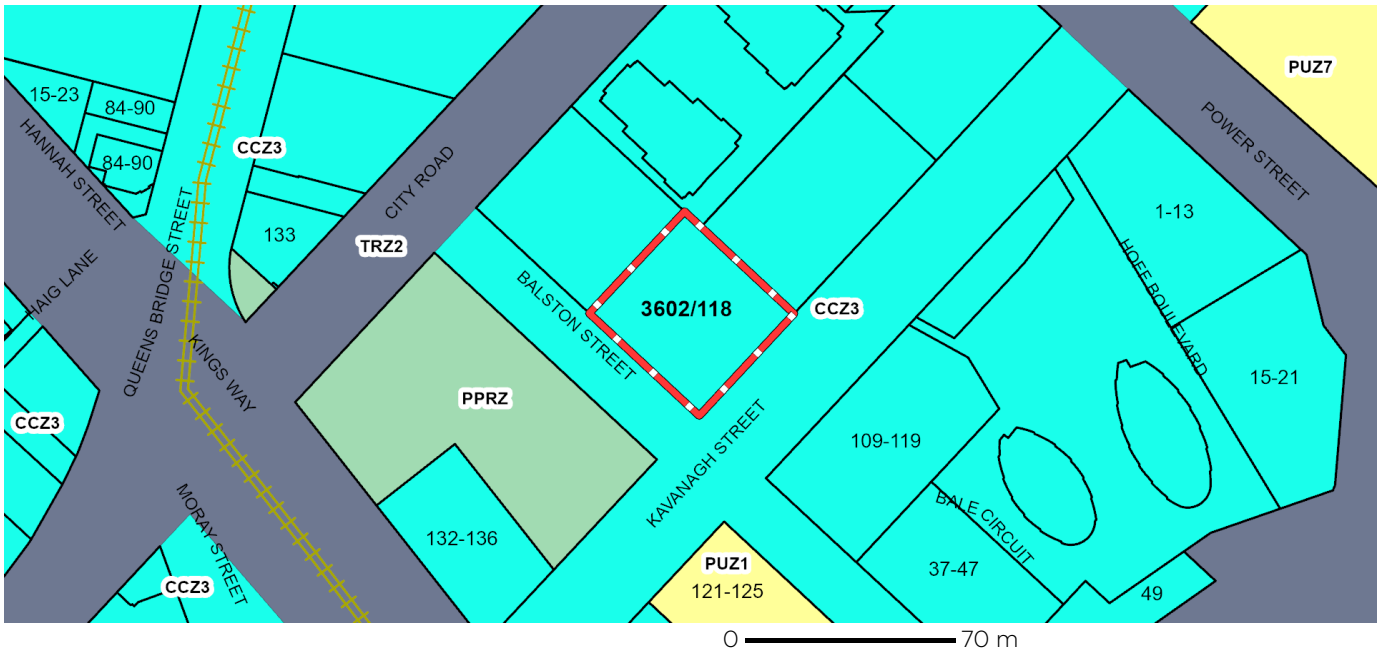
OTHER

Registered Aboriginal Party:	**Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

View location in VicPlan

Planning Zones

CAPITAL CITY ZONE (CCZ)
CAPITAL CITY ZONE - SCHEDULE 3 (CCZ3)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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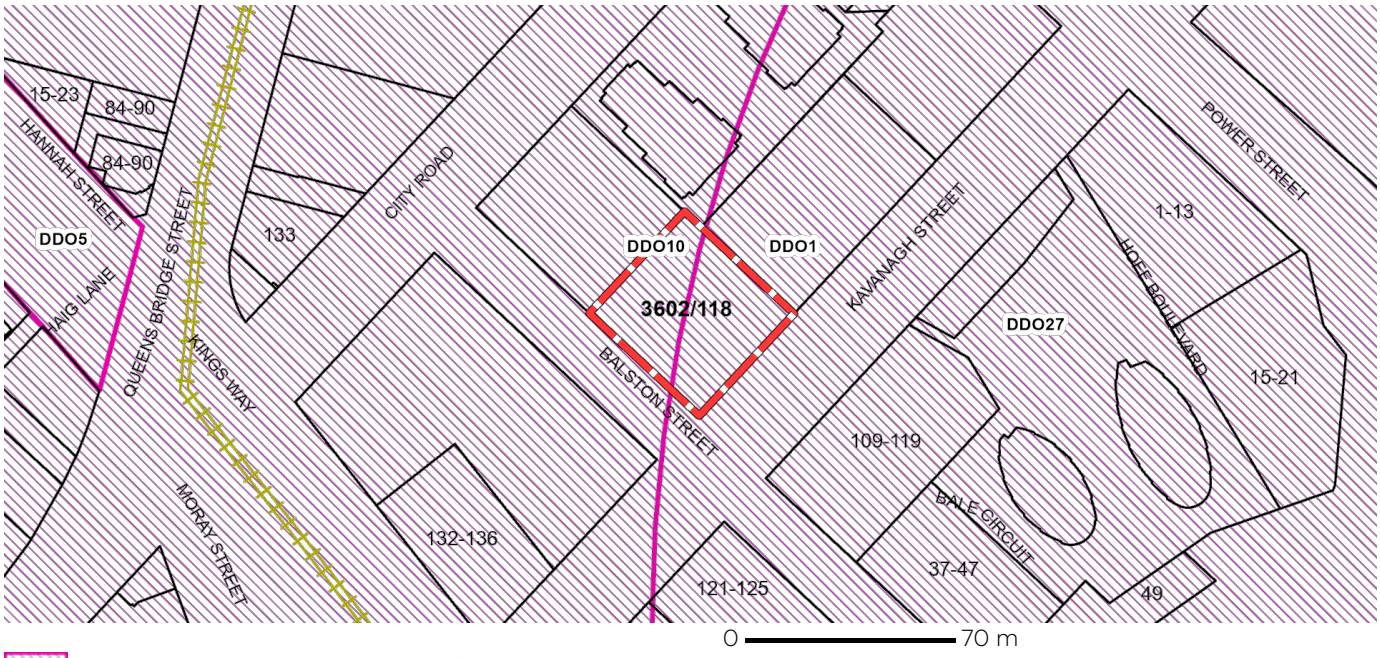
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 27 (DDO27)



DDO - Design and Development Overlay Tram line

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PARKING OVERLAY (PO)
PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



PO - Parking Overlay Tram line

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

Planning Overlays

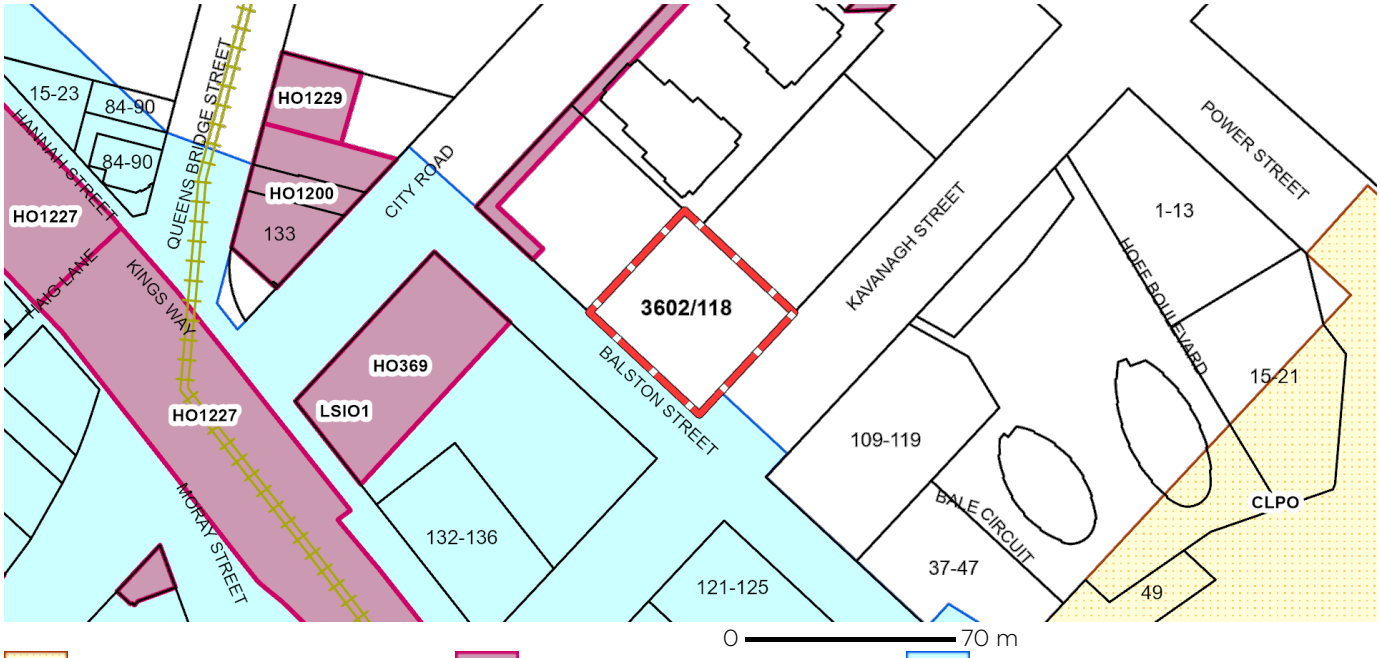
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

CITY LINK PROJECT OVERLAY (CLPO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



CLPO - City Link Project Overlay **HO - Heritage Overlay** **LSIO - Land Subject to Inundation Overlay**

Tram line

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 12 July 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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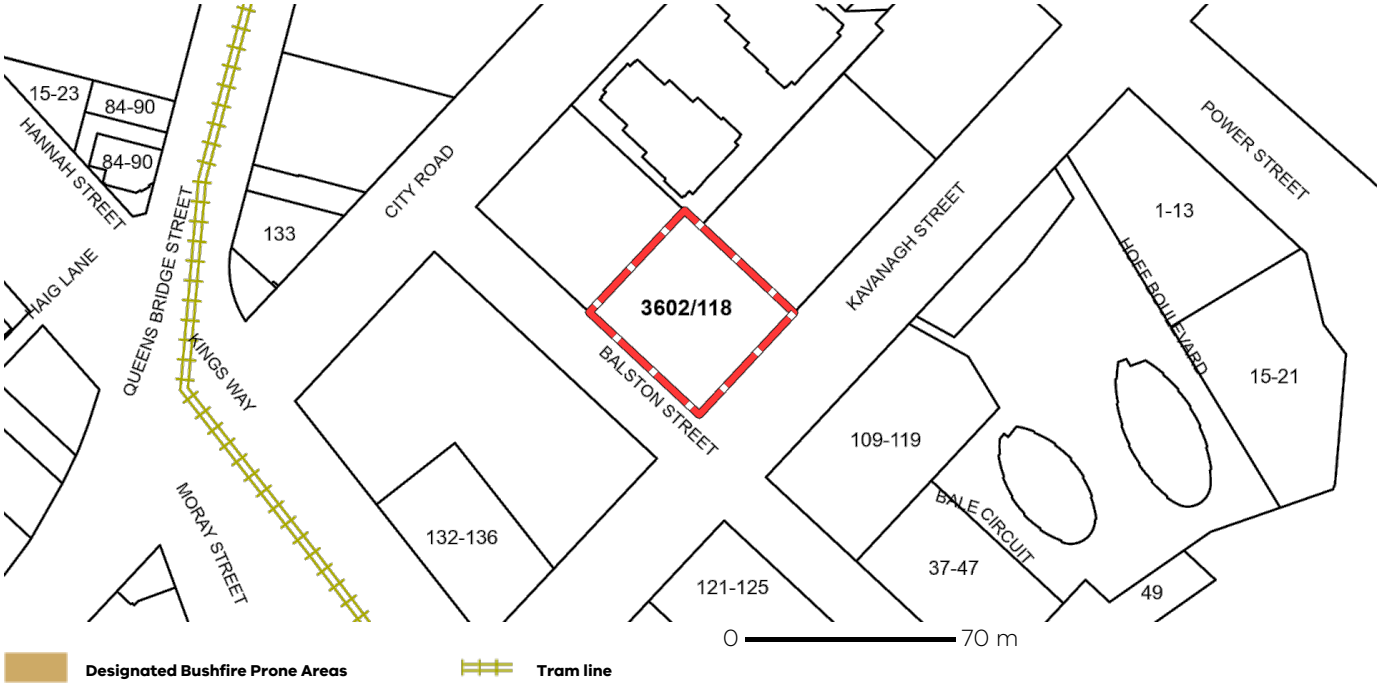
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 17 July 2023 04:15 PM

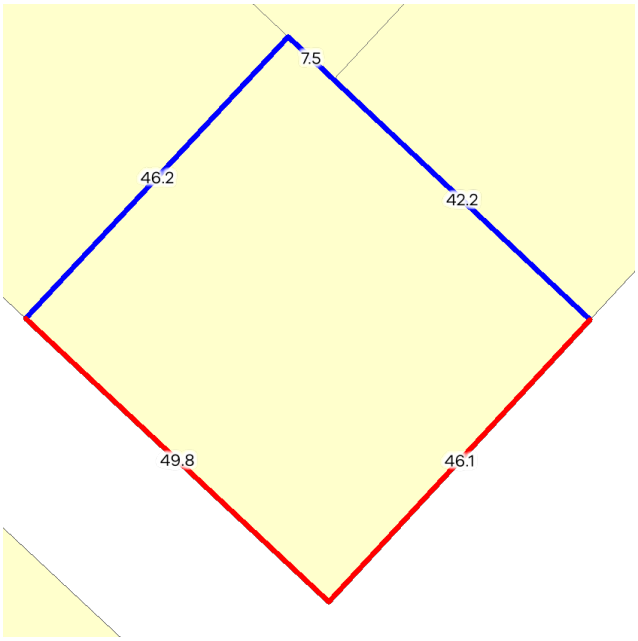
PROPERTY DETAILS

Address:	**3602/118 KAVANAGH STREET SOUTHBANK 3006**
Lot and Plan Number:	**Lot 3602 PS647246**
Standard Parcel Identifier (SPI):	**3602\PS647246**
Local Government Area (Council):	**MELBOURNE** www.melbourne.vic.gov.au
Council Property Number:	**652323**
Directory Reference:	**Melway 2F D10**

Note: There are 760 properties identified for this site.
These can include units (or car spaces), shops, or part or whole floors of a building.
Dimensions for these individual properties are generally not available.

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 2295 sq. m
Perimeter: 192 m
For this property:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Melbourne Water Retailer:	**South East Water**
Melbourne Water:	**Inside drainage boundary**
Power Distributor:	**CITIPOWER**

STATE ELECTORATES

Legislative Council:	**SOUTHERN METROPOLITAN**
Legislative Assembly:	**ALBERT PARK**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

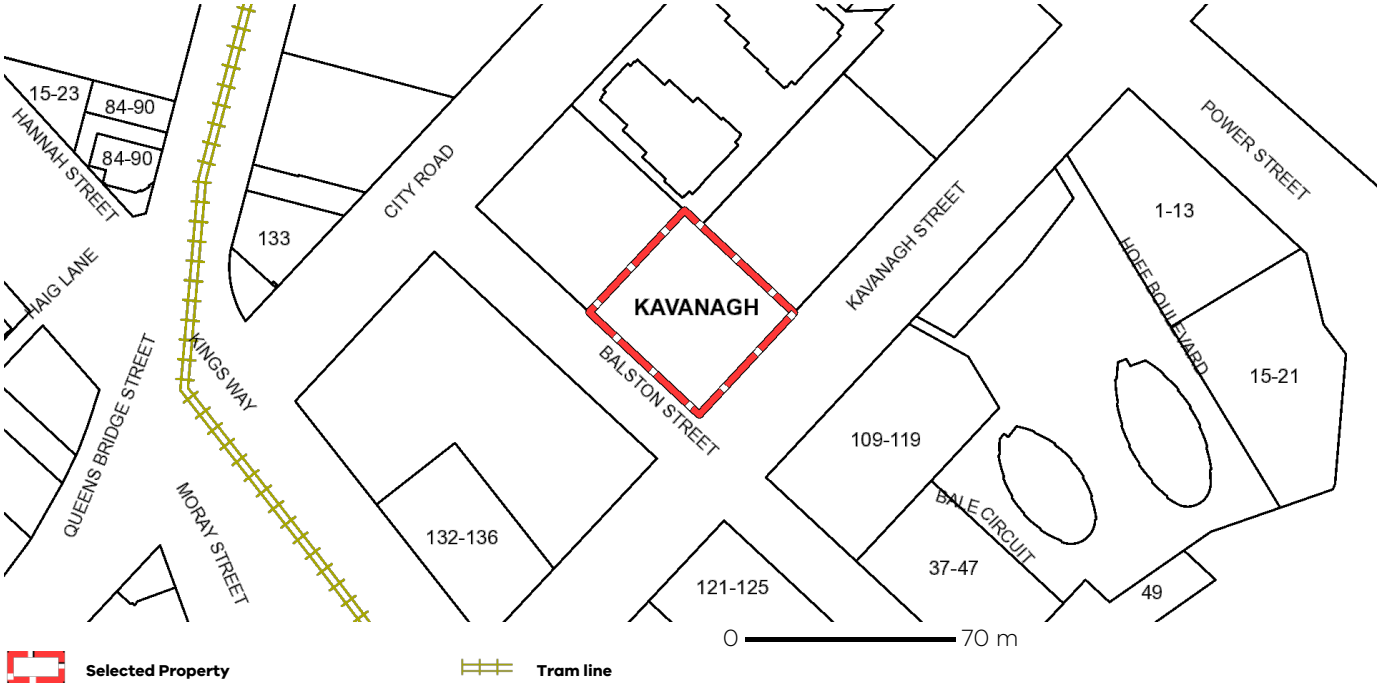
The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

PROPERTY REPORT

Environment, Land, Water and Planning

Area Map



City of Melbourne
GPO Box 2158 Melbourne 3001
ABN 55 370 219 287

Valuation and rate notice 2022-2023

For the period 1 July 2022 - 30 June 2023

CITY OF MELBOURNE

Tax invoice

No GST has been charged

Assessment no. 217084 3

Date of issue 22 Aug 2022

QUESTIONS?
Web: melbourne.vic.gov.au/rates
Email: rates@melbourne.vic.gov.au
Phone: 03 9658 9658
Business hours, Monday to Friday

022 11733
S Suprapto and A Anggadiwiraj
C/- Vantage Point Realty
Suite 307
2 Queen St
MELBOURNE VIC 3000

Property Unit 3602, Level 36, 118 Kavanagh Street, SOUTHBANK VIC 3006

Legal description Lot 3602 PS647246H

Valuations		Effective date	1 Jul 2022
NAV	26,500	Valued as at	1 Jan 2022
Site value	70,000	Interest rate	10%
CIV	530,000	Land use	Residential

AVPCC 120 -Single Strata Unit/Villa Unit/Townhouse

Details of account
(important, please read overleaf)

	Amount
Residential Rates @ 3.6497 cents in the $ of NAV.	$967.17
Waste Charge	$378.00
FSPL @ $117 plus 5.3 cents per $1,000 of CIV.	$145.09

FSPL - Fire Services Property Levy (State Government Charge)

OPTION 1 (DIRECT DEBIT AVAILABLE)

Pay in full by 15 February 2023 **$1,490.26**

Late payments will attract interest (see over page)
***Any unpaid arrears, interest and legal costs are overdue and must be paid immediately**

OPTION 2 (DIRECT DEBIT AVAILABLE)

Pay in four instalments.

Instalment 1 30 September 2022 **$372.56**
If paying by instalments, you must pay first instalment by this due date. If you pay after this date, the amount paid will be accepted as part payment, with the balance payable in full by 15 February 2023.

Instalment 2 30 November 2022 **$372.56**

Instalment 3 28 February 2023 **$372.56**

Instalment 4 31 May 2023 **$372.58**

OPTION 3 (DIRECT DEBIT ONLY)

Pay in 10 instalments by direct debit only.
See overleaf for details.

Payment methods

Assessment no. 217084 3 **Property** Unit 3602, Level 36, 118 Kavanagh Street, SOUTHBANK VIC 3006

BPAY Biller code: **79616**
Ref: 102170843

BPAY® this payment via Internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 102170843
Credit cards not accepted.

Post Billpay Credit cards not accepted.
Pay in store at Australia Post.

