Strata Report

ADVANCED
STRATA INSPECTIONS & CONSULTANCY

Property Address
301/29 Hunter Street, Parramatta NSW 2150

Strata Plan
92450

Report Completed by
Abanoub Mikhail

Inspection Date
22 Sep 2026

Lot Number
13

Inspector Name
Advanced Strata Inspections



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SECTION 1

Property Overview

Primary Property Information

Strata Plan
A plan that subdivides land in a Strata Scheme into individually owned lots and common property.

Strata Scheme
A building or group of buildings divided into lots (units, houses, or townhouses), where owners hold title to their lot and share ownership of common property such as gardens, walls, roofs, driveways, and stairwells.

Strata Roll
A register listing lot owners in the Strata Scheme, including utility lots and other interested parties like mortgagees or lessees.

Year Registered
The year the strata plan was registered, often assumed to be the year construction was completed, though this may not always be the case.

Unit Entitlement
Each lot is assigned a unit entitlement based on its value relative to other lots. This entitlement determines the share of levies payable and voting rights.

Aggregate Unit Entitlement
The total of all individual unit entitlements in the Strata Scheme.

Lot Owner Entitlement %
The percentage of the total unit entitlement held by a specific lot, calculated as the lot's share of the aggregate unit entitlement.

Initial Period
The period when the original owner still owns lots whose combined unit entitlements exceed two-thirds of the total for the scheme.

Building Management Committee (BMC)
A non-legal entity managing shared facilities for members, including Strata Schemes, torrens title owners, and government bodies. BMCs cannot employ staff and are not governed by strata or community title laws. Most strata schemes are not part of a BMC.

Community Association (CA)
A legal entity managing shared facilities in a community scheme, responsible for maintaining common areas, enforcing bylaws, and levying contributions under community title legislation.

Property Address	**301/29 Hunter Street, Parramatta NSW 2150**
Postcode	**2150**
State	**New South Wales**
Unit/Apartment Number	**301**
Lot Number(s)	**13**
Strata Plan	**92450**
Year Built/Registered	**2016**
Strata Plan Date Registered	**15 Jul 2016**
Number of Lots	**133**
Number of Units	**133**
Unit Entitlement	**86**
Aggregate Unit Entitlement	**10000**
Total Entitlement % (subject to change)	**0.86%**
Initial Period	**Expired**
Is strata plan part of a BMC or CA?	**Yes**
Additional Notes	**This property is part of a BMC/CA and may involve shared responsibilities, costs and/or rules outside the strata plan. Buyers are advised to review all relevant documents to fully understand their rights and obligations.**

Lot Owners

Owners Corporation
The legal entity consists of all the owners of the lots in a Strata Scheme and formed when a Strata Plan is registered.

Recorded Owner	**Hao Yan**
Address	**Sighted**
State	**New South Wales**
Mortgage	**No, no mortgage**
Lease Agent	**Riverbank Real Estate**

Strata Manager

Strata Manager
Oversees property operations, finances, maintenance, and communication in a strata or community title setting, acting as a liaison among owners and stakeholders.

Company	**Premium Strata Pty Ltd**
Name	**Marulie Dulay**
Address	**Suite 3, Level 2 189 O'Riordan Street MASCOT NSW 2020**
Phone Number	**02 9281 6440**
Email	**info@premiumstrata.com.au**
License Number	**Not Sighted**

SECTION 2

Financial Overview

Standard Levy Contributions

Levies
Annual or quarterly contributions from owners to the Owners Corporation covering regular and major works expenses. Amounts are regulated by unit entitlement, allocated to Administrative and Capital Works Funds.

Administrative Fund
Used for day-to-day strata scheme expenses like electricity, water, cleaning, insurance, and maintenance. Funded by levies paid by all owners.

Capital Works Fund
This fund covers major renewal, repair, or replacement works, such as roofing repairs, window bar replacement, structural rectification, common property painting, and other major works (*Previously Sinking Fund*).

Consumer Price Index (CPI)
A measure tracking the average change in prices of a basket of consumer goods and services over time. It serves as a key indicator of inflation or deflation in an economy. Historically, the component of CPI relevant for properties has been around 4%.

Levies Budgeted to **1 Oct 2024 - 1 Jul 2025**

Estimated Total Standard Levy Income (All Lots)

	Quarterly Amount	Annual Amount
Administrative Fund	$351,322.00	$1,405,288.00
Capital Works Fund	$26,535.70	$106,142.80
Total (All Lots)	$377,857.70	$1,511,430.80

Standard Levies per Subject Lot (Quarterly) **$3,249.65**

Contribution Breakdown Per Subject Lot

	Quarterly Amount	Annual Amount
Administrative Fund	$3,021.40	$12,085.60
Capital Works Fund	$228.25	$913.00

Are quarterly levies in equal instalments?	**Yes**
Taxation	**Funds are registered for GST**
Note on Standard Levies Increase	**Funds reflect a deficit and ongoing expenses appear likely to increase at a level higher than CPI**
Additional Levies/Additional Notes	**Lot 13 ledger showed $0.00 levy arrears as at 22/09/2026.** **Note: A 10% GST has been added to the levy amounts.**

Fund Balance

Fund Balance
Balances are based on Strata Manager-provided information and have not undergone auditing. The Property Stock & Business Agents Act and Strata Schemes Management Act outline specific requirements for accounts, accounting reports, and trust funds held for Owners Corporations.

Balance Date	**22 Sep 2026**

Fund Allocation

	Amount	Allocation Percentage
Administrative Fund	-$197,382.42	9.58%
Capital Works Fund	-$1,863,470.11	90.42%
Total Net Funds	-$2,060,852.53	100%

Investments	**$2,064,442.04**
Cash at Bank	**$1,511,567.13**
Levies in Arrears for Total Strata Plan	**$110,078.44**
Additional Notes	**Receivable - Levies (Special) - Admin: $2,243.45** **Receivable - Other - Admin: $2,729.76** **Receivable - Owners - Admin: $2,875.00** **Receivable - Levies (Special) - Capital Works : $85,504.98** **Receivable - Levies - Capital Works: $7,730.94** **Cash at Bank - Unallocated: $5,238.02** **Loan Account--Capital: $5,787,821.75**

Special Levies

Special Levy
A lump-sum payment from all owners to address unplanned expenses, whether essential (e.g., fire safety equipment maintenance) or non-essential (e.g., exterior wall painting) that are not budgeted in the Administrative or Capital Works Fund. Payment details are decided at a meeting of the Owners Corporation upon levy approval.

Current Special Levies
Levies approved by owners but awaiting payment, designated for ongoing or planned expenses.

Future Special Levies
Levies proposed for upcoming expenses, awaiting owner approval within the strata scheme.

There is always the risk of a Special Levy. However, this section is to help identify either levies proposed for upcoming expenses and awaiting owner approval within the strata scheme, or potential levies identified in the minutes or correspondence.

Past Special Levies
Levies approved and paid by owners to cover past expenses, such as major repairs or maintenance projects.

Current Special Levies **Not Sighted**

Proposed or Possible Future Special Levies

Description	**Amount** (by Subject Lot)	Date
Possible special levy to fund the deficit in the Administration Fund and Capital Works Fund in the event that the deficit is not resolved by the end of the financial year. Note: Buyers should be aware that additional costs may arise, including special levies where required to address building works, funding shortfalls, or unforeseen expenses, subject to approval at general meetings. The current financial position and known works should be considered as part of the overall purchase decision.		

Past Special Levies

Description	**Amount** (by Subject Lot)	Date
GM 01/12/2025 Special Levy – 2025 – The remaining $1,867,986.75 incl. GST special levy for general defect works was approved to be raised in five instalments from 01/02/2026 to 01/06/2026. As per the GM dated 30/03/2026, the special levy was amended from $1,867,986.75 to $747,199.70 including GST with April to June 2026 instalments deleted.	$3,212.95	1 Feb 2026
GM 05/12/2024 RESOLVED To raise a special levy of $4,670,000.00 payable 15/01/25 & 15/02/2025 and on the 15th of each month for 10 months. As per the SCM dated 08/2025, the five instalments were cancelled, reducing the general defect remediation levy from $4,670,000 to $2,802,013.25.		15 Jan 2026
GM – 05/2024 - Special levy in the amount of $75,678.19 incl GST for the specific purpose of paying back the Administration Fu Deficit in one (1) instalment due on the 1st June 2024.		1 Jun 2024
GM – 05/2024 - Special levy in the amount of $100.174.46 incl GST for the specific purpose of the BMC Debit for the 2023 Financi Year End in one (1) instalment due on the 1st July 2024.		1 Jul 2024
GM – 05/2024 - Special levy in the amount of $115.500 incl GST for the specific purpose of covering the cost of an engineer prepare the General Defects Specifications and obta tenders in one instalment due on 1st August 2024.		1 Aug 2024
AGM – 22/08/2023 - Special levy in the amount of $18,700.00 plus GST for the specific purpose of covering legal fees to be paid in one (1) instalment due on the 1 October 2023.		1 Oct 2023
GM – 03/2023 - Special levy in the amount of $247,000.00 inc GST for paying BMC for insurance premium.		
GM – 09/2022 - Special levy in the amount of $248,085.00 ex GST for legal fees in relation to building defects and insurance premiums. payable in two equal instalments on 15/10/2022 and 15/11/2022.		15 Oct 2022

Insurance

Refer to Insurance and Occupational Health & Safety and Residential Strata Schemes for regulation reference.

Sum Insured	**$89,820,000.00**
Policy Number	**ISRSC/0004885, HU0048347, ISCSC/0001176**
Insurance Company	**INSURANCE INVESTMENT SOLUTIONS PTY LTD & CHU Underwriting Agencies Pty Ltd**
Expiry Date	**6 May 2027**
Building Insurance Excess	**Not Sighted**
Total Premium Cost	**$14,969.05**

Insurance Cover

Public Liability	$50,000,000.00
Voluntary Workers	$200,000.00
Workers Compensation	Not Sighted
Loss of Rent	$13,473,000.00
Office Bearers Liability	$1,000,000.00
Fidelity Guarantee	$100,000.00
Machinery Breakdown	Not Sighted
Common Contents	$898,200.00
Building Catastrophe	$13,473,000.00

Insurance claims in last 2 years or notable comments	**Not Sighted**
Inspector Notes	**This property is part of a BMC/CA and may involve shared responsibilities, costs and/or rules outside the strata plan. Buyers are advised to review all relevant documents to fully understand their rights and obligations.**

Valuation

Refer to Building Valuation for regulation reference.

Valued By / Note	**BIV Reports Pty Ltd**
Last Valuation Amount	**$89,820,000.00**
Last Insurance Valuation	**8 Sep 2023**

SECTION 3

Minutes & By-laws

Minutes

Minutes
Record of proceedings from Owners Corporation and Strata Committee meetings.

Strata Committee
Elected owners' representatives, chosen at the Annual General Meeting, holding key positions such as Chairman, Secretary, and Treasurer (*Previously Executive Committee*).

Annual General Meeting (AGM)
A yearly gathering of owners and stakeholders, mandated by the NSW Strata Schemes Management Act 2015. Also known as a General Meeting.

Extraordinary General Meeting (EGM)
A meeting held outside the annual schedule to address matters that need addressing by all owners.

Last Meeting Type	**Extraordinary General Meeting**
Last Meeting Date	**30 Mar 2026**
Last AGM Meeting Date	**16 Jul 2025**
Inspector Notes	**Summary of Key Matters:** **GM – 30/03/2026 – Resolved to rescind the previous approval of Hitech Remedial Builders' $4,245,214 general defect rectification quote; tender analysis dated 11/03/2026 was tabled, but approval of a builder was defeated pending further clarification and consideration of a fourth quote from Metway Developments. Noviion Engineering's fee estimate dated 10/03/2026 for Project Superintendent services was deferred. Existing special levy was amended from $1,867,986.75 to $747,199.70 including GST with April to June 2026 instalments deleted, while a proposed $2,672,257.68 including GST special levy for increased remediation costs from January to June 2027 was defeated. Further clarification was requested regarding contract delays, liquidated damages and Level 1 waterproofing, with alternative financing options including special levies, a standard strata loan and hybrid strata loan discussed.** **PCG – 10/12/2025 – Noted Project Remediate was progressing, with Stage 1 framing completed and panel installation commencing in January 2026, Stage 2A cladding removal completed, Stage 2B 90% complete, Stage 4 abseiling investigations completed and Stage 6 cladding removal 60% complete with framing commenced; practical completion was scheduled for 19/04/2027. Noted ongoing facade inspections, design and scope matters, approved variations, quality and safety reporting, and 29 approved extensions of time. General waterproofing defects were intended to proceed with the cladding replacement, with the Hitech contract yet to be executed pending discussions with Project Remediate. Noted Toplace administration and potential claims relating to building defects.** **GM – 01/12/2025 – Approved Project Remediate Option 2 at a variation cost of $20,865.23, funded through the Lannock strata loan, approved Sissons and Hitech variations for additional balcony framing, shopfront awning detailing, ACP panels and latent structural/framing works costing $165,371.84 + GST, recommended further façade investigations with APG fee estimates requested, and resolved to raise the remaining $1,867,986.75 incl. GST special levy for general defect works in five instalments from 01/02/2026 to 01/06/2026.** **SCM – 08/2025 – Noted the five special levy instalments due from 15/08/2025 to 15/12/2025 were to be deleted, with the levy amount reduced from $4,670,000 to $2,802,013.25.** **AGM – 07/2025 – Noted the liquidators for the Toplace entities were investigating potential claims against other participants in building projects**

involving substantial defects. Noted cladding replacement was progressing through Project Remediate and general waterproofing defects were intended to be carried out with the cladding replacement, with the Hitech private contract yet to be executed pending discussions with Project Remediate.

SCM – 02/2025 – Noted sample unit inspections were conducted on 03/02/2025 and 06/02/2025, with the Loan Value Ratio Valuation Report due by 28/02/2025. Noted the private strata loan for general defects was approved, while the Project Remediate loan remained pending the valuation report; the tentative Project Remediate commencement was April 2025 and general defects were to be carried out with the cladding replacement. Mills Oakley Lawyers' fee proposal was accepted.

GM – 12/2024 – Approved Project Remediate/construction arrangements for combustible cladding, including Hitech Remedial Builders' $8,646,000 plus GST contract, Noviion Engineering's cladding tender and appointment of Noviion Engineering as designer and superintendent for the general defects. Approved Hitech Remedial Builders' tender for general defect remediation and resolved to reduce the special levy from $14,009,600 to $4,670,000, payable from January 2025.

AGM – 09/2024 – Reviewed the current Capital Works Fund Plan and resolved not to upgrade it.

GM – 05/2024 – Approved special levies of $75,678.19 including GST for the Administration Fund deficit and $100,174.46 including GST for the BMC debit for the 2023 financial year. Noted the Toplace and JKN Para 1 administrations, including potential recovery actions relating to building defects, and agreed that rectification works for the cladding and general defects should proceed. Private cladding quotations were to be used for pricing discussions with Project Remediate, with future funding and replacement options to be considered.

GM – 12/2023 – Noted the Owners Corporation was registered with Project Remediate and resolved to obtain private builder quotations for cladding replacement and appoint a facade engineer within a $15,000 including GST budget. Accepted the Project Remediate cladding reports and resolved to proceed with finalising the cladding replacement design using bonded laminate cladding.

AGM – 22/08/2023 – Noted the building defects claim was stayed following the Builder and Developer entering voluntary administration. Resolved to ratify proofs of debt against Toplace Pty Limited and JKN Para 1 Pty Limited, accepted Eakin McCaffery Cox's fee proposal and approved an $18,700 plus GST special levy for legal fees, with administration-related decisions delegated to the Strata Committee.

GM – 03/2023 – Approved a $247,000 including GST special levy for the BMC insurance premium and noted current building defects and the building defects claim, with some records potentially held by the BMC.

GM – 09/2022 – Resolved to raise a special levy of $248,085 + GST for legal costs associated with appealing the Supreme Court judgment and court proceedings against Toplace Pty Ltd and JKN Para 1 Pty Ltd, together with additional BMC building insurance premium costs, payable in two equal instalments on 15/10/2022 and 15/11/2022.

By-laws

Refer to By-laws and Animals for regulation reference.

By-laws
Predetermined rules for strata residents, established at the First Annual General Meeting and subject to amendments in subsequent meetings. Also known as Articles or Rules.

Proposed Changes	**No**
Unregistered Changes	**No**
Animals	**Refer to the By-laws.**
Renovations	**Cosmetic work just needs notification. Minor renovations need written approval (automatically approved if no written refusal in 3 months). Major renovations need a special resolution. Ask the Owners Corporation which category your works fall into.**

Harmony

Harmony
Refers to the satisfaction among owners in a scheme. Includes factors such as parking, noise, animals, and disputes involving neighbors, owners, and the Strata Committee.

Recent History of Disputes	**Not Sighted**

SECTION 4

Building Matters

Improvement & Maintenance Projects

Past Building Works
Notes major expenditure items for building works, including those from the Capital Works Fund and Administrative Fund. The following extracts concerning this work and other matters of interest are taken from the minutes, financial accounts, and correspondence. The list of items identified is NOT exhaustive and you should refer to the attachments for more detail.

General Replacement
Items that are replaced on a regular basis, such as carpets, light fittings, and hot water systems.

General Maintenance
Items that are maintained on a regular basis, such as painting, cleaning, and gardening.

Notes on Past Building Works	**Attached Financial Statements: 01/10/2023-22/09/2026** **Records reviewed noted cladding remediation through Project Remediate, together with various completed maintenance and repair works including lift, lighting, fire/mechanical services, hot-water, stormwater, garbage chute and private lot repairs.**
Notes on Approved Future Building Works	**Project Remediate cladding replacement was approved and has been progressing, with Lift #2 shaft screening also recorded as ongoing.**
Notes on Proposed Building Works	**Further general defect and waterproofing rectification remains under consideration, including review of builder quotations, Level 1 waterproofing, Noviion Engineering superintendent services and funding options, with the proposed $2,672,257.68 incl. GST special levy defeated at the 30/03/2026 GM.**

Capital Works Fund Forecast

Capital Works Fund Forecast
The Owners Corporation must prepare a 10-year plan for major expenditures from the capital works fund, subject to a review every 5 years. Expenditures may involve significant projects like building roof replacement, and efforts should be made to implement the plan as closely as possible.

Are levies following contribution forecasts?	**No** **Contributions have been lower than forecasts**
Year of Commencement	**2023**
Forecast Prepared by	**BIV Reports Pty Ltd**
Is this forecast due for an update?	**No**
Additional Note	**Refer to the CWFP.**

Compliance

Refer to **Window Safety** for regulation reference.

WHS Safety Report
Work Health & Safety is a set of rules and regulations concerned with fostering a secure and healthy work environment.

Fire Safety/AFSS	**Yes, Fire Safety Certificate/AFSS was sighted**
Fire orders or fire defects	**Not sighted** **A Proposed Fire Safety Order was previously raised in relation to fire safety works, including outstanding works to the high-rise diesel pump (hydrant). However, in April 2023, Fire and Rescue NSW confirmed that the Fire Safety Order would not be issued at that stage. Refer to meeting minutes, report summary and links.** **Sighted: 04/09/2026 - AFSS**
Lift/Plant Registration	**Yes, Lift/Plant Registration was sighted** **27 Oct 2026 - 26 Oct 2027 - Lift Certificates**
Window Safety	**No, Window Safety Report was not sighted**
Pool Registration/Compliance	**No, documents not sighted**
Pest Control Services	**No, Pest Control Services was not sighted**
Occupational Health and Safety Report (OHS/WHS)	**No, Occupational Health and Safety Report (OHS/WHS) was not sighted**
Asbestos Reports	**No, Asbestos Report was not sighted**

Cladding

Refer to **Cladding** for regulation reference.

Cladding
A protective and decorative covering on a building's exterior, enhancing aesthetics and shielding against the elements. The type of cladding chosen can impact the building's insulation, weather resistance, and overall architectural aesthetics.

Evidence of Cladding Issues	**Evidence sighted**
Additional Note (optional only if no evidence sighted)	**The records confirm cladding defects requiring remediation through the Project Remediate program. The December 2024 GM approved the cladding remediation arrangements, including an $8,646,000 + GST Hitech Remedial Builders contract, with Noviion Engineering involved in the remediation works. By 10/12/2025, Stage 1 framing was complete, Stage 2A cladding removal was complete, Stage 2B removal was approximately 90% complete, Stage 4 abseiling investigations were complete and Stage 6 cladding removal was approximately 60% complete with framing commenced. The GM dated 01/12/2025 also approved additional cladding variations for balcony framing, shopfront awning detailing, additional ACP panels and latent structural/framing works costing $165,371.84 + GST, with further façade investigations recommended. Refer to meeting minutes, report summary and links.**

Defects

This Defects section covers items not covered by the Builder's warranty.

Defects
Issues or faults found within a building or property, ranging from minor flaws to significant problems affecting functionality of the property. These could include issues with fixtures, fittings, finishes, or general wear and tear.

Structural Defects
It is not always possible to determine whether a defect is general or structural in nature. However, structural defects are typically more serious issues that affect the integrity or stability of the property. Examples include faults or deficiencies in the structural components of a building, such as the foundation, load-bearing walls, or roof structure, posing risks to safety and durability.

Defects	**Evidence Sighted**
Description	**The records identify building and waterproofing defects requiring rectification, with engineering investigations and builder quotations undertaken. Further general defect works remain under consideration, with the previous $4,245,214 Hitech Remedial Builders quotation rescinded at the 30/03/2026 GM and a further quotation from Metway Developments being considered. Refer to meeting minutes, report summary and links.**

Litigation

Litigation in a strata setting refers to any formal legal action initiated by one or more owners against: (1) Other owners (e.g., disputes over by-law breaches, noise complaints, or common property use), (2) Strata management or the owners corporation (e.g., disagreements over levies, maintenance obligations, or governance decisions), or (3) Builders, contractors, or service providers who worked on the building (e.g., claims for defective work, breach of contract, or negligence).

Litigation	**Evidence sighted**
Additional Note (optional only if no evidence sighted)	**The records note a building defects claim involving Toplace Pty Ltd and JKN Para 1 Pty Ltd, which was placed on hold following their voluntary administration. The Owners Corporation lodged proofs of debt, and the Toplace liquidators were noted as investigating potential claims against other parties involved in the defective building works. The December 2024 GM also recorded that the Owners Corporation had successfully obtained a Supreme Court ruling requiring Toplace Pty Ltd to address building defects, with further recovery of costs associated with the defects being considered. Refer to meeting minutes, report summary and links.**

SECTION
5

Report Summary

This report is based on strata records made available at the time of inspection, accessed via the strata manager's online portal. The information has been summarised for clarity and should be read in conjunction with the original records. While reasonable efforts have been made to identify key matters, the completeness and accuracy of the report is dependent on the records provided, and some documents or updates may not have been available at the time of search.

Note: This strata plan forms part of a Community Association/BMC, which oversees the entire complex. The records of the association were not inspected. The association/shared facility/BMC may hold records pertaining to the subject strata plan.

Upon conducting our search and completing this report, it came to our attention that the records provided noted ongoing cladding and building defect remediation works, including works undertaken through Project Remediate, together with special levies and loans raised or considered to fund remediation and other building-related costs, as detailed in the minutes and records available at the time of inspection. An email has also been sent to the Strata Manager regarding building works and litigation matters, with a response awaited at the time of inspection

Refer to this link for recent meeting minutes.

Refer to this link for remedial works including cladding replacement program updates, latent façade conditions, variations, RFIs, PCG meeting minutes, building manager maintenance reports, incident records (water leaks, shutter damage, WIP phone damage, smart lock approvals), and Toplace Pty Ltd liquidation/legal matters.

Inspection Information

Method
Strata records can be searched online or in-person. Even in-person visits are searching mostly digital records but these often use a terminal provided by the strata manager. Online searches are thought to be more efficient but sometimes do not have all of the records available at once, compared to in-person searches.

Inspector Company	**Advanced Strata Inspections**
Inspector	**Abanoub Mikhail**
Date	**22 Sep 2026**
Method	**Online**
Inspected for	**Vendor**

Document Checklist

Listed are documents normally made available by the Strata Manager at the time of inspection.

Available documents are attached at the end.

Missing documents have been followed up to the Strata Manager.

Documents marked "not in records" are not applicable to the inspections.

Strata Roll	Attached to Report
Strata Plan	Attached to Report
Certificate of Title	Attached to Report
Owner Ledger	Attached to Report
Financial Accounts	Attached to Report
Administrative Fund	Attached to Report
Capital Works Fund	Attached to Report
Insurance Valuation	Attached to Report
Building Insurance (Certificate of Currency)	Attached to Report
AGM Minutes	Attached to Report
EGM Minutes	Attached to Report
SCM Minutes	Attached to Report
By-laws	Attached to Report

Building Compliance Documents

Listed are documents we found during our search.

Available documents are attached at the end.

Missing documents have been followed up to the Strata Manager.

Documents marked "not in records" are not applicable to the inspections.