*3397 0891 0102170843 09

Direct debit Credit cards not accepted.
To apply call 03 9658 9658 or visit melbourne.vic.gov.au/rates

MasterCard or Visa
Credit card payments will attract an additional fee being the recovery of financial institution charges.

Please tick the amount you are paying in the box below.

☐ Option 1 **$1,490.26**
☐ Option 2 **$372.56**

Telephone 1300 130 453

Internet melbourne.vic.gov.au/rates

By mail
City of Melbourne
GPO Box 2158 Melbourne 3001
Council will not be responsible for late postal deliveries.

In person
Melbourne Town Hall
90-130 Swanston St, Melbourne 3000
Business hours, Monday to Friday.
Visa, Mastercard or EFTPOS available.
Cash payments not accepted.

L011733 011733 #84180

+10217084300000> +000891+ <0000000000> <0000149026> +444+

OPTION 3 PAYMENTS

Direct debit only

Ten monthly instalments payable by direct debit only. Payments will be deducted from the nominated bank account on the last day of the month from September through to May. The June payment will be deducted on 28 June 2023.

If payment due date falls on a weekend or public holiday, it is deducted the next working day.

For a direct debit application form and for more information about this payment method, visit **melbourne.vic.gov.au/rates** or phone 03 9658 9658.

ANY QUESTIONS?

Find out how your rates are calculated, what they go towards, as well as payment information and how to change your address at melbourne.vic.gov.au/rates

Phone: 03 9658 9658
Mail: GPO Box 2158 Melbourne VIC 3001
Email: rates@melbourne.vic.gov.au

Interpreter Services
Speak a language other than English? We can help. Call 03 9280 0726. Deaf, speech or hearing impaired? Contact National Relay Service: Teletypewriter (TTY) 133 677 ask for 03 9658 9658 Speak & Listen 1300 555 727

DIRECT DEBIT

Direct debit – set and forget

Avoid late fees by ensuring your payments occur automatically. Sign up at **melbourne.vic.gov.au/rates**

Direct debits will occur automatically each year unless you opt out by informing City of Melbourne in writing. Further information at **melbourne.vic.gov.au/rates**

SAVE PAPER

Save paper and get your rates notice by email. Visit **melbourne.vic.gov.au/rates** and have your rates notice with you.

Important information

State government rates cap

We've complied with the Victorian Government's rates cap of 1.75 per cent. The cap applies to the total annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

(i) the valuation of your property relative to the valuation of other properties in the municipal district;
(ii) the application of any differential rate by Council;
(iii) the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

For more information visit **delwp.vic.gov.au/fairgorates**

*Interest penalties for late payment

Penalty interest on any arrears of rates and charges will continue to accrue. Interest will be calculated from the date when each quarterly instalment was due, irrespective of whether or not a ratepayer has chosen to pay by the instalment or lump sum option.

Objection to valuation

If you are aggrieved by the valuation of your property and wish to discuss the values, or need a prescribed form to lodge a formal objection, visit **melbourne.vic.gov.au/valuations** or call 03 9658 9658. The prescribed form must be completed and lodged with the City of Melbourne within two (2) months from the date of issue on the front of this notice.

Valuation objections will be processed by the Valuer General Victoria.

You must pay your rates as assessed on this notice by the dates outlined pending the outcome of any objection.

The valuations shown on this notice may be used by other authorities for the purpose of a rate or tax.

Appeal against rates

If you are aggrieved by any rate or charge, or by anything included or excluded from the rates or charge, other than in respect of the assessment of the value, you may appeal to the county court for a review of the rate or charge.

Review of differential rating

If you're an owner or occupier of land whose interests are affected by a decision of the Council to classify or not to classify that land as being for a particular type or class for differential rating purposes, you may apply to VCAT for review of the decision.

Valuation definitions

Site value is the value of the land.

NAV (Net Annual Value) residential is 5 per cent of the capital improved value.

NAV non-residential is approximately the annual net rental value of the property.

CIV (Capital Improved Value) is the total market value of the land plus buildings and improvements.

AVPCC - Australian Valuation Property Classification Code.

Objection to Fire Services Property Levy

If you disagree with the valuation or Australian Valuation Property Classification Code (AVPCC) you can call us on 03 9658 9658. If you're the owner of the land you may apply for a waiver, deferral or concession in respect of the leviable land under s.27 of the *Fire Services Property Levy Act 2012* for rateable land and s.28 for non-rateable residential land.

Pensioner concessions

If you are a pensioner and have a current concession card issued by Centrelink or the Department of Veteran Affairs, you may be eligible for a rate rebate on your principal place of residence.

For more information on pensioner concessions visit **melbourne.vic.gov.au/rates** or phone 03 9658 9658.

Privacy Statement

The City of Melbourne collects your personal property information for the purposes of issuing and collecting municipal rates as well as compiling the electoral roll for Council elections. Your information may also be disclosed to other government agencies (regarding works that may affect you or your property) or debt collection agencies (where rates remain unpaid). Read our Privacy Policy at **melbourne.vic.gov.au**

You can change your property information by calling us at 03 9658 9658.

Waste Charge

We have itemised the Waste Charge on rates notices this year to provide you with a clear picture of waste costs.

This brings City of Melbourne in line with more than 90 per cent of other Victorian councils, as we move towards a fairer, more transparent model.

The Waste Charge allows Council to recover costs for waste services. It is audited by the Essential Services Commission and does not generate additional revenue

Residential ratepayers
A waste collection charge of $378 applies to residential properties valued above the median price of $505,000. A concessional rate of $150 applies to lower valued properties.

Commercial ratepayers
A public realm waste charge is applied to commercial properties using the Capital Improved Value (CIV), which is a rate-in-the-dollar calculation according to an individual property's value.

Public realm waste charge includes services that keep our city clean, such as street cleaning, dumped rubbish and public litter bin collection services.

Further information on your rates and the waste charge can be found here: on our website: **melbourne.vic.gov.au/rates**

South East Water

Payments (Visa/MasterCard) & account balances:
southeastwater.com.au or call 1300 659 658
Account enquiries:
southeastwater.com.au/enquiries or call 131 851
Mon-Fri 8am to 6pm
Faults and emergencies (24/7):
live.southeastwater.com.au or call 132 812
Interpreter service:
For all languages 9209 0130
TTY users 133 677 (ask for 131 851)

SUILISTIAWATI SUPRAPTO & ANGTAWAN ANGGAD
C/O:VANTAGE POINT REALTY
SE 307 2 QUEEN ST
MELBOURNE VIC 3000

Account number: 25412193
Date due: 18 May 2023

Last bill		Payments received		Balance	Current charges	Total due
$138.20	–	$0.00	=	$138.20	+ $140.25	$278.45

Your account breakdown

Issue date	01 May 2023
Property	Unit 3602 118 Kavanagh Street SOUTHBANK VIC 3006
Property reference	08C//03432/02049
Last bill	$138.20
Payment received	$0.00
Balance brought forward	$138.20
Our charges (no GST)	$112.87
Other authorities' charges (no GST)	$27.42
Total due	**$278.45**

Your snapshot

Average daily cost **$1.24**

Payment options

Direct debit
Set up payments at **southeastwater.com.au/paymybill**

BPAY® (Up to $20,000)
Biller code: **24208** Ref: **1002 5412 1900 003**

Credit card
Pay by Visa or MasterCard at
southeastwater.com.au/paymybill
or call 1300 659 658.

EFT (Electronic Funds Transfer)
BSB: **033-874** Account number: **25412193**
Account name: **South East Water Corporation**

Postbillpay
BillpayCode: 0361 Ref: **1002 5412 1900 003**
Call 131 816 Visit: postbillpay.com.au
Or visit an Australia Post store.

Centrepay
Use Centrepay to make regular deductions from your Centrelink payment. Go to **servicesaustralia.gov.au/centrepay**

Property ref: 08C//03432/02049
UNIT 3602 118 KAVANAGH STREET
SOUTHBANK VIC 3006

*361 100254121900003

PN08C

Total due:	$278.45
Account number:	25412193
Date paid:	
Receipt number:	

+00000025412193> +009124+ <0000000000> <0000027845> +444+

Our charges

Service charges	For period 01/04/23 to 30/06/23
Water service charge	$20.93
Sewerage service charge	$91.94
Total service charges	**$112.87**
Our charges	**$112.87**

Other authorities' charges

Waterways and Drainage charge 01/04/23 to 30/06/23	$27.42
Total other authorities	**$27.42**
Total current charges	**$140.25**

Our charges explained

Our charges cover the costs involved with delivering clean, safe water and safely removing and treating sewage for 1.87 million Melburnians. For more details about our charges, see **southeastwater.com.au/residentialprices**

Other authorities' charges

Waterways and drainage charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. For details, see **melbournewater.com.au**. The charge is for **01/04/23 to 30/06/23**.

Additional information

Payment assistance

We have a range of payment solutions to help manage your bill. From payment plans to government assistance or more time to pay, find a solution to suit you at **southeastwater.com.au/paymentsupport**

Our service guarantees

Learn about your rights and responsibilities as a South East Water customer including our customer and privacy charters at **southeastwater.com.au/policies**

Making bill payments a little easier

Explore your payment options.

Visit southeastwater.online/assistance



South East Water Corporation
ABN 89 066 902 547
101 Wells Street Frankston VIC 3199
PO Box 2268 Seaford VIC 3198 Australia

CHUBB®

Certificate of Currency

Insured:	OC647246
Policy Number:	93210809
Policy Period:	From: 4PM on 1/04/2023 To: 4PM on 1/04/2024
Particulars Of Insurance:	Residential Strata Insurance
Location:	110 - 120 Kavanagh Street and 15 - 19 Balston Street, Southbank VIC 3006
Sum Insured:	
Building & Common property	$184,325,000
Temporary Accommodation and Loss of Rent	$27,648,750
Catastrophe Extension and Owners Improvements	$27,375,000
First Loss Terrorism	Not Insured
General Liability	$20,000,000
Crime Insurance	$100,000
Machinery Breakdown	$250,000
Management Committee Liability	$10,000,000
Voluntary Workers (in the aggregate any one period)	$500,000
Voluntary Workers (per volunteer)	$200,000
Professional Expenses (in the aggregate any one period)	$30,000
Appeal Expenses (in the aggregate any one period)	$150,000
Chubb Proportion:	100%
Date:	01 April 2023

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All the values on this Certificate of Currency are correct as at 01 April 2023 and may only be subject to change within the Policy Period by written agreement between the Insurer and the Insured.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made.

The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.



Chun Hou Lee | **Chubb Insurance Australia Limited**
Strata Underwriter VIC

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OWNERS CORPORATION CERTIFICATE

Owners Corporations Act 2006, s.151 Owners Corporations Act 2006, Owners Corporations Regulations 2018

As at 11th July 2023

1. OWNERS CORPORATION DETAILS

Plan Number: 647246H

Address of Plan: 118 Kavanagh Street Southbank Victoria 3006

Lot Number this statement relates to: 3602

Unit Number this statement relates to: 3602

Postal Address: Level 50, 120 Collins Street
Melbourne Victoria 3000

2. CERTIFICATE DETAILS

Vendor: Sulistiawati Suprapto & Angtawan Anggadiwirja

Postal Address for Lot 3602: Jln Excalibur 27 Tamn Britania LIPPO KARAWACI UTARA
TANGERANG Indonesia

Purchaser:

Person requesting Certificate: Easy Link Settlement 1

Reference:

Address:

Fax:

E-mail:

3. CURRENT ANNUAL LEVY FEES FOR LOT 3602

ADMINISTRATIVE FUND

The annual administrative levy fees for Lot 3602 are **3,354.72 per annum** commencing on 1 May 2023.
Levies for this plan are raised over **4 periods**

Period	Amount	Due Date	Status
01/05/23 to 31/07/23	838.68	01/05/23	Issued
01/08/23 to 31/10/23	838.68	01/08/23	Issued
01/11/23 to 31/01/24	838.68	01/11/23	To be Issued
01/02/24 to 30/04/24	838.68	01/02/24	To be Issued

Maintenance Fund

The annual maintenance levy fees for Lot 3602 are **1,054.10 per annum** commencing on 1 May 2023.
Levies for this plan are raised over **4 periods**

Period	Amount	Due Date	Status
01/05/23 to 31/07/23	239.57	01/05/23	Issued
01/08/23 to 31/10/23	271.51	01/08/23	Issued
01/11/23 to 31/01/24	271.51	01/11/23	To be Issued
01/02/24 to 30/04/24	271.51	01/02/24	To be Issued

4. CURRENT LEVY POSITION FOR LOT 3602

Fund	Balance		Paid To
Administrative	$5,785.59 DR	*	
Maintenance Fund	$1,188.46 DR	*	31 July 2022
BALANCE	**$6,974.05 DR**	*	

* These amounts include penalty interest for outstanding levies.

5. SPECIAL LEVIES

There are currently no special levy fees due for Lot 3602.

6. OTHER CHARGES

The following charges are payable by Lot 3602 for work the owners corporation has performed or is about to perform or for some other act that incurs an additional charge:

Purpose	Amount	Due Date	Date Paid (if any)
Lot 3602 Level 1	16.50	17/05/23	Issued
Lot 3602 Level 2	55.00	15/06/23	Issued

7. FUNDS HELD BY OWNERS CORPORATION

The owners corporation holds the following funds as at 11 July 2023:

Account / Fund	Amount
Administrative Fund	665,392.95
Maintenance Fund	110,320.44
Investment Account	750,000.00
TOTAL FUNDS HELD AS AT 11 JULY 2023	**$1,525,713.39**

8. INSURANCE

The owners corporation currently has the following insurance cover in place:

9. CONTINGENT LIABILITIES

The owners corporation has no contingent liabilities arising from legal proceedings not otherwise shown or budgeted for in items 3, 5 or 6 above.

10. CONTRACTS OR AGREEMENTS AFFECTING COMMON PROPERTY

The owners corporation has not or do not intend in the foreseeable future to enter into any contracts affecting the common property.

11. AUTHORITIES OR DEALINGS AFFECTING COMMON PROPERTY

The owners corporation has not granted any authorities or dealings affecting the common property.

12. AGREEMENTS TO PROVIDE SERVICES

The owners corporation has not made any agreements to provide services to lot owners and occupiers or the general public for a fee.

13. NOTICES OR ORDERS

The owners corporation currently has no orders or notices served in the last 12 months that have not been satisfied.

14. CURRENT OR FUTURE PROCEEDINGS

The owners corporation is not currently a party to any proceedings or is aware of any circumstances which may give rise to proceedings.

15. APPOINTMENT OF AN ADMINISTRATOR

The owners corporation is not aware of an application or a proposal for the appointment of an administrator.

16. PROFESSIONAL MANAGER DETAILS

Name of Manager:	Stratagised Concepts Group
ABN / ACN:	606 970 718
Address of Manager:	Level 50, 120 Collins Street Melbourne Victoria 3000
Telephone:	03 8459 2193
Facsimile:	
E-mail Address:	admin@stratagised.com.au

17. ADDITIONAL INFORMATION

Nil.

SIGNING

The common seal of Plan No. 647246H, was affixed and witnessed by and in the presence of the registered manager in accordance with Section 20(1) and Section 21(2A) of the Owners Corporations Act 2006.

Common Seal
of Owners Corporation

Liam Wilson

Registered Manager

Full name: Ablo Jalloh
Company: Stratagised Concepts Group
Address of registered office: Level 50, 120 Collins Street
Melbourne Victoria 3000

11/07/2023

Date

STRATAGISED CONCEPTS GROUP
COMPREHENSIVE UNCOMPROMISED ASSET MANAGEMENT
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www.stratagised.com.au

Easy Link Settlement 1

11th July 2023

Dear Easy Link Settlement 1

Re: OWNERS CORPORATION CERTIFICATE - LOT 3602, PLAN NO. 647246H

In response to your request, we now attach an Owners Corporation Certificate for Lot 3602 in Plan No. 647246H dated 11th July 2023. This certificate is intended for use for the purpose of section 151 of the *Owners Corporations Act 2006 (*"**Act**").

Pursuant to section 151(4)(b) of the Act, we also attach the following:

(a) A copy of the Rules for this Owners Corporation;

(b) A statement of advice and information for prospective purchasers of a strata title lot in Victoria in accordance with Regulation 17 of the *Owners Corporations Regulations 2018*; and

(c) A copy of the minutes of the last annual general meeting of the Owners Corporation showing all resolutions passed at that meeting.

Please note that if you require any further information on the matters reported in the attached Owners Corporation Certificate, you may inspect a copy of the Owners Corporation Register in accordance with section 150 of the Act. An inspection of the Register must be booked in advance by contacting our office during business hours or via email at admin@stratagised.com.au. Please note the inspection of the Register may require the payment of a fee.

Yours faithfully

Liam Wilson

Registered Manager

Full name: Ablo Jalloh
Company: Stratagised Concepts Group
Address of registered office: Level 50, 120 Collins Street
Melbourne Victoria 3000

11/07/2023

Date

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Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the owners corporation or the documents you have received from the owners corporation, you should seek expert advice.

Model rules for an owners corporation

1. Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

2. Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

3. Management and administration

3.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

(7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

(3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.

(4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.

(5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

(2) The party making the complaint must prepare a written statement in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

(5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.

(6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.

(6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.

(6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the *Owners Corporations Act 2006*.

(8) This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.

STRATAGISED CONCEPTS GROUP
COMPREHENSIVE UNCOMPROMISED ASSET MANAGEMENT

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www.stratagised.com.au

ANNUAL GENERAL MEETING MINUTES: OWNERS CORPORATION PLAN NO 647246H

DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne, VIC 3000



EPIC APARTMENTS OC PLAN NO 647246H.

118 KAVANAGH STREET, SOUTHBANK

ANNUAL GENERAL MEETING MINUTES

MEETING HELD ON JUNE 9, 2023, AT 6:00PM

MEETING VENUE:

The Boardroom

at Level 50, 120 Collins Street, Melbourne VIC 3000

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ANNUAL GENERAL MEETING MINUTES: OWNERS CORPORATION PLAN NO 647246H

DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne VIC 3000

MATTERS CONSIDERED

PROCEDURAL ITEMS

1. CHAIRPERSON OF THE MEETING
2. ATTENDANCE RECORD
3. PROXIES & APOLOGIES
4. QUORUM

AGENDA MOTIONS TO CONSIDER

1. CONFIRMATION PREVIOUS MINUTES
2. ACCEPTANCE OF REPORTS
3. AUDITED FINANCIAL STATEMENTS
4. APPROVAL OF AUDITOR
5. APPROVAL OF ANNUAL BUDGETS
6. APPROVAL OF ANNUAL FEES
7. CONFIRMATION OF INSURANCE COVER
8. DEBT COLLECTION PROCEDURES
9. INTEREST ON LATE FEES
10. ESSENTIAL SAFETY MEASURES
11. VCAT PROCEEDINGS - LOT 304
12. ELECTION OF COMMITTEE
13. GENERAL BUSINESS

    NEXT MEETING

    CLOSURE

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DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne VIC 3000

Chairperson: Ablo Jalloh was appointed to chair the meeting which started at 6:00pm.

Attendance Record:	Members Name	Lot number	Present
	Magarete Thambyraja	3	In person
	Joonwook Hyun	207	In person
	Kristianto Iskander	209	In person
	Gerhard Oliver Doss	304	In person
	Lanny Soputro & Frenkie Natawidjaja	802	In person
	Min Taek Jin	909	In person
	Yoke Nan Ong & Weng Fai Hooi	1009	In person
	Brian Marantelli	1100	In person
	My-Nhan Nguyen	1208	In person
	Melvin Sheng Piau Lee	1401	In person
	John Archibald	1409	In person
	Bing Cai	1410	In person
	Siew Kai Lee & Poh Boey Lim	1602	In person
	Mukbul Ahmed	1709	In person
	Yun Ju Song	2102	In person

Proxies:	Members Name	Lot number	Present
	Marsha Yamshikova to Kristianto Iskander	204	By proxy
	Pok Ho Ng to Yun Chin (Ken)	305	By proxy
	Vahid Taslimi to Brian Marantelli	404	By proxy
	Jera Martinez to Gautam Blue	808	In person
	Kayram Boussan to Kristianto Iskander	803	By proxy
	Yingni Xiang to Yun Chin (Ken)	1010	By proxy
	Min Taek Jin to Yun Chin (Ken)	909	By proxy
	Vikas Prakash to Gautam Blue	1000	By proxy
	Anton Lesar to Brian Maratelli	1109	By proxy

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DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne VIC 3000

	Dennis Krishnan to Joonwook Hyun	1610	By proxy
	Wijay Trading to Gautam Blue	2404	By proxy
	Satyam Kashyap to Gautam Blue	2806	By proxy
	Shi Hai Wang to Gautam Blue	2906	By proxy

Apologies:	Members Name	Lot number	Present
	- Nil	-	-

Managers	Managers Name
	Ablo Jalloh, Stratagised Concepts Group

Quorum:	Present/Not Present
15 members were in attendance: *13 members were represented by Proxy.* *28 in total were represented.* *3 were unfinancial.*	A quorum was declared to be present as only 28 of the 420 members were present either in person or by proxy, which is less than the 50% required to form a quorum. • A meeting which does not form a quorum requires minutes to be distributed to all lot owners as interim minutes with all resolutions reported as interim resolution within 14 days of the meeting. • The legislation requires 50% of members to be in attendance either in person or by proxy to form a quorum. • 25% of member who are not present in person or by proxy may disagree with the interim resolutions of the meeting within 28 days. • If 25% of members not in attendance disagree in writing with the interim resolutions contained in the minutes within 28 days, a special general meeting must be convened to reconsider all motions.

ALL MOTIONS CONSIDERED ARE DEEMED PASSED UNLESS OTHERWISE INDICATED

MOTION	1. CONFIRMATION OF PREVIOUS MEETING MINUTES		
Procedural Motion *Ordinary Resolution*	That the Owners Corporation resolve to confirm the minutes of the Annual General Meeting held on the 23rd, of February 2022 as a true and correct record of the proceedings at that meeting.		
RESOLUTION:	**Passed**	**Without Objections**	**VOTES:** Yes - 25 No - 0 Abstain - 0

MOTION	2. ACCEPTANCE OF REPORTS		
Statutory Motion *Ordinary Resolution*	That the Owners Corporation resolve to receive and adopt the attached Management and committee reports in compliance with the Owners Corporations Act 2006.		
RESOLUTION:	**Passed**	**Without Objections**	**VOTES:** Yes - 25 No - 0 Abstain - 0

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ANNUAL GENERAL MEETING MINUTES: OWNERS CORPORATION PLAN NO 647246H

DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne VIC 3000

MOTION	3. FINANCIAL STATEMENT SUMMARY: 01/05/2020 to 30/04/2023
Statutory Motion Ordinary Resolution	That the Owners Corporation resolve to receive and adopt the attached audited Financial Statement for the period starting May 1, 2022, and ending April 30, 2023, and summarised below:

Financial Summary	2020-2021	2021-2022	2022-2023
Admin. Fund Opening Balances – May 1	**$151,563.96**	**$313,207.28**	**$353,084.87**
+ Plus, Funds Received during period	$1,285,572.26	$1,279,750.69	$1,364,845.36
- Less expenses during period	($1,123,928.94)	($1,239,873.10)	($1,263,881.71)
Admin. Fund Closing Balances – April 30	**$313,207.28**	**$353,084.87**	**$454,048.52**
Maint. Fund Opening Balances – May 1	**313,846.73**	**$256,493.10**	**$331,474.90**
+ Plus, Funds Received during period	$96,537.08	$96,296.93	$524,960.35
- Less expenses during period	($153,890.71)	($21,315.13)	($135,240.49)
Maint. Fund Closing Balances – April 30	**$256,493.10**	**$331,474.90**	**$721,194.76**
- Arrears during at end of period	$57,146.67	$34,107.05	$29,689.87
Total Combined Fund Balances – April 30	**$569,700.39**	**$684,559.77**	**$1,175,243.28**

RESOLUTION:	Passed	With Objections	VOTES: Yes - 20 No - 5 Abstain - 0

MOTION	4. FINANCIAL AUDIT: 01/05/2023 to 30/04/2024
Statutory Motion Ordinary Resolution	That the Owners Corporation resolve to authorise the Financial Statement for the period starting on 1, May 2023 and ending on 30, April 2024 to be audited prior to the next AGM.

RESOLUTION:	Passed	Without Objections	VOTES: Yes - 25 No - 0 Abstain - 0

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ANNUAL GENERAL MEETING MINUTES: OWNERS CORPORATION PLAN NO 647246H

DATE: 09.06.2023 **TIME:** 6:00pm **VENUE:** Level 50, 120 Collins Street, Melbourne VIC 3000

MOTION | **5. APPROVAL OF ANNUAL BUDGET: 01/05/2023 to 30/04/2024**

Statutory Motion
Ordinary Resolution

That the Owners Corporation resolve to confirm the approved Annual spending Budget for the period starting on 1 May 2023 and ending on 30 April 2024 as summarised in the table below:

Budget summary	2021-2022	2022-2023	2023-2024
Administrative Fund Budget	$1,275,660.00	$1,227,000.00	$1,273,000.00
Maintenance Fund Budget	$96,295.00	$300,000.00	$400,000.00
Adjustment Levy	$0.00	$135,567.00	0.00
Total Combined Fund Budget	**$1,371,995.00**	**$1,662,567.00**	**$1,673,000.00**

***NOTE:** The Owners corporation raised a **special adjustment levy of $135,567.00** in the first quarter of last financial year which will not be raised this year. This amount when added to last year's budget and fees means that the budget and fees **increase this year is only 0.63%**.

RESOLUTION: **Passed** **With Objections** **VOTES:** Yes - 17 No - 8 Abstain - 0

MOTION | **6. APPROVAL OF ANNUAL FEES: 01/05/2023 to 30/04/2024**

Statutory Motion
Ordinary Resolution

That the Owners Corporation resolve to approve the annual budget for the FY 01/05/2023 to 30/04/2024 and authorise fees to be issued in accordance with Section 23 (1) of the Owners Corporations Act of 2006 as summarised in the table below:

Fee summary	Admin Fund	Maint. Fund	Totals
Q1 - 01.05.2023 to 31.07.2023	$318,250.00	$100,000.00	$418,250.00
Q2 - 01.08.2023 to 31.10.2023	$318,250.00	$100,000.00	$418,250.00
Q3 - 01.11.2023 to 31.01.2024	$318,250.00	$100,000.00	$418,250.00
Q4 - 01.02.2024 to 30.04.2024	$318,250.00	$100,000.00	$418,250.00
Combined Fund Fees	**$1,273,000.00**	**$400,000.00**	**$1,673,000.00**

Further that fees are approved to be collected quarterly in advance in four instalments on the 1st of May, August, November, and February each year which is authorised to continue at the same rate until changed by a resolution of the Owners Corporation.

RESOLUTION: **Passed** **With Objections** **VOTES:** Yes - 17 No - 8 Abstain - 0

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ANNUAL GENERAL MEETING MINUTES: OWNERS CORPORATION PLAN NO 647246H

DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne VIC 3000

MOTION	7. CONFIRMATION OF INSURANCE
Procedural Motion *Ordinary Resolution*	That the Owners Corporation resolve to confirm the current building insurance summarised in the table below and authorise the manager to obtain renewal quotes from Whitbread Insurance Brokers and renew the policy in consultation with the committee. To further confirm that delivery of Insurance Policy Product Disclosure Statement (PDS) and manager's Financial Services Guide (FSG) to the committee at the time of renewal which are available for review by members at any time upon request.

INSURER:	CHUBB	POLICY NUMBER:	93210809		
Policy period		**01/04/2023 to 01/04/2024**		**Excess**	
Building & Common property		$182,500,000		$5,000	
Catastrophe		$27,375,000		$5,000	
Common Area Contents		$1,825,000		$5,000	
General Public Liability		$20,000,000		$5,000	
Temporary Accommodation		$27,375,000		$5,000	
Lot Owners Improvements		$250,000		$5,000	
Machinery Breakdown		$100,000		$5,000	
Management Committee Liability		$10,000,000		$5,000	
Voluntary Workers		$200,000/$2,000		$5,000	
Fidelity Guarantee		$100,000		$5,000	
Legal Expenses and Appeal		$150,000		$5,000	
Building Replacement Value	2018-2023	$171,541,629	2023	$182,500,000	
Insurance Premium	2022	$158,812	2023	$181,735	

***NOTE:** - Private contents and landlord insurance are not included in the strata policy and should be covered individually. The Strata Policy only covers the building structure, fixtures, and fittings against accidental damage, malicious damage or vandalism, and damage by nature.

RESOLUTION:	Passed	Without Objections	VOTES: Yes - 25	No - 0	Abstain - 0

ANNUAL GENERAL MEETING MINUTES: OWNERS CORPORATION PLAN NO 647246H

DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne VIC 3000

MOTION | **8. DEBT RECOVERY PROCEDURES**

Procedural Motion
Ordinary Resolution

That the Owners Corporation resolve to authorise the manager to recover as a debt all unpaid fees and charges incurred by the Owners Corporation.
The manager is authorised to initiate recovery action or issue debt collection proceedings for all unpaid fees and charges or refer such fees and charges to a collection agency for recovery action. Debt collection and legal costs are to be recovered from the owners being pursued for a debt.

Step	Timeline	Action	Cost
1	7 days after due date	Reminder Notice/Phone/Email	$27.50
2	14 days after due date	Reminder Notice/Phone/Email	$55.00
3	28 days after due date	Reminder Notice/Phone/Email	Agency Fees

RESOLUTION: **Passed** **Without Objections** **VOTES:** Yes - 25 No - 0 Abstain - 0

MOTION | **9. ESSENTIAL SAFETY MEASURES**

Procedural Motion
Ordinary Resolution

That the Owners Corporation resolve to authorise the management team in consultations with the committee, to review and act on its mandatory responsibilities relative to the fire services and essential safety regulations, in accordance with the Victorian Building Regulations 2006 & OHS Act 2004.

RESOLUTION: **Passed** **Without Objections** **VOTES:** Yes - 25 No - 0 Abstain - 0

MOTION | **10. INTEREST ON LATE FEES**

Procedural Motion
Ordinary Resolution

That the Owners Corporation resolve to confirm that a 10% interest will be charge as penalty interest for levy arrears in accordance with Part 3 section 69 of the Owners Corporations Act 2006.

RESOLUTION: **Passed** **Without Objections** **VOTES:** Yes - 25 No - 0 Abstain - 0

MOTION | **11. PENDING LEGAL/VCAT ACTION – LOT 304**

Procedural Motion
Ordinary Resolution

That pursuant to section 151 (xi) of the Owners Corporations Act 2006, which requires disclosure of legal proceedings to which the OC is a party, it is hereby reported therefore, that the owner of Lot 304 has a pending claim against Epic Apartments Owners Corporation SP647246H at VCAT; (VCAT Reference: OC28/2023) for unspecified damages. The matter is scheduled for a compulsory conference on August 8, 2023, the result of which will be reported to the Owners Corporation as required.
RESOLUTION: The Owners Corporation resolved to receive this reported motion as tabled.

RESOLUTION: **Passed** **Without Objections** **VOTES:** Yes - 25 No - 0 Abstain - 0

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ANNUAL GENERAL MEETING MINUTES: OWNERS CORPORATION PLAN NO 647246H

DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne VIC 3000

MOTION — **12. ELECTION OF COMMITTEE**

Statutory Motion
Ordinary Resolution

That the Owners Corporation resolve to election the committee members nominated below and any other eligible members up to a maximum of 7 members as required under the legislation. The delegation of powers to the committee as set out in the Owners Corporations Act 2006 is hereby confirmed.

Name	Lot Number	Membership Details
Joonwook Hyun	207	Member
Kristianto Iskandar	209	Secretary
Vahid Taslimi	404	Member
Gautam Blue	808	Chairman
Yun Chen (Ken)	1010	Member
Brian Marantelli	1100	Member
Mukbul Ahmed	1709	Member

RESOLUTION: **Passed** | **Without Objections** | **VOTES:** Yes - 25 No - 0 Abstain - 0

MOTION — **13. GENERAL BUSINCESS**

The following matters were discussed and approved:

a. It was resolved that going forward the committee will broadcast to members about approved tenders for big-ticket maintenance or building improvement matters.
b. It was resolved that going forward the manager will give all members access to the community portal.

RESOLUTION: **Passed** | **Without Objections** | **VOTES:** Yes - 25 No - 0 Abstain - 0

MEETING CLOSURE:	**9:00pm**
NEXT MEETING:	**TBD**
DATE OF MINUTES:	**14.06.2023**
PREPARED BY: The Strata Manager	Stratagised Concepts Group For and on behalf of the Committee Epic Apartments OC Plan No 647246H

ANNUAL GENERAL MEETING MINUTES: OWNERS CORPORATION PLAN NO 647246H

DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne VIC 3000

MANAGER'S ACTIVITIES REPORT

This report outlines the duties and activities of the Manager and Owners Corporation Manager for the year in accordance with the Owners Corporations Act of 2006.

1. **Administrative Services -** Under this service agreement the Owners Corporation Manager:
   - Maintained the Owners Corporation books and records;
   - Maintained custody of the Owners Corporation Seal;
   - Maintained the Owners Corporation register;
   - Prepared and distributed meeting materials in accordance with the legislation;
   - Organised Owners Corporation meetings in accordance with the legislation;
   - Issued work orders for approved work by the Owners Corporation;
   - Obtained quotes for common property works as approved or directed by the committee;
   - Actioned all decisions and implemented resolutions passed by the Owners Corporation and the committee;
   - Maintained custody of the Owners Corporation contracts;
   - Reviewed and updated essential safety measures records as outlined in the financial statement,
   - Obtained quotes and placed insurance cover for the Owners Corporation as outlined in the financial statement;
   - Managed insurance claims when required as outlined in the financial statement.

2. **Secretarial Services -** Under this service agreement the Owners Corporation Manager:
   - Received all incoming correspondence of the Owners Corporation;
   - Notified the committee and lot owners when necessary of all correspondence;
   - Prepared and distributed all outgoing correspondence on behalf of and at the direction of the committee;
   - Answered all telephone inquiries from the committee, lot owners, agents, tenants and contractors;
   - Facilitated correspondence between members and other interested parties when necessary;
   - Referred disputes and grievances to the committee for consideration and action as outlined below;
   - Issued and distributed breach notices and circulars to owners or residents as required;
   - Prepared and distributed meeting materials including agendas and minutes in accordance with the legislation;
   - Prepared, sealed, and distributed owners Corporation certificates when necessary.

3. **Financial Management: -** Under this service agreement the Owners Corporation Manager:
   - Maintained custody of the Owners corporation bank accounts;
   - Issued fee notices in accordance with resolutions passed by the Owners corporation;
   - Received and managed the Owners corporation funds as outlined in the financial statement;
   - Issued reminder notices for unpaid fee;
   - Implemented and managed a debt recover procedure as outlined in the financial statement;
   - Managed the Owners Corporation funds in accordance with the legislation;
   - Paid the owners corporation bills for work carried out on the common property as outlined in the financial statement;
   - Reconciled and balanced the Owners Corporation accounts as outlined in the financial statement;
   - Prepared and lodged an annual tax return as outlined in the financial statement;
   - Reversed interest and late fees as outlined in the financial statement;
   - Prepared an annual financial statement and budget for confirmation and approval at the AGM.

4. **Legislative & Compliance consulting:** – Under this service agreement the Owners Corporation Manager:
   - Provides legislative advice to the clients and other stake holders;

- Provides legislative compliance advice to the clients and other stake holders;
- Establishes and maintain fire safety, OH&S and insurance compliance procedures;
- Establishes and maintain legislation and rules compliance procedures;
- Establishes and maintain insurance compliance procedures;
- Establishes a Certification procedure for the engagement of qualified, licensed and insured contractors;
- Provides disclosure and financial statements and statutory certificates;
- Provides insurance certificates of currency.

5. Legal actions and Grievance management:

- The Owners Corporation manager reports that there is currently no legal action or action between the Owners Corporation and any lot owners or other private entities or individuals.

6. Repair and maintenance:

- **Owners Corporation:** - The Owners Corporation is responsible for the repair and maintenance of the common and shared property.
- **Lot Owner:** -The individual lot owners are responsible for the repair and maintenance of their individual and private lots.

7. Building Insurance:

- The Owners Corporation insurance policy covers the building including the structural walls, internal walls, ceilings, entry doors, windows, and all fixtures, fittings, and cabinets inside the units.
- This insurance also includes common grounds public liability and relocation costs should residents need to move out during a claim.
- The Owners Corporation insurance only covers the building against accidental damage, malicious damage or vandalism and damage by nature or natural disaster.
- The Owners Corporation insurance does not cover repairs and maintenance to the common property or any of the individual lots.
- The Owners Corporation insurance does not include any personal contents or landlord and rental insurance.

8. Managers Professional Indemnity Details

- **Insurers:** CHUBB INSURANCE
- **Limit:** $5,000,000
- **Policy effective date:** 30th March 2023
- **Policy expiration date:** 30th March 2024

Stratagised Concepts Group Pty Ltd is an Authorised agent of Whitbread Insurance Brokers responsible for the following:

- Complete proposal forms for Owners Corporation
- Follow up risk recommendations/improvements made by underwriters
- Obtain quotes and follow up implementation of risk improvement recommendations
- Obtain valuation of property for insurance purposes as required
- In the event, complete claim documentation for any claims as they arise
- Appoint contractors subject to insurance company approval
- Conduct meetings with assessors on site as required and follow up on settlement of claims
- Provide advice, lodge when required and monitor progress of claims
- Respond to insurance queries from lot owners, agents, tenants, contractors, and buyers

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ANNUAL GENERAL MEETING MINUTES: OWNERS CORPORATION PLAN NO 647246H

DATE:	09.06.2023	TIME:	6:00pm	VENUE:	Level 50, 120 Collins Street, Melbourne VIC 3000

Owners Corporation managers who are authorised agents of an insurance broker, provide financial services advice relative to insurance cover on behalf of the broker. Such managers are required by law to undertake annual financial services training and obtain certification in order to provide this advice. It is due to this training that the manager is allowed under the Financial Services Act to provide insurance advice, handle insurance queries and insurance claims.
Whitbread Insurance Brokers will pay Stratagised Concepts Group as its authorised agent, a percentage of the brokerage fee which ranges between 0% and 20% of the base premium to cover services provided by Stratagised Concepts Group on behalf of the broker which will otherwise have to be provided by the broker.

Stratagised Concepts Group would like to recognise and appreciate Members of the Committee, for their time, effort, and assistance in directing the Manager to administer the affairs of the Owners Corporation during the past year.

Ablo Jalloh
Owners Corporation Manager.