Fire Safety Certificate/AFSS	Attached to Report
Capital Works Fund Forecast Report	Attached to Report
Occupational Health and Safety Report (OHS/WHS)	Not in records
Asbestos Report	Not in records
Building Defects (If Applicable)	Attached to Report
Cladding	Attached to Report
Lift/Plant Registration	Attached to Report
Pest Control Services	Not in records
Window Safety Report	Not in records
Building Work Rectification Order (if applicable)	Not in records

Inspector Company Disclaimer

Terms & Conditions
Intellectual Property:
This report has been prepared by Advanced Strata Inspections for the client and or contracted to Advanced Strata Inspections on behalf of a third party (BYB). If you have not purchased this report through either party or entered into a commercial agreement with these parties, you do not have the right to discuss this report or its contents. If you have received a copy of this report and you have not entered into an agreement then you have not agreed to our terms and conditions therefore you will not be covered by our indemnity insurance, this is a breach of our terms and conditions and a breach of our copyright and intellectual property.
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You should note that there are limitations and disclaimers in our inspections and reports.
These limitations and disclaimers are clearly outlined below, throughout this report and in the Client Agreement that you agreed to prior to purchasing any report.
Disclaimer:
a) During the subject inspection, no attempt was made to ascertain whether any Managing Agent has complied with the detailed accounting requirements of the Auctioneers and Agents legislation or whether the prescribed accounting and prescribed financial statement requirements are being complied with by the Owner's Corporation. As these requirements are particularly complex, an additional inspection by a specially trained inspector would be necessary before we can report.
b) The information contained in this report was extracted from the books and records of the Owner's Corporation and as far as was possible, from conversations with officers of the Owner's Corporation. Special procedures were followed to minimise the possibility of records not being made available for inspection. However, your attention is directed to the possibility that all the Owner's Corporation records may not have been made available for inspection or, alternatively, that the records may not have contained all the information of interest to a Purchaser or Mortgagee. Please note that some managing agents are in the practice of archiving records prior to the required period of five/seven years & that these records may not have been made available for this inspection. NOTE: That the records included/attached to our report, such as letters, meeting agendas, minutes and other attachments form part of the report, any mention of matters pertaining to the building of any effect or detriment, form part of the report even if not mentioned in our report or notes, it is as such recommended that you read the report in its entirety, and make your own enquiries to our office or the strata company.
c)Most of the records at this managing agent's office have been scanned and are kept on their computer data base; each image is individually scanned and recorded in various categories rendering their inspection most cumbersome and difficult; we can therefore not be certain that we sighted each and every image.
d)This report is issued to the named client and if that person is a solicitor or conveyancer, the client of that solicitor or conveyancer, Advanced Strata Inspections and their contractor will not accept any responsibility to any other person who relies upon this report to their detriment unless it has been agreed to in writing to accept such responsibility.
e) It is recommended and encouraged to seek legal assistance and advice on the details and contents of this report. We will not be able to provide you with advice or guidance.
claimer

Important information regarding this report

Thank you for purchasing this Strata Report. This report provides a summary of information gathered during an inspection of the Owners Corporation records by a qualified inspector.

The report reflects the data made accessible to the inspector by the strata records custodian (typically a Strata Manager) on the day of inspection. It's important to note that the quality of strata records can vary among different schemes. Some Strata Management firms digitise records onto a computer storage system. In such cases, inspectors review both the computerised system and physical copies provided by the Strata Management. Access to our inspectors is often granted remotely. Consequently, we cannot ensure that everything sighted during this inspection encompasses all held by the Strata Management. Some information may be withheld due to legal privilege, exemption from access, privacy laws, pending status, or subject to the Privacy Act 1988.

Please be aware that our inspection and reports are subject to specific limitations and disclaimers. These are explicitly detailed in both this report and the Before You Buy Client Agreement.

Please note that Before You Buy functions solely as a platform facilitating connections between buyers, agents, and independent inspectors. This report is the product of a third-party inspector not associated with Before You Buy. All inspectors on our platform operate independently — separate from us, real estate agents, and property sellers.

For more information, check: https://www.beforeyoubuy.com.au/terms-and-conditions

Certificate of Title

As of October 2021, paper Certificates of Title in NSW have been abolished under the Real Property Amendment (Certificates of Title) Act 2021. Changes to the land titles system in NSW are transitioning the State away from paper-based processes. The Certificate of Title is not always found in the strata records. A Title Search is normally conducted and included as part of the sale contract documentation. Please liaise with your legal adviser on this issue. A search should be made at NSW Land and Property Information regarding registers dealings. The Strata Schemes Management Act 2015 requires that a change of By-Laws must be registered within six (6) months of a resolution being passed.

Insurance

The Strata Schemes Management Act 2015 requires the Owners Corporation have:

1. Building insurance at least to the value of the building as determined by a valuation, which must be obtained at least every 5 years,
2. Public Liability cover to a minimum of $10,000,000, and
3. Voluntary Workers insurance

After 30 June 2008 employers paying less that $7,500pa wages in NSW are not required to carry Workers Compensation insurance. It should be noted the Owners Corporation insurance policies normally cover only risks associated with the common property and not individual lots. It should be noted this can apply even where damage to property in an individual lot results from a fault arising in the common property. Owners and occupiers need to have adequate cover for their own contents and other risks.

Occupational Health & Safety and Residential Strata Schemes

On 1 September 2001, the Occupational Health and Safety Act 2000 came into effect. The OHS Act does not apply to premises used as a private dwelling but there has been some concern that it could apply to the common property of residential strata schemes. Work Cover has advised that strata schemes that are purely residential are exempt from the provisions of the regulations and that owners' corporations, by meeting their requirements as prescribed under the Strata Schemes Management Act, will satisfy their obligations as controllers of the common property under the Occupational Health and Safety Act 2000

Building Valuation

All insurances held in the name of the Owners Corporation. The Strata Schemes Management Act 1996 requires the Owners Corporation to have the following:
The Strata Schemes Management Act no longer requires a valuation of the building to be carried out.
Building insurance valuations in order to comply with Section 160 & Section 161 of the Strata Schemes Management Act 2015.

Section 160 of the Strata Schemes Management Act 2015 states the owners corporation for a strata scheme for the whole of a building must insure the building and keep the building insured under a contract of insurance, in accordance with this Division, that insures the building if it is destroyed or damaged by fire, lightning, explosion or any other occurrence specified in the policy (a "damage policy").

Section 161 of the Strata Schemes Management Act 2015 states a damage policy for a building must be with an approved insurer, be in the name of the owners corporation, and any other person required to insure under Section 160 and provide for the following:

a. the building is to be insured for at least the amount determined in accordance with the regulations,

b. if the building is destroyed, the building is to be rebuilt or replaced so that the condition of every part of the rebuilt or replacement building is not worse or less extensive than that part when new,

c. if the building is damaged but not destroyed, the damaged part of the building is to be repaired or restored so that the condition is not worse or less extensive than that part when new,

d. expenses incurred in removing debris are payable,

e. the remuneration of architects and other persons whose services are necessary as an incident to the rebuilding, replacement, repair, or restoration is payable.

Section 39 of the Strata Schemes Management Regulation 2016 states the manner of calculation for an insurance limit under damage policy as follows;

1. For the purposes of section 161 (1) (a) of the Act, the minimum amount for which a building is to be insured is to be not less than the amount calculated in accordance with subclause (2).

2. For the purposes of section 161 (2) of the Act, the amount to which the liability of an insurer may be limited under a damage policy is to be calculated by adding together the following amounts:

    a. the estimated cost, as at the date of commencement of the damage policy, of (i) carrying out the work that a damage policy is required to provide for under section 161 of the Act, and ii) making the payments that a damage policy is required to provide for under section 161 of the Act,

    b. the estimated amount by which expenditure referred to in the preceding paragraphs may increase during the period of 24 months following the date of commencement of the damage policy.

3. The amounts referred to in subclause (2) (a) and (b) are to be calculated so as to include any applicable taxes, fees, and charges (including taxes, fees, and charges of the Commonwealth).

Community, Neighbourhood & Precinct Property Building insurance valuations in order to comply with the Section 39 of the Community Land Management Act 1989 and states the following;

1. An association is guilty of an offence if any building or structure on its association property is not at all times fully insured, with an insurer approved by the Minister, against damage or destruction by fire, lightning, explosion, or other prescribed risk.

2. Any such building or structure is to be insured for not less than the amount determined in accordance with the regulations.

By Laws

Each strata scheme has its own by-laws, which are a set of rules that owners, tenants and, in some cases, visitors must follow. By-laws cover the behaviour of residents and the use of common property.

New Strata Legislation (Effective 30 November 2016)

The Strata Schemes Management Act 2015 commenced on 30 November 2016 which enacted new regulations regarding By-Laws. All Strata Schemes should have reviewed their By-Laws before 1 December 2017.

Schemes prior to 1 July 1997 were required to initially adopt the new model By-Laws. However, they can be subject to changes via a Special Resolution in a general meeting of the Owners Corporation. Strata Schemes commencing between 1 July 1997 and 30 November 2016 are not required to adopt the new model By-Laws.

Owners' corporations can choose to adopt the sample model by-laws or make changes to them to manage issues in strata like overcrowding, pets, parking, and smoke drift. Schemes are not required to adopt or adapt any of the model by-laws, they are available to assist schemes in reviewing and making by-laws to suit their scheme. Model by-laws need to be approved by the owners' corporation and registered with NSW Land Registry Services

They can cover issues such as whether pets are allowed on the scheme, how smoking is regulated, parking and noise levels. The by-laws can vary significantly from scheme to scheme and it is important to understand which by-laws apply to your scheme.

Owners' corporations can determine the by-laws that suit the preferred lifestyle of the strata scheme. A by-law must not be harsh, unconscionable or oppressive. No by-law is capable of restricting a dealing in a lot, except, from 10 April 2020, in relation to using a lot for short-term rental where it is not the host's principal place of residence. By-laws cannot restrict children or assistance animals.

The owners' corporation must decide by special resolution at a general meeting to make or change a by-law. This means no more than 25 percent of votes can go against the motion. Notification of any new or changed by-law must be given to NSW Land Registry Services. A by- law has no force or effect if it is inconsistent with the Strata Schemes Management Act 2015, or any other laws.

Animals

On 25th August 2021, new laws about keeping animals came into effect. In summary, the laws prohibit an Owners Corporation from refusing the keeping of an animal in a strata scheme, unless the animal unreasonably interferes with another resident's use and enjoyment of their lot or the common property.

Under the new laws, an Owners Corporation:

1. Can only refuse to allow an animal into the scheme if it unreasonably interferes with another resident's use and enjoyment of their lot or the common property,
2. Can still require residents to apply for approval to keep an animal on their lot,
3. Can still set certain conditions in their by-laws to manage keeping animals in the scheme,
4. Cannot set a blanket by-law ban on the keeping of any animals within a scheme and any existing by-laws banning pets are not valid.

The List: Unreasonable Interference

What is deemed as unreasonable interference? For the purposes of the Act, section 137B(3), the circumstances in which the keeping of an animal unreasonably interferes with another occupant's use and enjoyment of the occupant's lot or the common property are:

a. the animal makes a noise that persistently occurs to the degree that the noise unreasonably interferes with the peace, comfort, or convenience of another occupant, or

b. the animal repeatedly runs at or chases another occupant, a visitor of another occupant or an animal kept by another occupant, or

c. the animal attacks or otherwise menaces another occupant, a visitor of another occupant or an animal kept by another occupant, or

d. the animal repeatedly causes damage to the common property or another lot, or

e. the animal endangers the health of another occupant through infection or infestation, or

f. the animal causes a persistent offensive odour that penetrates another lot or the common property, or

g. for a cat kept on a lot—the owner of the animal fails to comply with an order that is in force under the Companion Animals Act 1998, section 31, or

h. for a dog kept on a lot—

   i. the owner of the animal fails to comply with an order that is in force under the Companion Animals Act 1998, section 32A, or

   ii. the animal is declared to be a menacing dog or a dangerous dog under the Companion Animals Act 1998, section 34, or

   iii. the animal is a restricted dog within the meaning of the Companion Animals Act 1998, section 55(1).

Cladding

Following the tragic fire at the Grenfell Tower in London in 2017 and the fire at the Lacrosse Building in Melbourne in 2014, new laws have been made for buildings with combustible cladding. The laws are part of a whole-of-government response to the fire safety risks posed by external combustible cladding.
Under the Regulation, owners of certain buildings with external combustible cladding are required to register their building with the NSW Government.

For buildings occupied before 22 October 2018, the deadline for registration is 22 February 2019. Owners of new buildings will be required to register their building within four months of the building first being occupied.

The presence of non-fire-compliant cladding is a serious issue (both from a personal safety and lending criteria). If cladding is not fire compliant, the builder and or the developer may not be liable or financially able to replace it with compliant cladding and a special levy may need to be raised.

We recommend you make further investigations and seek confirmation in writing of the fire compliance status of any cladding on the façade of this complex through the strata managers. If the cladding is not fire compliant, you should also ask to see any related reports by engineers and a copy of the notification to the NSW Cladding Register of its non- compliance. This will help you understand the extent of non-compliance.

Window Safety

All strata buildings in NSW must be fitted with devices that lock the window opening at less than 12.5cm. This applies to openable windows that are two metres above the ground and within 1.7 metres inside.
Owners' corporations must have devices installed on all applicable common property windows by 13 March 2018. The safety devices must be robust and childproof.

Strata Roll

premium strata
T (02) 9251 6442
F (02) 9251 6447
premiumstrata.com.au
info@premiumstrata.com.au
Suite 3, Level 2, 283 Clarendon St
Parramatta NSW 2150
Liability limited by a scheme approved under Professional Standards Legislation

The Owners of Strata Plan 92450 RISE, 29 Hunter Street, PARRAMATTA NSW 2150

INDIVIDUAL LOT

Lot 13 Associated lots: Unit no. 301

Unit entitlements

Levy Entitlement 86.00 / 10,000.00

Owners

Name	Address for service of notices
JKN Para 1 Pty Ltd	121 Majors Bay Road, CONCORD NSW 2137
Email Address AnthonyK@Khoury.com.au	
Date of entry 18/07/2016	**Date of purchase** 15/07/2016
Hao Yan	c/- Riverbank Real Estate, 124 Driftway Drive, Pemulwuy NSW 2145
Email Address yanhao10@msn.com	
Date of entry 05/08/2016	**Date of purchase** 02/08/2016

Mortgages

None

Leases

Current agent

Riverbank Real Estate
124 Driftway Drive, Pemulwuy NSW 2145

Lessee	Term	Address for service of notices	Date of termination	Date of entry
Lei Wang & Zhe Tian & Pengxi Liu				25/09/2017
			03/12/2019	21/12/2018



[redacted]

Owner Ledger

Start Date: 01/09/2024
End Date: 30/09/2028
Owners: One only

The Owners of Strata Plan 92450 — RISE, 29 Hunter Street, PARRAMATTA NSW 2150

Lot 13 **Unit 301** **Hao Yan** — UE / AE: 86.00 / 10,000.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund Due	Admin Fund Paid	Capital Works Fund Due	Capital Works Fund Paid	Interest paid	Discount	Levy type	Status	Group
			Balance brought forward	**0.00**		**0.00**						
1	01/10/2024	Quarterly	Quarterly Admin/Capital Works Levy 01/10/2024 - 31/12/2024	3,021.35	3,021.35	228.20	228.20	0.00	0.00%	Standard	Normal	None
2	01/01/2025	Quarterly	Quarterly Admin/Capital Works Levy 01/01/2025 - 31/03/2025	3,021.35	3,021.35	228.20	228.20	0.00	0.00%	Standard	Normal	None
3	15/01/2025	Once-off	Special Levy - First of 12 instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	4,016.20	4,016.20	0.00	0.00%	Special	Normal	None
4	15/02/2025	Once-off	Special Levy - Second of 12 instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	4,016.20	4,016.20	0.00	0.00%	Special	Normal	None
5	15/03/2025	Once-off	Special Levy - Third of 12 instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	3,213.00	0.00	0.00%	Special	Normal	None
6	01/04/2025	Quarterly	Quarterly Admin/Capital Works Levy 01/04/2025 - 30/06/2025	3,021.35	3,021.35	228.20	228.20	0.00	0.00%	Standard	Normal	None
7	15/04/2025	Once-off	Special Levy - Fourth of 12 instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	3,213.00	0.00	0.00%	Special	Normal	None
8	15/05/2025	Once-off	Special Levy - Fifth of 12 instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	3,213.00	0.00	0.00%	Special	Normal	None
9	15/06/2025	Once-off	Special Levy - Sixth of 12 instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	3,213.00	0.00	0.00%	Special	Normal	None
10	01/07/2025	Quarterly	Quarterly Admin/Capital Works Levy 01/07/2025 - 30/09/2025	3,021.35	3,021.35	228.20	228.20	0.00	0.00%	Standard	Normal	None

Lot 13 **Unit 301** **Hao Yan** UE / AE: 86.00 / 10,000.00

11	15/07/2025	Once-off	Special Levy - Seventh of 12 Instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	3,213.00	0.00	0.00%	Special	Normal	None
12	15/08/2025	Once-off	Cancelled: Special Levy - Eighth of 12 Instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	0.00	0.00	0.00%	Special	Cancelled	None
13	15/09/2025	Once-off	Cancelled: Special Levy - Ninth of 12 Instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	0.00	0.00	0.00%	Special	Cancelled	None
14	01/10/2025	Quarterly	Quarterly Admin/Capital Works Levy 01/10/2025 - 31/12/2025	3,021.40	3,021.40	228.25	228.25	0.00	0.00%	Standard	Normal	None
15	15/10/2025	Once-off	Cancelled: Special Levy - Tenth of 12 Instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	0.00	0.00	0.00%	Special	Cancelled	None
16	15/11/2025	Once-off	Cancelled: Special Levy - Eleventh of 12 Instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	0.00	0.00	0.00%	Special	Cancelled	None
17	15/12/2025	Once-off	Cancelled: Special Levy - Last of 12 Instalments - Cladding and/or General Defects - M22 GM 05/12/2024	0.00	0.00	3,213.00	0.00	0.00	0.00%	Special	Cancelled	None
18	01/01/2026	Quarterly	Quarterly Admin/Capital Works Levy 01/01/2026 - 31/03/2026	3,021.40	3,021.40	228.25	228.25	0.00	0.00%	Standard	Normal	None
19	01/02/2026	Once-off	Special Levy - First of Five instalments - General Defects Works - M4 GM 01/12/2025	0.00	0.00	3,212.95	3,212.95	0.00	0.00%	Special	Normal	None
20	01/03/2026	Once-off	Special Levy - Second of Five Instalments - General Defects Works - M4 GM 01/12/2025	0.00	0.00	3,212.95	3,212.95	0.00	0.00%	Special	Normal	None
21	01/04/2026	Once-off	Cancelled: Special Levy - Third of Five Instalments - General Defects Works - M4 GM 01/12/2025	0.00	0.00	3,212.95	0.00	0.00	0.00%	Special	Cancelled	None
22	01/04/2026	Quarterly	Quarterly Admin/Capital Works Levy 01/04/2026 - 30/06/2026	3,021.40	3,021.40	228.25	228.25	0.00	0.00%	Standard	Normal	None
23	01/05/2026	Once-off	Cancelled: Special Levy - Fourth of Five instalments - General Defects Works - M4 GM 01/12/2025	0.00	0.00	3,212.95	0.00	0.00	0.00%	Special	Cancelled	None
24	01/06/2026	Once-off	Cancelled: Special Levy - Fifth of Five instalments - General Defects Works - M4 GM 01/12/2025	0.00	0.00	3,212.95	0.00	0.00	0.00%	Special	Cancelled	None
25	01/07/2026	Quarterly	Quarterly Admin/Capital Works Levy 01/07/2026 - 30/09/2026	3,021.40	3,021.40	228.25	228.25	0.00	0.00%	Standard	Normal	None
26	01/10/2026	Quarterly	Quarterly Admin/Capital Works Levy 01/10/2026 - 31/12/2026	3,021.40	0.00	228.25	0.00	0.00	0.00%	Standard	Normal	None

Current position: Unallocated prepayments $0.00 Levy arrears & owner invoices due $0.00 Interest on levy arrears $0.00

Receipts

					Admin Fund		Capital Works Fund		Unallocated			
Date	**Receipt no.**	**Subtype**	**Status**	**Source**	**Paid**	**Interest**	**Paid**	**Interest**	**Paid**	**Total amount**	**Cheque no.**	**Levy no.**
25/09/2024	5923	Receipt	Banked		3,021.35	0.00	228.20	0.00	0.00	3,249.55		1
24/12/2024	6119	Receipt	Banked		3,021.35	0.00	4,244.40	0.00	0.00	7,265.75		2, 3
29/01/2025	6268	Receipt	Banked		0.00	0.00	3,213.00	0.00	0.00	3,213.00		4
13/02/2025	6360	Receipt	Banked		0.00	0.00	4,016.20	0.00	0.00	4,016.20		4, 5
26/03/2025	6558	Receipt	Banked		3,021.35	0.00	3,441.20	0.00	0.00	6,462.55		7, 6
30/04/2025	6757	Receipt	Banked		0.00	0.00	3,213.00	0.00	0.00	3,213.00		8
28/05/2025	6881	Receipt	Banked		0.00	0.00	3,213.00	0.00	0.00	3,213.00		9
25/06/2025	7011	Receipt	Banked		3,021.35	0.00	3,441.20	0.00	0.00	6,462.55		11, 10
24/09/2025	7354	Receipt	Banked		3,021.40	0.00	228.25	0.00	0.00	3,249.65		14
23/12/2025	7530	Receipt	Banked		3,021.40	0.00	228.25	0.00	0.00	3,249.65		18
28/01/2026	7663	Receipt	Banked		0.00	0.00	3,212.95	0.00	0.00	3,212.95		19
25/02/2026	7776	Receipt	Banked		0.00	0.00	3,212.95	0.00	0.00	3,212.95		20
25/03/2026	7890	Receipt	Banked		34.12	0.00	3,215.53	0.00	0.00	3,249.65		21, 22
02/04/2026		Invoice cancellation		Cancel Levy Posting	0.00	0.00	(3,212.95)	0.00	3,212.95	0.00		21
06/05/2026	8062	Receipt	Banked		2,987.28	0.00	225.67	0.00	(3,212.95)	0.00		22
24/06/2026	8158	Receipt	Banked		3,021.40	0.00	228.25	0.00	0.00	3,249.65		25

The Owners of Strata Plan 92450
RISE, 29 Hunter Street PARRAMATTA
NSW 2150
ABN: 15 210 651 057

SPECIAL PURPOSE FINANCIAL REPORT FOR STRATA PLAN 92450 FINANCIAL YEAR-TO-DATE 01 October 2025 to 22 September 2026

Contents
The enclosed Special Purpose Financial Report contains the following:

1. Income & Expenditure Statement Page 1
2. Balance Sheet - Detailed Page 4

Marcello Pisto
Strata Manager
Premium Strata

Prepared by:
Premium Strata Pty Ltd has compiled the accompanying Special Purpose Financial Report.

Specific Purpose:
The specific purpose for which the Special Purpose Financial Report has been prepared is to provide information relating to the financial position of the entity for the above-mentioned period.

Disclaimer:
The Special Purpose Financial Report has been prepared exclusively for the above entity. Premium Strata Pty Ltd and its officers do not accept responsibility to any other person for the contents of the Special Purpose Financial Report.