ANNUAL FINANCIAL STATEMENTS

For the period 1 May 2022 to 30 April 2023

Prepared For

Epic Apartments 647246H

Plan No. 647246H

118 Kavanagh Street
Southbank
Victoria 3006

Manager
Ablo Jalloh
Stratagised Concepts Group

Printed
10 May 2023

Audit completed 17/05/2023 by K&K

Balance Sheet

Administrative & Maintenance Fund

Owners Corporation for Plan No. 647246H

As at 30th April 2023

118 Kavanagh Street Southbank Victoria 3006

ABN/ACN 35 565 805 038

Assets		**2023**	**2022**
Cash		699,378.36	907,554.52
Investment Account	Note 9	750,000.00	0.00
Accounts Receivable	Note 10	3,707.61	13,347.05
Levies in Arrears	Note 11	29,689.87	34,107.05
GST Asset		0.00	4,478.83
	Total Assets	**$ 1,482,775.84**	**$ 959,487.45**
Liabilities			
Levies in Advance	Note 13	276,236.10	0.00
Accounts Payable Liability	Note 14	3,846.59	0.00
Unallocated Monies Received	Note 12	19,467.50	274,927.68
GST Liability		7,982.37	0.00
	Total Liabilities	**$ 307,532.56**	**$ 274,927.68**
	Net Assets	**$ 1,175,243.28**	**$ 684,559.77**
Equity			
Administrative Fund		454,048.52	353,084.87
Maintenance Fund		721,194.76	331,474.90
	Total Equity	**$ 1,175,243.28**	**$ 684,559.77**

Audit completed 17/05/2023 by K&K

Income	Actuals 01/05/22 30/04/23	Budget 01/05/22 30/04/23	Variance $ 01/05/22 30/04/23	Variance % 01/05/22 30/04/23
Levies - Breach notices	788.55	2,500.00	(1,711.45)	(68)
Levies - Debt recovery costs	11,710.00	12,000.00	(290.00)	(2)
Levies - Keys, Swipes & Remotes	9,446.81	0.00	9,446.81	100
Levies - Levy	(27.34)	0.00	(27.34)	100
Levies - Levy previous manager	0.00	315,546.75	(315,546.75)	(100)
Levies - normal	1,202,329.94	896,953.25	305,376.69	34
Levies - other	1,940.96	0.00	1,940.96	100
Levies - special	135,567.00	0.00	135,567.00	100
Mutual Revenue - penalty interest	2,255.88	0.00	2,255.88	100
Sundry Revenue - other	833.56	0.00	833.56	100
Total Administrative Fund Income	**1,364,845.36**	**1,227,000.00**	**137,845.36**	**11**

Expenditure

Accountant - audit fees	4,300.00	4,500.00	200.00	4
Bank Fees & Charges	1,867.37	2,000.00	132.63	7
Building Management	57,459.98	57,596.00	136.02	0
Building Management - Auto Doors	504.60	1,000.00	495.40	50
Building Management - Essential Services	13,770.63	14,000.00	229.37	2
Building Management - IT/TV Equipment	1,718.82	2,500.00	781.18	31
Cleaning Service - Bin & presure cleaning	425.00	1,000.00	575.00	58
Cleaning Service - Contract	164,802.16	166,000.00	1,197.84	1
Cleaning Service - Foyer Deodoriser	1,300.00	1,500.00	200.00	13
Cleaning Service - bins, garbage chutes	3,827.39	5,000.00	1,172.61	23
Cleaning Service - windows	14,660.00	15,000.00	340.00	2
Common Property - Contingency costs	17,570.20	19,850.00	2,279.80	11
Common Property - Doors	1,490.00	3,000.00	1,510.00	50
Common Property - R&M Contingency Repairs	10,927.76	30,000.00	19,072.24	64
Common Property - R&M Electrical Repairs	745.21	2,000.00	1,254.79	63
Common Property - R&M Emergency Lights	5,907.51	6,000.00	92.49	2
Common Property - R&M Fire Equipment	11,485.21	15,000.00	3,514.79	23
Common Property - R&M Garage Doors	4,291.25	4,792.00	500.75	10
Common Property - R&M General Repairs	5,846.07	13,000.00	7,153.93	55
Common Property - R&M HVAC Systems	10,191.59	12,000.00	1,808.41	15
Common Property - R&M Plumbing	7,747.42	15,000.00	7,252.58	48
Concierge	294,008.30	295,000.00	991.70	0
Electricity	73,338.58	75,000.00	1,661.42	2
Fire Equipment Contracts - Alarms Monitoring	1,215.00	2,000.00	785.00	39
Fire Equipment Contracts - Contracts	15,404.16	16,000.00	595.84	4
Garden/Lawn Maintenance - Garden Expenses	7,551.05	10,000.00	2,448.95	24
Gas - Usage	9,201.91	10,000.00	798.09	8
Insurance Premiums	181,735.96	190,000.00	8,264.04	4
Insurance Premiums - Excess	0.00	5,000.00	5,000.00	100
Intercom & Security System	0.00	2,000.00	2,000.00	100
Internal Transfer	100,000.00	0.00	(100,000.00)	(100)
Legal Services	0.00	2,000.00	2,000.00	100
Levies - Breach notices	700.00	2,500.00	1,800.00	72
Levies - Debt recovery costs	11,000.00	12,000.00	1,000.00	8

Audit completed 17/05/2023 by K&K

Income and Expenditure Statement (continued) Administrative Fund

Owners Corporation for Plan No. 647246H **1 May 2022 to 30 April 2023**

118 Kavanagh Street Southbank Victoria 3006 **ABN/ACN 35 565 805 038**

Expenditure	Actuals 01/05/22 30/04/23	Budget 01/05/22 30/04/23	Variance $ 01/05/22 30/04/23	Variance % 01/05/22 30/04/23
Levies - normal	1,699.69	0.00	(1,699.69)	(100)
Lifts - Lift Maintenance Contracts	32,769.96	37,000.00	4,230.04	11
Lifts - Lift Maintenance Repairs	4,030.00	5,000.00	970.00	19
Manager - Pre-appointment - Admin Fees	538.93	539.00	0.07	0
Manager - Pre-appointment - Concierge Fees	30,525.00	30,525.00	0	0
Manager - Pre-appointment - OC Fees	5,765.96	5,766.00	0.04	0
Offices - Accounting software	6,500.00	6,500.00	0	0
Offices - Stationery & Supplies	1,436.69	1,500.00	63.31	4
Offices - Telephone/Internet/IT Services	2,871.16	3,500.00	628.84	18
Pest Control Services	0.00	1,000.00	1,000.00	100
Plumbing Maintenance	5,195.36	10,000.00	4,804.64	48
Pool Maintenance - Contracts	5,071.92	8,000.00	2,928.08	37
Pool Maintenance - Repairs	9,270.35	10,000.00	729.65	7
Pool Maintenance - chemicals	1,630.78	2,000.00	369.22	18
Pumps & Motor Maintenance	1,468.00	4,000.00	2,532.00	63
Security Services - Access/Control & CCTV system	4,430.00	7,000.00	2,570.00	37
Security Services - static guards	471.26	2,500.00	2,028.74	81
Strata Manager - management fees	57,931.25	62,932.00	5,000.75	8
Taxes, Fees & Charges	1,045.00	2,000.00	955.00	48
Waste Management Services - Rubbish Removal	4,846.57	5,000.00	153.43	3
Water - Usage	51,390.70	55,000.00	3,609.30	7
Total Administrative Fund Expenditure	**1,263,881.71**	**1,272,000.00**	**8,118.29**	**1**
Surplus / Deficit for period	**100,963.65**	**(45,000.00)**		

Summary

Opening Balance as at 1 May 2022	353,084.87
Total Revenue during period	1,364,845.36
Total Expenditure during period	(1,263,881.71)
Administrative Fund balance as at 30 April 2023	**$ 454,048.52**

Audit completed 17/05/2023 by K&K

Income and Expenditure Statement

Maintenance Fund

Owners Corporation for Plan No. 647246H

1 May 2022 to 30 April 2023

118 Kavanagh Street Southbank Victoria 3006

ABN/ACN 35 565 805 038

Income	Actuals 01/05/22 30/04/23	Budget 01/05/22 30/04/23	Variance $ 01/05/22 30/04/23	Variance % 01/05/22 30/04/23
Future Capital Works	6,990.00	0.00	6,990.00	100
Internal Transfer	100,000.00	0.00	100,000.00	100
Investment Transactions - interest received	7,027.40	0.00	7,027.40	100
Levies - Community power rebate	111,211.00	0.00	111,211.00	100
Levies - Levy previous manager	0.00	58,247.71	(58,247.71)	(100)
Levies - normal	299,091.38	241,752.29	57,339.09	24
Mutual Revenue - penalty interest	640.57	0.00	640.57	100
Total Maintenance Fund Income	**524,960.35**	**300,000.00**	**224,960.35**	**75**
Expenditure				
Future Capital Works - Capital improvements	135,240.49	300,000.00	164,759.51	55
Total Maintenance Fund Expenditure	**135,240.49**	**300,000.00**	**164,759.51**	**55**
Surplus / Deficit for period	**389,719.86**	**0**		

Summary

Opening Balance as at 1 May 2022	331,474.90
Total Revenue during period	524,960.35
Total Expenditure during period	(135,240.49)
Maintenance Fund balance as at 30 April 2023	**$ 721,194.76**

Audit completed 17/05/2023 by K&K

Notes To Financial Statements

Owners Corporation for Plan No. 647246H

118 Kavanagh Street Southbank Victoria 3006 **ABN/ACN 35 565 805 038**

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the owners corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the owners corporation manager appropriate to meet the needs of owners. (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption. (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Owners Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Owners Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the owners corporation and is therefore not depreciable. Non-fixed assets that are purchased by the owners corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim contributions issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Investment Account

Detail	Amount
OC Plan No 647246H	750000.00
	$ 750,000.00

Note 10 Accounts Receivable

Detail	Amount
ATO EFT Deposits Trust Account Income tax receivable	2327.05
Macquarie Bank Fee Refund	20.00
Strataware ATT Strata Invoice 1582 over payment	833.56
Lot: 304 Unit: 304 Breach Notice	242.00
Lot: 408 Unit: 408 2X Fob request by owner	10.00
Lot: 1103 Unit: 1103 1X Fob request by agent	55.00
Lot: 1908 Unit: 1908 1X Remote request by agent	110.00

These notes (other than notes added by the owners corporation manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and futher clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants. The accuracy of data used to generate the accounts is the responsibility of the software user.

Audit completed 17/05/2023 by K&K

Detail	Amount
Lot: 2803 Unit: 2803 1X Fob request by agent	55.00
Lot: 3406 Unit: 3406 1X Fob request by owner	55.00
	$ 3,707.61

Note 11 Levies in Arrears - also see note 2

Detail	Amount
Lot: 1304A Unit: 1304A	23.50
Lot: 1700A Unit: 1700A	47.03
Lot: 1603A Unit: 1603A	23.50
Lot: 1701A Unit: 1701A	0.20
Lot: 1803A Unit: 1803A	34.03
Lot: 204 Unit: 204	1126.74
Lot: 3303A Unit: 3303A	34.03
Lot: 3501A Unit: 3501A	34.03
Lot: 7031 Unit: 7031	34.03
Lot: 703A Unit: 703A	34.03
Lot: 803A Unit: 803A	34.03
Lot: 908 Unit: 908	15.77
Lot: 1602 Unit: 1602	0.86
Lot: 1604 Unit: 1604	7.21
Lot: 1709 Unit: 1709	1.25
Lot: 3602 Unit: 3602	4655.18
Lot: 2110 Unit: 2110	0.02
Lot: 2202 Unit: 2202	69.42
Lot: 2308 Unit: 2308	6.99
Lot: 2809 Unit: 2809	165.15
Lot: 2906 Unit: 2906	5786.83
Lot: 2911 Unit: 2911	3915.06
Lot: 3104 Unit: 3104	68.14
Lot: 3106 Unit: 3106	1160.83
Lot: 3107 Unit: 3107	2823.53
Lot: 3205 Unit: 3205	4667.03
Lot: 3304 Unit: 3304	4835.02
Lot: 3400 Unit: 3400	72.59
Lot: 3511 Unit: 3511	8.03
Lot: 711 Unit: 711	5.81
	$ 29,689.87

Note 12 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 6003 Unit: 6003	6.66
Lot: 6005 Unit: 6005	8.71
Lot: 1002A Unit: 1002A	33.33
Lot: 1005A Unit: 1005A	43.66
Lot: 6 Unit: 6	533.49
Lot: 1103A Unit: 1103A	10.32
Lot: 1305A Unit: 1305A	43.66
Lot: 1402A Unit: 1402A	33.33
Lot: 3200A Unit: 3200A	66.68
Lot: 3400A Unit: 3400A	0.53
Lot: 3606A Unit: 3606A	87.31
Lot: 1701A Unit: 1701A	0.20
Lot: 1804A Unit: 1804A	9.88
Lot: 1908A Unit: 1908A	43.48
Lot: 2002A Unit: 2002A	33.33
Lot: 2005A Unit: 2005A	33.33
Lot: 2305A Unit: 2305A	80.00
Lot: 2604A Unit: 2604A	1033.61
Lot: 2703A Unit: 2703A	472.73
Lot: 2802A Unit: 2802A	2.00
Lot: 3104A Unit: 3104A	34.09
Lot: 3210A Unit: 3210A	33.33

Owners Corporation for Plan No. 647246H
118 Kavanagh Street Southbank Victoria 3006 **ABN/ACN 35 565 805 038**

Detail	Amount
Lot: 3505A Unit: 3505A	33.33
Lot: 3702B Unit: 3702B	34.08
Lot: 7015 Unit: 7015	43.92
Lot: 7019 Unit: 7019	33.33
Lot: 7022 Unit: 7022	33.33
Lot: 7029 Unit: 7029	68.16
Lot: 2 Unit: 2	1797.08
Lot: 305 Unit: 305	2.15
Lot: 406 Unit: 406	993.79
Lot: 505 Unit: 505	1085.15
Lot: 808 Unit: 808	2249.47
Lot: 1403 Unit: 1403	178.90
Lot: 1806 Unit: 1806	285.65
Lot: 2107 Unit: 2107	898.54
Lot: 2207 Unit: 2207	898.54
Lot: 2509 Unit: 2509	899.46
Lot: 2600 Unit: 2600	130.00
Lot: 2608 Unit: 2608	247.02
Lot: 2802 Unit: 2802	27.00
Lot: 3108 Unit: 3108	162.97
Lot: 3503 Unit: 3503	2304.28
Lot: E1 Unit: E1	4417.69
	$ 19,467.50

Note 13 Levies in Advance - also see note 2

Detail	Amount
Lot: 5000 Unit: 5000	7.19
Lot: 6002 Unit: 6002	7.19
Lot: 1003A Unit: 1003A	35.95
Lot: 6 Unit: 6	718.83
Lot: 5 Unit: 5	898.54
Lot: 1303A Unit: 1303A	35.95
Lot: 101 Unit: 101	898.54
Lot: 102 Unit: 102	898.54
Lot: 3610A Unit: 3610A	71.88
Lot: 103 Unit: 103	754.76
Lot: 105 Unit: 105	898.54
Lot: 1903A Unit: 1903A	35.95
Lot: 2003A Unit: 2003A	10.32
Lot: 107 Unit: 107	1114.19
Lot: 2103A Unit: 2103A	35.95
Lot: 108 Unit: 108	898.54
Lot: 2303A Unit: 2303A	20.64
Lot: 201 Unit: 201	898.54
Lot: 2403A Unit: 2403A	20.64
Lot: 202 Unit: 202	898.54
Lot: 2503A Unit: 2503A	35.95
Lot: 203 Unit: 203	898.54
Lot: 2703A Unit: 2703A	35.95
Lot: 2803A Unit: 2803A	20.64
Lot: 3008A Unit: 3008A	33.34
Lot: 3301A Unit: 3301A	35.95
Lot: 3403A Unit: 3403A	35.95
Lot: 2100 Unit: 2100	1329.84
Lot: 7000 Unit: 7000	35.95
Lot: 7026 Unit: 7026	10.32
Lot: 7027 Unit: 7027	35.95
Lot: 1 Unit: 1	1078.25
Lot: 2 Unit: 2	898.54
Lot: 903A Unit: 903A	20.64
Lot: 701 Unit: 701	1078.25
Lot: 703 Unit: 703	898.54

Notes To Financial Statements

Owners Corporation for Plan No. 647246H

118 Kavanagh Street Southbank Victoria 3006 **ABN/ACN 35 565 805 038**

Detail	Amount
Lot: 704 Unit: 704	1114.19
Lot: 705 Unit: 705	1114.19
Lot: 708 Unit: 708	1078.25
Lot: 709 Unit: 709	1114.19
Lot: 710 Unit: 710	1114.19
Lot: 305 Unit: 305	1078.25
Lot: 306 Unit: 306	1078.25
Lot: 307 Unit: 307	1114.19
Lot: 308 Unit: 308	315.18
Lot: 309 Unit: 309	1078.25
Lot: 401 Unit: 401	898.54
Lot: 402 Unit: 402	850.06
Lot: 403 Unit: 403	898.54
Lot: 405 Unit: 405	832.93
Lot: 406 Unit: 406	1078.25
Lot: 407 Unit: 407	1193.26
Lot: 408 Unit: 408	898.54
Lot: 409 Unit: 409	1114.19
Lot: 501 Unit: 501	898.54
Lot: 503 Unit: 503	934.48
Lot: 504 Unit: 504	1078.25
Lot: 505 Unit: 505	1078.25
Lot: 506 Unit: 506	1078.25
Lot: 601 Unit: 601	493.51
Lot: 603 Unit: 603	934.48
Lot: 605 Unit: 605	1078.25
Lot: 606 Unit: 606	1078.25
Lot: 607 Unit: 607	7.97
Lot: 800 Unit: 800	475.11
Lot: 801 Unit: 801	1114.19
Lot: 802 Unit: 802	1114.19
Lot: 803 Unit: 803	898.54
Lot: 804 Unit: 804	1114.19
Lot: 805 Unit: 805	1114.19
Lot: 806 Unit: 806	1114.19
Lot: 808 Unit: 808	1114.19
Lot: 809 Unit: 809	1114.19
Lot: 810 Unit: 810	1114.19
Lot: 811 Unit: 811	898.54
Lot: 900 Unit: 900	1293.89
Lot: 901 Unit: 901	1078.25
Lot: 905 Unit: 905	1114.19
Lot: 906 Unit: 906	1114.19
Lot: 907 Unit: 907	898.54
Lot: 909 Unit: 909	1078.25
Lot: 910 Unit: 910	1114.19
Lot: 911 Unit: 911	898.54
Lot: 1001 Unit: 1001	1078.25
Lot: 1003 Unit: 1003	779.69
Lot: 1004 Unit: 1004	1078.25
Lot: 1005 Unit: 1005	1114.19
Lot: 1006 Unit: 1006	1114.19
Lot: 1007 Unit: 1007	898.54
Lot: 1008 Unit: 1008	1114.19
Lot: 1010 Unit: 1010	1114.19
Lot: 1011 Unit: 1011	898.54
Lot: 1100 Unit: 1100	1293.89
Lot: 1101 Unit: 1101	1114.19
Lot: 1102 Unit: 1102	1114.19
Lot: 1103 Unit: 1103	898.54
Lot: 1105 Unit: 1105	127.50
Lot: 1104 Unit: 1104	1114.19

Notes To Financial Statements

Detail	Amount
Lot: 1106 Unit: 1106	1114.19
Lot: 1108 Unit: 1108	1114.19
Lot: 1111 Unit: 1111	898.54
Lot: 1201 Unit: 1201	1114.19
Lot: 1204 Unit: 1204	1078.25
Lot: 1206 Unit: 1206	1114.19
Lot: 1207 Unit: 1207	898.54
Lot: 1210 Unit: 1210	1114.19
Lot: 1211 Unit: 1211	898.54
Lot: 1301 Unit: 1301	1078.25
Lot: 1303 Unit: 1303	898.54
Lot: 1304 Unit: 1304	1114.19
Lot: 1305 Unit: 1305	1114.19
Lot: 1307 Unit: 1307	898.54
Lot: 1309 Unit: 1309	1114.19
Lot: 1402 Unit: 1402	1114.19
Lot: 1403 Unit: 1403	898.54
Lot: 1404 Unit: 1404	1114.19
Lot: 1405 Unit: 1405	1114.19
Lot: 1409 Unit: 1409	1114.19
Lot: 1410 Unit: 1410	1114.19
Lot: 1411 Unit: 1411	934.48
Lot: 1501 Unit: 1501	1114.19
Lot: 1505 Unit: 1505	1114.19
Lot: 1508 Unit: 1508	1114.19
Lot: 1509 Unit: 1509	1114.19
Lot: 1510 Unit: 1510	1114.19
Lot: 1601 Unit: 1601	1114.19
Lot: 1603 Unit: 1603	898.54
Lot: 1605 Unit: 1605	1114.19
Lot: 1606 Unit: 1606	1114.19
Lot: 1608 Unit: 1608	1114.19
Lot: 1610 Unit: 1610	1150.13
Lot: 1701 Unit: 1701	1106.19
Lot: 1703 Unit: 1703	898.54
Lot: 1704 Unit: 1704	1114.19
Lot: 1705 Unit: 1705	1114.19
Lot: 1707 Unit: 1707	898.54
Lot: 1709 Unit: 1709	1.52
Lot: 1710 Unit: 1710	1114.19
Lot: 1801 Unit: 1801	1114.19
Lot: 1804 Unit: 1804	1114.19
Lot: 1805 Unit: 1805	1114.19
Lot: 1806 Unit: 1806	1114.19
Lot: 1807 Unit: 1807	898.54
Lot: 1808 Unit: 1808	1114.19
Lot: 1809 Unit: 1809	1114.19
Lot: 1810 Unit: 1810	1114.19
Lot: 1811 Unit: 1811	898.54
Lot: 1900 Unit: 1900	1329.84
Lot: 1901 Unit: 1901	1114.19
Lot: 1902 Unit: 1902	1114.19
Lot: 1903 Unit: 1903	934.48
Lot: 1904 Unit: 1904	1114.19
Lot: 1906 Unit: 1906	1114.19
Lot: 1907 Unit: 1907	898.54
Lot: 1908 Unit: 1908	52.79
Lot: 1909 Unit: 1909	1114.19
Lot: 1911 Unit: 1911	898.54
Lot: 2001 Unit: 2001	1033.61
Lot: 2002 Unit: 2002	1078.25
Lot: 2003 Unit: 2003	898.54