The Owners of Strata Plan 92450
RISE, 29 Hunter Street
PARRAMATTA NSW 2150
ABN: 15 210 651 057

Statement of Income and Expenditure for the Financial Year-to-Date 01 October 2025 to 22 September 2026

ADMINISTRATIVE FUND		Current Period ($) 01/10/2025 - 22/9/2026	Annual Budget ($) 01/10/2025 - 30/9/2026	Previous Year ($) 01/10/2024 - 30/9/2025
CoA	**Revenue**			
141000	Certificate Of Currencies	31.82	0.00	0.00
142500	Interest on Arrears - Admin	5,423.48	0.00	9,514.76
142820	Key Purchases (GST)	1,090.91	0.00	800.00
143000	Levies Due - Admin	1,277,542.92	0.00	1,277,531.51
146500	Status Certificate Fees	654.00	0.00	1,402.00
147000	Strata Roll Inspection Fees	163.65	0.00	457.55
	Total Revenue	**1,284,906.78**	**0.00**	**1,289,705.82**
CoA	**Less Expenditure**			
156601	Admin - Accounting - BAS & TAX	880.00	0.00	880.00
165007	Admin - Act as Public Officer	480.00	0.00	480.00
153800	Admin - Agent Disbursements	0.00	0.00	180.00
153801	Admin - Agent Disburst - Archive Storage Fee	350.99	0.00	338.84
150800	Admin - Auditors - Audit Services	1,600.00	0.00	1,550.00
165001	Admin - Base Management Fees	54,072.02	0.00	52,193.10
155502	Admin - BMC Contribution	881,545.45	0.00	705,236.06
151490	Admin - Building Management Fees	115,709.48	0.00	104,739.93
165010	Admin - Electronic Filing Fee	264.00	0.00	264.00
165002	Admin - Fixed Agent Disbursements	29,471.59	0.00	28,447.48
153200	Admin - Legal & Debt Collection Fees (GST)	182.51	0.00	0.00
152850	Admin - PAYG Withholding	1,191.60	0.00	0.00
165003	Admin - Schedule B - Additional Services	577.28	0.00	0.00
164304	Admin - Special Levy - Consultants	17,792.50	0.00	38,520.00
164303	Admin - Special Levy - Legal fee	684.00	0.00	76,940.78
156000	Admin - Status Certificate Fees Paid	654.00	0.00	1,402.00
155002	Admin - Strata Hub Administration Fee	440.00	0.00	440.00
155004	Admin - Strata Hub Lodgement Fee	0.00	0.00	798.00
156400	Admin - Strata Inspection Fees Paid	163.65	0.00	457.55
157100	Admin - Trades Monitor	200.00	0.00	0.00
159100	Insurance - Premiums	14,969.05	0.00	53,124.77
163000	Maint Bldg - Cleaning	111,919.00	0.00	109,672.10
164800	Maint Bldg - Electrical	13,745.00	0.00	14,759.00
165800	Maint Bldg - Fire Protection	11,548.20	0.00	25,879.70

The Owners of Strata Plan 92450
RISE, 29 Hunter Street
PARRAMATTA NSW 2150
ABN: 15 210 651 057

Statement of Income and Expenditure for the Financial Year-to-Date 01 October 2025 to 22 September 2026

ADMINISTRATIVE FUND		Current Period ($) 01/10/2025 - 22/9/2026	Annual Budget ($) 01/10/2025 - 30/9/2026	Previous Year ($) 01/10/2024 - 30/9/2025
167000	Maint Bldg - Garbage Compactor	6,737.50	0.00	5,694.25
167200	Maint Bldg - General Repairs	16,201.46	0.00	4,802.75
168800	Maint Bldg - Hot Water Service	3,167.00	0.00	5,655.60
169600	Maint Bldg - Intercom	3,159.00	0.00	0.00
170200	Maint Bldg - Lift	105,090.53	0.00	16,599.60
170207	Maint Bldg - Lift - Registration	0.00	0.00	178.00
170203	Maint Bldg - Lift - Registration Fees	95.00	0.00	0.00
170205	Maint Bldg - Lift - Telephone	3,318.10	0.00	3,466.63
170600	Maint Bldg - Locks, Keys & Card Keys	1,815.00	0.00	2,616.60
171800	Maint Bldg - Painting & Painting Materials	1,130.00	0.00	0.00
172000	Maint Bldg - Pest/Vermin Control	3,776.00	0.00	4,789.64
172203	Maint Bldg - Plumbing	57,535.45	0.00	7,885.00
178400	Maint Grounds - Lawns & Gardening	(1,650.80)	0.00	4,952.40
191000	Utility - Waste Management	26,126.35	0.00	58,831.58
191200	Utility - Water & Sewerage	61,607.29	0.00	50,193.33
	Total Expenditure	**1,546,548.20**	**0.00**	**1,381,968.69**
Surplus/(Deficit)		**(261,641.42)**	**0.00**	**(92,262.87)**
Opening Balance		**64,259.00**	**64,259.00**	**156,521.87**
Closing Balance		**(197,382.42)**	**64,259.00**	**64,259.00**

The Owners of Strata Plan 92450
RISE, 29 Hunter Street
PARRAMATTA NSW 2150
ABN: 15 210 651 057

Statement of Income and Expenditure for the Financial Year-to-Date 01 October 2025 to 22 September 2026

CAPITAL WORKS FUND		Current Period ($) 01/10/2025 - 22/9/2026	Annual Budget ($) 01/10/2025 - 30/9/2026	Previous Year ($) 01/10/2024 - 30/9/2025
CoA	**Revenue**			
242000	Insurance Claims	(0.38)	0.00	0.00
242500	Interest on Arrears - Capital Works	7,106.69	0.00	7,731.61
242600	Interest on Investments - Capital Works	47,762.45	0.00	16,679.59
243100	Levies Due (Special) - Capital Works	679,272.28	0.00	2,547,284.52
243000	Levies Due - Capital Works	96,504.68	0.00	96,491.11
	Total Revenue	**830,645.72**	**0.00**	**2,668,186.83**
CoA	**Less Expenditure**			
287002	Capital Works Fund - BMC Contribution	61,025.00	0.00	48,820.05
265001	Maint Bldg - Defect Rectification Works	0.00	0.00	19,460.00
264800	Maint Bldg - Electrical	0.00	0.00	9,170.00
265800	Maint Bldg - Fire Protection	0.00	0.00	10,850.00
267200	Maint Bldg - General Repair	3,739,436.77	0.00	1,284,201.77
272610	Maint Bldg - Remedial Repairs	256,109.71	0.00	0.00
	Total Expenditure	**4,056,571.48**	**0.00**	**1,372,501.82**
Surplus/(Deficit)		**(3,225,925.76)**	**0.00**	**1,295,685.01**
Opening Balance		**1,362,455.65**	**1,362,455.65**	**66,770.64**
Closing Balance		**(1,863,470.11)**	**1,362,455.65**	**1,362,455.65**

The Owners of Strata Plan 92450
RISE, 29 Hunter Street
PARRAMATTA NSW 2150
ABN: 15 210 651 057

Balance Sheet - Detailed as at 22 September 2026

OWNERS' FUNDS	Current Period ($)	Previous Year ($)
Administrative Fund		
Operating Surplus/Deficit - Admin	(261,641.42)	(92,262.87)
Owners Equity - Admin	64,259.00	156,521.87
	(197,382.42)	64,259.00
Capital Works Fund		
Operating Surplus/Deficit - Capital Works	(3,225,925.76)	1,295,685.01
Owners Equity - Capital Works	1,362,455.65	66,770.64
	(1,863,470.11)	1,362,455.65
NET OWNER FUNDS	**(2,060,852.53)**	**1,426,714.65**

Represented by Assets:	Current Period ($)	Previous Year ($)
Administrative Fund		
Cash at Bank - Admin	(219,265.10)	(40,883.40)
Prepaid Expenses - Admin	0.00	180,698.59
Receivable - Levies (Special) - Admin	2,243.45	4,079.90
Receivable - Levies - Admin	102,347.50	71,683.76
Receivable - Other - Admin	2,729.76	44,553.69
Receivable - Owners - Admin	2,875.00	1,009.00
	(109,069.39)	261,141.54
Capital Works Fund		
Cash at Bank - Capital Works	1,730,832.23	546,756.11
Investments - Capital Works -A/C	2,064,442.04	2,016,679.59
Prepaid Expenses - Capital Works	0.00	12,205.00
Receivable - Levies (Special) - Capital Works	85,504.98	154,361.85
Receivable - Levies - Capital Works	7,730.94	5,414.30
	3,888,510.19	2,735,416.85
Unallocated Money		
Cash at Bank - Unallocated	5,238.02	76,688.13
	5,238.02	76,688.13
Total Assets	**3,784,678.82**	**3,073,246.52**

Less liabilities	Current Period ($)	Previous Year ($)
Administrative Fund		
Accrued Expenses - Admin	0.00	6,947.07
Creditor - GST - Admin	(11,853.63)	(25,371.29)
Creditors - Other - Admin	0.00	18,053.04
Prepaid Levies - Admin	100,166.66	197,253.72
	88,313.03	196,882.54
Capital Works Fund		
Creditor - GST - Capital Works	(43,407.98)	(36,287.42)
Loan Account	5,787,821.75	1,394,348.21
Prepaid Levies - Capital Works	7,566.53	14,900.41
	5,751,980.30	1,372,961.20
Unallocated Money		
Prepaid Levies - Unallocated	5,238.02	76,688.13
	5,238.02	76,688.13

Balance Sheet - Detailed as at 22 September 2026

Total Liabilities	**5,845,531.35**	**1,646,531.87**
NET ASSETS	**(2,060,852.53)**	**1,426,714.65**

STRATA PLAN 92450

Financial Statement

For the Year Ended 30 September 2025

Economos.
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INDEPENDENT AUDITOR'S REPORT TO THE OWNERS OF STRATA PLAN 92450

Report on the Audit of Financial Report

Opinion

We have audited the accompanying financial report, being a special purpose financial report of Strata Plan 92450 for the year ended 30 September 2025 comprising the Statement of Financial Position and Statement of Financial Performance in respect of the Administrative Fund Account and Capital Works Fund Account for the year then ended and a summary of significant accounting policies and other explanatory information.

In our opinion the financial report presents fairly, in all material respects, the financial position of Strata Plan 92450 as at 30 September 2025 and of its performance for the year then ended in accordance with the *Strata Schemes Management Act 2015* and the basis of accounting policies described in Note 1.

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 Strata Plan 92450 and Premium Strata Pty Limited 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.

Liability limited by a scheme approved under Professional Standards Legislation

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The Responsibility of the Owners' Corporation and Managing Agent for the Financial Report

The Owner's Corporation and Managing Agents (Premium Strata Pty Limited) are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in Note 1 to the financial report are appropriate to meet the requirements of the *Strata Schemes Management Act 2015* and are appropriate to meet the needs of the owners of Strata Plan 92450. The Owner's Corporation and Managing Agents responsibility also includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Owner's Corporation and Managing Agents are responsible for assessing the ability of the Strata Plan 92450 to continue as a going concern, disclosing as applicable matters related to the going concern and using the going concern basis of accounting

Auditor's Responsibilities for the Audit of the Financial Report

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 based on the financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism 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 company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by responsible entities.

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Auditor's Responsibilities for the Audit of the Financial Report (continued)

- Conclude on the appropriateness 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 Strata Plan 92450 ability to continue as a going concern. If we conclude that a material uncertainty exists, 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 Strata Plan 92450 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 Managing Agents 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.

ECONOMOS STRATA SERVICES PTY LTD

G T VENARDOS
Registered Company Auditor
Dated in Sydney, this 24th day of February 2026

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Balance Sheet - Detailed

As at 30/09/2025

The Owners of Strata Plan 92450 — RISE, 29 Hunter Street, PARRAMATTA NSW 2150

	Note	Current period	Previous year
Owners' funds			
Administrative Fund			
Operating Surplus/Deficit - Admin		(92,262.87)	232,200.06
Owners Equity - Admin		156,521.87	(75,678.19)
		64,259.00	156,521.87
Capital Works Fund			
Operating Surplus/Deficit - Capital Works		1,295,685.01	10,022.99
Owners Equity - Capital Works		66,770.64	56,747.65
		1,362,455.65	66,770.64
Net owners' funds		**$1,426,714.65**	**$223,292.51**
Represented by:			
Assets			
Administrative Fund			
Cash at Bank--Admin		(40,883.40)	244,090.89
Prepaid Expenses--Admin	2	180,698.59	153,494.23
Receivable--Levies--Admin		71,683.76	44,156.39
Receivable--Levies (Special)--Admin		4,079.90	19,276.81
Receivable--Other--Admin	3	44,553.69	6,824.72
Receivable--Owners--Admin		1,009.00	6,948.42
		261,141.54	474,791.46
Capital Works Fund			
Cash at Bank--Capital Works		546,756.11	68,394.92
Prepaid Expenses--Capital Works	4	12,205.00	12,205.00
Receivable--Levies--Capital Works		5,414.30	3,352.22
Receivable--Levies (Special)--Capital Works		154,361.85	0.00
Receivable--Owners--Capital Works		0.00	6,358.00
Investments - Capital Works -A/C		2,016,679.59	0.00
		2,735,416.85	90,310.14
Unallocated Money			
Cash at Bank--Unallocated		76,688.13	3,196.48
		76,688.13	3,196.48
Total assets		3,073,246.52	568,298.08
Less liabilities			
Administrative Fund			
Accrued Expenses--Admin	5	6,947.07	109,611.54
Creditor--GST--Admin		(25,371.29)	(1,255.83)
Creditors--Other--Admin	6	18,053.04	0.00
Prepaid Levies--Admin		197,253.72	209,913.88
		196,882.54	318,269.59
Capital Works Fund			
Creditor--GST--Capital Works		(36,287.42)	1,905.75

	Note	Current period	Previous year
Prepaid Levies--Capital Works		14,900.41	15,853.75
Loan Account	7	1,394,348.21	0.00
Accrued Expenses--Capital Works Fund		0.00	5,780.00
		1,372,961.20	23,539.50
Unallocated Money			
Prepaid Levies--Unallocated		76,688.13	3,196.48
		76,688.13	3,196.48
Total liabilities		1,646,531.87	345,005.57
Net assets		**$1,426,714.65**	**$223,292.51**

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Income & Expenditure Statement for the financial year to 30/09/2025

The Owners of Strata Plan 92450 — RISE, 29 Hunter Street, PARRAMATTA NSW 2150

Administrative Fund

	Note	Current period 01/10/2024-30/09/2025	Annual budget 01/10/2024-30/09/2025	Previous year 01/10/2023-30/09/2024
Revenue				
Interest on Arrears - Admin		9,514.76	0.00	4,691.03
Key Purchases (GST)		800.00	0.00	1,102.20
Levies Due (Special) - Admin		0.00	0.00	283,573.62
Levies Due--Admin		1,277,531.51	1,277,534.55	1,277,523.20
Status Certificate Fees		1,402.00	0.00	872.00
Strata Roll Inspection Fees		457.55	0.00	465.00
Total revenue		1,289,705.82	1,277,534.55	1,588,227.05
Less expenses				
Admin - Accounting		0.00	1,830.00	0.00
Admin - Accounting - BAS & TAX		880.00	0.00	880.00
Admin - Act as Public Officer		480.00	480.00	480.00
Admin - Agent Disbursements		180.00	0.00	0.00
Admin - Agent Disburst - Archive Storage Fee		338.84	336.92	333.84
Admin - Auditors - Audit Services		1,550.00	0.00	1,550.00
Admin - Base Management Fees		52,193.10	50,000.00	49,993.38
Admin - BMC Contribution		705,236.06	847,818.00	664,828.43
Admin - Building Management Fees		104,739.93	101,247.48	99,322.49
Admin - Consultants		0.00	50,000.00	0.00
Admin - Electronic Filing Fee		264.00	264.00	264.00
Admin - Fixed Agent Disbursements		28,447.48	27,250.00	27,248.54
Admin - Schedule B - Additional Services		0.00	0.00	0.80
Admin - Special Levy - Consultants		38,520.00	0.00	145,464.95
Admin - Special Levy - Legal fee	9	76,940.78	0.00	40,361.96
Admin - Status Certificate Fees Paid		1,402.00	0.00	872.00
Admin - Strata Hub Administration Fee		440.00	880.00	440.00
Admin - Strata Hub Lodgement Fee		798.00	0.00	810.30
Admin - Strata Inspection Fees Paid		457.55	0.00	465.00
Insurance - Premiums	8	53,124.77	10,000.00	7,610.13
Maint Bldg - Anchor Points		0.00	1,050.00	1,050.00
Maint Bldg - Building Manager Expenses		0.00	0.00	250.00
Maint Bldg - Cleaning		109,672.10	110,000.00	101,597.14
Maint Bldg - Electrical		14,759.00	7,000.00	2,520.00
Maint Bldg - Fire Protection		25,879.70	15,000.00	15,837.79
Maint Bldg - Garbage Compactor		5,694.25	6,800.00	1,800.00
Maint Bldg - General Repairs		4,802.75	12,000.00	13,496.50
Maint Bldg - Hot Water Service		5,655.60	5,000.00	2,358.40
Maint Bldg - Lift		16,599.60	20,000.00	19,564.64

Administrative Fund

	Current period 01/10/2024-30/09/2025	Annual budget 01/10/2024-30/09/2025	Previous year 01/10/2023-30/09/2024
Maint Bldg - Lift - Registration	176.00	0.00	172.19
Maint Bldg - Lift - Telephone	3,466.63	2,800.00	3,386.18
Maint Bldg - Locks, Keys & Card Keys	2,616.60	2,000.00	1,150.00
Maint Bldg - Pest/Vermin Control	4,789.64	3,800.00	4,130.00
Maint Bldg - Plumbing	7,885.00	12,000.00	12,978.07
Maint Grounds - Lawns & Gardening	4,952.40	4,620.00	4,943.40
Utility - Waste Management	58,831.58	59,000.00	59,804.36
Utility - Water & Sewerage	50,193.33	50,000.00	50,062.50
Total expenses	1,381,968.69	1,401,186.40	1,336,026.99
Surplus/Deficit	(92,262.87)	(123,651.85)	232,200.06
Opening balance	156,521.87	156,521.87	(75,678.19)
Closing balance	**$64,259.00**	**$32,870.02**	**$156,521.87**

Capital Works Fund

	Current period 01/10/2024-30/09/2025	Annual budget 01/10/2024-30/09/2025	Previous year 01/10/2023-30/09/2024
Revenue			
Interest on Arrears - Capital Works	7,731.61	0.00	312.15
Interest on Investments - Capital Works	16,679.59	0.00	0.00
Levies Due (Special) - Capital Works	2,547,284.52	0.00	0.00
Levies Due - Capital Works	96,491.11	96,493.45	96,484.84
Total revenue	2,668,186.83	96,493.45	96,796.99
Less expenses			
Admin - Capital Works Fund Assessment	0.00	20,179.00	0.00
Capital Works Fund - BMC Contribution	48,820.05	53,702.00	48,820.00
Maint Bldg - Defect Rectification Works	19,460.00	0.00	0.00
Maint Bldg - Electrical	9,170.00	0.00	5,260.00
Maint Bldg - Fire Protection	10,850.00	0.00	20,269.00
Maint Bldg - General Repair	1,284,201.77	0.00	8,000.00
Maint Bldg - General Replacement	0.00	0.00	2,305.00
Maint Bldg - Plumbing & Drainage	0.00	0.00	2,120.00
Total expenses	1,372,501.82	73,881.00	86,774.00
Surplus/Deficit	1,295,685.01	22,612.45	10,022.99
Opening balance	66,770.64	66,770.64	56,747.65
Closing balance	**$1,362,455.65**	**$89,383.09**	**$66,770.64**

Strata Plan 92450

Notes to the Financial Statement
For the Year Ended 30 September 2025

1 Summary of Significant Accounting Policies

General Information

This financial report covers Strata Scheme 92450 (the "scheme") as an individual entity. The strata committee of the scheme have determined that the Plan is not a reporting entity.

Basis of Preparation

The financial report is a special purpose financial report that has been prepared in order to satisfy the financial reporting requirements of *Strata Schemes Management Act 2015*.

The financial report has been prepared from the records of the strata title. The following material accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report.

(a) Cash

Cash include deposits held at call with banks.

(b) Revenue and Expenditure

Revenue is measured at the fair value of the consideration received or receivable. Levies due and receivable are accounted for under the accrual basis of accounting.

Any other income and all expenditure is accounted for on a cash basis and is brought to account when the income is received or the expense is paid, except otherwise stated.

(c) Income Taxes

Where applicable, income tax expense will be shown in the Statement of Financial Performance.

Income tax is payable on non-mutual income. Where income is derived from using common property, the individual lot owners are assessed under Tax Ruling TR2015/3.

(d) Goods and Services Tax (GST)

The strata accounts for GST are on a cash basis, revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the Statement of Financial Position are shown inclusive of GST.

Strata Plan 92450

Notes to the Financial Statement
For the Year Ended 30 September 2025

(e) BMC Reconciliation

The reconciliation of income and expenditure for DP 1218519 to 30 September 2025 reported a deficit in the Administration and surplus in the Sinking Funds of $168,130.74 and a $148,061.53 respectively for the Strata Plan. These amounts are not reflected in these audited financial statements.

2 Prepaid Expenses - Admin		**$180,698.59**
City of Parramatta - AFSS fee	250.00	
Lift service - October to December 2025	4,139.50	
DP 1218519 – Admin fund levy contribution – Oct to Dec 25	176,309.09	
3 Receivable other		**$44,553.69**
DP 1218519 – Storm water drain repair	350.00	
DP 1218519 – Install 2x beacons for roller shutters	1,100.00	
Fire re-inspection fees to be recovered by owners – Invoices 29688 & 30372	2,729.76	
Unit 1507 – Damaged roller shutter	3,030.28	
DP 1218519 – Roller Shutter repairs	3,705.00	
DP 1218519 – Smoke alarm installations & fire detection repairs	7,578.00	
DP 1218519 – Building insurance valuation	8,000.00	
Coverforce Insurance Broking – Insurance premium – 06/05/25 to 06/11/25	18,060.65	
4 Prepaid Expenses - Capital Works		**$12,205.00**
DP 1218519 – Capital Works fund levy contribution – Oct to Dec 25	12,205.00	
5 Accrued Expenses		**$6,947.07**
Lift phone – 22/08/2025 to 21/09/2025	184.07	
Garden maintenance – June, July, August & September 2025	1,650.80	
DP 1218519 – Fire re-inspection fees – Invoices 29688 & 30372	2,481.60	
Waste collection – September 2025	2,630.60	
6 Creditors Other		**$18,053.04**
Premium Strata fees	(138.92)	
DP 1218519 - City of Paramatta - AFSS fee	250.00	
DP 1218519 – Fire repairs & replacements	4,808.79	
DP 1218519 – Fire inspection & testing – Dec 24 to Nov 25	13,133.17	

Strata Plan 92450

Notes to the Financial Statement
For the Year Ended 30 September 2025

7 Loan Facility

The Owners Corporation resolved at the General Meeting held on 5 December 2024 to enter into a loan agreement for $4,670,000 with Lannock Capital 2 Pty Limited to finance the cost of the building remedial works, the current balance as at 30 September 2025 is $1,394,348.21.

The repayment of the loan has been funded by the Special Levies raised over the 7 instalments due from 15 January 2025 through 15 July 2025.

8 Insurance Premium

The Insurance Premium expensed this year covers an 18 month period from 6 November 2024 to 6 May 2026, and should not be used as a reference for the budget for future years.

9 Special Levy – Legal Fees

The costs incurred for legal fees relate to the Toplace administration matter and the Owners Corporation is expected to incur further costs in future financial periods.

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Levy Positions - Complete for the financial year to 30/09/2025

The Owners of Strata Plan 92450 — RISE, 29 Hunter Street, PARRAMATTA NSW 2150

Administrative Fund

			Standard levies				Special levies				Interest		
Lot	Unit	Paid to	Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
1	101	31/12/2025	11,944.95	14,931.20	0.00	2,986.25	0.00	0.00	0.00	0.00	0.00	0.00	1,085.91
2	102	31/12/2025	12,085.40	15,106.80	0.00	3,021.40	0.00	0.00	0.00	0.00	0.00	0.00	1,098.68
3	103	31/12/2024	10,258.60	2,564.65	7,693.95	0.00	0.00	0.00	0.00	0.00	(14.76)	0.00	932.60
4	104	31/12/2025	10,118.00	12,647.55	0.00	2,529.55	0.00	0.00	0.00	0.00	0.00	0.35	919.80
5	105	30/09/2025	10,399.15	10,399.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.33	945.39
6	106	30/09/2025	10,118.00	10,118.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.39	919.80
7	201	30/06/2025	12,085.40	9,064.05	3,021.35	0.00	0.00	0.00	0.00	0.00	(0.82)	173.50	1,098.68
8	202	31/12/2025	12,225.95	15,282.45	0.00	3,056.50	0.00	0.00	0.00	0.00	0.00	0.00	1,111.44
9	203	30/09/2025	10,399.15	10,399.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	945.39
10	204	31/12/2025	10,539.60	13,174.55	0.00	2,634.95	0.00	0.00	0.00	0.00	0.00	176.87	958.16
11	205	30/09/2025	9,977.55	10,040.42	0.00	62.87	0.00	0.00	0.00	0.00	0.00	0.00	907.04
12	206	31/12/2025	10,258.60	12,823.25	0.00	2,564.65	0.00	0.00	0.00	0.00	0.00	0.00	932.60
13	301	31/12/2025	12,085.40	15,106.80	0.00	3,021.40	0.00	0.00	0.00	0.00	0.00	0.00	1,098.68
14	302	31/12/2025	12,366.55	15,423.34	0.00	3,056.79	0.00	0.00	0.00	0.00	0.00	0.00	1,124.23
15	303	31/12/2025	10,399.15	12,998.95	0.00	2,599.80	0.00	0.00	0.00	0.00	0.00	0.00	945.39
16	304	30/09/2025	10,539.60	10,539.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	958.16
17	305	31/12/2025	12,366.55	12,368.03	0.00	1.48	0.00	0.00	0.00	0.00	0.00	42.50	1,124.23
18	306	30/09/2025	12,366.55	12,416.37	0.00	49.82	0.00	0.00	0.00	0.00	0.00	16.99	1,124.23
19	401	30/09/2025	12,225.95	12,225.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,111.44
20	402	31/12/2025	12,366.55	12,366.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.77	1,124.23

Administrative Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
21	403	30/09/2025	10,680.15	10,725.85	0.00	45.70	0.00	0.00	0.00	0.00	0.00	356.98	970.92
22	404	31/12/2025	10,680.15	13,320.12	0.00	2,639.97	0.00	0.00	0.00	0.00	0.00	0.00	970.92
23	405	31/12/2025	12,507.00	12,507.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,137.00
24	406	30/09/2025	12,366.55	12,366.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.73	1,124.23
25	501	31/12/2025	10,820.75	13,525.95	0.00	2,705.20	0.00	0.00	0.00	0.00	0.00	0.00	983.71
26	502	31/12/2025	11,242.20	11,242.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,022.00
27	503	30/06/2025	8,150.60	7,918.88	231.72	0.00	0.00	0.00	0.00	0.00	2.29	31.05	740.96
28	507	30/09/2025	11,804.40	14,755.45	0.00	2,951.05	0.00	0.00	0.00	0.00	0.00	0.00	1,073.12
29	505	31/12/2025	9,837.00	12,296.25	0.00	2,459.25	0.00	0.00	0.00	0.00	0.00	33.69	894.28
30	601	30/09/2025	9,696.40	9,696.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	881.48
31	602	31/12/2025	10,258.60	12,823.25	0.00	2,564.65	0.00	0.00	0.00	0.00	0.00	0.00	932.60
32	603	31/12/2025	7,729.00	9,621.56	0.00	1,892.56	0.00	0.00	0.00	0.00	0.00	0.00	702.64
33	604	31/12/2025	10,258.60	12,823.25	0.00	2,564.65	0.00	0.00	0.00	0.00	0.00	34.17	932.60
34	605	31/12/2025	9,837.00	12,296.25	0.00	2,459.25	0.00	0.00	0.00	0.00	0.00	0.00	894.28
35	701	31/12/2025	9,837.00	12,268.54	0.00	2,431.54	0.00	0.00	0.00	0.00	0.00	0.00	894.28
36	702	31/12/2025	10,539.60	13,174.55	0.00	2,634.95	0.00	0.00	0.00	0.00	0.00	0.36	958.16
37	703	31/12/2025	7,729.00	9,661.30	0.00	1,932.30	0.00	0.00	0.00	0.00	0.00	0.00	702.64
38	704	31/12/2025	10,258.60	12,823.25	0.00	2,564.65	0.00	0.00	0.00	0.00	0.00	0.00	932.60
39	705	31/12/2025	9,837.00	12,296.25	0.00	2,459.25	0.00	0.00	0.00	0.00	0.00	0.00	894.28
40	801	31/12/2025	9,837.00	12,296.25	0.00	2,459.25	0.00	0.00	0.00	0.00	0.00	0.00	894.28
41	802	30/09/2025	10,399.15	10,399.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	945.39
42	803	30/09/2025	8,010.15	8,050.16	0.00	40.01	0.00	0.00	0.00	0.00	0.00	11.00	728.20
43	804	30/09/2025	10,258.60	10,492.44	0.00	233.84	0.00	0.00	0.00	0.00	0.00	40.03	932.60
44	805	30/06/2025	9,977.55	8,286.30	1,691.25	0.00	0.00	0.00	0.00	0.00	22.24	410.86	907.04
45	901	31/12/2025	9,977.55	12,471.95	0.00	2,494.40	0.00	0.00	0.00	0.00	0.00	0.00	907.04
46	902	31/12/2025	10,539.60	10,539.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	958.16

Administrative Fund

			Standard levies				Special levies				Interest		
Lot	Unit	Paid to	Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
47	903	31/12/2025	8,010.15	10,012.70	0.00	2,002.55	0.00	0.00	0.00	0.00	0.00	0.00	728.20
48	907	31/12/2025	10,399.15	12,998.95	0.00	2,599.80	0.00	0.00	0.00	0.00	0.00	0.00	945.39
49	905	31/12/2025	10,118.00	10,118.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	919.80
50	1001	31/12/2025	10,118.00	12,647.55	0.00	2,529.55	0.00	0.00	0.00	0.00	0.00	0.00	919.80
51	1002	30/09/2025	10,539.60	10,580.06	0.00	40.46	0.00	0.00	0.00	0.00	0.00	0.00	958.16
52	1003	31/12/2025	8,010.15	10,012.70	0.00	2,002.55	0.00	0.00	0.00	0.00	0.00	0.00	728.20
53	1007	31/12/2025	10,539.60	13,174.55	0.00	2,634.95	0.00	0.00	0.00	0.00	0.00	0.41	958.16
54	1005	31/12/2025	10,258.60	12,823.25	0.00	2,564.65	0.00	0.00	0.00	0.00	0.00	0.00	932.60
55	1101	31/12/2025	10,258.60	12,823.25	0.00	2,564.65	0.00	0.00	0.00	0.00	0.00	0.00	932.60
56	1102	31/12/2025	10,820.75	13,525.95	0.00	2,705.20	0.00	0.00	0.00	0.00	0.00	0.00	983.71
57	1103	31/12/2025	8,150.60	10,188.30	0.00	2,037.70	0.00	0.00	0.00	0.00	0.00	0.00	740.96
58	1107	31/12/2025	10,539.60	13,174.55	0.00	2,634.95	0.00	0.00	0.00	0.00	0.00	1,239.77	958.16
59	1105	31/12/2025	10,258.60	12,823.25	0.00	2,564.65	0.00	0.00	0.00	0.00	0.00	0.00	932.60
60	1201	30/09/2025	10,258.60	10,258.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.25	932.60
61	1202	30/06/2025	10,820.75	8,115.55	2,705.20	0.00	0.00	0.00	0.00	0.00	67.44	0.00	983.71
62	1203	31/12/2025	8,291.20	10,364.00	0.00	2,072.80	0.00	0.00	0.00	0.00	0.00	0.00	753.76
63	1207	31/12/2025	10,680.15	10,680.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	970.92
64	1205	30/06/2025	10,399.15	10,350.54	48.61	0.00	0.00	0.00	0.00	0.00	0.73	62.53	945.39
65	1301	31/12/2025	10,399.15	12,998.95	0.00	2,599.80	0.00	0.00	0.00	0.00	0.00	1.01	945.39
66	1302	31/12/2025	10,820.75	13,525.95	0.00	2,705.20	0.00	0.00	0.00	0.00	0.00	0.00	983.71
67	1303	31/12/2025	8,291.20	10,364.00	0.00	2,072.80	0.00	0.00	0.00	0.00	0.00	0.00	753.76
68	1307	30/09/2025	10,399.15	10,399.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.01	945.39
69	1305	31/12/2025	10,539.60	13,174.55	0.00	2,634.95	0.00	0.00	0.00	0.00	0.00	0.00	958.16
70	1401	30/09/2025	10,539.60	10,539.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	958.16
71	1402	31/12/2025	10,820.75	13,525.95	0.00	2,705.20	0.00	0.00	0.00	0.00	0.00	0.00	983.71
72	1403	31/12/2025	8,431.75	10,539.70	0.00	2,107.95	0.00	0.00	0.00	0.00	0.00	0.00	766.52
73	1407	31/12/2025	10,820.75	10,820.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	983.71

Administrative Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
74	1405	31/12/2025	10,680.15	10,680.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	970.92
75	1501	31/12/2025	10,680.15	13,350.20	0.00	2,670.05	0.00	0.00	0.00	0.00	0.00	32.19	970.92
76	1502	31/12/2025	11,242.20	14,052.80	0.00	2,810.60	0.00	0.00	0.00	0.00	0.00	0.00	1,022.00
77	1503	31/12/2025	8,572.20	10,715.30	0.00	2,143.10	0.00	0.00	0.00	0.00	0.00	0.00	779.28
78	1507	31/12/2025	10,961.20	13,701.55	0.00	2,740.35	0.00	0.00	0.00	0.00	0.00	42.04	996.48
79	1505	30/09/2025	10,820.75	10,820.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.00	983.71
80	1601	30/09/2025	10,539.60	7,905.52	2,634.08	0.00	0.00	0.00	0.00	0.00	0.00	0.05	958.16
81	1602	31/12/2025	11,382.80	11,382.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034.80
82	1603	31/12/2025	8,572.20	10,715.30	0.00	2,143.10	0.00	0.00	0.00	0.00	0.00	0.00	779.28
83	1607	31/12/2025	11,242.20	11,243.32	0.00	1.12	0.00	0.00	0.00	0.00	0.00	0.00	1,022.00
84	1605	31/12/2025	10,820.75	10,820.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	983.71
85	1701	30/09/2025	10,820.75	10,820.87	0.00	0.12	0.00	0.00	0.00	0.00	0.00	31.13	983.71
86	1702	31/12/2025	11,242.20	14,052.80	0.00	2,810.60	0.00	0.00	0.00	0.00	0.00	0.15	1,022.00
87	1703	30/09/2025	8,572.20	8,572.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	779.28
88	1707	31/12/2025	11,101.75	13,877.20	0.00	2,775.45	0.00	0.00	0.00	0.00	0.00	0.00	1,009.24
89	1705	30/09/2025	10,820.75	10,820.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	983.71
90	1801	31/12/2025	10,680.15	13,350.20	0.00	2,670.05	0.00	0.00	0.00	0.00	0.00	0.00	970.92
91	1802	31/12/2025	11,523.35	14,404.20	0.00	2,880.85	0.00	0.00	0.00	0.00	0.00	0.00	1,047.59
92	1803	31/12/2025	8,572.20	8,572.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	779.28
93	1807	31/12/2025	11,382.80	14,228.55	0.00	2,845.75	0.00	0.00	0.00	0.00	0.00	48.34	1,034.80
94	1805	31/12/2025	10,820.75	10,820.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	983.71
95	1901	31/03/2024	10,820.75	(2,705.18)	13,525.93	0.00	0.00	(2,243.45)	2,243.45	0.00	182.45	783.95	983.71
96	1902	31/12/2025	11,382.80	14,228.55	0.00	2,845.75	0.00	0.00	0.00	0.00	0.00	0.00	1,034.80
97	1903	31/12/2025	8,712.80	10,891.00	0.00	2,178.20	0.00	0.00	0.00	0.00	0.00	0.00	792.08
98	1907	30/09/2025	11,101.75	13,147.23	0.00	2,045.48	0.00	0.00	0.00	0.00	0.00	7.74	1,009.24
99	1905	31/12/2025	10,961.20	13,701.55	0.00	2,740.35	0.00	0.00	0.00	0.00	0.00	46.55	996.48

Administrative Fund

			Standard levies				Special levies				Interest		
Lot	Unit	Paid to	Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
100	2001	30/09/2025	10,820.75	10,822.72	0.00	1.97	0.00	0.00	0.00	0.00	0.00	43.73	983.71
101	2002	31/12/2025	11,523.35	14,404.20	0.00	2,880.85	0.00	0.00	0.00	0.00	0.00	0.00	1,047.59
102	2003	31/12/2025	8,712.80	10,891.00	0.00	2,178.20	0.00	0.00	0.00	0.00	0.00	0.00	792.08
103	2007	30/06/2025	11,523.35	7,013.26	4,510.09	0.00	0.00	0.00	0.00	0.00	(5.53)	1,159.94	1,047.59
104	2005	31/12/2025	10,961.20	10,961.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	996.48
105	2101	30/09/2025	10,961.20	10,962.38	0.00	1.18	0.00	0.00	0.00	0.00	0.00	44.30	996.48
106	2102	30/09/2025	11,101.75	13,022.04	0.00	1,920.29	0.00	0.00	0.00	0.00	0.00	39.44	1,009.24
107	2103	31/12/2025	8,572.20	10,669.98	0.00	2,097.78	0.00	0.00	0.00	0.00	0.00	21.14	779.28
108	2107	31/12/2025	11,101.75	13,877.20	0.00	2,775.45	0.00	0.00	0.00	0.00	0.00	0.00	1,009.24
109	2105	31/12/2025	11,101.75	13,877.20	0.00	2,775.45	0.00	0.00	0.00	0.00	0.00	39.54	1,009.24
110	2201	31/12/2025	10,820.75	13,525.95	0.00	2,705.20	0.00	0.00	0.00	0.00	0.00	0.00	983.71
111	2202	31/12/2025	11,663.80	14,579.80	0.00	2,916.00	0.00	0.00	0.00	0.00	0.00	0.00	1,060.36
112	2203	31/12/2025	9,977.55	12,471.95	0.00	2,494.40	0.00	0.00	0.00	0.00	0.00	0.00	907.04
113	2207	30/09/2025	11,523.35	11,524.34	0.00	0.99	0.00	0.00	0.00	0.00	0.00	70.50	1,047.59
114	2301	31/12/2025	10,258.60	11,200.07	0.00	941.47	0.00	0.00	0.00	0.00	0.00	111.10	932.60
115	2302	31/12/2025	11,242.20	13,993.38	0.00	2,751.18	0.00	0.00	0.00	0.00	0.00	27.72	1,022.00
116	2303	30/06/2024	10,539.60	(1,939.99)	12,479.59	0.00	0.00	(866.25)	866.25	0.00	453.04	2,260.69	958.16
117	2307	30/09/2025	11,101.75	11,101.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.42	1,009.24
118	2401	31/12/2025	10,820.75	13,525.95	0.00	2,705.20	0.00	0.00	0.00	0.00	0.00	40.76	983.71
119	2402	30/09/2025	11,242.20	11,242.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.50	1,022.00
120	2403	31/12/2025	10,680.15	13,350.20	0.00	2,670.05	0.00	0.00	0.00	0.00	0.00	0.00	970.92
121	2407	30/09/2025	11,663.80	11,663.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,060.36
122	2501	31/12/2025	10,399.15	12,998.95	0.00	2,599.80	0.00	0.00	0.00	0.00	0.00	0.00	945.39
123	2502	31/12/2025	11,382.80	14,228.55	0.00	2,845.75	0.00	0.00	0.00	0.00	0.00	40.61	1,034.80
124	2503	31/03/2025	11,101.75	5,550.85	5,550.90	0.00	0.00	0.00	0.00	0.00	176.41	172.34	1,009.24
125	2507	31/12/2025	11,804.40	11,804.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,073.12
126	2601	31/12/2025	10,961.20	13,701.55	0.00	2,740.35	0.00	0.00	0.00	0.00	0.00	33.03	996.48

The Owners of Strata Plan 92450 RISE, 29 Hunter Street, PARRAMATTA NSW 2150

Administrative Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
127	2602	31/12/2025	11,523.35	14,404.20	0.00	2,880.85	0.00	0.00	0.00	0.00	0.00	0.00	1,047.59
128	2603	31/12/2025	10,820.75	13,525.95	0.00	2,705.20	0.00	0.00	0.00	0.00	0.00	12.01	983.71
129	2607	30/06/2024	11,804.40	(2,652.40)	14,456.80	0.00	0.00	(970.20)	970.20	0.00	916.11	1,023.71	1,073.12
130	2701	31/12/2025	11,101.75	13,877.20	0.00	2,775.45	0.00	0.00	0.00	0.00	0.00	0.00	1,009.24
131	2702	31/12/2025	11,523.35	14,404.20	0.00	2,880.85	0.00	0.00	0.00	0.00	0.00	0.00	1,047.59
132	2703	31/12/2025	11,242.20	14,052.80	0.00	2,810.60	0.00	0.00	0.00	0.00	0.00	0.00	1,022.00
133	2707	31/03/2025	11,944.95	8,810.66	3,134.29	0.00	0.00	0.00	0.00	0.00	9.44	226.11	1,085.91
			1,405,284.85	1,530,854.81	71,683.76	197,253.72	0.00	(4,079.90)	4,079.90	0.00	1,809.04	9,523.48	127,753.34
		Due Excl. GST	1,277,531.51				0.00						

The Owners of Strata Plan 92450 RISE, 29 Hunter Street, PARRAMATTA NSW 2150

Capital Works Fund

			Standard levies				Special levies				Interest		
Lot	Unit	Paid to	Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
1	101	31/12/2025	902.20	1,127.75	0.00	225.55	23,817.00	23,817.00	0.00	0.00	0.00	7.80	2,247.17
2	102	31/12/2025	912.80	1,141.05	0.00	228.25	24,097.40	24,097.40	0.00	0.00	0.00	0.00	2,273.67
3	103	31/12/2024	774.80	193.70	581.10	0.00	20,454.70	0.00	20,454.70	0.00	(40.36)	0.00	1,929.98
4	104	31/12/2025	764.20	955.30	0.00	191.10	20,174.55	20,174.55	0.00	0.00	0.00	8.69	1,903.52
5	105	14/07/2025	785.40	785.40	0.00	0.00	20,734.85	20,629.67	105.18	0.00	0.43	54.26	1,956.37
6	106	30/09/2025	764.20	764.20	0.00	0.00	20,174.55	20,174.55	0.00	0.00	0.00	3.22	1,903.52
7	201	14/05/2025	912.80	684.60	228.20	0.00	24,097.40	15,386.83	8,710.57	0.00	(2.45)	694.58	2,273.67
8	202	31/12/2025	923.40	1,154.30	0.00	230.90	24,377.55	24,377.55	0.00	0.00	0.00	0.00	2,300.11
9	203	30/09/2025	785.40	785.40	0.00	0.00	20,734.85	20,734.85	0.00	0.00	0.00	0.00	1,956.37
10	204	31/12/2025	796.00	995.05	0.00	199.05	21,015.00	21,015.00	0.00	0.00	0.00	263.42	1,982.63
11	205	30/09/2025	753.60	758.35	0.00	4.75	19,894.40	19,894.40	0.00	0.00	0.00	0.00	1,877.13
12	206	31/12/2025	774.80	968.55	0.00	193.75	20,454.70	20,454.70	0.00	0.00	0.00	0.00	1,929.98
13	301	31/12/2025	912.80	1,141.05	0.00	228.25	24,097.40	24,097.40	0.00	0.00	0.00	0.00	2,273.67
14	302	31/12/2025	934.00	1,164.92	0.00	230.92	24,657.70	24,657.70	0.00	0.00	0.00	0.00	2,326.52
15	303	31/12/2025	785.40	981.80	0.00	196.40	20,734.85	20,734.85	0.00	0.00	0.00	0.00	1,956.37
16	304	30/09/2025	796.00	796.00	0.00	0.00	21,015.00	21,015.00	0.00	0.00	0.00	0.00	1,982.63
17	305	31/12/2025	934.00	934.11	0.00	0.11	24,657.70	24,657.70	0.00	0.00	0.00	3.21	2,326.52
18	306	30/09/2025	934.00	937.76	0.00	3.76	24,657.70	24,657.70	0.00	0.00	0.00	3.42	2,326.52
19	401	30/09/2025	923.40	923.40	0.00	0.00	24,377.55	24,377.55	0.00	0.00	0.00	0.00	2,300.11
20	402	31/12/2025	934.00	934.00	0.00	0.00	24,657.70	24,657.70	0.00	0.00	0.00	148.94	2,326.52
21	403	30/09/2025	806.60	810.05	0.00	3.45	21,295.40	21,295.40	0.00	0.00	0.00	923.72	2,009.27
22	404	31/12/2025	806.60	1,006.03	0.00	199.43	21,295.40	21,295.40	0.00	0.00	0.00	0.00	2,009.27
23	405	31/12/2025	944.60	944.60	0.00	0.00	24,937.85	24,937.85	0.00	0.00	0.00	0.00	2,352.98
24	406	31/12/2025	934.00	934.00	0.00	0.00	24,657.70	24,620.35	37.35	0.00	0.00	2.62	2,326.52
25	501	31/12/2025	817.35	1,021.70	0.00	204.35	21,575.55	21,575.55	0.00	0.00	0.00	0.00	2,035.71
26	502	31/12/2025	849.15	849.15	0.00	0.00	22,416.00	22,416.00	0.00	0.00	0.00	0.00	2,115.03
27	503	30/06/2025	615.60	598.10	17.50	0.00	16,251.70	14,084.80	2,166.90	0.00	21.54	105.62	1,533.39

The Owners of Strata Plan 92450 RISE, 29 Hunter Street, PARRAMATTA NSW 2150

Capital Works Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
28	507	31/12/2025	891.60	1,114.50	0.00	222.90	23,536.85	23,536.85	0.00	0.00	0.00	0.00	2,220.78
29	505	31/12/2025	743.00	928.75	0.00	185.75	19,614.00	19,614.00	0.00	0.00	0.00	50.24	1,850.67
30	601	30/09/2025	732.40	732.40	0.00	0.00	19,333.85	19,333.85	0.00	0.00	0.00	0.00	1,824.23
31	602	31/12/2025	774.80	968.55	0.00	193.75	20,454.70	20,454.70	0.00	0.00	0.00	0.00	1,929.98
32	603	31/12/2025	583.80	726.75	0.00	142.95	15,411.00	15,411.00	0.00	0.00	0.00	0.09	1,454.08
33	604	31/12/2025	774.80	968.55	0.00	193.75	20,454.70	20,454.70	0.00	0.00	0.00	93.21	1,929.98
34	605	31/12/2025	743.00	928.75	0.00	185.75	19,614.00	19,614.00	0.00	0.00	0.00	0.00	1,850.67
35	701	31/12/2025	743.00	926.66	0.00	183.66	19,614.00	19,614.00	0.00	0.00	0.00	0.00	1,850.67
36	702	31/12/2025	796.00	995.05	0.00	199.05	21,015.00	21,015.00	0.00	0.00	0.00	0.03	1,982.83
37	703	31/12/2025	583.80	729.75	0.00	145.95	15,411.00	15,411.00	0.00	0.00	0.00	0.00	1,454.08
38	704	31/12/2025	774.80	968.55	0.00	193.75	20,454.70	20,454.70	0.00	0.00	0.00	0.00	1,929.98
39	705	31/12/2025	743.00	928.75	0.00	185.75	19,614.00	19,614.00	0.00	0.00	0.00	0.00	1,850.67
40	801	31/12/2025	743.00	928.75	0.00	185.75	19,614.00	19,614.00	0.00	0.00	0.00	0.00	1,850.67
41	802	30/09/2025	785.40	785.40	0.00	0.00	20,734.85	20,734.85	0.00	0.00	0.00	0.00	1,956.37
42	803	30/09/2025	605.00	608.02	0.00	3.02	15,971.55	15,971.55	0.00	0.00	0.00	0.00	1,506.98
43	804	30/09/2025	774.80	792.47	0.00	17.67	20,454.70	20,454.70	0.00	0.00	0.00	144.99	1,929.98
44	805	30/06/2025	753.60	625.86	127.74	0.00	19,894.40	17,241.80	2,652.60	0.00	57.64	241.65	1,877.13
45	901	31/12/2025	753.60	942.00	0.00	188.40	19,894.40	19,894.40	0.00	0.00	0.00	0.00	1,877.13
46	902	31/12/2025	796.00	796.00	0.00	0.00	21,015.00	21,015.00	0.00	0.00	0.00	0.00	1,982.83
47	903	31/12/2025	605.00	756.25	0.00	151.25	15,971.55	15,971.55	0.00	0.00	0.00	0.00	1,506.98
48	907	31/12/2025	785.40	981.80	0.00	196.40	20,734.85	20,734.85	0.00	0.00	0.00	0.00	1,956.37
49	905	31/12/2025	764.20	764.20	0.00	0.00	20,174.55	20,174.55	0.00	0.00	0.00	0.00	1,903.52
50	1001	31/12/2025	764.20	955.30	0.00	191.10	20,174.55	20,174.55	0.00	0.00	0.00	0.00	1,903.52
51	1002	30/09/2025	796.00	799.06	0.00	3.06	21,015.00	21,015.00	0.00	0.00	0.00	48.36	1,982.83
52	1003	31/12/2025	605.00	756.25	0.00	151.25	15,971.55	15,971.55	0.00	0.00	0.00	0.00	1,506.98
53	1007	31/12/2025	796.00	995.05	0.00	199.05	21,015.00	21,015.00	0.00	0.00	0.00	27.67	1,982.83