Notes To Financial Statements

Owners Corporation for Plan No. 647246H

118 Kavanagh Street Southbank Victoria 3006 **ABN/ACN 35 565 805 038**

Detail	Amount
Lot: 2004 Unit: 2004	1114.19
Lot: 2005 Unit: 2005	1114.19
Lot: 2006 Unit: 2006	1114.19
Lot: 2008 Unit: 2008	1114.19
Lot: 2009 Unit: 2009	1112.33
Lot: 2011 Unit: 2011	898.54
Lot: 3702 Unit: 3702	1509.55
Lot: 3601 Unit: 3601	1078.25
Lot: 3603 Unit: 3603	898.54
Lot: 3606 Unit: 3606	1329.84
Lot: 3607 Unit: 3607	934.48
Lot: 3608 Unit: 3608	1114.19
Lot: 3609 Unit: 3609	1114.19
Lot: 3610 Unit: 3610	1114.19
Lot: 2101 Unit: 2101	1114.15
Lot: 2103 Unit: 2103	898.54
Lot: 2104 Unit: 2104	1114.19
Lot: 2105 Unit: 2105	289.06
Lot: 2106 Unit: 2106	1114.19
Lot: 2107 Unit: 2107	898.54
Lot: 2109 Unit: 2109	1114.19
Lot: 2111 Unit: 2111	898.54
Lot: 2200 Unit: 2200	1329.84
Lot: 2201 Unit: 2201	1114.19
Lot: 2203 Unit: 2203	898.54
Lot: 2205 Unit: 2205	1078.25
Lot: 2207 Unit: 2207	898.54
Lot: 2211 Unit: 2211	898.54
Lot: 2300 Unit: 2300	1329.84
Lot: 2301 Unit: 2301	1114.19
Lot: 2302 Unit: 2302	1114.19
Lot: 2304 Unit: 2304	1121.37
Lot: 2305 Unit: 2305	1114.19
Lot: 2306 Unit: 2306	1114.19
Lot: 2311 Unit: 2311	898.54
Lot: 2400 Unit: 2400	1329.84
Lot: 2401 Unit: 2401	1114.19
Lot: 2404 Unit: 2404	1157.32
Lot: 2407 Unit: 2407	934.48
Lot: 2408 Unit: 2408	1078.25
Lot: 2409 Unit: 2409	1114.19
Lot: 2410 Unit: 2410	1114.19
Lot: 2411 Unit: 2411	898.54
Lot: 2501 Unit: 2501	1114.19
Lot: 2502 Unit: 2502	1114.19
Lot: 2503 Unit: 2503	898.54
Lot: 2504 Unit: 2504	1114.19
Lot: 2505 Unit: 2505	165.91
Lot: 2506 Unit: 2506	1114.19
Lot: 2507 Unit: 2507	934.48
Lot: 2508 Unit: 2508	1114.19
Lot: 2509 Unit: 2509	1114.19
Lot: 2510 Unit: 2510	1114.19
Lot: 2511 Unit: 2511	898.54
Lot: 2600 Unit: 2600	1329.84
Lot: 2601 Unit: 2601	1114.19
Lot: 2602 Unit: 2602	1121.37
Lot: 2603 Unit: 2603	934.48
Lot: 2605 Unit: 2605	1114.19
Lot: 2606 Unit: 2606	1114.19
Lot: 2607 Unit: 2607	934.48
Lot: 2608 Unit: 2608	1078.25

Notes To Financial Statements

Detail	Amount
Lot: 2609 Unit: 2609	1114.19
Lot: 2610 Unit: 2610	1114.19
Lot: 2611 Unit: 2611	898.54
Lot: 2702 Unit: 2702	1114.19
Lot: 2703 Unit: 2703	898.54
Lot: 2704 Unit: 2704	0.01
Lot: 2705 Unit: 2705	1114.19
Lot: 2706 Unit: 2706	1114.19
Lot: 2707 Unit: 2707	898.54
Lot: 2708 Unit: 2708	1114.19
Lot: 2709 Unit: 2709	1041.09
Lot: 2711 Unit: 2711	200.37
Lot: 2801 Unit: 2801	1114.19
Lot: 2802 Unit: 2802	1114.19
Lot: 2804 Unit: 2804	1114.19
Lot: 2805 Unit: 2805	1114.19
Lot: 2806 Unit: 2806	1114.19
Lot: 2808 Unit: 2808	1114.19
Lot: 2809 Unit: 2809	161.76
Lot: 2810 Unit: 2810	1114.19
Lot: 2811 Unit: 2811	898.54
Lot: 2901 Unit: 2901	1114.19
Lot: 2902 Unit: 2902	1114.19
Lot: 2905 Unit: 2905	1114.19
Lot: 2907 Unit: 2907	934.48
Lot: 2909 Unit: 2909	1114.19
Lot: 2910 Unit: 2910	1114.19
Lot: 3000 Unit: 3000	1329.84
Lot: 3001 Unit: 3001	1114.19
Lot: 3003 Unit: 3003	934.48
Lot: 3005 Unit: 3005	1114.19
Lot: 3006 Unit: 3006	1114.19
Lot: 3007 Unit: 3007	898.54
Lot: 3008 Unit: 3008	1078.25
Lot: 3011 Unit: 3011	898.54
Lot: 3100 Unit: 3100	1329.84
Lot: 3102 Unit: 3102	1114.19
Lot: 3103 Unit: 3103	898.54
Lot: 3105 Unit: 3105	1114.19
Lot: 3108 Unit: 3108	1114.19
Lot: 3110 Unit: 3110	1114.19
Lot: 3200 Unit: 3200	1329.84
Lot: 3201 Unit: 3201	1114.19
Lot: 3203 Unit: 3203	934.48
Lot: 3204 Unit: 3204	1114.19
Lot: 3206 Unit: 3206	1114.19
Lot: 3209 Unit: 3209	1114.19
Lot: 3211 Unit: 3211	898.54
Lot: 3300 Unit: 3300	1329.84
Lot: 3302 Unit: 3302	1114.19
Lot: 3305 Unit: 3305	1078.25
Lot: 3306 Unit: 3306	1114.19
Lot: 3307 Unit: 3307	934.48
Lot: 3309 Unit: 3309	1114.19
Lot: 3310 Unit: 3310	1114.19
Lot: 3311 Unit: 3311	934.48
Lot: 3400 Unit: 3400	71.50
Lot: 3401 Unit: 3401	1114.19
Lot: 3404 Unit: 3404	1114.19
Lot: 3407 Unit: 3407	898.54
Lot: 3409 Unit: 3409	1150.13
Lot: 3500 Unit: 3500	1293.89

Owners Corporation for Plan No. 647246H

118 Kavanagh Street Southbank Victoria 3006 **ABN/ACN 35 565 805 038**

Detail	Amount
Lot: 3501 Unit: 3501	1114.19
Lot: 3503 Unit: 3503	934.48
Lot: 3506 Unit: 3506	1114.19
Lot: 3507 Unit: 3507	898.54
Lot: 3508 Unit: 3508	1114.19
Lot: 3509 Unit: 3509	1114.19
Lot: 3510 Unit: 3510	1114.19
	$ 276,236.10

Note 14 Accounts Payable Liability

Detail		Amount
Stratagised Concepts Group	Reimbursement	52.97
Virtue Fire Solutions Pty Ltd	Fire Protection Services	3793.62
		$ 3,846.59

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF OWNERS CORPORATION PS647246H

Opinion

We have audited the accompanying financial report, being a special purpose financial report of Owners Corporation PS647246H, which comprises the balance sheet as at 30 April 2023, Income and Expenditure statement for the year then ended and notes to financial statement.

In our opinion, the financial report of Owners Corporation PS647246H is in accordance with the Owners Corporation Act 2006, including:

(a) giving a true and fair view of the Owners Corporation PS647246H financial position as at 30 April 2023 and of its performance for the period ended on that date; and
(b) complying with Australian Accounting Standards to the extent described in Note 1, and the Owners Corporation Act 2006.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Owners Corporation in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

Owners Corporation Committee and Managers Responsibility

The committee and manager of the Owners Corporation are responsible for the preparation and true and fair presentation of the financial report, including adequate disclosure. This also includes the maintenance of adequate accounting records and internal controls that are designed to prevent and detect fraud and error, and for the accounting policies and accounting estimates inherent in the report as well as safeguarding of the assets of the Owners Corporation.

In preparing the financial information, Committee are responsible for assessing the Owners Corporation's ability to continue as a going concern, disclosing, as applicable, matter relating to going concern and using the going concern basis of accounting unless the Committee either intend to liquidate the Owners Corporation or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Owners Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the committee.
- Conclude on the appropriateness of the committees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Owner Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Owners Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Basis of Accounting

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the committees' financial reporting responsibilities under the Owners Corporation Act 2006. As a result, the financial report may not be suitable for another purpose.

Michael Raffoul
Chartered Accountant

Registered Company Auditor
486825

Audit completed 17/05/2023 by K&

Dated this 17th day of May 2023

Approved Annual Budget

Administrative Fund

Owners Corporation for Plan No. 647246H

1 May 2023 to 30 April 2024

118 Kavanagh Street Southbank Victoria 3006

2023 Annual Budget

Expenditure	Budget 05/23 - 04/24
Accountant - audit fees	4,500.00
Bank Fees & Charges	2,000.00
Cleaning Service	200,000.00
Common Property - Contingency costs	50,000.00
Common Property - Doors	12,000.00
Common Property - Repairs & Maintenance	60,000.00
Concierge - & Facilities Management	400,000.00
Debt Collection Service	10,000.00
Electricity	70,000.00
Essential Services	50,000.00
Garden/Lawn Maintenance - Garden Expenses	6,000.00
Gymnasium	15,000.00
Insurance Claim	15,000.00
Insurance Premiums	220,000.00
Insurance Premiums - Excess	5,000.00
Intercom & Security System	5,000.00
Internal Transfer	100,000.00
Legal Services	5,000.00
Levies - Breach notices	2,500.00
Levies - Debt recovery costs	12,000.00
Lifts - Lift Maintenance Contracts	40,000.00
Lifts - Lift Maintenance Repairs	5,000.00
Offices - Accounting software	14,000.00
Offices - Telephone/Internet/IT Services	15,000.00
Pest Control Services	2,000.00
Plumbing Maintenance	6,000.00
Pool Maintenance - Repairs	15,000.00
Security Services - Keys, Fobs and Remotes	10,000.00
Strata Manager - management fees	69,000.00
Taxes, Fees & Charges	2,500.00
Waste Management Services - Rubbish Removal	5,000.00
Water - Usage	60,000.00
Total Administrative Fund Expenditure	**1,487,500.00**

Additional Revenue	Budget 05/23 - 04/24
Levies - Breach notices	2,500.00
Levies - Debt recovery costs	12,000.00
Levies - Insurance Claims	15,000.00
Levies - Keys, Swipes & Remotes	10,000.00
Total Administrative Fund Additional Revenue	**39,500.00**

Owners Corporation for Plan No. 647246H

1 May 2023 to 30 April 2024

118 Kavanagh Street Southbank Victoria 3006

Administrative Fund Summary		Budget 05/23 - 04/24	
Opening balance (Surplus)		175,000.00	
Expenditure during budget period		1,487,500.00	
		1,312,500.00	
Less	Additional revenue during budget period	39,500.00	
Plus	Planned surplus at end of budget period	0.00	
Plus	Allowance for GST on levies	127,300.00	**Per Ent**
Budgeted levies to be raised $		**1,400,300.00**	22.3647

Total Lot Liability 62612

*May include insurance contributions

Owners Corporation for Plan No. 647246H

1 May 2023 to 30 April 2024

118 Kavanagh Street Southbank Victoria 3006

2023 Annual Budget

Expenditure	Budget 05/23 - 04/24
Future Capital Works - Capital improvements	530,000.00
Total Maintenance Fund Expenditure	**530,000.00**

Additional Revenue	Budget 05/23 - 04/24
Internal Transfer	100,000.00
Levies - Community power rebate	30,000.00
Total Maintenance Fund Additional Revenue	**130,000.00**

Maintenance Fund Summary			Budget 05/23 - 04/24
Opening balance		0.00	
Expenditure during budget period		530,000.00	
		530,000.00	
Less	Additional revenue during budget period	130,000.00	
Plus	Planned surplus at end of budget period	0.00	
Plus	Allowance for GST on levies	40,000.00	**Per Ent**
Budgeted levies to be raised $		**440,000.00**	7.0274

Total Lot Liability 62612

1 May 2023 to 30 April 2024

Owners Corporation for Plan No. 647246H

118 Kavanagh Street Southbank Victoria 3006

Levy Period Start	01/05/2023
Levy Period Duration	12 month(s)
No. of Instalment(s):	4
GST	YES

TOTAL LEVIES	Per Period	Per Year
Admin Fund	P1 350,075.0000	1,400,300.00
	P2 350,075.0000	
	P3 350,075.0000	
	P4 350,075.0000	
Maint Fund	P1 100,000.0000	440,000.00
	P2 113,333.3300	
	P3 113,333.3300	
	P4 113,333.3400	
Total Contribution	P1 450,075.0000	1,840,300.00
	P2 463,408.3300	
	P3 463,408.3300	
	P4 463,408.3400	

TOTAL LIABILITIES	Per Period	Per Year
Admin Fund	P1 5.5912	22.3647
	P2 5.5912	
	P3 5.5912	
	P4 5.5912	
Maint Fund	P1 1.5971	7.0274
	P2 1.8101	
	P3 1.8101	
	P4 1.8101	
Total Per Lot Liability	P1 7.1883	29.3921
	P2 7.4013	
	P3 7.4013	
	P4 7.4013	

Yearly Levy By Period (Estimate Only)

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total
E1	E1	0	0	1	0.00	0.00	0.00
				2	0.00	0.00	0.00
				3	0.00	0.00	0.00
				4	0.00	0.00	0.00
E2	E2	0	0	1	0.00	0.00	0.00
				2	0.00	0.00	0.00
				3	0.00	0.00	0.00
				4	0.00	0.00	0.00
700A	700A	0	5	1	0.00	0.00	0.00
				2	0.00	0.00	0.00
				3	0.00	0.00	0.00
				4	0.00	0.00	0.00
701A	701A	0	5	1	0.00	0.00	0.00
				2	0.00	0.00	0.00
				3	0.00	0.00	0.00
				4	0.00	0.00	0.00
702A	702A	0	5	1	0.00	0.00	0.00