Capital Works Fund

			Standard levies				Special levies				Interest		
Lot	Unit	Paid to	Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
54	1006	31/12/2025	774.80	968.55	0.00	193.75	20,454.70	20,454.70	0.00	0.00	0.00	0.00	1,929.98
55	1101	31/12/2025	774.80	968.55	0.00	193.75	20,454.70	20,454.70	0.00	0.00	0.00	0.00	1,929.98
56	1102	31/12/2025	817.35	1,021.70	0.00	204.35	21,575.55	21,575.55	0.00	0.00	0.00	0.00	2,035.71
57	1103	31/12/2025	615.60	769.55	0.00	153.95	16,251.70	16,251.70	0.00	0.00	0.00	0.00	1,533.39
58	1107	31/12/2025	796.00	995.05	0.00	199.05	21,015.00	21,015.00	0.00	0.00	0.00	265.83	1,982.63
59	1106	31/12/2025	774.80	968.55	0.00	193.75	20,454.70	20,454.70	0.00	0.00	0.00	0.00	1,929.98
60	1201	14/07/2025	774.80	774.80	0.00	0.00	20,454.70	17,741.19	2,713.51	0.00	57.24	184.78	1,929.98
61	1202	14/05/2025	817.35	613.00	204.35	0.00	21,575.55	12,945.30	8,630.25	0.00	258.87	0.00	2,035.71
62	1203	31/12/2025	626.20	782.80	0.00	156.60	16,531.85	16,531.85	0.00	0.00	0.00	0.00	1,559.83
63	1207	31/12/2025	806.60	806.60	0.00	0.00	21,295.40	21,295.40	0.00	0.00	0.00	0.00	2,009.27
64	1206	30/06/2025	785.40	781.73	3.67	0.00	20,734.85	17,970.20	2,764.65	0.00	58.37	72.09	1,956.37
65	1301	31/12/2025	785.40	981.80	0.00	196.40	20,734.85	20,734.85	0.00	0.00	0.00	0.08	1,956.37
66	1302	31/12/2025	817.35	1,021.70	0.00	204.35	21,575.55	21,575.55	0.00	0.00	0.00	0.00	2,035.71
67	1303	31/12/2025	626.20	782.80	0.00	156.60	16,531.85	16,531.85	0.00	0.00	0.00	0.00	1,559.83
68	1307	31/12/2025	785.40	785.40	0.00	0.00	20,734.85	20,679.81	55.04	0.00	0.00	187.18	1,956.37
69	1305	31/12/2025	796.00	995.05	0.00	199.05	21,015.00	21,015.00	0.00	0.00	0.00	0.00	1,982.63
70	1401	30/09/2025	796.00	796.00	0.00	0.00	21,015.00	20,990.96	24.04	0.00	0.00	56.04	1,982.63
71	1402	31/12/2025	817.35	1,021.70	0.00	204.35	21,575.55	21,575.55	0.00	0.00	0.00	0.00	2,035.71
72	1403	31/12/2025	636.80	796.05	0.00	159.25	16,812.00	16,812.00	0.00	0.00	0.00	0.00	1,586.24
73	1407	31/12/2025	817.35	817.35	0.00	0.00	21,575.55	21,575.55	0.00	0.00	0.00	0.00	2,035.71
74	1405	31/12/2025	806.60	806.60	0.00	0.00	21,295.40	21,295.40	0.00	0.00	0.00	0.00	2,009.27
75	1501	31/12/2025	806.60	1,008.30	0.00	201.70	21,295.40	21,295.40	0.00	0.00	0.00	3.02	2,009.27
76	1502	31/12/2025	849.15	1,061.45	0.00	212.30	22,416.00	22,416.00	0.00	0.00	0.00	0.00	2,115.03
77	1503	31/12/2025	647.40	809.30	0.00	161.90	17,092.40	17,092.40	0.00	0.00	0.00	0.00	1,612.68
78	1507	31/12/2025	827.95	1,034.95	0.00	207.00	21,855.70	21,855.70	0.00	0.00	0.00	3.18	2,062.17
79	1505	30/09/2025	817.35	817.35	0.00	0.00	21,575.55	21,575.55	0.00	0.00	0.00	2.42	2,035.71
80	1601	30/09/2025	796.00	597.06	198.94	0.00	21,015.00	18,213.00	2,802.00	0.00	0.00	0.02	1,982.63

Capital Works Fund

Lot	Unit	Paid to	Standard levies				Special levies				Interest		GST due
			Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	
81	1602	31/12/2025	859.75	859.75	0.00	0.00	22,696.40	22,696.40	0.00	0.00	0.00	0.00	2,141.47
82	1603	31/12/2025	647.40	809.30	0.00	161.90	17,092.40	17,092.40	0.00	0.00	0.00	0.00	1,612.68
83	1607	31/12/2025	849.15	849.23	0.00	0.08	22,416.00	22,416.00	0.00	0.00	0.00	0.00	2,115.03
84	1606	31/12/2025	817.35	817.35	0.00	0.00	21,575.55	21,575.55	0.00	0.00	0.00	0.00	2,035.71
85	1701	30/09/2025	817.35	817.36	0.00	0.01	21,575.55	21,575.55	0.00	0.00	0.00	2.74	2,035.71
86	1702	31/12/2025	849.15	1,061.45	0.00	212.30	22,416.00	22,416.00	0.00	0.00	0.00	45.19	2,115.03
87	1703	30/09/2025	647.40	647.40	0.00	0.00	17,092.40	17,092.40	0.00	0.00	0.00	0.00	1,612.68
88	1707	31/12/2025	838.55	1,048.20	0.00	209.65	22,135.85	22,135.85	0.00	0.00	0.00	0.00	2,088.56
89	1706	30/09/2025	817.35	817.35	0.00	0.00	21,575.55	21,575.55	0.00	0.00	0.00	0.00	2,035.71
90	1801	31/12/2025	806.60	1,008.30	0.00	201.70	21,295.40	21,295.40	0.00	0.00	0.00	0.00	2,009.27
91	1802	31/12/2025	870.35	1,087.95	0.00	217.60	22,976.55	22,976.55	0.00	0.00	0.00	0.00	2,167.68
92	1803	31/12/2025	647.40	647.40	0.00	0.00	17,092.40	17,092.40	0.00	0.00	0.00	0.00	1,612.68
93	1807	31/12/2025	859.75	1,074.70	0.00	214.95	22,696.40	22,696.40	0.00	0.00	0.00	3.65	2,141.47
94	1805	31/12/2025	817.35	817.35	0.00	0.00	21,575.55	21,575.55	0.00	0.00	0.00	0.00	2,035.71
95	1901	30/06/2024	817.35	(204.30)	1,021.65	0.00	21,575.55	0.00	21,575.55	0.00	590.74	40.05	2,035.71
96	1902	31/12/2025	859.75	1,074.70	0.00	214.95	22,696.40	22,696.40	0.00	0.00	0.00	0.00	2,141.47
97	1903	31/12/2025	658.15	822.70	0.00	164.55	17,372.55	17,372.55	0.00	0.00	0.00	0.00	1,639.17
98	1907	30/09/2025	838.55	993.07	0.00	154.52	22,135.85	22,135.85	0.00	0.00	0.00	109.90	2,088.56
99	1906	31/12/2025	827.95	1,034.95	0.00	207.00	21,855.70	21,855.70	0.00	0.00	0.00	3.83	2,062.17
100	2001	30/09/2025	817.35	817.50	0.00	0.15	21,575.55	21,575.55	0.00	0.00	0.00	347.09	2,035.71
101	2002	31/12/2025	870.35	1,087.95	0.00	217.60	22,976.55	22,976.55	0.00	0.00	0.00	0.00	2,167.68
102	2003	31/12/2025	658.15	822.70	0.00	164.55	17,372.55	17,372.55	0.00	0.00	0.00	7.61	1,639.17
103	2007	14/05/2025	870.35	529.69	340.66	0.00	22,976.55	10,722.35	12,254.20	0.00	(18.02)	881.95	2,167.68
104	2005	31/12/2025	827.95	827.95	0.00	0.00	21,855.70	21,855.70	0.00	0.00	0.00	0.00	2,062.17
105	2101	30/09/2025	827.95	828.04	0.00	0.09	21,855.70	21,855.70	0.00	0.00	0.00	392.28	2,062.17
106	2102	30/09/2025	838.55	983.60	0.00	145.05	22,135.85	22,135.85	0.00	0.00	0.00	56.24	2,088.56

Capital Works Fund

			Standard levies				Special levies				Interest		
Lot	Unit	Paid to	Due	Paid	Arrears	Advance	Due	Paid	Arrears	Advance	Due	Paid	GST due
107	2103	31/12/2025	647.40	805.88	0.00	158.48	17,092.40	17,092.40	0.00	0.00	0.00	1.60	1,612.68
108	2107	31/12/2025	838.55	1,048.20	0.00	209.65	22,135.85	22,135.85	0.00	0.00	0.00	33.35	2,088.56
109	2105	31/12/2025	838.55	1,048.20	0.00	209.65	22,135.85	22,135.85	0.00	0.00	0.00	2.99	2,088.56
110	2201	31/12/2025	817.35	1,021.70	0.00	204.35	21,575.55	21,575.55	0.00	0.00	0.00	0.00	2,035.71
111	2202	31/12/2025	681.00	1,101.25	0.00	220.25	23,256.70	23,256.70	0.00	0.00	0.00	0.00	2,194.32
112	2203	31/12/2025	753.60	942.00	0.00	188.40	19,894.40	19,894.40	0.00	0.00	0.00	0.00	1,877.13
113	2207	30/09/2025	870.35	870.42	0.00	0.07	22,976.55	22,976.55	0.00	0.00	0.00	3.51	2,167.68
114	2301	31/12/2025	774.80	845.92	0.00	71.12	20,454.70	20,454.70	0.00	0.00	0.00	459.76	1,929.98
115	2302	31/12/2025	849.15	1,056.96	0.00	207.81	22,416.00	22,416.00	0.00	0.00	0.00	2.09	2,115.03
116	2303	30/06/2024	796.00	(146.52)	942.52	0.00	21,015.00	0.00	21,015.00	0.00	735.04	448.81	1,982.63
117	2307	14/07/2025	838.55	838.55	0.00	0.00	22,135.85	22,105.14	30.71	0.00	0.33	109.84	2,088.56
118	2401	31/12/2025	817.35	1,021.70	0.00	204.35	21,575.55	21,575.55	0.00	0.00	0.00	76.82	2,035.71
119	2402	14/07/2025	849.15	849.15	0.00	0.00	22,416.00	22,415.48	0.52	0.00	0.01	0.42	2,115.03
120	2403	31/12/2025	806.60	1,008.30	0.00	201.70	21,295.40	21,295.40	0.00	0.00	0.00	0.00	2,009.27
121	2407	30/09/2025	681.00	681.00	0.00	0.00	23,256.70	23,256.70	0.00	0.00	0.00	0.00	2,194.32
122	2501	31/12/2025	785.40	981.80	0.00	196.40	20,734.85	20,734.85	0.00	0.00	0.00	0.00	1,958.37
123	2502	31/12/2025	859.75	1,074.70	0.00	214.95	22,696.40	22,696.40	0.00	0.00	0.00	3.07	2,141.47
124	2503	14/03/2025	838.55	419.25	419.30	0.00	22,135.85	10,006.42	12,129.43	0.00	422.04	265.11	2,088.56
125	2507	31/12/2025	891.60	891.60	0.00	0.00	23,536.85	23,536.45	0.40	0.00	0.00	0.00	2,220.78
126	2601	31/12/2025	827.95	1,034.95	0.00	207.00	21,855.70	21,855.70	0.00	0.00	0.00	32.72	2,062.17
127	2602	31/12/2025	870.35	1,087.95	0.00	217.60	22,976.55	22,976.55	0.00	0.00	0.00	0.00	2,167.68
128	2603	31/12/2025	817.35	1,021.70	0.00	204.35	21,575.55	21,575.55	0.00	0.00	0.00	4.91	2,035.71
129	2607	30/06/2024	891.60	(200.34)	1,091.94	0.00	23,536.85	0.00	23,536.85	0.00	1,177.54	66.16	2,220.78
130	2701	31/12/2025	838.55	1,048.20	0.00	209.65	22,135.85	22,135.85	0.00	0.00	0.00	0.00	2,088.56
131	2702	31/12/2025	870.35	1,087.95	0.00	217.60	22,976.55	22,976.55	0.00	0.00	0.00	0.00	2,167.68
132	2703	31/12/2025	849.15	1,061.45	0.00	212.30	22,416.00	22,416.00	0.00	0.00	0.00	70.42	2,115.03
133	2707	31/03/2025	902.20	665.47	236.73	0.00	23,817.00	11,114.60	12,702.40	0.00	38.99	693.68	2,247.17

Capital Works Fund

Lot	Unit	Paid to	Standard levies Due	Standard levies Paid	Standard levies Arrears	Standard levies Advance	Special levies Due	Special levies Paid	Special levies Arrears	Special levies Advance	Interest Due	Interest Paid	GST due
			106,140.40	115,626.51	5,414.30	14,900.41	2,802,013.25	2,647,651.40	154,361.85	0.00	3,357.95	7,765.57	264,378.02
	Due Excl. GST		96,491.11				2,547,284.52						

Unallocated Money Fund

Lot	Unit	Overpayment	Lot	Unit	Overpayment	Lot	Unit	Overpayment
2	102	3,176.35	4	104	2,658.87	10	204	2,920.00
25	501	11,474.20	29	505	1.93	34	605	2,779.60
38	704	5,423.50	39	705	2,615.20	48	907	836.88
55	1101	2,014.40	56	1102	2,843.95	57	1103	2,226.88
58	1107	11,176.00	65	1301	14.64	69	1305	2,802.00
71	1402	2,843.95	75	1501	0.15	101	2002	13.80
109	2105	163.45	110	2201	2,843.95	111	2202	3,100.90
112	2203	2,852.60	119	2401	17.32	120	2403	15.09
123	2502	2,991.70	126	2601	31.80	128	2603	2,996.92
130	2701	2,917.80	132	2703	3,130.30			

Total unallocated money 76,688.13

isStrata
PO BOX 56 Bowral NSW 2576
T: 02 4851 4017

Issue date: 13/05/26

Certificate of Currency

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The Owners of Strata Plan 92450
POLICY NUMBER:	ISRSC/0004885
PERIOD OF INSURANCE:	06/05/26 expiring 06/05/27 At 4pm Local Time
INTERESTED PARTY(S):	
DESCRIPTION OF INSURED BUSINESS:	Residential Strata
SITUATION OF RISK:	29 Hunter Street, PARRAMATTA, NSW, 2150
SECTION 2:	Public Liability $50,000,000
SECTION 3:	Voluntary Workers Personal Accident Death & Disablement Insured Weekly Benefits Insured
SECTION 4:	Fidelity Guarantee $100,000
SECTION 6:	Office Bearers' Liability $1,000,000
SECTION 7:	Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses (a) Government Audit Costs $30,000 (b) Workplace Health and Safety Breaches $150,000 (c) Legal Defence Expenses $50,000

isStrata
PO BOX 56 Bowral NSW 2576
T: 02 4851 4017

INSURER: Certain Underwriters at Lloyd's

This certificate has been arranged by us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by INSURANCE INVESTMENT SOLUTIONS PTY LTD trading as isStrata.

Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0048347
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	06/05/2026 to 06/05/2027 at 4:00pm
Plan Number	1218519
The Insured	THE OWNERS - STRATA PLAN 92450 & LOT 2 IN DP 1218519 & THE BMC
Situation	29 HUNTER STREET PARRAMATTA NSW 2150

Sections

Section 1 – Insured Property
Building: $89,820,000
Common Area Contents: $898,200
Loss of Rent & Temporary Accommodation (total payable): $13,473,000
Lot Owners' Fixtures and Improvements (per lot): $250,000

Optional Extensions:
Catastrophe Insurance Sum Insured: $13,473,000
- Extended Cover - Loss of Rent & Temporary Accommodation: $2,020,950
- Escalation in Cost of Temporary Accommodation: $673,650
- Cost of Removal, Storage and Evacuation: $673,650

Machinery Breakdown: Not Selected
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others
Not Selected

Section 3 – Voluntary Workers
Not Selected

Section 4 – Fidelity Guarantee
Not Selected

Section 5 – Office Bearers' Legal Liability
Not Selected

Section 6 – Government Audit Costs and Legal Expenses
Not Selected

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Flood Cover is included.

ACP Endorsement

CHU advises that, in line with our underwriting guidelines and your disclosed information and / or your request, the above policy has been amended. This endorsement should be read in conjunction with, and as forming part of, your existing Policy Wording.

All Damage arising directly or indirectly by fire resulting in any claim to the internal or external cladding materials, including 'Aluminium Composite Panels' (ACP) or 'Expanded Polystyrene' (EPS), affixed to buildings as defined under Section 1 - Insured Property a. Buildings' is subject to the Fire Excess shown in the Schedule any one Event.

All Damage arising directly or indirectly by fire resulting in any claim not involving the internal or external cladding materials affixed to buildings specified in this clause, will be otherwise subject to the Standard Excess shown in the Schedule any one Event.

Date Printed 06/05/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

From: Darcy Johnson
Sent: 14/05/2026 9:18:16 AM +10:00
To: Mollie Bateman ; James Cheng ; Benjamin He
Cc: Jack Allingham
Subject: RE: DP1218519 -Invoices 2026
Attachments:

- HU0048347-CertificateOfCurrency.pdf
- PzCOCz26442~0c9c648459d4400b91b581521a1bf2e5.5.PDF
- PzCOCz26433~0c9c648459d4400b91b581521a1bf2e5.5.PDF

Hi Team,

Please see attached CoCs.

Kind regards,

COVERFORCE
Smart Insurance Solutions

Darcy Johnson
Account Executive
D +61 2 9376 7915
F +61 2 9223 1422 | **T** +61 2 9376 7993
www.coverforce.com.au

Follow us:

Level 26, Tower One, International Towers Sydney, Barangaroo NSW 2000

How did we do?
Coverforce is committed to providing excellent service to clients each and every time. Our senior management would love to hear from you. ***Provide Feedback>>***

Note: Please advise in writing if you would like to receive your insurance documentation in hard copy. The information contained in this electronic mail message is privileged and confidential and is intended only for use of the addressee. If you are not the intended recipient, you are hereby notified that any disclosure, reproduction, distribution or other use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender by reply transmission and delete the message without copying or disclosing it. Coverforce promotes a sustainable environment. Please consider the environment before printing this email.

From: Mollie Bateman
Sent: Wednesday, 6 May 2026 2:17 PM
To: 'James Cheng' <jcheng@premiumstrata.com.au>; bhe@premiumstrata.com.au
Cc: Jack Allingham <Jack_Allingham@coverforce.com.au>
Subject: DP1218519 -Invoices 2026

Hi team,

I hope you're keeping well.

To ensure coverage was sufficently placed we have bound cover with the recommended insurers.

We are pleased to confirm the insurances for **DP1218519** have been placed with effect from **06/05/2026.**

Please complete the MLP Proposal form to obtain office bearers liability.

Please see attached the following documentation for review:

- Coverforce Invoice
- Coverforce Financial Services Guide (FSG)
- Insurer Policy Wording/s

Certificate of Currencies to follow in due course.

ADDITIONAL INSURER POLICY CONDITIONS/EXCLUSIONS
CHU have released 12 month terms subject to the following conditions:

1. Obtain an updated annual Letter of Advice from Noviion Engineering in relation to the structural integrity of the basement slabs prior to the current assessment expiring on 25 April 2027.

2. Provide evidence to support completion of the issues identified and confirmed as requiring action by 2020 Fire in their email dated 24 April 2026

3. Provide a copy of the executed contract for the cladding remediation project. If project completion is reached prior to the next policy expiry, please forward supporting documentation.

4. Provide a copy of the scope of works and executed contract with HiTech Remedial addressing a portion of the defects

5. Provide a copy of the executed contract for the works subject of the Tender Analysis by Noviion Engineering dated 11 March 2026 along with:
- The chosen contractors public liability and property damage insurances
- Confirm if the existing swing stages and masts are being used for these works or if new equipment such as a crane/hoist is required prior to works commencing

CHU requests for the above information be supplied to our office no later than 2 months prior to the next renewal due 6 May 2027 at 4.00pm.

ACP Endorsement
CHU advises that, in line with our underwriting guidelines and your disclosed information and / or your request, the above policy has been amended. This endorsement should be read in conjunction with, and as forming part of, your existing Policy Wording.
All Damage arising directly or indirectly by fire resulting in any claim to the internal or external cladding materials, including 'Aluminium Composite Panels' (ACP) or 'Expanded Polystyrene' (EPS), affixed to buildings as defined under Section 1 - Insured Property a. Buildings' is subject to the Fire Excess shown in the Schedule any one Event.
All Damage arising directly or indirectly by fire resulting in any claim not involving the internal or external cladding materials affixed to buildings specified in this clause, will be otherwise subject to the Standard Excess shown in the Schedule any one Event

We kindly request that you carefully review the attached documents. It is of utmost importance to take note of the policy sections that are either included or not included in your coverage. If you wish to make any changes to the coverage sections or have any specific requirements, please do not hesitate to inform us. We will promptly confirm the revised premium based on your requested adjustments.

PAYMENT
We kindly request that payment be completed or funded within 14 days from the commencement of the policy.

MONTHLY INSTALMENT OPTION
For your convenience, an option to pay your premium by monthly instalments is available. If you would like to go ahead with funding the premium, please confirm and we will arrange a quotation.

ITEMISED INSURANCE REMUNERATION - *Remuneration before GST*

Base Premium	$269,520.54
Commission - within the base premium	$0.00
Broker Fee - additional to the base premium	$50,000.00
Total Insurance Remuneration	$50,000.00

Allocation of insurance remuneration

Coverforce - share of remuneration	$17,500.00
Strata Manager - share of remuneration	$32,500.00

ANCILLARY:

ITEMISED INSURANCE REMUNERATION - *Remuneration before GST*

Base Premium	$13,697.90
Commission - within the base premium	$0.00
Broker Fee - additional to the base premium	$0.00
Total Insurance Remuneration	$0.00

Allocation of insurance remuneration

Coverforce - share of remuneration	$0.00
Strata Manager - share of remuneration	$0.00

ANCILLARY2:

ITEMISED INSURANCE REMUNERATION - ***Remuneration before GST***

Base Premium	$11,496.78
Commission - within the base premium	$0.00
Broker Fee - additional to the base premium	$0.00
Total Insurance Remuneration	$0.00

Allocation of insurance remuneration

Coverforce - share of remuneration	$0.00
Strata Manager - share of remuneration	$0.00

Kind regards,

From: Mollie Bateman
Sent: Tuesday, 5 May 2026 4:10 PM
To: James Cheng <jcheng@premiumstrata.com.au>; bhe@premiumstrata.com.au
Cc: Jack Allingham <Jack_Allingham@coverforce.com.au>
Subject: DP1218519 - Renewal Report 2026

Dear team,

I hope you're keeping well.

Please see enclosed documentation for your review and acceptance regarding the upcoming renewal of **Rise Apartments - SP92450, DP1218519 & The BMC** which is due to expire on the **06/05/206.**

The following is attached for your reference:

- Insurance Renewal Report which includes:
  - Market Summary+
  - Renewal Commentary
  - Insurance Recommendations
  - Itemised Insurance Costs
  - Policy Coverage Analysis
  - Building Information
- Coverforce Capability Statement
- Coverforce Claims Services
- Coverforce Financial Services Guide (FSG)
- Insurer Policy Wording (PDS)
- Management Liability Proposal Form – IIS REMOVED OBL COVER

RENEWAL RECOMMENDATION

As a broker, our recommendation for renewal will not always be based on price. When comparing quotes and policies, it is important to consider the product inclusions, excesses/deductibles, exclusions and cover limits for each insurer.

Last policy period you paid a total premium of **$521,637.44** with a Building Sum Insured of **$89,820,000**

Based on the building information submitted and a Building Sum Insured of **$461,457.39** this policy period our recommendation, is to proceed with **CHU & IIS** with a total renewal premium of **$89,820,000**

- Main Strata Premium (CHU) - $4,29,086.28
- Ancillary: $17.521.58 (IIS) - $17,521.58
- SP92450: $14,849.53 (IIS) - $14,849.53

A full premium breakdown is provided for you in the Itemised Insurance Costs section of the attached Insurance Renewal Report. This breakdown includes:

- Base Premium
- Emergency Services Levy/Fire Services Levy (if applicable)
- GST
- Stamp Duty

- Insurer/Underwriter Fee
- Broker Fee
- Insurance Commission (if applicable)
- Allocation of Intermediary Remuneration

ADDITIONAL INSURER POLICY CONDITIONS/EXCLUSIONS
CHU have released 12 month terms subject to the following conditions:

1. Obtain an updated annual Letter of Advice from Noviion Engineering in relation to the structural integrity of the basement slabs prior to the current assessment expiring on 25 April 2027.

2. Provide evidence to support completion of the issues identified and confirmed as requiring action by 2020 Fire in their email dated 24 April 2026

3. Provide a copy of the executed contract for the cladding remediation project. If project completion is reached prior to the next policy expiry, please forward supporting documentation.

4. Provide a copy of the scope of works and executed contract with HiTech Remedial addressing a portion of the defects

5. Provide a copy of the executed contract for the works subject of the Tender Analysis by Noviion Engineering dated 11 March 2026 along with:
- The chosen contractors public liability and property damage insurances
- Confirm if the existing swing stages and masts are being used for these works or if new equipment such as a crane/hoist is required prior to works commencing

CHU requests for the above information be supplied to our office no later than 2 months prior to the next renewal due 6 May 2027 at 4.00pm.