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
703A	703A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
704A	704A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
705A	705A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
706A	706A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
708A	708A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
709A	709A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
710A	710A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
800A	800A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
801A	801A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
802A	802A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
803A	803A	5	5	1	27.96	7.99	35.94	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
804A	804A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
805A	805A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
806A	806A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
808A	808A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
809A	809A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
810A	810A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
900A	900A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
901A	901A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
902A	902A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
903A	903A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
904A	904A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
905A	905A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
906A	906A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
908A	908A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
909A	909A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
910A	910A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1000A	1000A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1001A	1001A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1002A	1002A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1003A	1003A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1004A	1004A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1005A	1005A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1006A	1006A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1008A	1008A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1009A	1009A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1010A	1010A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1100A	1100A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1101A	1101A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1102A	1102A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1103A	1103A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1104A	1104A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1105A	1105A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1106A	1106A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1108A	1108A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1109A	1109A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1110A	1110A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1200A	1200A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1201A	1201A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1202A	1202A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1203A	1203A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1204A	1204A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1205A	1205A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1206A	1206A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1208A	1208A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1209A	1209A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1210A	1210A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1300A	1300A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1301A	1301A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1302A	1302A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1303A	1303A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1304A	1304A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1305A	1305A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1306A	1306A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1308A	1308A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1309A	1309A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1310A	1310A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1400A	1400A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1401A	1401A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1402A	1402A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1403A	1403A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1404A	1404A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1405A	1405A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1406A	1406A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1408A	1408A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1409A	1409A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1410A	1410A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1500A	1500A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1501A	1501A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1502A	1502A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1503A	1503A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1504A	1504A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1505A	1505A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1506A	1506A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1508A	1508A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1509A	1509A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1510A	1510A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1600A	1600A	0	10	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1601A	1601A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1602A	1602A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1603A	1603A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1604A	1604A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1605A	1605A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1606A	1606A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1608A	1608A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1609A	1609A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1610A	1610A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1700A	1700A	10	10	1	55.91	15.97	71.88	
				2	55.91	18.10	74.01	
				3	55.91	18.10	74.01	
				4	55.91	18.10	74.01	
1701A	1701A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1702A	1702A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1703A	1703A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1704A	1704A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1705A	1705A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1706A	1706A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1708A	1708A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1709A	1709A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1710A	1710A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1800A	1800A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1801A	1801A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1802A	1802A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1803A	1803A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1804A	1804A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1805A	1805A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1806A	1806A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1808A	1808A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1809A	1809A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1810A	1810A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1900A	1900A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1901A	1901A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1902A	1902A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1903A	1903A	5	5	1	27.96	7.99	35.94	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
1904A	1904A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1905A	1905A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1906A	1906A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1908A	1908A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1909A	1909A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1910A	1910A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2000A	2000A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2001A	2001A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2002A	2002A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2003A	2003A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2004A	2004A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2005A	2005A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2006A	2006A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2008A	2008A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2009A	2009A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2010A	2010A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2100A	2100A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2101A	2101A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2102A	2102A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2103A	2103A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2104A	2104A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2105A	2105A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2106A	2106A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2108A	2108A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2109A	2109A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2110A	2110A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2200A	2200A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2201A	2201A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2202A	2202A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2203A	2203A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2204A	2204A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2205A	2205A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2206A	2206A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2208A	2208A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2209A	2209A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2210A	2210A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2300A	2300A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2301A	2301A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2302A	2302A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2303A	2303A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2304A	2304A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2305A	2305A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2306A	2306A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2308A	2308A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2309A	2309A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2310A	2310A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2400A	2400A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2401A	2401A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2402A	2402A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2403A	2403A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2404A	2404A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2405A	2405A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2406A	2406A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2408A	2408A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2409A	2409A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2410A	2410A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2500A	2500A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2501A	2501A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2502A	2502A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2503A	2503A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2504A	2504A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2505A	2505A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2506A	2506A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2508A	2508A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2509A	2509A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2510A	2510A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2600A	2600A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2601A	2601A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2602A	2602A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2603A	2603A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2604A	2604A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2605A	2605A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2606A	2606A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2608A	2608A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2609A	2609A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2610A	2610A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2700A	2700A	0	10	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2701A	2701A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2702A	2702A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2703A	2703A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2704A	2704A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2705A	2705A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2706A	2706A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2708A	2708A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2709A	2709A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2710A	2710A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2800A	2800A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2801A	2801A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2802A	2802A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2803A	2803A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2804A	2804A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2805A	2805A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2806A	2806A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2808A	2808A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2809A	2809A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2810A	2810A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2900A	2900A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2901A	2901A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2902A	2902A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2903A	2903A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2904A	2904A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2905A	2905A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2906A	2906A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
2908A	2908A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2909A	2909A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
2910A	2910A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3000A	3000A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3001A	3001A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3002A	3002A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3003A	3003A	5	5	1	27.96	7.99	35.94	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
3004A	3004A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3005A	3005A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3006A	3006A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3008A	3008A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
3009A	3009A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3010A	3010A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3100A	3100A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3101A	3101A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3102A	3102A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3103A	3103A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3104A	3104A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3105A	3105A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3106A	3106A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3108A	3108A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3109A	3109A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3110A	3110A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3200A	3200A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3201A	3201A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3202A	3202A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3203A	3203A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
3204A	3204A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3205A	3025A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3206A	3206A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3208A	3208A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3209A	3209A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3210A	3210A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3300A	3300A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3301A	3301A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
3302A	3302A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3303A	3303A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
3304A	3304A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3305A	3305A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3306A	3306A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3308A	3308A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3309A	3309A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3310A	3310A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3400A	3400A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3401A	3401A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3402A	3402A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3403A	3403A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
3404A	3404A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3405A	3405A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3406A	3406A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3408A	3408A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3409A	3409A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3410A	3410A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3500A	3500A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3501A	3501A	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
3502A	3502A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3503A	3503A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3504A	3504A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3505A	3505A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3506A	3506A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3508A	3508A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3509A	3509A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3510A	3510A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3600A	3600A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3601A	3601A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3602A	3602A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3603A	3603A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3605A	3605A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3606A	3606A	0	10	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3608A	3608A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3609A	3609A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3610A	3610A	10	10	1	55.91	15.97	71.88	
				2	55.91	18.10	74.01	
				3	55.91	18.10	74.01	
				4	55.91	18.10	74.01	
3701A	3701A	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3701B	3701B	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3702A	3702A	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
3702B	3702B	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
Audit Lot	Audit Lot	0	0	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
1	1	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
2	2	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3	3	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
4	4	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
5	5	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
6	6	100	100	1	559.12	159.71	718.83	
				2	559.12	181.01	740.13	
				3	559.12	181.01	740.13	
				4	559.12	181.01	740.13	
7	7	150	150	1	838.68	239.57	1,078.25	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
101	101	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
102	102	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
103	103	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
104	104	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
105	105	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
106	106	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
107	107	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
108	108	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
109	109	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
201	201	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
202	202	125	125	1	698.90	199.64	898.54	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
203	203	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
204	204	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
205	205	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
206	206	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
207	207	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
208	208	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
209	209	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
301	301	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
302	302	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
303	303	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
304	304	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
305	305	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
306	306	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
307	307	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
308	308	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
309	309	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
401	401	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
402	402	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
403	403	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
404	404	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
405	405	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
406	406	150	150	1	838.68	239.57	1,078.25	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
407	407	166	150	1	928.14	265.12	1,193.26	
				2	928.14	300.47	1,228.61	
				3	928.14	300.47	1,228.61	
				4	928.14	300.47	1,228.61	
408	408	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
409	409	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
501	501	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
503	503	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
504	504	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
505	505	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
506	506	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
507	507	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
508	508	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
509	509	150	150	1	838.68	239.57	1,078.25	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
601	601	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
603	603	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
604	604	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
605	605	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
606	606	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
607	607	160	150	1	894.59	255.54	1,150.13	
				2	894.59	289.61	1,184.20	
				3	894.59	289.61	1,184.20	
				4	894.59	289.61	1,184.20	
608	608	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
609	609	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
700	700	180	175	1	1,006.41	287.48	1,293.90	
				2	1,006.41	325.82	1,332.23	
				3	1,006.41	325.82	1,332.23	
				4	1,006.41	325.82	1,332.23	
701	701	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
702	702	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
703	703	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
704	704	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
705	705	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
706	706	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
707	707	105	100	1	587.07	167.70	754.77	
				2	587.07	190.06	777.13	
				3	587.07	190.06	777.13	
				4	587.07	190.06	777.13	
708	708	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
709	709	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
710	710	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
711	711	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
800	800	180	175	1	1,006.41	287.48	1,293.90	
				2	1,006.41	325.82	1,332.23	
				3	1,006.41	325.82	1,332.23	
				4	1,006.41	325.82	1,332.23	
801	801	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
802	802	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
803	803	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
804	804	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
805	805	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
806	806	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
807	807	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
808	808	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
809	809	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
810	810	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
811	811	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
900	900	180	175	1	1,006.41	287.48	1,293.90	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	1,006.41	325.82	1,332.23	
				3	1,006.41	325.82	1,332.23	
				4	1,006.41	325.82	1,332.23	
901	901	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
902	902	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
903	903	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
904	904	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
905	905	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
906	906	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
907	907	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
908	908	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
909	909	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
910	910	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
911	911	125	125	1	698.90	199.64	898.54	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1000	1000	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
1001	1001	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
1002	1002	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1003	1003	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1004	1004	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
1005	1005	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1006	1006	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1007	1007	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1008	1008	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1009	1009	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1010	1010	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1011	1011	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1100	1100	180	175	1	1,006.41	287.48	1,293.90	
				2	1,006.41	325.82	1,332.23	
				3	1,006.41	325.82	1,332.23	
				4	1,006.41	325.82	1,332.23	
1101	1101	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1102	1102	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1103	1103	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1104	1104	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1105	1105	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1106	1106	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1107	1107	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1108	1108	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1109	1109	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1110	1110	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1111	1111	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1200	1200	180	175	1	1,006.41	287.48	1,293.90	
				2	1,006.41	325.82	1,332.23	
				3	1,006.41	325.82	1,332.23	
				4	1,006.41	325.82	1,332.23	
1201	1201	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1202	1202	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
1203	1203	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1204	1204	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
1205	1205	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1206	1206	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1207	1207	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1208	1208	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1209	1209	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1210	1210	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1211	1211	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1300	1300	180	175	1	1,006.41	287.48	1,293.90	
				2	1,006.41	325.82	1,332.23	
				3	1,006.41	325.82	1,332.23	
				4	1,006.41	325.82	1,332.23	
1301	1301	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
1302	1302	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1303	1303	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1304	1304	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1305	1305	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1306	1306	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1307	1307	125	125	1	698.90	199.64	898.54	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1308	1308	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1309	1309	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1310	1310	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1311	1311	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1400	1400	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
1401	1401	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1402	1402	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1403	1403	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1404	1404	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1405	1405	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1406	1406	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1407	1407	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1408	1408	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1409	1409	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1410	1410	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1411	1411	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
1500	1500	180	175	1	1,006.41	287.48	1,293.90	
				2	1,006.41	325.82	1,332.23	
				3	1,006.41	325.82	1,332.23	
				4	1,006.41	325.82	1,332.23	
1501	1501	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1502	1502	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1503	1503	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1504	1504	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1505	1505	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1506	1506	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1507	1507	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
1508	1508	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1509	1509	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1510	1510	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1511	1511	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1600	1600	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
1601	1601	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1602	1602	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1603	1603	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1604	1604	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1605	1605	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1606	1606	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1607	1607	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1608	1608	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1609	1609	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1610	1610	160	150	1	894.59	255.54	1,150.13	
				2	894.59	289.61	1,184.20	
				3	894.59	289.61	1,184.20	
				4	894.59	289.61	1,184.20	
1611	1611	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
1700	1700	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
1701	1701	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1702	1702	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1703	1703	125	125	1	698.90	199.64	898.54	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1704	1704	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1705	1705	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1706	1706	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1707	1707	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1708	1708	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1709	1709	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1710	1710	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1711	1711	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1800	1800	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
1801	1801	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1802	1802	156	150	1	872.22	249.15	1,121.38	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	872.22	282.37	1,154.60	
				3	872.22	282.37	1,154.60	
				4	872.22	282.37	1,154.60	
1803	1803	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1804	1804	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1805	1805	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1806	1806	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1807	1807	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1808	1808	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1809	1809	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1810	1810	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1811	1811	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1900	1900	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
1901	1901	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1902	1902	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1903	1903	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
1904	1904	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1905	1905	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1906	1906	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1907	1907	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
1908	1908	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1909	1909	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1910	1910	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
1911	1911	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2000	2000	185	175	1	1,034.37	295.47	1,329.84	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2001	2001	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2002	2002	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
2003	2003	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2004	2004	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2005	2005	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2006	2006	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2007	2007	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2008	2008	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2009	2009	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2010	2010	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2011	2011	125	125	1	698.90	199.64	898.54	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2100	2100	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2101	2101	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2102	2102	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2103	2103	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2104	2104	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2105	2105	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2106	2106	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2107	2107	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2108	2108	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2109	2109	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2110	2110	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2111	2111	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2200	2200	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2201	2201	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2202	2202	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2203	2203	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2204	2204	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2205	2205	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
2206	2206	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2207	2207	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2208	2208	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2209	2209	160	150	1	894.59	255.54	1,150.13	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	894.59	289.61	1,184.20	
				3	894.59	289.61	1,184.20	
				4	894.59	289.61	1,184.20	
2210	2210	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2211	2211	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2300	2300	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2301	2301	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2302	2302	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2303	2303	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2304	2304	156	150	1	872.22	249.15	1,121.38	
				2	872.22	282.37	1,154.60	
				3	872.22	282.37	1,154.60	
				4	872.22	282.37	1,154.60	
2305	2305	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2306	2306	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2307	2307	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2308	2308	150	150	1	838.68	239.57	1,078.25	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
2309	2309	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2310	2310	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2311	2311	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2400	2400	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2401	2401	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2402	2402	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2403	2403	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2404	2404	161	150	1	900.18	257.14	1,157.32	
				2	900.18	291.42	1,191.60	
				3	900.18	291.42	1,191.60	
				4	900.18	291.42	1,191.60	
2405	2405	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2406	2406	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2407	2407	130	125	1	726.85	207.63	934.48	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
2408	2408	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
2409	2409	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2410	2410	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2411	2411	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2500	2500	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2501	2501	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2502	2502	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2503	2503	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2504	2504	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2505	2505	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2506	2506	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2507	2507	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
2508	2508	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2509	2509	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2510	2510	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2511	2511	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2600	2600	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2601	2601	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2602	2602	156	150	1	872.22	249.15	1,121.38	
				2	872.22	282.37	1,154.60	
				3	872.22	282.37	1,154.60	
				4	872.22	282.37	1,154.60	
2603	2603	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
2604	2604	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2605	2605	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2606	2606	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2607	2607	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
2608	2608	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
2609	2609	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2610	2610	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2611	2611	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2700	2700	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2701	2701	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2702	2702	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2703	2703	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2704	2704	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2705	2705	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2706	2706	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2707	2707	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2708	2708	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2709	2709	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2710	2710	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2711	2711	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2800	2800	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2801	2801	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2802	2802	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2803	2803	125	125	1	698.90	199.64	898.54	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2804	2804	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2805	2805	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2806	2806	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2807	2807	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2808	2808	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2809	2809	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2810	2810	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2811	2811	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2900	2900	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
2901	2901	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2902	2902	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2903	2903	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
2904	2904	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2905	2905	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2906	2906	160	150	1	894.59	255.54	1,150.13	
				2	894.59	289.61	1,184.20	
				3	894.59	289.61	1,184.20	
				4	894.59	289.61	1,184.20	
2907	2907	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
2908	2908	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2909	2909	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2910	2910	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
2911	2911	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3000	3000	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
3001	3001	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3002	3002	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3003	3003	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
3004	3004	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3005	3005	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3006	3006	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3007	3007	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3008	3008	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
3009	3009	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3010	3010	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3011	3011	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3100	3100	185	175	1	1,034.37	295.47	1,329.84	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
3101	3101	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3102	3102	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3103	3103	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3104	3104	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3105	3105	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3106	3106	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3107	3107	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3108	3108	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3109	3109	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3110	3110	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3111	3111	125	125	1	698.90	199.64	898.54	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3200	3200	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
3201	3201	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3202	3202	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3203	3203	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
3204	3204	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3205	3205	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3206	3206	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3207	3207	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3208	3208	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3209	3209	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3210	3210	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3211	3211	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3300	3300	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
3301	3301	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
3302	3302	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3303	3303	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3304	3304	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3305	3305	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
3306	3306	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3307	3307	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
3308	3308	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3309	3309	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3310	3310	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3311	3311	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
3400	3400	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
3401	3401	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3402	3402	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3403	3403	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3404	3404	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3405	3405	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3406	3406	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3407	3407	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3408	3408	155	150	1	866.63	247.56	1,114.19	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3409	3409	160	150	1	894.59	255.54	1,150.13	
				2	894.59	289.61	1,184.20	
				3	894.59	289.61	1,184.20	
				4	894.59	289.61	1,184.20	
3410	3410	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3411	3411	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
3500	3500	180	175	1	1,006.41	287.48	1,293.90	
				2	1,006.41	325.82	1,332.23	
				3	1,006.41	325.82	1,332.23	
				4	1,006.41	325.82	1,332.23	
3501	3501	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3502	3502	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3503	3503	130	125	1	726.85	207.63	934.48	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
3504	3504	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3505	3505	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3506	3506	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3507	3507	125	125	1	698.90	199.64	898.54	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3508	3508	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3509	3509	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3510	3510	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3511	3511	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3600	3600	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
3601	3601	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
3602	3602	150	150	1	838.68	239.57	1,078.25	
				2	838.68	271.51	1,110.19	
				3	838.68	271.51	1,110.19	
				4	838.68	271.51	1,110.19	
3603	3603	125	125	1	698.90	199.64	898.54	
				2	698.90	226.26	925.16	
				3	698.90	226.26	925.16	
				4	698.90	226.26	925.16	
3605	3605	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
3606	3606	185	175	1	1,034.37	295.47	1,329.84	
				2	1,034.37	334.87	1,369.23	
				3	1,034.37	334.87	1,369.23	
				4	1,034.37	334.87	1,369.24	
3607	3607	130	125	1	726.85	207.63	934.48	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	726.85	235.31	962.17	
				3	726.85	235.31	962.17	
				4	726.85	235.31	962.17	
3608	3608	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3609	3609	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3610	3610	155	150	1	866.63	247.56	1,114.19	
				2	866.63	280.56	1,147.20	
				3	866.63	280.56	1,147.20	
				4	866.63	280.56	1,147.20	
3701	3701	210	200	1	1,174.15	335.40	1,509.55	
				2	1,174.15	380.12	1,554.27	
				3	1,174.15	380.12	1,554.27	
				4	1,174.15	380.12	1,554.27	
3702	3702	210	200	1	1,174.15	335.40	1,509.55	
				2	1,174.15	380.12	1,554.27	
				3	1,174.15	380.12	1,554.27	
				4	1,174.15	380.12	1,554.27	
5000	5000	1	1	1	5.59	1.60	7.19	
				2	5.59	1.81	7.40	
				3	5.59	1.81	7.40	
				4	5.59	1.81	7.40	
6000	6000	0	1	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
6001	6001	0	1	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
6002	6002	1	1	1	5.59	1.60	7.19	
				2	5.59	1.81	7.40	
				3	5.59	1.81	7.40	
				4	5.59	1.81	7.40	
6003	6003	0	1	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
6004	6004	0	1	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
6005	6005	0	1	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7000	7000	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
7001	7001	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7002	7002	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7003	7003	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7005	7005	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7006	7006	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7007	7007	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7008	7008	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7009	7009	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7010	7010	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7011	7011	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7012	7012	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7013	7013	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7014	7014	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7015	7015	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7016	7016	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7017	7017	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7018	7018	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7019	7019	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7020	7020	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7021	7021	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7022	7022	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7023	7023	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7024	7024	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7025	7025	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7026	7026	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
7027	7027	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
7028	7028	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7029	7029	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7030	7030	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7031	7031	5	5	1	27.96	7.99	35.94	
				2	27.96	9.05	37.01	
				3	27.96	9.05	37.01	
				4	27.96	9.05	37.01	
7032	7032	0	5	1	0.00	0.00	0.00	

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Period	Administrative Fund	Maintenance Fund	Total	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7033	7033	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
7034	7034	0	5	1	0.00	0.00	0.00	
				2	0.00	0.00	0.00	
				3	0.00	0.00	0.00	
				4	0.00	0.00	0.00	
		62612	**62612**		**1,400,300.02**	**439,999.99**	**1,840,300.01**	

EPIC APARTMENTS OC PLAN NO 64726H

SPECIAL RULES

Notes

- These rules are made by Owners Corporation No 1 PS647246H for EPIC Apartments (Owners Corporation) and will apply to all Members of Owners Corporation No 1 and occupiers of the Lots owned by the Members of Owners Corporation No 1.

- These rules must be read in conjunction with the *Owners Corporations Regulations 2007 (Vic)* (**Regulations**) or such other regulations made from time to time under the *Subdivision Act 1988 (Vic)* or the *Owners Corporations Act 2006 (Vic)* which provide for the general duties of Members, meetings and administration of owners corporations, insurance and other matters.

- It is each Member's legal responsibility to inform any Occupier of his or her lot of these rules.

- At any and all places in these rules where it refers to the Owners Corporation, it may also mean a committee of the management of the Owners Corporation or a manager that has been duly appointed and delegated by the Owners Corporation to assume certain powers and duties of the Owners Corporation and in particular to set the terms and conditions referred to in any of the rules of the Owners Corporation.

1 Interpretation/Definitions

(a) In these rules, unless the context clearly indicates

otherwise: **Act** means the *Subdivision Act 1988 (Vic)*;

Associated Corporation means any corporation which Chaddesley nominates at any time as being or advises is an Associated Corporation for the purposes of these rules;

Building means all and any buildings, structures or improvements comprised in the Development;

Cleaning and Access Licence means an irrevocable licence in perpetuity in favour of the Owners Corporation over:

(i) the paved entrance forming part of Lots 2, 3 & 4 and over the terraces/balconies forming part of Lots 501, 701 – 710 (inclusive), 3600 – 3603 (inclusive), 3605 – 3610 (inclusive) 3701 and 3702 for the purpose of enabling cleaning and maintenance personnel to carry out cleaning and/or maintenance of the windows and the exterior of the Building; and

(ii) the terraces forming part of Lots 704 and 707 – 710 (inclusive) for the purpose of enabling access to those terraces for the maintenance of the trees and/or shrubs

located in the planter boxes located on the terrace of Lots 704 and 707 – 710 (inclusive).;

Common Property means common property No.1 on the Plan of Subdivision;

Concierge means any concierge appointed in respect of the Development from time to time;

Corporations Act means the *Corporations Act 2001 (Cwth)*;

Developer means Chaddesley Holdings Pty Ltd ACN 063 601 927 of Level 4, 32 Power Street, Southbank;

Development means all the land and improvements comprised in the Plan of Subdivision and known as ”Epic Apartments” and situated at 118 Kavanagh Street, Southbank VIC 3006;

Chaddesley means Chaddesley Holdings Pty Ltd ACN 063 601 927 of Level 4, 32 Power Street, Southbank;

Lot(s) means a lot or lots shown on the Plan of Subdivision;

Manager means the manager appointed from time to time by the Owners Corporation pursuant to Section 119 of the OC Act;

Marketing Lot/s means any Lot or Lots used or intended to be used, for any promotional, selling or marketing activities of Chaddesley or an Associated Corporation;

MICM means Melbourne Inner City Management Pty Ltd ACN 060 312 012;

Member means a Member of the Owners Corporation;

OC Act means the *Owners Corporations Act 2006 (Vic);*

Occupier means any person occupying or in possession of a Lot on the Plan of Subdivision;

Owners Corporation means Owners Corporation No. 1 Plan of Subdivision PS647246H;

Plan of Subdivision means Plan of Subdivision No. PS647246H;

Property means a Lot or Lots on the Plan of Subdivision;

Proprietor means the registered proprietor from time to time of a Lot or Lots on the Plan of Subdivision;

Regulations means the *Owners Corporations Regulations 2007 (Vic)* as amended or any other regulations relating to owners corporation matters made from time to time under the provisions of the Act or the OC Act;

Related Body Corporate has the meaning given by the Corporations Act;

Retail and Commercial Lots means Lot 1 on the Plan of Subdivision; and

Signage Lot means Lot 5000 or any Lot or area used or intended to be used by Chaddesley or an Associated Corporation for signage, promotion, marketing or advertising purposes in the manner determined by Chaddesley or an Associated Corporation in their sole discretion.

(b) Unless the context requires otherwise:

(i) headings are included for convenience only;

(ii) words imparting the singular include the plural and words imparting one gender include all other genders;

(iii) the word person includes a firm or corporate entity an incorporated association or an authority;

(iv) the words includes and including are not words of limitation;

(v) a reference to a statute ordinance, code or other law includes any regulations and other instruments include and consolidations, amendments, re-enactments, or replacements of any of them occurring at any time before or after further rules are adopted by the Owners Corporation.

2 Model Rules

The model rules set out in Schedule 2 of the Regulations or as prescribed from time to time pursuant to the Regulations (**Model Rules**) will apply to the Owners Corporation to the extent that they deal with matters not dealt with in these rules. A copy of the Model Rules is attached to Annexure A to these Rules.

3 Use of Lots

(a) A Member shall not permit, authorise or allow, any signage or advertising of a Lot for sale or lease to be affixed to or to be displayed within the Property so that it is visible outside the Property or be affixed to any part of the Development.

(b) To preserve, protect and maintain the integrity of the security of the Development, a Member shall not in order to sell any Lot or Lots that such Member owns or in order to sell any personal property or other property belonging to such Member, allow, permit or enable a person or persons not already personally known to them, to enter the Development or

carpark or allow such person or persons to wander or walk through the Buildings, carpark or Common Property, without the Member or a Member of the Member's family or a duly appointed agent of the Member, escorting and being present with such person or persons at all times whilst they are in the Development, carpark or Common Property.