ACP Endorsement
CHU advises that, in line with our underwriting guidelines and your disclosed information and / or your request, the above policy has been amended. This endorsement should be read in conjunction with, and as forming part of, your existing Policy Wording.
All Damage arising directly or indirectly by fire resulting in any claim to the internal or external cladding materials, including 'Aluminium Composite Panels' (ACP) or 'Expanded Polystyrene' (EPS), affixed to buildings as defined under Section 1 - Insured Property a. Buildings' is subject to the Fire Excess shown in the Schedule any one Event.
All Damage arising directly or indirectly by fire resulting in any claim not involving the internal or external cladding materials affixed to buildings specified in this clause, will be otherwise subject to the Standard Excess shown in the Schedule any one Event

NEXT STEPS
The renewal recommendations we have detailed within our report are based on the information you have provided to us, our market research and our negotiations with insurers.

It is important that you review the information in this report carefully and let us know if:
- There are any inaccuracies;
- You need to adjust or make amendments to the level or options of cover;
- You have any questions;
- You require any further clarification; or
- You would like to discuss our recommendations.

CONFIRMATION OF YOUR DECISION
If you decide to proceed with the renewal, we kindly request that you confirm your acceptance in writing. Upon receiving your confirmation, we will process your documentation.

NO RESPONSE SCENARIO
If we do not receive a response from you prior to the renewal date, we will proceed with the assumption that no changes are required, and the existing level of coverage remains suitable. We will then renew the policy/policies and send out the policy documentation based off your expiring terms, sum insured amounts and policy history on file, with the recommended insurer outlined above. Please be assured that our priority is to ensure the continuity of your coverage without any disruptions.

DOCUMENTATION
As soon as we receive your instructions to proceed, we will prepare and issue you with a Tax Invoice outlining the selected coverage, insurer, statutory charges, brokerage fee and GST. Once we receive your payment we will provide you or your Strata Managing Agent with a copy of your Certificate of Currency.

PAYMENT
We kindly request that payment be completed or premium funded within 14 days from the commencement of the policy.

If you have any questions, need further information, or wish to proceed, please do not hesitate to contact us.

We appreciate your continued trust in our services and look forward to your response.

Kind regards,

Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0048347
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	06/05/2026 to 06/05/2027 at 4:00pm
Plan Number	1218519
The Insured	THE OWNERS - STRATA PLAN 92450 & LOT 2 IN DP 1218519 & THE BMC
Situation	29 HUNTER STREET PARRAMATTA NSW 2150

Sections

Section 1 – Insured Property
Building: $89,820,000
Common Area Contents: $898,200
Loss of Rent & Temporary Accommodation (total payable): $13,473,000
Lot Owners' Fixtures and Improvements (per lot): $250,000

Optional Extensions:
Catastrophe Insurance Sum Insured: $13,473,000
- Extended Cover - Loss of Rent & Temporary Accommodation: $2,020,950
- Escalation in Cost of Temporary Accommodation: $673,650
- Cost of Removal, Storage and Evacuation: $673,650

Machinery Breakdown: Not Selected
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others
Not Selected

Section 3 – Voluntary Workers
Not Selected

Section 4 – Fidelity Guarantee
Not Selected

Section 5 – Office Bearers' Legal Liability
Not Selected

Section 6 – Government Audit Costs and Legal Expenses
Not Selected

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Flood Cover is included.

ACP Endorsement

CHU advises that, in line with our underwriting guidelines and your disclosed information and / or your request, the above policy has been amended. This endorsement should be read in conjunction with, and as forming part of, your existing Policy Wording.

All Damage arising directly or indirectly by fire resulting in any claim to the internal or external cladding materials, including 'Aluminium Composite Panels' (ACP) or 'Expanded Polystyrene' (EPS), affixed to buildings as defined under Section 1 - Insured Property a. Buildings' is subject to the Fire Excess shown in the Schedule any one Event.

All Damage arising directly or indirectly by fire resulting in any claim not involving the internal or external cladding materials affixed to buildings specified in this clause, will be otherwise subject to the Standard Excess shown in the Schedule any one Event.

Date Printed 06/05/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

isStrata
PO BOX 56 Bowral NSW 2576
T: 02 4851 4017

Issue date: 13/05/26

Certificate of Currency

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The Owners of Deposit Plan 1218519
POLICY NUMBER:	ISCSC/0001176
PERIOD OF INSURANCE:	06/05/26 expiring 06/05/27 At 4pm Local Time
INTERESTED PARTY(S):	
DESCRIPTION OF INSURED BUSINESS:	Commercial Strata
SITUATION OF RISK:	29 Hunter Street, PARRAMATTA, NSW, 2150
SECTION 2:	Public Liability $50,000,000
SECTION 3:	Voluntary Workers Personal Accident Death & Disablement Insured Weekly Benefits Insured
SECTION 4:	Fidelity Guarantee $100,000
SECTION 6:	Office Bearers' Liability $1,000,000
SECTION 7:	Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses (a) Government Audit Costs $30,000 (b) Workplace Health and Safety Breaches $150,000 (c) Legal Defence Expenses $50,000

isStrata
PO BOX 56 Bowral NSW 2576
T: 02 4851 4017

INSURER: Certain Underwriters at Lloyd's

This certificate has been arranged by us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by INSURANCE INVESTMENT SOLUTIONS PTY LTD trading as isStrata.

isStrata
PO BOX 56 Bowral NSW 2576
T: 02 4851 4017

Issue date: 13/05/26

Certificate of Currency

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The Owners of Strata Plan 92450
POLICY NUMBER:	ISRSC/0004885
PERIOD OF INSURANCE:	06/05/26 expiring 06/05/27 At 4pm Local Time
INTERESTED PARTY(S):	
DESCRIPTION OF INSURED BUSINESS:	Residential Strata
SITUATION OF RISK:	29 Hunter Street, PARRAMATTA, NSW, 2150
SECTION 2:	Public Liability $50,000,000
SECTION 3:	Voluntary Workers Personal Accident Death & Disablement Insured Weekly Benefits Insured
SECTION 4:	Fidelity Guarantee $100,000
SECTION 6:	Office Bearers' Liability $1,000,000
SECTION 7:	Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses (a) Government Audit Costs $30,000 (b) Workplace Health and Safety Breaches $150,000 (c) Legal Defence Expenses $50,000

isStrata
PO BOX 56 Bowral NSW 2576
T: 02 4851 4017

INSURER: Certain Underwriters at Lloyd's

This certificate has been arranged by us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by INSURANCE INVESTMENT SOLUTIONS PTY LTD trading as isStrata.

Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Please note:
Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): ☒ an annual fire safety statement (complete the declaration at Section 8 of this form)
☐ a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: ☒ the whole building ☐ part of the building

Address (Street No., Street Name, Suburb and Postcode)

29 Hunter Street, Parramatta, NSW, 2150

Lot No. (if known)	DP/SP (if known)	Building name (if applicable)
	SP 92450	

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

Residential, Commercial, Car park – 28 Storeys above and 4 storeys below ground

Section 3: Name and address of the owner(s) of the building or part of the building

Full Name (Given Name/s and Family Name) *

Owners of SP 92450 c/- Premium Strata Pty Ltd

* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

Suite 3, lvl 2, 189 O'Riordan Street, Mascot, NSW, 2020

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Access Panels, Doors and Hoppers to fire resisting shafts	BCA 2013 Clause C3.13	3/9/2026	F023135A
Automatic Fail Safe Devices	BCA 2013 Clause C3.4, D2.19, D2.21, D2.22, Spec C3.4 & AS1670.1-2004	3/9/2026	F023135A
Automatic Fire Detection and Alarm Systems (SOU Smoke alarms)	BCA 2013 Clause E2.2 & Specification E2.2a & AS1670.1-2004, AS3786-1993	3/9/2026	F023135A
Automatic Fire Detection and Alarm Systems (Fire Detection and Alarm System)	BCA 2013 Clause E2.2 & Specification E2.2a & AS1670.1-2004, AS3786-1993	3/9/2026	F023135A
Automatic Fire Suppression System	BCA 2013 Clause C2.3, E1.5, E2.2, Spec E1.5, Spec E2.2a & AS2118.1-1999 & Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 for alarm valve location to the basement level, room to be separated with enclosing construction achieving a FRL of 120/120/120	3/9/2026	F023135A

Emergency Lifts	BCA 2013 Clause E3.4	3/9/2026	F023135A
Emergency Lighting	BCA 2013 Clauses E4.2 & E4.4 & AS2293.1 – 2005	3/9/2026	F023135A
Exit & Directional Signage	BCA 2013 Clause E4.4, E4.5, NSW E4.6 & E4.8 AS 2293.1 (2005 Report prepared by Defire (NSW) Pty Ltd Report SY120341 revision 1.6 dated 26/04/2016: 1. In the central fire -isolated stair, exit signs must be located on the level of discharge above the door separating the rising and descending flights and above the final exit door.	3/9/2026	F023135A
Fire Control Room	BCA 2013 Clause E1.8, Spec 1.8	3/9/2026	F023135A
Fire Dampers	BCA 2013 Clause E2.2 AS/NZS 1668.1 – 1998, AS 1682.2-1990	11/06/2026	F050364A
Fire doorsets	BCA 2013 Clause C3.11,AS1905.1 – 2005 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. The door to the car park located near supply air room must be a fire door with an FRL of -/60/30 2. The sprinkler valve room door opening into the car park to have an FRL of /120/30 and the door opening into the door opening into the fire stair an FRL of /60/30	3/9/2026	F023135A
Fire Engineering Report	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016, report identifies: - Travel distance to a point in choice in travel to podium levels 1 and 2 up to 15m and to levels 3 and 4 up to 11m - Distance between alternate exits (scissor stairs) less than 9m (7.5m) - Form of protection to the hydrant booster assembly without radiant heat shield 2m either side due to proximity of car park entry - The sprinkler alarm valve being located to the basement level, accessed via a fire isolated exit - Deletion of the zone smoke control system to the commercial portions - Ground floor commercial tenancies being provided with a single exit only - The central fire – isolated stair within the building contains both rising and descending stair flights, that discharge into a common fire – isolated passage - Fire control room may be located 600mm above a public road or open space in lieu of 300mm - The level 20 pump room and lobby area are	3/9/2026	F023135A

	not provided with fire hose reel coverage - The fire hose reel located along the fire stair wall opposite the garbage room within the ground floor lobby is located 5m from the exit in lieu of 4m - An unobstructed width of 950mm is provided instead of 1m within fire-isolated stair 4 servicing residential levels, due to the location of the fire hydrants on each landing - The pump room on level 28 opens directly into the fire-isolated stair		
Fire hydrant systems	BCA 2013 Clause C2.12, E1.3 AS 2419.1 – 2005 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016: in relation to the protection to the booster assembly and -/60/30 fire rated door beside roller shutter. Report prepared by Defire (NSW) Pty Ltd report SY120341 revision R2.1 dated 8 May 2019: A relay pump for the hydrant system is not required to be provided to serve the pressure stage above 50m in accordance with clause 7.7 of AS 2419.1-2005. The fire hydrant pumpset for the high zone will be used as a relay pump for the pressure stage above 50m- dual purpose pump and must comply with the following: a) The pumpset must be capable of achieving the required flow and pressure as per table 2.3 of AS2419.1 -2005 – ie. 10L/s each for two hydrants at 700kPa for the top most level with residential units. b) A permanently affixed fade and weather resistance sign shall be installed adjacent to the fire brigade booster assembly stating in upper case letters not less than 15mm high: “WARNING – AUTOMATIC STARTING FIRE HYDRANT/ RELAY PUMPS INSTALLED SYSTEM DOES NOT REQUIRE BOOSTING” In upper case letters not less that 15mm high: “IF PUMP INDICATOR LIGHTS ARE NOT OPERATING, REFER TO TACTICAL FIRE PLANS IN FIRE CONTROL ROOM FOR THE OPERATION OF PUMPS AND BOOSTING BY A FIRE BRIGADE PUMPING APPLIANCE” c) A permanently affixed mimic pump controller panel shall be installed adjacent to the fire brigade booster assembly that includes separate pump running indicator lights for each dual purpose pump and each dual purpose pump only. The wiring to the indicator lights shall be protected from fire and physical damage by cabling having ratings of WS5X and WS51 to WS54 as appropriate. d) The dual purpose pump shall be variable speed. e) The dual purpose fire pump shall be provided with a pressure relief valve, with the discharge piped to waste. The pressure relief valve shall be set to ensure that the pressure in the system pipework will not exceed 2400kPa, or the maximum system test pressure, whichever is the lesser.	3/9/2026	F023135A

	f) It must be classified as a dual purpose pump and identified by a sign permanently affixed to the pumpset, stating on upper case letters not less that 15mm high: "DUAL PURPOSE FIRE HYDRANT/ RELAY PUMP". The following features/ installations will be provided: • The pump set will be connected in series with the brigade booster connection (2 X 65mm). • A variable speed controller will be installed so that the diesel drive and hence the pump will be capable of operating on variable speed. • When used as a relay pump, the pumpset will provide the required flow and pressure – 10L/s each for two hydrants at 700 kPa for the top most level with residential units. • It will provide unlimited water flow as it is connected permanently to the Sydney Water Main. • It will operate automatically through a pressure switch when operating as a nonrelay pump. • It will be operated automatically with a variable speed controller when used as a relay pump. • A pressure relief valve will be provided at the discharge side pf the pump and will discharge to the waste. • Required signage indicated in clause 6.5.2 (i) and (k) of AS 2419.1-2017 shall be provided. • A full bypass around the pump will be provided so that FRNSW can use the booster connection without the assistance of the dual purpose pump.		
Hose reel systems	BCA 2013 Clause E1.4 AS 2441 - 2005	3/9/2026	F023135A
Fire Seals (protecting openings in fire resisting components of the building)	BCA 2013 Clause C3.15, Spec C3.15, Manufacturer's specification	3/9/2026	F023135A
Lightweight construction	BCA 2013 Clause C1.8, Spec A2.3, Spec C1.8, Manufacturer's Specifications	3/9/2026	F023135A
Mechanical air handling systems	BCA 2013 Clause E2.2, Spec E1.8 (fire control room), Table E2.2a AS/NZS 1668.1 – 1998 (clause 5.5 car park exhaust operation) AS 1668.2 - 2012	11/06/2026	F050364A
Openings in fire-isolated lift shafts	BCA 2013 Clause C3.10 AS1735.11 - 1986	3/9/2026	F023135A
Portable fire extinguishers	BCA 2013 Clause E1.6 AS2444-2001 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. An ABE type fire extinguisher having minimum size of 4.5kg must be located within the level 28 pump room and level 28 lobby area.	3/9/2026	F023135A

Pressurising systems (fire stair)	BCA 2013 Clause E2.2, Table E2.2a, Spec E2.2a AS/NZS 1668.1 - 1998	Unable to test due to remediation works.	F050364A
Required automatic exit doors	BCA 2013 Clause D2.19, D2.21	3/9/2026	F023135A
Sound systems and intercom systems and intercom systems for emergency purposes	BCA 2013 Clause E4.9 AS 1670.4 - 2004	3/9/2026	F023135A
Warning and operational signs	BCA 2013 Clause C3.6, D2.23, D3.6, E3.3, Spec E1.8 Clause 183 of the Environmental Planning and Assessment Regulation 2000. Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. Directional signage must be provided to indicate entry into the stairway leading to the sprinkler valve room. A sign is to be provided at the entry door to the fire-isolated stair leading to the sprinkler valve room “SPRINKLER VALVE ROOM LOCATED ON BASEMENT LV1” in capital letters 25mm high in a colour contrasting with that of the background. Signage is also required at any door leading to the sprinkler valve room. 2. Signage must be provided within the central fire – isolated stair on the level of discharge on the doorway separating the rising and descending flights, on the wall to direct occupants from the rising flight to the exit, and on the final exit doors. The sign must state “EXIT AT THIS LEVEL”. The lettering must be at least 50mm high in a colour contrasting with the background. Signage must be provided within the central fire-isolated stair on the doors below the level of discharge stating “NO EXIT-EXIT ON LEVEL ABOVE”. The lettering must be at least 50mm high in a colour contrasting with the background.	3/9/2026	F023135A
Smoke doors	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 for smoke separation at the scissor stairs on level 1 to level 4.	3/9/2026	F023135A
Smoke Seals	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016. Smoke seals must be fitted to doors opening into the central fire-isolated stair on the levels below the level of discharge to the road- ie basement car park levels, and the level 28 pump room door opening into the fire-isolated stair. The smoke seals must comply with the following requirements: 1. Be medium temperature rated – ie capable of resisting exposure to 200oc for 30 minutes 2. Be fitted to all sides of the door including the door blade Be tested in accordance with AS 1530.7 - 2007	3/9/2026	F023135A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

Part of the building inspected	Date(s) inspected	APFS *
All applicable areas of the building	3/9/2026	F023135A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)*

Full name (Given Name/s and Family Name)	Address	Phone	APFS*	Signature
Michael Langford	C/- 2020 Fire Protection U29, 19 McCauley St, Matraville, NSW, 2036	1300 340 210	F023135A	
Brad Wyber	14 Loyalty Rd North Rocks NSW 2154	0488088666	F050364A	

* Where applicable – see notes on page 4 for further information.

Section 7: Details of the person making the declaration in section 8 or 9

Full name (Given Name/s and Family Name)

Marcello Pisto

Organisation (if applicable) | Title/Position (if applicable)

Premium Strata of SP 92450 | Senior Strata Manager

Address (Street No, Street Name, Suburb and Postcode)

Suite 3, Level 2, 189 O'Riordan Street, MASCOT

Phone | Email

02 92816440 | mpisto@premiumstrata.com.au

The person making the declaration in section 8 or 9 must not be an APFS listed in section 6 or their employer/employee or direct associate.

Section 8: Annual fire safety statement declaration

I, Click here (insert full name) being the: ☐ owner ☐ owner's agent

declare that:

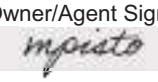
a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing:

   i. for an essential fire safety measure specified in the fire safety schedule, to a standard no less than that specified in the schedule, or

   ii. for an essential fire safety measure applicable to the building but not specified in the fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and

b) the building has been inspected by an accredited practitioner (fire safety) and was found, when it was inspected, to be in a condition that did not disclose grounds for a prosecution under Part 15 of the Regulation.

Owner/Agent Signature | Date issued

 | 04.09.2026

Section 9: Supplementary fire safety statement declaration

I, Click here (insert full name) being the: ☐ owner ☐ owner's agent

declare that each critical fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing to at least the standard required by the current fire safety schedule for the building.

Owner/Agent Signature | Date issued

Note:

- A fire safety statement for a building must not be issued unless the statement is accompanied by a fire safety schedule for the building in accordance with the Regulation.
- The building owner(s) are also responsible for ensuring that essential fire safety measures are maintained in accordance with section 81 of the Regulation. An agent cannot be made responsible for this requirement.

Fire Safety Statement

Information to help building owners complete the Fire Safety Statement form

Please note:

The following information has been provided to help building owners complete the fire safety statement template and does not comprise part of the form. The following pages do not have to be displayed in the building and need not be submitted to the local council and the Commissioner of Fire and Rescue NSW.

General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- An 'APFS' is an accredited practitioner (fire safety) as defined in the Dictionary in the Regulation.
- The completed fire safety statement form must be submitted to both the local council and Fire and Rescue NSW.
- Please contact your local council for further information about how to submit the completed statement.
- Completed statements need to be emailed to Fire and Rescue NSW at afss@fire.nsw.gov.au. For further information about this process, please visit the '**Error! Hyperlink reference not valid.**' page at www.fire.nsw.gov.au.
- As soon as practicable after issuing the fire safety statement, the building owner must ensure a copy (together with a copy of the current fire safety schedule) is displayed in a prominent location within the building.
- Further information about building fire safety is available on the 'Fire safety in buildings' page of the Department's website at www.planning.nsw.gov.au.

Section 1: Type of statement

- Mark the applicable box to identify if the statement being issued is an annual fire safety statement or a supplementary fire safety statement.
- An annual fire safety statement is issued under Part 12 of the Regulation and relates to each essential fire safety measure that applies to the building.
- A supplementary fire safety statement is issued under Part 12 of the Regulation and relates to each critical fire safety measure that applies to the building.

Section 2: Description of the building or part of the building

- Mark the applicable box to identify whether the statement relates to the whole building or part of the building.
- In addition to the address and other property identifiers, a brief description of the building or part is to be provided. This could include the use(s) of the building (e.g. retail, offices, residential, assembly, carparking), number of storeys (above and/or below ground), construction type or other relevant information.
- If the description relates to part of a building, the location of the part should be included in the description.

Section 3: Name and address of the owner(s) of the building or part of the building

- Provide the name and address of each owner of the building or part of the building.
- The owner of the building or part of the building could include individuals, a company, or an owner's corporation.

Section 4: Fire safety measures

- The purpose of this section is to identify all of the fire safety measures that apply to a building or part of a building.
- The statutory fire safety measures are listed in section 79 of the Regulation.
- Fire safety measures include both essential fire safety measures and critical fire safety measures. They include items such as portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems and lightweight construction.
- Essential fire safety measures are those fire safety measures which are assessed on an annual basis, while critical fire safety measures are those which are required to be assessed at more regular intervals (as detailed on the fire safety schedule). These terms are defined in the Dictionary in the Regulation.
- For annual fire safety statements, the table in section 4 must list each of the essential fire safety measures that apply to the building or part of the building and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within the 3 months prior to the date the annual fire safety statement is issued.

- For supplementary fire safety statements, the table in section 4 must list each of the relevant critical fire safety measures that apply to the building or part and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within 1 month prior to the date the supplementary fire safety statement is issued.
- The accreditation number of the APFS who assessed a fire safety measure listed in section 4 must be nominated against the relevant measure(s) in the column titled 'APFS'. If the APFS is not required to hold accreditation, the name of the APFS must be listed. Further information relating to the accreditation of practitioners is provided at section 6.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

- This section applies only to an annual fire safety statement.
- The purpose of this section is to identify that an APFS has inspected the fire safety notices, fire exits, fire exit doors and the paths of travel to fire exits in the building or part of the building and found there has been no breach of Part 15 of the Regulation.
- The table in section 5 must detail the parts of the building that were inspected. The date(s) of the inspection(s) must be within the 3 months prior to the date the annual fire safety statement is issued.
- The accreditation number of the APFS who inspected the whole or part of the building listed in section 5 must be nominated against the relevant part in the column titled 'APFS'. Further information relating to the accreditation of practitioners is provided at section 6.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)

- An APFS is a person engaged by the building owner(s) to undertake the assessment of fire safety measures in section 4 and the inspection of the buildings exit systems in section 5 (for an annual fire safety statement).
- The purpose of this section is to record the name, address and contact details of each APFS who assessed a fire safety measure listed in section 4 or inspected the building or part of the building as specified in section 5.
- Each APFS listed in the table must also sign the fire safety statement. Alternatively, an APFS could provide the building owner or agent with a separate signed document to indicate their assessment of the fire safety measure/s and the relevant standard of performance. In addition, where the relevant practitioner that inspected the matters in section 5 did not sign the fire safety statement, they would need to address section 5 in a separately signed document.
- A building owner must select an APFS from a register of practitioners accredited under an approved industry accreditation scheme. The accreditation number of each relevant APFS must be listed on the form.
- If the building owner has determined the competence of a person to act as a APFS because the Commissioner for Fair Trading is satisfied there are no practitioners accredited under an industry approved accreditation scheme to assess a specific fire safety measure and has authorised the owner to do so, there is no requirement to include an accreditation number on the form.
- Further information about the approved industry accreditation schemes can be found on the 'Fire safety practitioners' page of the NSW Fair Trading website at www.fairtrading.nsw.gov.au.

Section 7: Details of the person making the declaration in section 8 or 9

- The purpose of this section of the form is to detail the name, address and contact details of the person who is making the required declaration i.e., the person who completes and signs section 8 or section 9 of the form. This could be the owner(s) of the building or a nominated agent of the owner(s).
- Where a person makes the required declaration on behalf of an organisation (as the owner of the building), the name of the organisation and the title/position of the person must be provided. The person making the required declaration as a representative of the organisation must have the appropriate authority to do so.
- Where a person makes the required declaration on behalf of the owner(s) (as the owner's agent), this person must have the appropriate authority from the building owner(s) to undertake this function.
- In the case of a building with multiple owners, one owner may make the required declaration, however each of the other owners must authorise that owner to act as their agent.
- The person making the required declaration must not be an APFS who is listed in section 6 or their employer/employee or direct associate. This recognises the different roles and responsibilities for building owner(s) and the APFS in the fire safety statement process. This is important because the Regulation makes building owners responsible for declaring that fire safety measures have been assessed and the building inspected (for the purposes of section 5) by an APFS. This ensures that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

- In addition, only the building owner(s) can determine that a person is competent to perform the fire safety assessment functions where there is no person who holds accreditation.

Section 8: Annual fire safety statement declaration

- The person completing this section is the person who is making the required declaration for the annual fire safety statement in accordance with section 88 of the Regulation and is the same person as detailed in section 7. The person making this required declaration must identify if they are the owner or the owner's agent.
- **In making the required declaration, the building owner or agent is not declaring that each fire safety measure meets the minimum standard of performance, but rather that each fire safety measure has been assessed, and was found by an APFS to be capable of performing to that standard, as listed in section 4. In performing this function, the building owner or owner's agent could obtain documentation from each APFS to verify that the standard of performance has been met, prior to completing the form.**
- The person who makes the required declaration by completing section 8 or section 9 of the form must not be an APFS who was involved in the assessment of any of the fire safety measures, or inspection of the building for the purposes of the statement, or their employer/employee or direct associate. This is to ensure that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

Section 9: Supplementary fire safety declaration

- The person completing this section is the person who is making the required declaration for the supplementary fire safety statement in accordance with section 90 of the Regulation and is the same person as detailed in section 7. The person making this required declaration must identify if they are the owner or the owner's agent.
- The information provided above in relation to section 8 on what the owner is declaring also applies to a supplementary fire safety statement.

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premium building management
exceeding expectations

Building Management Report

February 2026



SP92450

29 Hunter ST Parramatta NSW 2150

- Strata Committee: Ryan Lahoduik, Henry Yan, Molly k, Amit Sarkar, Dave Cheng

- Strata Manager: Maurlie Dulay
- Building Managers: Joe Bakhos

Premium Building Management
BUILDING MANAGER'S REPORT
RISE | SP 92450
28/02/2026
Reporting Period: 01/02/2026 to 28/02/2026

Building Managers Task

Case 3969 - 26/2/2026 - Unit 205 – Reported Bedroom Leak

Building Management received correspondence from the tenant of Unit 205 advising that a leak was identified in the bedroom. The tenant was initially unsure of the source of the water ingress.

Upon inspection, the tenant also advised that the air conditioning unit appears to be leaking water. Visible water stains were observed underneath the unit, which may be contributing to the leak inside the bedroom.

The tenant has been advised to contact their managing agent directly and to provide photographs of the water stains located beneath the air conditioning unit for further assessment and action.

Job Area: Private Lot , (205)

Status: Completed

Date Completed: 26/2/2026 11:09 am





Case 3943 - 9/1/2026 - Garbage Chute Blockages – Quotation Requested for Scraping and Cleaning

Ongoing blockages have been occurring within the building's garbage chute. While some issues are related to incorrect use by residents, inspections indicate that a significant internal build-up within the chute has

accumulated over time. This build-up is contributing to recurring blockages and operational issues.

A request for quotation has been issued to engage a contractor to carry out a complete scraping and professional cleaning of the garbage chute to remove the internal build-up and reduce future blockages.

Images have been attached to this case showing the internal build-up and current condition of the chute.

Notes:

9-1-26- quote requests sent to Elephants foot, calm property and chute master

Job Area: Common Asset , (Garbage Chute)

Status: Completed

Date Completed: 11/2/2026 07:59 am





Repair & Maintenance

Case 3935 - 20/1/2026 - Scheduled Pest Control – Common Areas

KR Pest Control has issued a Notice of Pest Control advising that a routine pest treatment has been scheduled for the building's common areas at **29 Hunter Street**. The treatment is planned for **20 January 2026 at 9:30am**.

The pest control service will target common pests including spiders, silverfish, cockroaches, ants, and rodents (where applicable). Treatment areas include:

-

Building exterior

-

Interior common areas

-

Bin rooms

-

Car park

-

Gardens, fences, and pathways

Professional-grade pesticides will be used in accordance with safety requirements.

Residents have the option to arrange a discounted internal unit spray directly with the contractor on the same day as the building treatment, should they wish to do so.

Documents: 1. notice-of-pest-control-service-29-hunter-street-please-display-for-residents.pdf

Job Area: Common Non-asset

Status: Completed

Date Completed: 23/2/2026 07:17 am

Case 3900 - 22/10/2025 - SP92450 | RISE APARTMENTS - CCTV MAINTENANCE

The building s CCTV system is due for maintenance to ensure that all CCTV components are functioning efficiently and that the system remains reliable for both security monitoring and evidence purposes when required.

The proposed maintenance by **Informative Security** will include the following key services:

1.

Cleaning of all cameras and equipment to ensure clear image quality and remove any dirt, debris, or obstructions affecting visibility.

2.

Testing of the machine and UPS on-site to confirm that the system and backup power supply are operating correctly in case of power interruptions.

3.

Inspection of the recording machine to ensure the latest firmware is installed for system stability and enhanced

security features.

4.

Running diagnostic tests on the hard drive to confirm that recordings are being stored correctly and that there are no errors or potential failures.

5.

Checking all cameras are operational to verify that each camera is active and transmitting properly to the main system.

6.

Ensuring system time accuracy to confirm timestamps on recordings are correct, which is critical for incident verification and reporting.

TOTAL COST IS **$410.00 + GST**

Notes:

29-10-25- email sent requesting update to when they will be on site
30-10-25 - informative security will be onsite on the 17/11/25 between 9am-10am
17-11-25- informative attended the building to carry out the work order. they advised they will return to complete the job as they needed a bigger ladder

Job Area: Common Asset , (cleaning/adjusting)

Status: Completed

Date Completed: 11/2/2026 07:59 am



Building Manager Suggestions

Case 3937 - 6/1/2026 - Building Manager Suggestion – CCTV Quotations for Garbage Rooms (Levels 1–27)

I would like to put forward a suggestion in response to the ongoing issues with the garbage chute being blocked by incorrect items and the continued placement of large items in common areas.

As a proactive and exploratory measure only, I have requested quotations to supply and install CCTV cameras in front of the bin rooms from Level 1 through to Level 27. The purpose of this exercise is solely to provide the Committee with an understanding of the potential costs involved, should CCTV be considered as an option in the future. No decisions have been made, and no works will proceed without formal Committee approval.

Quotations have been requested from the following contractors:

-

Informative Security

-

J & A Protecom

Once the quotations are received, I will circulate them for the Committee's consideration and discussion.

Notes:

6-01-26- quote received by J&A Protecom(attached in case)

Quotes: 1. View Attachment ($20,790.00)

Job Area: Common Asset , (installation)

Status: Completed

Date Completed: 10/2/2026 09:46 am



Case 3933 - 30/12/2025 - Suggestion to Replace Building Intercom System

a suggestion to replace the existing intercom systems within the building.

A number of the current intercoms are either not operating correctly or have completely stopped functioning. This has led to ongoing access and communication issues for residents and visitors, and continued repairs are becoming increasingly impractical and unreliable.

Given the age and condition of the current system, a full replacement would provide a more reliable, secure, and long-term solution for the building. Upgrading the intercoms would also improve safety, ease of access, and overall functionality for residents.

Quote requests can be sent to the following suppliers for comparison:

-

Informative Security

-

Protecom

Once quotes are received, they can be reviewed by the committee to determine the most suitable option.

Job Area: Common Asset , (Intercom)

Status: In Progress



Building Incidents

Case 3971 - 28/2/2026 - Fire Alarm Activation

At approximately 12:43 AM this morning, Building Management received multiple calls from residents advising that the fire evacuation alarm was sounding throughout the building.

The Fire and Rescue NSW attended the site shortly after and silenced the alarm.

This morning, I contacted our fire monitoring provider, ADT, to enquire why no SMS or email notification was issued to Building Management regarding the alarm activation. ADT advised that they did not receive any signal or alarm notification from the building's fire panel. They further stated that attendance by the fire brigade was not initiated by them, and that the brigade was contacted directly by a resident of the building.

I subsequently contacted the Harris Park Fire Brigade to obtain clarification as to the nature of the call and how they were notified. The brigade confirmed they were contacted directly by a resident but were unable to confirm which resident made the call.

An email has been issued to the Strata Committee advising of the incident. A broadcast notice has also been sent to all residents requesting that the individual who contacted the New South Wales Fire Brigade please come forward and provide further information regarding the circumstances that led to the call and the reason for the alarm activation.

Further updates will be provided once additional information becomes available.

Job Area: Common Non-asset

Status: In Progress

Case 3970 - 27/2/2026 - Security Incident – Break-In at Loading Area (2:00am)

At approximately 2:00am this morning, an unidentified male entered the building's loading area and unlawfully accessed the HiTech site shed.

The individual forced entry into the shed and stole a number of power tools before leaving the premises. The male was described as being of large build. He had his identity concealed, wearing a hoodie and a mask. CCTV footage shows that he also used an umbrella in an apparent attempt to obscure camera visibility.

Police have been contacted and a report has been lodged. CCTV footage will be provided to the authorities to assist with their investigation.

Job Area: Common Non-asset

Status: In Progress




Case 3965 - 19/2/2026 - Unauthorised Access to Scaffolding

This evening I received both a phone call and an email from residents reporting that three unidentified males were observed on the scaffolding overlooking Parramatta.

Due to the serious safety risk associated with unauthorised access to the scaffold structure, Triple Zero (000) was immediately contacted and police were requested to attend the site. Police arrived promptly. Ashley from High Tech Remedial was also contacted and attended the building to provide the necessary access to police to reach the scaffold area. Police have confirmed the individuals will be apprehended and charged with trespassing.

This incident presents a significant safety and liability concern for the Owners Corporation. A full investigation will be conducted tomorrow to determine how the offenders gained access to the building and the scaffold structure. This will include reviewing entry points, access control measures, and available CCTV footage.

High Tech Remedial has been requested to urgently review the current scaffold security arrangements and advise what immediate additional controls can be implemented to prevent further unauthorised access. Written confirmation of existing security measures and recommended improvements has been requested.

Matter treated as urgent due to safety and liability exposure.

Notes:

20-02-26- police onsite and located the 3 x males who were guests in unit 305(AIR BNB). details obtained and will speak to the males today advising of the costs to repair the door restrictor.

Job Area: Private Lot , (305)

Status: Completed

Date Completed: 20/2/2026 11:14 am



Other

Case 3942 - 7/1/2026 - Annual Car Park Cleaning

Please attend to the annual cleaning of the car park within Rise Apartments as per the attached proposal. Garage cleaning with a mechanical scrubber and oil removal treatment.

Locations: Loading Dock, Basement 1, Basement 2, Basement 3 & Basement 4.

Job Area: Common Non-asset

Status: New





Original Building Rectification

Case 3788 - 26/2/2025 - CLADDING REPLACEMENT

Cladding replacement will begin on Wednesday the 7th of May 2025.

Construction time will be 7:00 AM to 5:00 PM Monday to Friday and 8:00 AM to 12:00 PM on Saturday.

The works will be scheduled for 16 months and all documents have been attached.

Notes:

4-6-25 - HOARDING INSTALLED IN LOADING BAY

Documents: 1. 1-key-contacts.pdf 2. 2-commencment-of-works.pdf 3. 4-frnsw-cladding-removal-fire-safety-brochure.pdf 4. 3-poster-and-flyer-important-fire-safety-message.pdf 5. cmp-pages-from-1-whs-plan-p163.pdf

Job Area: Common Asset , (Cladding)

Status: In Progress

Work Order

Case 3966 - 21/2/2026 - SP92450 | RISE APARTMENTS - W/O - REPAIR OF SLIDING DOOR -UNIT 905

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to repair the balcony sliding door which has become difficult for the residents to open it possibly due to the rollers (quote attached)

before attending please contact the resident for access

sumit - 0468 831 4360

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Notes:

25-02-26- express glass will attend site on 27th February to repair the sliding door of unit 905
27-02-26- express glass attended and repaired the door

Quotes: 1. View Attachment ($748.00)

Invoices: 1. View Attachment ($748.00)

Job Area: Private Lot , (905)

Status: Completed

Date Completed: 27/2/2026 01:20 pm





Case 3961 - 13/2/2026 - SP92450 | RISE APARTMENTS - W/O INSPECT THE SHOWER LEAK IN UNIT 2307

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to **inspect the leak in the main bathroom which is seeping into the bedroom cupboard.**

before attending please contact either resident for access

Xiaochen Chen - 0424 160 081

Sun Wai Fung - 0415 468 681

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

19-02-2026- email sent to Alpha requesting an ETA on completion of Work Order
23-02-26- Alpha plumbing attended and conducted a water test in the shower recess and found it failed due to

water-proofing. email sent to the sc advising a quotation request will be sent to mega sealed.

Job Area: Private Lot , (2307)

Status: Awaiting invoice






Case 3960 - 12/2/2026 - SP92450 | RISE APARTMENTS - W/O REPLACEMENT OF URMET INTERCOM HANDSET UNIT 204.

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to **replace the Urmet handset in unit 204 which you cant hear the ringing when buzzed from main station.**

before arriving onsite please contact the owner James on 0415 530 199 to arrange access

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

16-02-26- emailed received by informative security advising handset is on order and wont be received until 2 weeks.

Job Area: Private Lot , (204)

Status: In Progress



Case 3959 - 3/2/2026 - SP92450 | RISE APARTMENTS - W/O SUPPLY AND INSTALLATION OF A SENSOR

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to supply and install a new sensor which operates the lighting outside along the footpath as its currently dark at night.

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

3-2-26- inner electrical attended and replaced the day/night sensor

Invoices: 1. View Attachment ($407.00)

Job Area: Common Asset , (Common area lighting)

Status: Completed

Date Completed: 5/2/2026 09:55 am




Case 3957 - 21/1/2026 - SP92450 | RISE APARTMENTS W/O SUPPLY AND INSTALL OF SHAFT SCREENING

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to supply and install the lift shaft screening between lifts 1 and 2 which was quoted at $28,860.98 (Q-156487373)

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

25-02-26 - schindler onsite to install lift screens
26-02-26 - schindler onsite to complete lift screens

Quotes: 1. View Attachment ($28,860.98)

Documents: 1. etimesheet-1918354-2400-0000004076880-01.pdf

Job Area: Common Asset , (Lift #2)

Status: Awaiting invoice



Case 3956 - 20/1/2026 - SP92450 | RISE APARTMENTS W/O TEMPORARY REPAIRS TO GROUND LEVEL LANDING HEADER LIFT #2

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to temporary repair the ground level landing header for lift 2 due to corrosion and quoted at **$4750.94 (Q-156570618)**

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours:** 7:30 am 3:30 pm, Monday to Friday.

Quotes: 1. View Attachment ($4,750.94)

Invoices: 1. View Attachment ($4,750.94)

Job Area: Common Asset , (Lift #2)

Status: Completed

Date Completed: 20/2/2026 11:15 am



Case 3955 - 20/1/2026 - SP92450 | RISE APARTMENTS -W/O UNBLOCKING OF CHUTE

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to unblock the garbage chute which is blocked due to a piece of the metal sticking up causing the blockage.

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Notes:

20-01-26-Calm Property are currently on site attending to the blockage and investigating the cause of the chute's repeated blockages.

The contractor identified that the impact hopper plate has a protruding section sticking upwards, which has been causing rubbish to jam and resulting in frequent blockages.

It was also identified that the garbage chute system was incorrectly installed, with the chute located within the wall cavity and no access panel ever created. As a result, clearing blockages has been unnecessarily difficult.

Following this discovery, I instructed the contractor to:

Cut an access opening to create a permanent access panel for easier clearing of rubbish in the future.

Remove the protruding section of the impact hopper plate that was causing the blockages.

Calm Property will provide a detailed report with photographs, along with the scope of works completed. A quotation will also be provided outlining options to either repair or replace the impact hopper plate.

Invoices: 1. View Attachment ($275.00)

Job Area: Common Asset , (Garbage Chute)

Status: Completed

Date Completed: 20/2/2026 06:01 pm





Case 3941 - 7/1/2026 - SP92450 | RISE APARTMENTS RFQ -Inspection Request – Leaking Pipe Between Units 1205 and 1305

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to inspect the pipework between **Unit 1205 and Unit 1305**, which has been identified as leaking.

We request that you investigate the cause of the issue and provide your findings, along with recommended solutions and repair options.

Please contact the tenants to arrange access

Sashank. - 0414 554 543 (1305)

Miles - 0467 286 851 (1205)

Please note the following site requirements:

-

All contractors must **contact the Building Manager upon arrival and departure**.

-

Contractors are required to **sign in and out of the log book**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Job Area: Private Lot , (1205, 1305)

Status: New







Case 3940 - 6/1/2026 - SP92450 | RISE APARTMENTS W/O SUPPLY AND INSTALLATION OF A WIP PHONE GROUND LEVEL

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **replace the wip phone located near the building managers office which was damaged by removalists and quoted at $443.03 (quote attached)**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

12-02-26- invoice to be sent to tenant of 2203

Quotes: 1. View Attachment ($443.03)

Invoices: 1. View Attachment ($443.03)

Job Area: Common Asset , (Wip phone)

Status: Completed

Date Completed: 27/2/2026 06:51 pm





Case 3932 - 29/12/2025 - SP92450 | RISE APARTMENTS - W/O REPAIR OF HOT WATER PIPE LEVEL 10 HOT-WATER CUPBOARD

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building **managers onsite hours to repair the hot water pipe which is leaking inside the cupboard on level 10.**

the pipe belongs to unit 1001

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log
Book which is located in the building manager's office.
For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

2-1-26 - alpha plumbing attended and found the seals were faulty and needed changing.

Job Area: Private Lot , (1001)

Status: Awaiting invoice





Case 3923 - 1/12/2025 - SP92450 | RISE APARTMENTS - W/O REPLACEMENT OF 5 HOTWATER PACKS

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **replace 5 x hot water heaters which was quoted at $16,055.11 (Q-166242)**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

27-02-26 - Rheem will be attending on the 16/03/26 between 7:30-4:00pm to install 5 x hot water packs

Quotes: 1. View Attachment ($16,055.11)

Job Area: Common Asset , (Hotwater packs)

Status: In Progress



Case 3915 - 20/11/2025 - SP104955 | RISE APARTMENTS - W/O SUPPLY AND INSTALLATION OF EMERGENCY LIGHTING

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to**SUPPLY AND INSTALLATION OF THE ITEMS BELOW WHICH WAS QUOTED AT $ 4,125.00 (Q-4972)**

Emergency Light (Emergency 4FT Diffused Batten) [ID:50994] 18, Lvl 18 FS

Emergency Light (Emergency 4FT Diffused Batten) [ID:51034] 13, Lvl 13 FS

Emergency Light (Spitfire) [ID:51063] 9, Lvl 9 Foyer

Emergency Light (Spitfire) [ID:51099] 5, Lvl 5 Foyer

Exit Light (Blade) [ID:50940] 24, Lvl 24 foyer

Exit Light (Blade) [ID:50947] 23, Lvl 23 Foyer

Exit Light (Blade) [ID:50951] 23, Lvl 23 Foyer

Exit Light (Blade) [ID:50983] 19, Lvl 19 Foyer

Exit Light (Blade) [ID:51004] 16, Lvl 16 Foyer

Exit Light (Blade) [ID:51062] 9, Lvl 9 Foyer

Exit Light (Blade) [ID:51064] 9, Lvl 9 Foyer

Exit Light (Blade) [ID:51065] 9, Lvl 9 Foyer

Exit Light (Blade) [ID:51086] 6, Lvl 6 Foyer

Exit Light (Blade) [ID:51087] 6, Lvl 6 Foyer

Exit Light (Standard Slide Connect Exit Light - White) [ID:51150] 1, Lvl 1 Foyer

Exit Light (Standard Slide Connect Exit Light - White) [ID:50910] 28, Lvl 28 Pump room .

All contractors must contact the building manager on arrival and departure of the site and must sign in/out

the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Quotes: 1. View Attachment ($4,125.00)

Job Area: Common Asset , (common area exit lights, Exit lights)

Status: Awaiting invoice

Case 3910 - 4/11/2025 - SP92450 | RISE APARTMENTS - W/O SUPPLY AND INSTALL OF 2 X RAPID RESPONSE EXHAUST FANS - UNIT 404

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **SUPPLY AND INSTALL OF 2 X RAPID RESPONSE EXHAUST FANS TO THE BATHROOMS OF UNIT 404 AND QUOTES AT $1166 (Q-4945).**

PLEASE CONTACT EITHER ARGHA (0439942801) OR KALYAN (0426760715) TO ARRANGE ACCESS

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

5-11-25- inner electrical attending Friday residents have been notified
7-11-25- inner electrical attended and installed 2 x fans

Quotes: 1. View Attachment ($1,166.00)

Invoices: 1. View Attachment ($1,166.00)

Job Area: Private Lot , (404)

Status: Completed

Date Completed: 23/2/2026 07:42 am

Request for Quote

Case 3968 - 23/2/2026 - SP92450 | RISE APARTMENTS - RFQ SEALING OF THE SHOWER RECESS AREA IN UNIT 2307

Description

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours **to quote the sealing of the main bathroom which is seeping into the bedroom cupboard.**

before attending please contact either resident for access

Xiaochen Chen - 0424 160 081

Sun Wai Fung - 0415 468 681

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,**Joe Bakhos**
Building Manager
Owners Corporation SP92450

Notes:

26-02-26- contacted Megaseal office to confirm date of attendance will confirm shortly

Job Area: Private Lot , (2307)

Status: In Progress





Case 3950 - 14/1/2026 - SP92450 | RISE APARTMENTS - RFQ/ REPLACEMENT OF INTERCOM SYSTEM

Notes:

14-01-26- quote received by Protecom

Quotes: 1. View Attachment ($71,687.00)

Job Area: Common Asset , (Intercom)

Status: In Progress




Case 3949 - 13/1/2026 - SP92450 | RISE APARTMENTS RFQ - 12-Month Mechanical Maintenance Proposal (AS 1851 / AFSS)

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to quote a **12-month mechanical maintenance proposal** for the building's essential mechanical services, including **quarterly mechanical maintenance in accordance with AS 1851:2012**

and the **annual inspection and testing for AFSS endorsement (mechanical measures)**.

Please provide pricing and scope confirmation based on the details outlined below.

Proposed Scope of Works

Quarterly Mechanical Maintenance (4 visits per annum):

- Conduct four (4) quarterly site inspections
- Check unit current draw
- Check supply power to units
- Inspect and tighten electrical connections
- Check operation of safety controls
- Inspect all units for undue vibration and noise
- Check cabinet condition
- Inspect fan belts for tension and wear
- Visually inspect for physical damage or obstructions
- Ensure all controls operate correctly
- Test operation of essential fire fans in accordance with AS 1851
- Provide quarterly job service reports and AS 1851 statements

Biannual Works:

-

Carbon Monoxide (CO) calibration (twice per year)

Annual Works:

-

Annual fire trip test with fire technician (please note: fire technician costs to be excluded or shown separately)

-

Annual fire damper inspections 20% of total quantity

-

Annual reporting and AS 1851 statement

-

Annual AFSS endorsement/sign-off for mechanical measures

Equipment List (for inclusion in the proposal):

-

1 Fire fan control panel

-

1 Car park supply fans with duct probe

-

1 Car park exhaust fans

-

4 Stair pressurisation fans with duct probes

-

1 Lobby relief fan

-

2 SPF curtain fans

-

7 Variable Speed Drives (VSDs)

-

3 Motor Control Centres (MCCs)

-

1 Carbon Monoxide monitoring and control system

-

1 Diesel fire pump room fan

-

Fire and smoke dampers

Please include:

-

Total annual cost and any exclusions

-

Confirmation of compliance with AS 1851:2012

-

Breakdown of quarterly, biannual, and annual activities

-

Validity period of the quotation

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Notes:

18-01-26- both quotes have been received and will be sent to the committee for review
20-01-26- work order issued to trackie as they more competitive

Quotes: 1. View Attachment ($7,942.00) 2. View Attachment ($16,005.00)

Job Area: Common Asset , (AFSS MECHANICAL)

Status: Completed

Date Completed: 27/2/2026 06:52 pm

Case 3936 - 6/1/2026 - SP92450 | RISE APARTMENTS RFQ SUPPLY AND INSTALLATION OF 27 X CAMERAS

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **quote the** supply and installation of CCTV cameras within the building, specifically covering the bin rooms on Levels 1 through to Level 27.

The scope of the request is as follows:

-

Supply and installation of **27 CCTV cameras**, one per level, positioned to monitor each bin room.

In addition to the pricing, could you please also provide the following details as part of your quotation:

-

The **make and model** of the cameras proposed

-

Confirmation of whether the cameras include **night vision / low-light capability**

-

Warranty details for both equipment and workmanship

-

A clear **scope of works**, including installation methodology, cabling, commissioning, and any assumptions or exclusions

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

6-01-26- quote received by J&A Protecom

Quotes: 1. View Attachment ($20,790.00) 2. View Attachment ($24,750.00)

Job Area: Common Asset , (installation)

Status: Completed

Date Completed: 23/2/2026 07:42 am



Defects

Case 3731 - 25/9/2024 - WATER LEAK UNIT 2703 BATHROOM CEILING

BM advised by the resident of unit 2703 that a water spot was noticed on the ceiling of the main bathroom.

BM removed the downlight to conduct the inspection and found the air condition duct was in the way.

there could be 2 x causes to this issue and as follows.

1. water could be seeping from the level 28 courtyard
2. Air condition duct sweating due to no air flow in roof space.

further investigations will be conducted by contractor

Notes:

26-09-24 - SC approved for contractor to attend and investigate issue
- Work order sent to synergy property maintenance
27-09-24 - contacted resident for an update awaiting response.
- SC to be updated on issue
3-10-24 - cause of the leak.
A thermal blanket was installed in the roof space to stop heat transferring into the ceiling.