(c) A Member shall not erect or permit or allow any agent or person acting on the Member's behalf to erect any signs, sandwich boards, displays or other such structures within the Development or Common Property or outside the Development or on the footpath or roadside in the immediate vicinity of the Development or within 50 metres of the Development, without having obtained MICM or its assignee's prior written consent.

(d) A Member shall not nor allow any agent or persons acting on the Member's behalf to conduct an auction of the Member's Lot without first having obtained MICM's or its assignee's prior written consent.

(e) A Member shall not distribute, or hand out or allow any agent or persons acting on the Member's behalf from handing out or distributing any leaflets, pamphlets, advertisements or other such material within the Development or within 50 metres of the Development, without having first having obtained MICM's or its assignee's prior written consent.

(f) For the purpose of these Rules, 'motor vehicle' includes motorbike and pushbike but does not include motor vehicle wrecks or parts of motor vehicles, nor any vehicle that is not in working order and immediately capable of moving by its own propulsion. A Member shall not use any car parking space or carpark lot for the storage of anything other than a motor vehicle or erect any storage units, boxes or shelves within a car parking space or carpark lot except as permitted and provided by these rules. A Member may subject to obtaining the Owners Corporation manager's prior written consent, erect a storage box in any car parking space or carpark lot owned by such Member provided the storage box is capable of being located at the head of the carpark lot and abutting a fire wall and the storage box is of the type, colour and material as the Owners Corporation may approve from time to time and the storage box must not contain any hazardous chemicals or article or thing, which shall increase the rate of premium payable on or render void or voidable any policy of insurance taken out by the Owners Corporation.

(g) The Owners and/or occupiers of Lots 2, 3, 4, 501, 701-710 (inclusive), 3600-3603 (inclusive), 3605-3610 (inclusive), 3701 and 3702 must at all times comply with the licensors obligations under the Cleaning and Access Licence and must not prevent access or hinder the cleaning and maintenance personnel from carrying out their contracted duties and functions pursuant to the Cleaning and Access Licence.

(h) A Member shall not make any structural alterations or additions to the Member's Lot.

(i) A Member shall not erect any external blinds or awnings without the prior written consent of the Owners Corporation.

(j) A Member shall not hang curtains or install any other window furnishings visible from outside the Lot unless they have a white, silver or off white backing or are of a type and have a backing of a colour that has been first approved in writing by the Owners Corporation.

(k) A Member shall not install any window tinting without having the colour and design of same first approved in writing by the Owners Corporation.

(l) A Member shall not enclose a storeroom lot with any impervious material.

(m) A Member shall not without the prior written consent of the Owners Corporation maintain anything inside a Lot which when viewed from the outside of the Lot is not in keeping with the rest of the Development, in the reasonable opinion of the Owners Corporation.

(n) No carpark lot or storeroom lot is to be sold, transferred, disposed or leased to any person or persons who do not own or are not entitled to become the owner of any one or more Lots numbered 1 to 3702 inclusive on the Plan of Subdivision.

4 Committee of Management

A valid meeting of the committee of management can only be called or take place if either:

(i) All members of the Committee have been given not less than 3 days (excluding public holidays) prior written notice of the meeting; or

(ii) All the members of the Committee unanimously agree to waive the requirement of notice in sub-paragraph (i) of this Rule.

5 Rules not to apply to Chaddesley, etc

These Rules, and any amendment to these Rules will not now or at any time in the future apply to any Lot leased or common property occupied or used by Chaddesley or anAssociated Corporation.

6 Vehicles, Driveways, and Car Parking Areas:

6.1 A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) drive or operate any motor vehicle on any internal road surface in excess of 10kph.

(b) park or leave a vehicle on the Common Property so as to obstruct a driveway or entrance to a Lot or in any place other than in a parking area specified for such purpose by the Owners Corporation.

(c) permit bicycling, roller blading, skate boarding, roller skating, or ball games in the car parking areas, driveways, or access pathways or any part of the Common Property.

(d) use any car park space otherwise than for the purpose of parking any motor vehicle or motor cycle or boat or bicycle therein and then in such manner as may be fair and reasonable or

permit any mechanical repairs, except of an emergency nature, be performed on any vehicle so parked.

(e) For the purpose of these Rules and the Model Rules, “motor vehicle” includes motorbike, pushbike and motorised scooters but does not include motor vehicle wrecks or parts of motor vehicles, nor any vehicle that is not in working order and immediately capable of moving by its own propulsion.

(f) park, either for short or long term time periods, any Occupier's vehicle in any car park space, driveway, except in the space or spaces as delineated on title as belonging to each individual Lot.

(g) interfere with the operation, function or control of the electronic vehicular gates.

(h) obstruct any easement giving access to any Lots or to Common Property for any purpose other than the reasonable ingress to and egress from an Occupier's respective Lot.

(i) wash any vehicle in any area or car park space or any Common Property whatsoever.

(j) allow any build up or discharge of oil or any other fluids from any parked vehicle and ensure that all vehicle parking surfaces are cleaned and any oil, grease and fluids of any kind are removed immediately upon notice of same or notification of build up by the Owners Corporation.

(k) allow any visitor, invitee or guest to park in any area of the car park.

(l) use any car park space without displaying a valid resident parking permit and following any regulations posted by the Owners Corporation from time to time.

(m) sell, transfer, dispose of or lease any Carpark Lot to any person or persons who do not own or are entitled to become the owner of any one or more Lots on the Plan of Subdivision.

Notwithstanding the foregoing, a Car park Lot may also be leased to an occupier or tenant of a Residential Lot for and only for, the term of their tenancy or period of occupation of the Residential Lot.

6.2 Storage boxes:

A Member may subject to obtaining the Owners Corporation Managers prior written consent, erect a storage box in any car parking space or Lot owned by such member provided;

(a) The storage box is capable of being located at the head of the car parking space and abutting a fire wall; and

(b) The storage box is of the type, colour and material as the Owners Corporation may approve from time to time.

(c) The storage box must not contain any hazardous chemicals or article or thing, which shall increase the rate of premium payable on or render void or voidable any policy of insurance taken out by the Owners Corporation.

7. Noise:

A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) create upon the Members Lot any noise likely to be objected to or which would be likely to interfere with the peaceful enjoyment of the Proprietor or Occupier of another Lot or of any person lawfully using Common Property, in particular:
   (i) not to hold or permit to be held any social gathering in his or her Lot which is likely to cause any such noise as set out above; and
   (ii) not permit any piano or other musical instrument to be practiced or played upon, or any avoidable noise to be made, in his or her Lot between the hours of 10:00 p.m. and 8:00 a.m.; and
   (iii) not to hold any social gathering or create any noise likely to be objected to in the common areas or on balconies or patios between the hours of 10:00 p.m. and 8:00 a.m.; and
   (iv) not allow radios, television sets, stereos, CD players or the like to cause any such noise as set out above.

(b) create any noise in a Lot on any area of Common Property and must ensure that any such noise is minimised by closing all doors, windows and curtains of his or her Lot and also such further steps as may be within his or her power to effect.

(c) allow guests to leave or Members or Occupiers to leave or return to a Lot after 10:00 p.m. without making sure they do so in a quiet and orderly manner as to not cause an annoyance or disturbance to any other Members or Occupiers.

8. Animals:

A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) keep any animal on a Lot affected by the Owners Corporation or the Common Property without prior approval in writing of the Owners Corporation.

(b) keep any animal on a Lot affected by the Owners Corporation or the Common Property after being given notice by the Owners Corporation to remove such animal after the Owners Corporation has resolved that the animal is causing a nuisance.

(c) keep any animal on any balcony, patio or garden area except when accompanied by the Occupier and then not in a manner to cause a nuisance to any other Occupier.

(d) exercise any animals on Common Property or allow any animal to roam freely on Common Property .

(e) Allow any animal excrement or animal debris to build up, run-off or affect in any unclean, unsafe or unhygienic manner any Common Property Lot or part thereof.

9. Signage:

A Member must not permit, and must ensure that the Occupier of a Member's Lot does not;

(a) display any placard advertisement or sign on the Common Property or their Lot for any reason or purpose whatsoever.

(b) display any signage or advertising of a Lot for sale or lease to be affixed to or to be displayed within the Lot so that it is visible outside or be affixed to any part of the Development or the Building.

(c) erect any signs, sandwich boards, displays or other such structures within the Building, Carpark or Common Property or outside the Building or on the footpath or roadside in the immediate vicinity of the Building, or within 50 metres of the Building without having obtained the prior written consent of Chaddesley or its assignees.

Rules 6(a) to (c) inclusive will not and shall not apply to the Signage Lot, any Marketing Lot/s nor to the Retail and Commercial Lots.

10. Balconies, Patios, Garden Areas and Any Exterior Building Surfaces and external appearance:

A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) hang clothes, store bicycles, barbecues or other articles on the balconies, patios garden areas or exteriors of any Lot or on any Common Property except in specific areas if any designated for that purpose by the Owners Corporation.

(b) store or keep on the Common Property or any part thereof any materials or goods including bicycles and other items except in designated areas if any and subject to terms and conditions set forth in writing by the Owners Corporation.

(c) install any insect screen, awning, external blind or awning, security door, or any other exterior fixture or fitting without first having obtained written permission to do so from the Owners Corporation and provided that said permission complies with the standards established by the Owners Corporation.

(d) keep any plants, planter boxes or pots on any balcony, patio or garden area that are not maintained in good health and condition and that are offensive in appearance to other Occupiers and further that the size and type of plant shall not extend beyond the boundary of the Lot or obstruct the views from another Lot or interfere with the use and enjoyment of their Lots by the Occupiers of those Lots. Care must be taken when watering or cleaning to ensure minimal disturbance to other Lots.

(e) construct or erect any sheds, kennels or structures of any nature or description on any balcony, patio or garden area without having first obtained the written consent of the Owners Corporation and obtained approval under building regulations or planning laws.

(f) construct or erect any outside wireless, television aerial, satellite dish or receiver or thing of like nature without the previous consent in writing of the Owners Corporation.

(g) hang curtains or install any other window furnishings visible from outside the Lot without the prior written approval of the Owners Corporation and unless they have a white, silver or off-white backing or are of a type and have a backing of a colour that has been approved by the Owners Corporation .

(h) install any window tinting without having the colour and design or same approved in writing by the Owners Corporation.

(i) allow any article to be thrown, drop or fall from any balcony at any time and make good any damage to any other Lot or Common Property as a result of any article leaving any balcony for any reason whatsoever.

(j) install any air conditioner or any air-conditioning equipment on or within the Member's Lot without the prior written approval of the Owners Corporation as to the location size colour and appearance of such and subject to the equipment and its operation conforming to any laws, bylaws and regulations.

11. Common Property Facilities:

A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) breach any rules & regulations pertaining to each common facility and not remove any item, equipment or other such things that are and shall remain the property of the Owners Corporation from any facility for any reason whatsoever.

(b) use the Gymnasium without observing the following:
- (i) children below the age of 12 years are not permitted in the gymnasium.
- (ii) hours of use are 6:00am to 10:00pm.
- (iii) use the gymnasium equipment in accordance with the rules set out from time to time by the Owners Corporation and with due care and in accordance with the manufacturer's instructions and shall (and hereby agrees to) indemnity and release the Owners Corporation against and from all claims for damage and injury arising from such use.
- (iv) restrict use to occupiers only, not permit visitors and guests to use the gymnasium.
- (v) radio volumes to be kept at a reasonable level, lowered if requested.
- (vi) no food, smoking or beverages in glass containers allowed in this area.

(c) use the Swimming Pool enclosure without observing the following:
- (i) children below the age of 12 years must be accompanied and supervised by an adult at all times.
- (ii) hours of use are 6:00am to 10.00p.m.
- (iii) no food, alcoholic or other beverages, smoking, glass containers or receptacles of any kind are permitted in the area.
- (iv) only swimwear attire is allowed, topless and nude bathing prohibited;
- (v) restrict use to occupiers only, not permit visitors and guests to use the facilities.
- (vi) diving, running, horseplay, ball-games and the like are strictly prohibited in the pool areas.

(d) use the tennis court area without observing the following:
- (i) use only allowed if booked through concierge – 2 hr time limits apply
- (ii) hours of use are 8.00am to 8pm(or dusk, whichever comes first)
- (iii) guests and visitors must be accompanied by an Occupier at all times and limited to four (4) players at any one time on tennis court
- (iii) all equipment and any items to be removed after use.

(e) use the Bicycle Storage area without observing the following:
- (i) bicycles are only allowed to be stored in the area designated by the Owners Corporation.
- (ii) no claim can be made on the Owners Corporation for any loss or damage of any item stored in such area.

12. Rubbish:

A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) deposit household rubbish in any other receptacles or in any other part of the Common Property except inside the rubbish bins in accordance with the instructions as determined by the Owners Corporation.

(b) deposit any items or articles of rubbish including but not limited to any items of a non-household nature or furnishings, fittings or fixtures into any receptacle except as may be provided from time to time by the Owners Corporation as separate collection receptacles for items of this nature.

(d) throw or allow to fall or leak or permit or suffer to be thrown fall or leak any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of the windows or doors or down

the staircase or from the balconies or in corridors. Any damage or cost for cleaning or repair caused by breach hereof shall be borne by the Member or Occupier concerned.

(d) deposit cans, bottles or cardboard in the rubbish bins or any area except in the recycling bins or area provided for such.

(e) use the rubbish chute except in accordance with the instructions determined by the Owners Corporation.

13. Damage & Repairs:

A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) damage, deface, or obstruct in any way or for any purpose whatsoever any driveway, pathway, stairway, corridor or any other Owners Corporation property located on, in or attached to the Common Property, provided further that if the Owners Corporation expends money to make good damage caused by any Member or tenants, guests, servants, employees, agents, children, invitees or licensees of the Member of any of the Lots, the Owners Corporation shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner of the Lot at the time when the damage occurred.

(b) fail to properly inform the Owners Corporation within twenty-four (24) hours of any damage to property which may be subject of a claim against the Owners Corporation building and/or public liability insurance policy.

(c) interfere with or attempt to redirect any maintenance works being attended to by tradespersons or others that have been appointed by the Owners Corporation specifically for work being undertaken.

(d) interfere with the operation, function or control of any of the Common Property fixtures, fittings or equipment, including but not limited to all, pedestrian entrances, lighting, fire controls, landscape features and structures including the sprinkler system and any facility controls or equipment.

(e) commit, perform or cause any manner or any act on any Lot or Lots or on the Common Property so as to commit or cause any breach of any Act of Parliament or any regulation, permits, by-law or order made by any Municipal, Statutory, Government or other Authority authorised by law to make such regulation, by-law or order or issue such permits.

(f) store any inflammable liquid or chemical on any Lot or any part of the Common Property nor suffer to be done any act or thing whereby any policy of insurance on the buildings and other improvements in the parcel or any part thereof may be invalidated or become void or voidable or which may render any increased premium payable in respect of such insurance.

(g) use the water closets, conveniences and other water apparatus including waste pipes and drains for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substances shall be deposited therein provided further that any costs or expenses resulting from damage or blockage to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the Member or Occupier whether the same is caused by his or her own actions or those of Members of his or her household or his or her invitees.

(h) interfere or activate any of the buildings fire protection services including but not limited to alarms, sprinklers, smoke detectors and fire hydrants except in the case of an emergency provided further that the Owners Corporation may recover the cost of any charges for false alarms or making good any damage from the Occupier or Member.

14. Behaviour of Invitees:

A Member must not, and must ensure that the Occupier of a Member's Lot and all of their respective guests, visitors, and invitees of any kind and for any purpose whatsoever does not –

(a) behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using the Common Property.

(b) fail to accept liability for and compensate the Owners Corporation in respect of all damage to the Common Property or personal property vested in it caused by any such Owner, Occupier or their invitees.

(c) fail to inform and require compliance of all Owners Corporation Rules & Regulations on any Occupier (including any Occupier subject of a lease or license agreement) guests, servants, employees, agents, children, invitees, licensees or persons coming upon the Lot or the Common Property with the consent or approval (actual or implied) of such Owner or Occupier.

(d) in order to sell any lot or lots or in order to sell any personal property or other property, allow, permit or enable a person or persons not already personally known to them, to enter the building or car park or allow such person or persons to wander or walk through the buildings, car park or common property, without the member or occupier or a duly appointed agent, escorting and being present with such person or persons at all times whilst they are in the building, car park or common property.

(e) a member shall not erect or permit or allow any agent or person acting on the members behalf from erecting any signs, sandwich boards, displays or other such structures within the building, car park or common areas or outside the building or on the footpath or roadside in the immediate vicinity of the building, or within 50 metres of the building without having obtained the Manager’s prior written consent.

(f) a member shall not distribute, or hand out or allow any agent or persons acting on the members behalf from handing out or distributing any leaflet, pamphlets, advertisements or other such material within the building or within 50 metres of the building, without having first having obtained the Manager’s prior written consent.

15. Relocations, Deliveries, Tradesperson:

A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) give less than twenty-four (24) hours notice to the Owners Corporation or its representative before any furniture, fittings or equipment may be moved in or out of any Lot and the moving of same must be done in a manner and at the time directed by the representative of the Owners Corporation provided that nothing herein shall restrict the movement of such items if they can be safely and adequately moved by one person and are of a nature such that damage will not be occasioned to any items of Common Property or of property belonging to the Member or Occupier of any other Lot.

(b) damage, obstruct or interfere with the lifts, stairways, corridors or any Common Property when moving any items in or out of any Lot.

(c) arrange for tradespersons (except in emergencies) of any nature or kind to perform any works except during the hours of 8.00a.m. to 6.00pm. Monday to Friday and there shall be no work done by tradespeople outside of these hours or public holidays without the supervision and at the sole responsibility of the Member so arranging.

(d) arrange for deliveries of any kind or nature unless the Member or designee is at or on the premises to accept and arrange to accept delivery at the Members sole cost and liability.

16. Use of Lifts and Security System:

A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) use any lifts for any other purpose other than to gain access to his or her Lot as directed by the Owners Corporation and not unless the use is in accordance with any operating instructions of the lift supplier or regulations made by the Owners Corporation with respect to the use of lifts.

(b) hold the lift doors open and/or prevent the doors of the lift closing for any lengthy periods of time or use the lifts in such a manner as to interfere with the normal operation of or the other Members or Occupiers use of the lifts.

(c) press the alarm or stop buttons except in an emergency situation or press any button other than the one representing the level that the lift is required to stop at.

(d) use the lift for moving furniture and furnishings into or out of a unit without first having obtained the consent of the Owners Corporation and then only by observing the specific instructions determined by the Owners Corporation.

(e) use the building security system and locking mechanisms except in accordance with the instructions determined by the Owners Corporation.

17. Penalty Interest:

A Member who owes money to the Owners Corporation for fees and charges set under Section 23 & 24 of the OC Act shall pay interest to the Owners Corporation on the amount from the due date at the rate determined in accordance with Section 29 of the OC Act or any amendment to this Act.

A Member who is in arrears of any amounts, charges, fees or levies of any kind owed to or charged by the Owners Corporation shall be liable for any costs associated with the collection of the debt including, but not limited to, costs of recovery and any court costs, legal fees and charges and costs involved with the administration and financial management of the debt.

18. Insurance:

(a) In relation to the Insurance required to be taken out under Part 3, Division 6, Section 59 and 60 of the Owners Corporation Act 2006, A Member must not, and must ensure that the Occupier of a Member's Lot and all of their respective guests, visitors, and invitees of any kind and for any purpose whatsoever does not bring to, do or keep anything in its Lot which does or is likely to:

i) increase the rate of insurance premium for the Buildings or Common Property;

ii) conflict with or breach any insurance policy covering the Building or Common Property;

iii) maintain public liability insurance over its Lot for no less than $5million for any one event and insure its Lot and its contents for all customary risks of damage and destruction.

(b) Insurance excess charges applying to each insurance claim is payable by the lot owner if:

i) source of the insurable event or incident occurred within the private boundary of the lot owners lot as per the registered plan of subdivision; and/or

ii) the source of the insurable event or incident relating to a service, facility or building fabric that exclusively services that lot is within the control of the lot owner. Whereby the lot owner is obligated to undertake preventative measures to mitigate the risk of the insurable event or incident occurring. (e.g. regular cleaning/waterproofing of bathroom tiles)

19. Building Works / Renovations:

A Member must not, and must ensure that the Occupier of a Member's Lot does not;

(a) carry out any building works / renovations within an owner's lot that requires amendments to fire essential services and / or structure without receiving prior written approval from the Owners Corporation providing copies of plans / building permits to the Owners Corporation;

(b) allow any contractor to carry out works without liability insurance to cover works within the owner's lot and any associated damages to the Owners Corporation structure or damage to any other owner's lot and providing a copy of the same to the Owners Corporation;

(c) fail to provide a copy of plans and associated costings to the Owners Corporation to register with the Owners Corporation's insurer;

(d) fail to comply with all statutory, regulatory, Act, Order, by-law or local law as required.

(e) carry out any building works / renovations that affect any exterior change without prior permission of the Owners Corporation Manager.

(f) allow a contractor or persons to unload equipment or transfer materials through the common area without notifying the building manager or concierge at least 24 hours prior. Moving of same must be done in a manner and at the time directed by the representative of the Owners Corporation;

(g) permit to be made noise from machinery, hammer drills or other building works which may be heard outside the owner's lot between the hours of 6:00 p.m. and 8:00 a.m. Monday to Friday and no works on weekends at all;

(h) allow a contractor or person's vehicle involved in building works / renovations to park or leave a vehicle on the Common Property so as to obstruct a driveway or entrance to a Lot or in any place other than in a parking area specified for such purpose by the Owners Corporation.

20. Meetings of the Owners Corporation:

A valid meeting of the committee of management of the Owners Corporation (Committee) can only be called or take place if either:

(a) All members of the Committee have been given not less than 3 days prior written notice of the meeting; or

(b) All the members of the Committee unanimously agree to waive the requirement of notice in sub-paragraph (i) of this Rule.

21. Retail and Commercial Lots:

Without limiting any other Rule, a Member must in relation to its Retail or Commercial Lot:

(a) take out its own bins on each garbage collection day and bring those bins in before 8:00am on each collection day or promptly after collection, whichever occurs first;

(b) avoid unnecessary noise when filling or emptying bins;

(c) ensure lids on bins are securely closed at all times and ensure that bins are kept clean;

(d) ensure all cardboard and paper waste is cut up or folded so as to fit in its own bins and at no instance shall any Retail rubbish, recycling of any kind be put in the Common Property bins and waste receptacles;

(e) store all bins within appropriate areas of the Lot and must not store bins or leave garbage on Common Property;

(f) ensure that any mechanical fluing is appropriately filtered;

(g) restrict all deliveries to occur only between 8:00am and 6:00pm daily;

(h) make all reasonable attempts to address/treat any odours that emanate from the Lot;

(i) properly filter all vapour so that all oil particles are removed prior to exhausting to the filtered air contains no residual burnt or cooked oil smell to the surrounding Lots or common Property;

(j) comply with all Statutes including without limitation health, noise and other regulations in carrying on any business from the Lot;

(k) not affix a sign to the Retail Lot, Commercial Lot or to Common Property unless the sign:
    (i) is only for the purposes of identifying the business carried on from the Retail Lot and the laws of operation of business;
    (ii) does not exceed a reasonable height and width; and
    (iii) complies with the requirements of all relevant authorities.

These Rules and any amendment to these Rules will not now or at any time in the future apply to any promotional, selling or marketing activities of the Developer, Chaddesley or MICM.

ANNEXURE "A"

MODEL RULES FOR AN OWNERS CORPORATION

1 Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

2 Management and administration

2.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

3 Use of common property

3.1Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

3.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

3.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

4 Lots

4.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5 Behaviour of persons

5.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

5.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

6 Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

(2) The party making the complaint must prepare a written statement in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

(6) A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of his or her right to take further action under Part 10 of the Owners Corporations Act 2006.

(8) This process is separate from and does not limit any further action under Part 10 of the Owners Corporations Act 2006.

LEASE SCHEDULE

Item 1: DATE OF AGREEMENT	10 October 2020
Item 2: LANDLORD	S Angtawan & S Anggadiwirja
Item 3: AGENT	The trustee for Goi & Associates Pty Ltd (ABN 84 229 449 037) T/ As Vantage Point Realty Suite 307, 2 Queen Street Melbourne Vic 3000
Item 4: TENANT (S)	Ella Noorian & Izumida Ayano
Item 5: PREMISES	3602/ 118 Kavanagh St, Southbank VIC 3006 *Including chattel (attach inventory if necessary)*
Item 6: RENTAL	$ 390 per week
Item 7: COMMENCING ON	20 October 2020
Item 8: RENTAL PAYMENTS TO AGENT AT	The trustee for Goi & Associates Pty Ltd (ABN 84 229 449 037) T/As Vantage Point Realty Suite 307, 2 Queen Street Melbourne Vic 3000
Item 9: SECURITY DEPOSIT	to be held at RTBA
Item 10: AUTHORISED URGENT REPAIR	$1,800.00 GST inclusive

FIXED TERM AGREEMENT:

Item 11: TERM:	12 Months
Item 12: COMMENCEMENT DATE:	20 October 2020
Item 13 LEASE EXPIRY DATE:	19 October 2021

PERIODIC TENANCY:10

Item 14:	N/A

Vantage Point Realty FOR AND ON BEHALF OF

SIGNED by the LANDLORD.....As Authorised Agent

in the presence of .....(witness)

SIGNED by the TENANT.....

in the presence of: ..... (witness)

The TENANT hereby acknowledge having received a copy of the Statement of Rights and Duties, two copies of the Condition Report and a copy of this Tenancy Agreement in accordance with the provisions of the Residential Tenancies Act 1997

.....

TENANT/S

RESIDENTIAL TENANCY AGREEMENT
RESIDENTIAL TENANCIES ACT 1997 (1st June 2003)

CONDITIONS OF AGREEMENT

1. THIS AGREEMENT is made on the date specified in item 1 in the schedule hereto BETWEEN the LANDLORD whose name and address is specified in item 2 in the schedule whose agent is specified in item 3 in the schedule and the TENANT whose name and address is specified in item 4 in the schedule.

PREMISES AND RENT
The LANDLORD lets to the TENANT the PREMISED specified in item 5 in the schedule together with those items indicated in the schedule for which the RENTAL shall be the amount specified in item 6 in the schedule of which the first instalment is payable on the date specified in item 7 of the schedule and payable by the TENANT to the party specified in item 8 in the schedule.

BOND
The TENANT shall pay a BOND of the amount specified in item 9 of the schedule to the LANDLORD / AGENT on or before the signing of the agreement.
In accordance with the Residential Tenancies Act 1997 the LANDLORD / AGENT must lodge the BOND with the Residential Tenancies Authority within 5 business days of receiving the BOND.

FIXED TERM TENANCY
The term of this Agreement shall be as specified in item 11 in the schedule COMMENCING on the date specified in item 12 in the schedule and ENDING on the date specified in item 13 in the schedule and unless either party terminates this Agreement in accordance with the provisions of the Residential Tenancies ACT 1997 this Agreement shall then continue as a periodic tenancy.

OR

PERIODIC TENANCY
This Agreement shall commence on the date specified in item 14 in the schedule and continue until terminated in accordance with the Residential Tenancies Act 1997.

2. **CONDITION OF THE PREMISES**
The LANDLORD shall make sure that the premises are maintained in good repair.

3. **DAMAGE TO THE PREMISES**
   (a). The TENANT shall make sure that care is taken to avoid damaging the rented premises.
   (b). The TENANT must take reasonable care to avoid damaging the premises and any common areas.
   (c). The TENANT who becomes aware of damage to the rented premises must give notice to the LANDLORD of any damage to the premises as soon as the Tenant becomes aware of the damage.

4. **CLEANLINESS OF THE PREMISES**
   (a). The LANDLORD shall make sure that the premises are in a reasonably clean condition on the day on which is agreed that the TENANT shall enter into occupation of the premises.
   (b). The TENANT shall keep the premises in a reasonably clean condition during the period of Agreement.

5. **USE OF PREMISES**
   (a). The LANDLORD shall not use or allow the premised to be used for any illegal purpose.
   (b). The TENANT shall not use or allow the premises to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises.

6. **QUIET ENJOYMENT**
The LANDLORD shall take all reasonable steps to make sure that the TENANT has quiet enjoyment of the premises.

7. **ASSIGNMENT OR SUB-LETTING**
   (a). The TENANT shall not assign or sub-let the whole or any part of the premises without the written consent of the LANDLORD. The LANDLORD'S consent shall not be unreasonably withheld.
   (b). The LANDLORD shall not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the LANDLORD in relation to the preparation of an assignment in writing of this Agreement.

8. **RESIDENTIAL TENANCIES ACT 1997**
Both parties to this Agreement shall comply with the provisions of the Residential Tenancies Act 1997 as they apply to each party. (Note: Reference should be made to the Residential Tenancies Act 1997 for further rights and duties)

TENANT SIGN _____

I / We have read and understood each and every term above and agree to the terms.

ADDITIONAL TERMS

Additional terms which do not take away the rights and duties included in the Residential Tenancies Act 1997 include:

9. The TENANT shall pay all charges in respect of the re-connection and consumption of water, electricity, gas, oil, and telephone where the rental premises is separately metered for these services. (IF APPLICABLE)

10. The TENANT shall not do or allow anything to be done which would invalidate any insurance policy on the premises or increase the premium and the TENANT shall pay the LANDLORD all increased premiums and all other expenses incurred as a consequence of any breach of this term. The TENANT further acknowledges that the LANDLORD'S insurance **does not** cover the contents of the TENANT and the TENANT hereby indemnifies the LANDLORD for any loss or damage suffered by the TENANT as a result of loss or damage to the TENANT'S furniture, fitting or personal items.

11. The TENANT agrees to pay the LANDLORD any excess amount charged or additional premium charged by the LANDLORD'S insurance company as a result of accidental breakage of glass, toilet bowls and wash basins in the premises where the damage has been caused by the TENANT, or by anyone on the premises with the consent of the TENANT.

12. The TENANT shall indemnify the LANDLORD for any loss or damage caused by failure to ensure that care is taken to avoid damaging the rented premises by the TENANT or anyone on the premises with the consent of the tenant. Without limiting the generality of the forgoing, the TENANT shall indemnify the LANDLORD for the cost of repairs to plumbing blockages caused by the negligence or misuse of the TENANT.

13. The TENANT shall notify the LANDLORD or AGENT immediately upon becoming aware of any defects in the premises or any other matter which may give rise to a liability pursuant to the Occupiers Liability ACT, 1983.

14. The TENANT shall indemnify the LANDLORD against all liability in respect of injury or damange to any third person or third party property arising from any conduct, act or omission by the TENANT, or TENANT'S servants, AGENT'S and/or invitees.

15. The TENANT shall not paint or affix any sign or antenna onto the premises or affix any nail, screw, fastening or adhesive to the interior of the premises **without the prior written consent of the LANDLORD or AGENT.**

16. The TENANT acknowledges that it is the TENANT'S responsibility upon the termination of the Agreement to deliver the keys to the premises to the AGENT'S office and to continue paying rent until such time as the keys are delivered.

17. The TENANT shall not use the premises for any purpose other than for residential purposes without the written consent of the LANDLORD.

18. The TENANT shall not do or allow to be done anything that will cause the shared service facilities to become obstructed, untidy, damaged or used for any purpose other than for which they are intended.

19. The TENANT shall not keep any animal, bird or pet on the premises without the written consent of the LANDLORD.

20. The TENANT shall deposit all rubbish including cartons and newspapers in the proper rubbish receptacle with a close-fitting lid, as required by the Health Department or the Local Council. Such rubbish receptacle shall be kept only in the place provided.

21. The TENANT shall not hang any clothes outside the premises other than where provision for the hanging of clothes has been provided.

22. The TENANT shall not keep or use in the premises any portable kerosene heaters, oil burning heaters or heaters of a similar kind.

23. The TENANT shall comply with any Act, Regulation, Rule or direction of any Government, semi Government or statutory body.

24. The TENANT shall allow the LANDLORD or his AGENT to put on the premises a notice or notices "to let" during the last 14 days of the terms of this Agreement. The TENANT shall also allow the LANDLORD or his AGENT to put on the premises a notice or notices "for sale" or "auction" at any time during the term of this Agreement and permit access to the premises by the LANDLORD or his AGENT to present the property to prospective purchaser or TENANT upon 24 hours notice or by Agreement with the TENANT and the LANDLORD or the LANDLORD'S AGENT.

25. The TENANT acknowledges that no premises representations warranties or undertakings have been given by the LANDLORD or AGENT in relation to the suitability of the premises for the TENANT'S purposes or in respect of the furnishings, fittings or appurtenances of the premises otherwise than as provided herein.

26. No consent or waiver of any breach by the TENANT of the TENANT's obligations under the Residential Tenancies Act 1997 shall prevent the LANDLORD from subsequently enforcing any of the provisions of the Agreement.

27. The TENANT agrees to observe and be bound by the Articles of Association of the Service Company or the Rules of the Body Corporate (as the case may be) insofar as they relate to or affect the use, occupation and enjoyment of the premises and the common property provided that the TENANT shall not be required to contribute costs of a capital nature or which would, except for the provision, be payable by the LANDLORD. The Standard Rules of the Subdivision (Body Corporate) Regulations, if not amended, applies to all Bodies Corporate.

28. In accordance with the provisions of the Section 44 of the Residential Tenancies Act 1997, the LANDLORD may from time to time and at any time, other than within the tem specified in the Schedules as the fixed term, increase the rent by giving the TENANT at least 60 days' notice of increase.

TENANT SIGN _____

I / We have read and understood each and every term above and agree to the terms.

29. This Agreement may be amended only by an Agreement in writing signed by the LANDLORD and the TENANT.

30. The TENANT shall at the TENANT'S expense replace all lighting tubes and globes to the premises, which become defective during the term of the tenancy unless the defect is proven to be caused by faulty wiring.

31. The TENANT agrees to fully and regularly maintain and water the garden area, including the trees and shrubs, to mow the lawn and to remove all garden rubbish from the property. (if applicable)

32. **If the TENANT wishes to vacate the premises at the expiration of this Agreement the TENANT shall give the LANDLORD or AGENT written notice of the TENANT'S intention to vacate 28 days prior to the expiration of the Agreement. If the TENANT remains in occupation of the premises after the expiration of this Agreement and does not enter into a new fixed term Agreement the TENANT must give written notice of the TENANT'S intention to vacate the premises specifying the termination date that is not earlier than 28 days after the day on which the TENANT gives notice.**

33. Should the TENANT find it essential to vacate the premises before the expiry date of the Agreement, the TENANT undertakes to:

    a. Immediately inform the Agents office (**in writing**) of the intention to vacate and request that the AGENT'S office find a suitable replacement TENANT to whom the lease can be assigned or whom will execute a new lease.

    b. Continue living in the premises and paying rent in accordance with the Agreement until the commencement of the following tenancy.

    c. The TENANT must pay the AGENT all costs incurred by the LANDLORD in relation to the re-letting of the property.

        i. Letting fee calculated as 2 weeks rent.

        ii. All advertising costs incurred in relation to the re-letting of the premises.

        iii. Tenant reference check costs.

    d. If the TENANT must vacate the premises prior to a suitable replacement tenant being found, the TENANT must continue paying rent until the premises are re-let or the agreement expires, whichever occurs first.

    e. The TENANT agrees to leave the premises in a clean and undamaged state.

34. The TENANT allows the agent to conduct inspections for the purpose of retting upon either the LANDLORD or the TENANT provides a notice to vacate. The agent shall give the TENANT 24 hours notice prior conducting the inspections

35. The TENANT acknowledges that pursuant to Section 428 of the Residential Tenancies Act 1997, the TENANT shall not refuse to pay rent on the grounds that the TENANT intends to regard as rent paid by the TENANT the BOND or any part of the BOND paid in respect of the premises. The TENANT acknowledges that failure to abide by this section of the Act renders the TENANT liable to a penalty of $1,000.

36. The TENANT agrees not to carry out any mechanical repairs or spray painting of any motor vehicles, boats or motor cycles in or around the property including common property. The TENANT also agrees to be fully responsible for the removal of any motor cycles, car or boat spare parts or bodies or any other equipment used and to fully reinstate the premises or the land or common property on which it is situated to their original condition forthwith.

37. The TENANT must:

    a. Check each smoke detector in the premises weekly to confirm that it is kept fully operational. These checks are to ensure the safety of the TENANT and the security of the PREMISES.

    b. Replace the battery in each smoke detector as required or about 1 January each year (or earlier if this becomes necessary).

    c. Immediately notify the LANDLORD / AGENT of any faulty smoke detector (and confirm this advice to the LANDLORD / AGENT in writing the same day).

38. The TENANT agrees that any pot plants kept inside the property are not to be placed directly on the carpet. A non-porous protective base must be provided to prevent any water or soil damage.

39. The TENANT acknowledges that the LANDLORD'S AGENT has informed the TENANT that the LANDLORD can only insure what the LANDLORD owns. The TENANT acknowledges that it is the TENANT'S responsibility to take out appropriate insurance for the TENANT'S belongings.

40. The TENANT acknowledges the responsibility and expense to arrange for all carpets to be professionally steam cleaned to the satisfaction of the LANDLORD or the LANDLORD'S AGENT on the vacation of the property and to provide a receipt for same.

41. The TENANT is responsible for the cost of removing vermin, ants, insects etc from the property if they appear during the term of the tenancy.

42. In the event that a rental cheque being returned unpaid or having to be re-presented, the TENANT agrees to pay any bank fees.

43. The TENANT acknowledges that he must notify the Building Manager at least 24 hours before vacating or occupying the property. Failure to do so will result in the move being postponed and costs charged against the TENANT.

44. The TENANT is consenting The Agent to issue formal notification through the registered email address and will let The AGENT know if there is changes to the active email as per Residential tenancies amendment regulations 2016 section 4

TENANT SIGN _____

I / We have read and understood each and every term above and agree to the terms.

Due Diligence Checklist

What you need to know before buying a residential property

Consumer Affairs Victoria

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting **consumer.vic.gov.au/duediligencechecklist**.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Consumer Affairs Victoria

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights

SECTION 27 STATEMENT

VENDORS DEPOSIT STATEMENT TO THE PURCHASER PURSUANT TO SECTION 27 OF THE SALE OF LAND ACT, 1962.

VENDOR: SULISTIAWATI SUPRAPTO and ANGTAWAN ANGGADIWIRJA

PROPERTY: 3602 118 Kavanagh Street SOUTHBANK VIC 3006

1. The Property is subject to Mortgage(s), particulars of which are as follows:

   (a) Mortgagee(s):....WESTPAC BANKING CORPORATION

   of:..

   (b) Amount secured $.....
   Instalments $..... per.....
   Amount required to discharge the Mortgage $.....
   (THIS AMOUNT INCLUDES OUTSTANDING RATES, TAXES OR CHARGES DUE TO ANY STATUTORY BODY, OR OTHER CHARGE FOR MONEY'S OWING)

   (c) Rate of interest payable .....% p.a.
   Default rate .....% p.a.

   (d) Due date of repayment of Mortgage(s): ...../...../2
   (UNLESS THE MORTGAGE DEMANDS EARLY REPAYMENT UPON BREACH OF ITS CONDITIONS.)

   (e) The Mortgage does *does not provide for further advances *as follows:

   .....

   (f) The Vendor is not in default under the Mortgage.

   (g) The Mortgagee has not consented to the Purchaser assuming the Vendor's obligations under the Mortgage.

2. There is no Caveat lodged against the title to the Property under the Transfer of Land Act, 1958.

DATE OF VENDOR'S STATEMENT ...../...../200

SIGNATURE OF VENDOR(S) .....

ACKNOWLEDGMENT OF RECEIPT OF VENDOR'S SECTION 27 STATEMENT

The Purchaser HEREBY ACKNOWLEDGES receipt of a copy of this Statement.

DATE OF RECEIPT ...../...../200

SIGNATURE OF PURCHASER(S) .....

RELEASE OF THE DEPOSIT BY THE PURCHASER(S)

1. The Purchaser HEREBY ACKNOWLEDGES that:

   A. The particulars provided by the Vendors in this Statement are accurate.
   B. The particulars given indicate that the purchase price is sufficient to discharge all Mortgages over the property.
   C. The Contract is not subject to any condition enuring for the benefit of the Purchaser.

2. The Purchaser FURTHER ACKNOWLEDGES that he has received satisfactory answers to Requisitions on Title or is otherwise deemed to have accepted title.

DATE OF PURCHASER'S RELEASE ...../...../20

SIGNATURE OF PURCHASER(S) .....