Due to the failure of the water-proofing and rain, the blanket is filled with water causing the leak.

Ramy has suggested the following (will be on quotation when received) the following.

- Drain and repair the blanket.

- Conduct a Mold treatment to stop any Mold build ups
- Clean ceiling
5/03/25 - case updated to defects

Job Area: Private Lot , (2703)

Status: DEFECTS



Case 3530 - 29/4/2024 - CRACKS FOUND ON BALCONY ROOF

BM Joe noticed cracks on the balcony roof of unit 402.

Upon inspection it appears to be leaking from the planter boxers on level 5.Images and report sent to strata manager and awaiting instructions

Job Area: Private Lot , (402)

Status: DEFECTS











Case 3116 - 22/6/2023 - WATER LEAK ABOVE PLANTER BOX LEVEL 4

BM Joe found a water leak coming from the ceiling on level 4 above the planter box.

due to the height BM Joe could not get a closer but used a camera to zoom and found a hair line crack.Top Place was notified and was advised they will attend when onsite next.

Notes:

Issue determined to be a defect and added to the defect register.

Job Area: Common Asset , (Common areas)

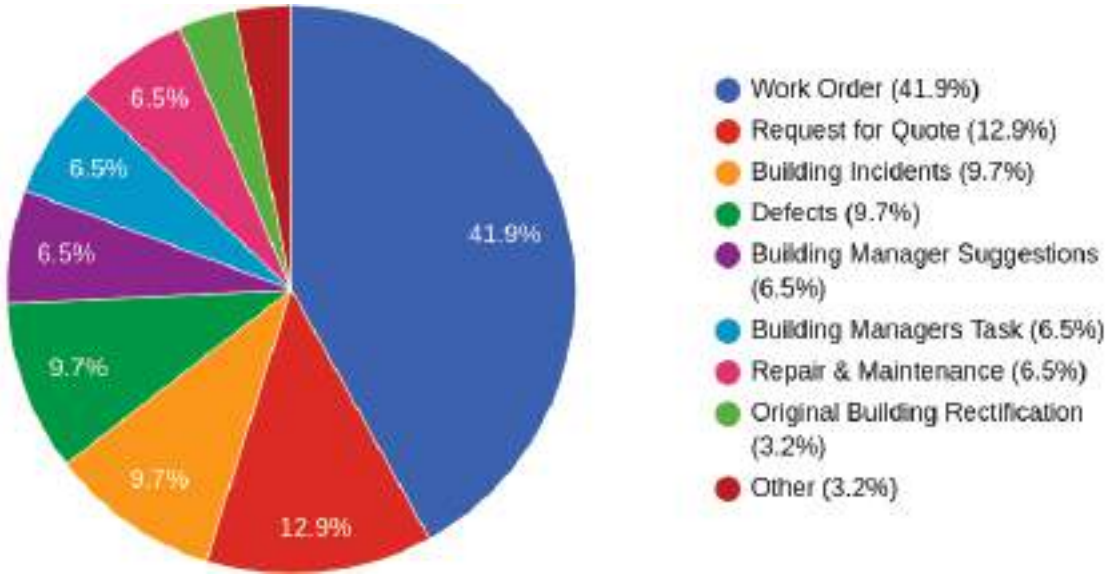
Status: DEFECTS



SCHEDULED MAINTENANCE REPORT

Date	Subject	Comment	Status
9/2/2026	GARBAGE COMPACTOR QUARTERLY MAINTENANCE		Complete

CASE SUMMARY



SafeWork

ABN: 81 913 830 179
13 10 50
safework.nsw.gov.au
licensing@safework.nsw.gov.au

Plant Item Registration Certificate

Work Health & Safety Act 2011
Work Health & Safety Regulation 2017

Item registration number
PILIF8037130/25

Registration period
27 Oct 2026 - 26 Oct 2027

Registration holder
Strata Plan 92450

ABN: 15210651057

Plant Item details

Item type Lift
Type of lift Goods / Passenger
Control Type Automatic
Drive and suspension type Electric / Traction
Carriage type Car
Rated load (kg) 1600
Maximum number of passengers
Travel (m) 33
Designer's rated speed 2.5

Manufacturer KONE
Model name / number KONE MONOSPACE SPECIAL
Year of Manufacture 2015
Serial number 30418577-01

Design registration number LEM 6-96680/07

Plant location

Fixed location 29 HUNTER ST, PARRAMATTA NSW 2150

SafeWork

ABN: 81 913 830 179
13 10 50
safework.nsw.gov.au
licensing@safework.nsw.gov.au

Plant Item Registration Certificate

Work Health & Safety Act 2011
Work Health & Safety Regulation 2017

Item registration number
PILIF8037131/25

Registration period
27 Oct 2026 - 26 Oct 2027

Registration holder
Strata Plan 92450

ABN: 15210651057

Plant Item details

Item type Lift
Type of lift Goods / Passenger
Control Type Automatic
Drive and suspension type Electric / Traction
Carriage type Car
Rated load (kg) 1600
Maximum number of passengers
Travel (m) 33
Designer's rated speed 2.5

Manufacturer KONE
Model name / number KONE MONOSPACE SPECIAL
Year of Manufacture 2015
Serial number 30418578

Design registration number LEM 6-96680/07

Plant location

Fixed location 29 HUNTER ST, PARRAMATTA NSW 2150

From: James Cheng
Sent: 3/06/2026 2:18:07 PM +10:00
To: Amit Sarkar ; dave.rimicheng@gmail.com; Henry Yan ; Molly (molkwo@gmail.com) ; Ryan Patrick Lahodiuk
Cc: Oscar Lopez ; Rise
Subject: RE: URGENT LIFT APPROVAL- RESPONSE REQUIRED
Attachments:

- Re [EXTERNAL] RE Urgent Lift Breakdown and Ongoing Issues.msg
- 157049424 - REPAIR WORK – LIFT 1 - Revised pricing.pdf

Hi Committee,

Thank you for your approval to proceed with the proposed lift repair by Schindler.

Due to the urgency of the matter, we will now proceed to execute the attached proposal on behalf of the Owners Corporation. A paper Strata Committee meeting will subsequently be arranged to formally ratify this decision.

I am currently awaiting Schindler's confirmation on whether a separate Major Works Contract is required and whether Home Building Compensation Fund (HBCF) insurance applies.

Once we receive their response, we will advise the committee. Should either the Major Works Contract or HBCF be required, we will bring it back to the committee for review and approval prior to execution.

Thank you.

Kind Regards,

James Cheng
Senior Licensed Strata Manager

T 02 9281 6440 - **F** 02 9211 5642
A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020



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From: Amit Sarkar <amitsarkar.1999@gmail.com>
Sent: Wednesday, 3 June 2026 12:57 PM
To: Rise <rise@premiumbuildingmanagement.com.au>
Cc: dave.rimicheng@gmail.com; Henry Yan <yanhao10@msn.com>; Molly (molkwo@gmail.com) <molkwo@gmail.com>; Ryan Patrick Lahodiuk <ryu4@hotmail.com>; James Cheng <jcheng@premiumstrata.com.au>; Oscar Lopez <olopez@premiumstrata.com.au>
Subject: Re: URGENT LIFT APPROVAL- RESPONSE REQUIRED

Joe,

My conditional approval herein, will look forward to written confirmation of the permanent water ingress solution and a lifespan assessment for all other major lift components, etc.

Cheers,
Amit

On Wed, 3 Jun 2026 at 10:47, Rise <rise@premiumbuildingmanagement.com.au> wrote:

> Dear Committee Members,
>
> I am writing to follow up on the lift repair quotation that was circulated for review.

As we are now approaching the **fourth week since the lift was taken out of service**, could you please advise whether a decision has been made regarding approval of the proposed works?

Please keep in mind that several resident moves have already been booked, and once the quotation is approved, there will still be a lead time of several weeks for Schindler to procure the required parts and complete the repairs before the lift can be returned to service.

Given the ongoing disruption to residents and the upcoming scheduled moves, a decision at your earliest convenience would be greatly appreciated.

Should you require any further information or clarification regarding the quotation, please let me know.

Kind Regards,
Joe Bakhos
Building Manager

M 0414 108 794
E rise@premiumbuildingmanagement.com.au
W premiumbuildingmanagement.com.au

Rise Apartments
29 Hunter Street, Parramatta, NSW 2150
Mon to Fri 7:30am to 3:30pm

Premium Building Management - Head Office
Bldg 3, Suite 3, Lvl 2, 189 O'Riordan St, Mascot NSW 2020
P 02 9167 3940

W premiumbuildingmanagement.com.au



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From: Molly
Sent: 3/06/2026 1:36:25 PM +10:00
To: Rise
Cc: Amit Sarkar ; dave.rimicheng@gmail.com; Henry Yan ; Ryan Patrick Lahodiuk ; James Cheng ; Oscar Lopez
Subject: Re: [EXTERNAL] RE: Urgent Lift Breakdown and Ongoing Issues

Hi Joe,
Approve for you to issue work order $50,644.00
Molly

> On 29 May 2026, at 1:41 pm, Molly <molkwo@gmail.com> wrote:
>
> Hi Joe,
> Agree for you to issue work order on the revised quote $50,644.00
> What's the warranty on the job
> Molly
>
> > On 29 May 2026, at 1:15 pm, Rise <rise@premiumbuildingmanagement.com.au> wrote:
> >
> > Dear Committee Members,
> > Please be advised that Schindler has now re-issued their quotation for the lift repairs.
> > The revised quotation amount is now **$50,644.00**, which is a significant reduction from the original quotation of **$76,043.44**.
> > This represents a total saving of **$25,379.44**.
> > I have attached the updated quotation for your review.
> > Could the committee please advise if there are any questions or concerns regarding the revised scope and pricing, or alternatively confirm whether I may proceed with issuing the work order to Schindler so repairs can commence as soon as possible.
> >
> > Kind Regards,
> > **Joe Bakhos**
> > Building Manager
> >
> > **M** 0414 108 794
> > **E** rise@premiumbuildingmanagement.com.au
> > **W** premiumbuildingmanagement.com.au
> >
> > **Rise Apartments**
> > 29 Hunter Street, Parramatta, NSW 2150
> > Mon to Fri 7:30am to 3:30pm
> >
> > Premium Building Management - Head Office
> > Bldg 3, Suite 3, Lvl 2, 189 O'Riordan St, Mascot NSW 2020
> > **P 02 9167 3940**
> >
> > **W** premiumbuildingmanagement.com.au
> >
> > <image003.png>
> >
> > **From:** Marcus Hamilton <marcus.hamilton@schindler.com>
> > **Sent:** Friday, 29 May 2026 12:56 PM
> > **To:** Glen Humphry <glen.humphry@schindler.com>; Rise <rise@premiumbuildingmanagement.com.au>; James Cheng <jcheng@premiumstrata.com.au>; Brendan Minogue <brendan.minogue@schindler.com>; Adam Bosustow <adam.bosustow1@schindler.com>; Daniel Brady <daniel.brady@schindler.com>
> > **Cc:** Inger Brettle <ibrettle@premiumstrata.com.au>; Paulo Ribeiro <paulo.ribeiro@schindler.com>
> > **Subject:** RE: [EXTERNAL] RE: Urgent Lift Breakdown and Ongoing Issues
> >
> > Hello Joe,
> >
> > I would like to let you know that we have revised our quote and have made the decision to pay for a third of this proposal as a gesture of goodwill.

We do hope this proposal works collaboratively and finds a path moving forward that supports both parties.

Kind Regards,



Marcus Hamilton | Commercial Service Leader - Repairs
Phone +61299319900 | Mobile +61437069738
marcus.hamilton@schindler.com
www.au.schindler.com



From: Glen Humphry <glen.humphry@schindler.com>
Sent: Thursday, May 28, 2026 5:57 PM
To: Rise <rise@premiumbuildingmanagement.com.au>; James Cheng <jcheng@premiumstrata.com.au>; Brendan Minogue <brendan.minogue@schindler.com>; Adam Bosustow <adam.bosustow1@schindler.com>; Daniel Brady <daniel.brady@schindler.com>
Cc: Inger Brettle <ibrettle@premiumstrata.com.au>; Paulo Ribeiro <paulo.ribeiro@schindler.com>; Marcus Hamilton <marcus.hamilton@schindler.com>
Subject: RE: [EXTERNAL] RE: Urgent Lift Breakdown and Ongoing Issues

Hi Joe,

Please accept my apologies for the delay in providing you with the information regarding the repairs required for the lift.

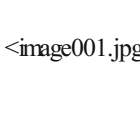
As you are aware, our team has recently replaced the roughing lifting ropes. During this process, they identified a traction issue that must be addressed before the lift can be safely returned to service.
Upon further inspection, it was confirmed that the traction issue is due to a worn drive sheave on the hoist machine, which has now exceeded its initial design life expectancy.

Unfortunately, as the drive sheave has surpassed its design life, this repair is not covered under our current agreement and will therefore be chargeable.

Attached, you will find our quotation for the removal of the hoist machine and the repair of the drive sheave. Please review the attached document at your convenience.

If you have any questions or would like to discuss any aspect of the quotation, please do not hesitate to contact me.

Kind regards,



Glen Humphry | Service Manager
Mobile +61417226776
glen.humphry@schindler.com
www.au.schindler.com

From: Rise <rise@premiumbuildingmanagement.com.au>
Sent: Thursday, May 28, 2026 11:04 AM
To: Glen Humphry <glen.humphry@schindler.com>; James Cheng <jcheng@premiumstrata.com.au>; Brendan Minogue <brendan.minogue@schindler.com>; Adam Bosustow <adam.bosustow1@schindler.com>; Daniel Brady <daniel.brady@schindler.com>
Cc: Inger Brettle <ibrettle@premiumstrata.com.au>; Paulo Ribeiro <paulo.ribeiro@schindler.com>; Marcus Hamilton <marcus.hamilton@schindler.com>
Subject: RE: [EXTERNAL] RE: Urgent Lift Breakdown and Ongoing Issues

Dear Schindler Team,
I am writing once again regarding the ongoing lift outage, for which there has still been no meaningful update or communication provided to management.
As previously advised in multiple emails, management has been receiving constant complaints from residents, owners, agents, and the strata committee outlining their frustration and anger regarding this matter. The situation has now escalated to the point where residents are seeking rental reductions from their agents due to the prolonged disruption and lack of resolution, with agents also continuing to email formal complaints.

What remains extremely concerning is the continued lack of communication from Schindler. I do not understand why it is so difficult to provide even a basic update regarding the status of the repairs, expected timeframes, outstanding parts, or technician attendance. Without this information, management is left completely unable to properly inform residents, owners, agents, and the strata committee, which only further increases tensions and dissatisfaction within the building.
This matter is becoming unacceptable. The building has elderly residents, families with young children, and occupants who rely heavily on the lifts on a daily basis. Management should not have to continuously chase updates while also managing the backlash from residents due to the absence of communication from your team.
I request that an urgent and detailed update be provided immediately outlining:

- Current status of the lift repair
- Cause of the delay
- Whether parts are on order and expected delivery timeframe
- Estimated timeframe for restoration of service
- Any temporary measures being considered

Your immediate attention to this matter is required.

Kind Regards,
Joe Bakhos
Building Manager

M 0414 108 794
E rise@premiumbuildingmanagement.com.au
W premiumbuildingmanagement.com.au

Rise Apartments
29 Hunter Street, Parramatta, NSW 2150
Mon to Fri 7:30am to 3:30pm

Premium Building Management - Head Office
Bldg 3, Suite 3, Lvl 2, 189 O'Riordan St, Mascot NSW 2020
P 02 9167 3940

W premiumbuildingmanagement.com.au



From: Glen Humphry <glen.humphry@schindler.com>
Sent: Monday, 25 May 2026 3:05 PM
To: James Cheng <jcheng@premiumstrata.com.au>; Rise <rise@premiumbuildingmanagement.com.au>; Brendan Minogue <brendan.minogue@schindler.com>; Adam Bosustow <adam.bosustow1@schindler.com>; Daniel Brady <daniel.brady@schindler.com>
Cc: Inger Brettle <ibrettle@premiumstrata.com.au>; Paulo Ribeiro <paulo.ribeiro@schindler.com>; Marcus Hamilton <marcus.hamilton@schindler.com>
Subject: RE: [EXTERNAL] RE: Urgent Lift Breakdown and Ongoing Issues

Hi James,

My apologies for the delay in getting a response on the repairs onsite, I have spoken to Joe this afternoon about the ongoing repair issues and I have included the Repair and Service Management team in this email so we can start some communications.

@Brendan Minogue – Can we get an update on the issues with this lift and what the next steps are to have the issues rectified.

Regards,



Glen Humphry | Service Manager
Mobile +61417226776
glen.humphry@schindler.com
www.au.schindler.com



From: James Cheng <jcheng@premiumstrata.com.au>
Sent: Monday, May 25, 2026 10:07 AM
To: Rise <rise@premiumbuildingmanagement.com.au>; Glen Humphry <glen.humphry@schindler.com>
Cc: Inger Brettle <ibrettle@premiumstrata.com.au>
Subject: [EXTERNAL] RE: Urgent Lift Breakdown and Ongoing Issues

Hi Glen,

Hope you are well.

We understand that the Building Manager has been receiving a high volume of resident enquiries regarding the lifts. However, without any formal updates from Schindler, it is becoming difficult and unfair for the Building Manager to continue responding to these queries.

Could you please arrange for Schindler to provide a formal written update letter covering:

- The current repair status of both lifts,
- Expected timeframes for completion, and
- The steps being taken to permanently resolve the ongoing issues.

This will allow us to properly communicate the situation to all residents.

Thank you for your assistance.

Kind Regards,

James Cheng
Senior Licensed Strata Manager

T 02 9281 6440 - **F** 02 9211 5642
A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020





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From: Rise <rise@premiumbuildingmanagement.com.au>
Sent: Sunday, 24 May 2026 8:34 AM
To: Glen Humphry <glen.humphry@schindler.com>
Cc: James Cheng <jcheng@premiumstrata.com.au>; Inger Brettle <ibrettle@premiumstrata.com.au>
Subject: Urgent Lift Breakdown and Ongoing Issues

Hi Glenn,

I am writing to advise that the other lift has now also stopped operating and a technician has been called to attend the building urgently.

To be completely frank, this situation is now becoming unacceptable. One of the lifts has been out of service for nearly two weeks and, apart from communication from yourself, there has been very limited updates provided regarding progress or expected completion.

I am demanding that this matter be escalated and repaired as soon as possible. I am continuously receiving complaints and abuse from tenants and owners due to the ongoing disruption.

This issue is significantly impacting residents, particularly elderly occupants, parents with prams, and others who rely heavily on the lifts for daily access. Residents are now having to leave earlier than necessary simply to avoid lengthy waiting periods for lift access.

The current situation is causing major inconvenience to everyone within the building and urgent action is required immediately.

Please provide an update on the repair status, expected timeframes, and what steps are being taken to resolve both lift issues permanently.

Kind Regards,
Joe Bakhos
Building Manager

M 0414 108 794
E rise@premiumbuildingmanagement.com.au
W premiumbuildingmanagement.com.au

Rise Apartments
29 Hunter Street, Parramatta, NSW 2150
Mon to Fri 7:30am to 3:30pm

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<157049424 - REPAIR WORK – LIFT 1 - Revised pricing.pdf>



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RISE PARRAMATTA
Proposal for Works

REPAIR WORK – LIFT 1

Schindler

COMMERCIAL IN CONFIDENCE

Schindler Lifts Australia Pty. Ltd.
SYDNEY NSW
Level 2 / 520 Gardeners Road
ALEXANDRIA NSW 2015

STRATA PLAN 92450
29 HUNTER STREET
PARRAMATTA NSW 2150

From Marcus Hamilton
Telephone +612 9931 9900
E-mail marcus.hamilton@schindler.com
Quotation number 157049424
Date 29 May 2026
Subject Schindler Proposal at RISE PARRAMATTA, 29 HUNTER STREET, PARRAMATTA NSW 2150

Thank you for considering Schindler Lifts Australia to assist with your vertical transportation needs.

Yesterday we carried 1 billion people vertically, horizontally and diagonally using Schindler elevators, escalators and moving walks. Today we will do it all over again. We know how important it is to keep people moving and that is why we value the opportunity to elevate you.

As leaders in innovation, we can provide you with a range of solutions through our digital services portfolio that open up a new world of possibilities including real-time remote monitoring, reporting, diagnostic and media communication services. Our digital services allow for increased equipment uptime, reliability and transparency.

For more information about our digital services, visit Schindler Ahead

As per your requirements, please find the offer attached which is valid for a period of 30 days.

Thank you for considering the attached proposal. I would be delighted to meet with you and discuss in more detail should you have any further enquiries

Yours sincerely

Marcus Hamilton

Schindler Lifts Australia Pty Ltd

Schindler Australia
Our Offer

Item	Price

Repair & Maintenance Services

RISE APARTMENTS
157049424 - REPAIR WORK – LIFT 1

Correction of equipment damaged

Scope of work:

- Assemble rigging equipment
- Dismantle machine from inside lift shaft
- Collect MX20 machine from site
- Transport gear to and from site
- Dismantle, clean and inspect MX20 machine
- Protect rotor magnets with insulation
- Regroove drive sheave for 13mm ropes
- Supply and fit 2 new bearings
- Reassemble machine
- Refit machine to frame
- Deliver to site and assist.
- Return cradle to workshop and refit spare machine
- Deliver machine to site
- Transport gear to and from site

Note: Works to be conducted during normal business hours between (7.30 am – 4pm / Mon – Fri) in accordance with Schindler terms and conditions. Works out of hours will incur additional charge.

Total excl. GST	AUD	$46,040.00
GST at 10.00 %	AUD	$4,604.00
Contract Sum:	AUD	$50,644.00

Our pricing is valid for 30 days and is in accordance with the Schindler Lifts Australia Pty Ltd Standard Sales Conditions, a copy of which is enclosed. This quotation is based on all works being carried out during normal business hours.

Our quote for this work is based on the use of certain standard materials and on the condition of the equipment at today's date. Should this material be unavailable at the time the work is to be carried out, or should additional work become necessary the quotation is subject to revision.

All material removed, unused or not required in these works will become the property of Schindler Lifts Australia and we reserve the right to remove and retain it.

Authorisation to Proceed

By the completion and return of this authorisation, I instruct Schindler Lifts Australia Pty Ltd to proceed with the works detailed under our offer number 157049424 for equipment number 1918353 and agree to make full payment for the works detailed therein.

Customer Details
STRATA PLAN 92450, 29 HUNTER STREET, PARRAMATTA NSW 2150

Company name: _____

Date: _____

Signature of authorised person: _____

Printed name: _____ Company Stamp (if applicable)

Phone number: _____

Email address: _____

Order No. (if applicable): _____

Order value (AUD): _____

Contact details on site for completion of the works (if different from above)

Site contact name: _____

Site contact phone number: _____

Site contact e-mail address: _____

Additional comments (if required)

_____

_____

_____

_____

_____

_____

_____

_____

Schindler Lifts Australia Pty Ltd
ABN 19 005 838 773
Repair Terms and Conditions

1. Acceptance of Offer

a) Schindler Lifts Australia ("SLA") reserves the right to withdraw or amend this Quotation. The price quoted is fixed for 30 days, from date of Offer.
b) All works to be completed during SLA's normal business hours (7.30am – 4.00pm) Monday to Friday (excluding Public Holidays) unless otherwise agreed in writing.
c) No action will be taken by SLA until a written authority has been received by the client to proceed and all contract conditions accepted.
d) Where applicable, the current SLA Maintenance contract remains in force during the progress of the works reflected in the quotation.
e) Any delivery or completion times provided in this Offer at the time of Offer or Acceptance are an estimate and subject to change and based on availability. Where possible, SLA will provide notice of extended delivery times, however SLA makes no warranties or representations, express or implied, as to the accuracy of these dates or meeting the prescribed delivery times (**Time Extension**). The Customer cannot withhold payment, terminate this agreement, or make a claim against SLA as a result or consequence of such Time Extension.

2. Payment

The Parties agree that the Contract amounts due and payable are as follows:

a) If the Contract Sum is less than $75,000.00 the Contract Sum shall be invoiced in full after the repair works as quoted have been completed. The Invoice shall be due and payable within 30 days of the date of Invoice.
b) If the Contract Sum is greater than $75,000, the following Payment Terms apply:
   i) 30% of the Contract Sum shall be invoiced on receipt of order and payable within 30 days of the date of Invoice and in any event prior to placement of any material order or commencement on site.
   ii) A further 50% of the Contract Sum shall be invoiced when SLA commences on site or places orders with Third Party suppliers.
   iii) The final Invoice will be issued after the repair works as quoted have been completed. The balance of any amounts due and owing to SLA shall be invoiced and due and payable within 30 days of the date of Invoice.
c) If the Customer does not pay the tax invoice when due and payable in accordance with clause 2(a) and (b), the Customer shall pay a Late Payment Fee of $AUD 60.00 inclusive of GST. The Late Payment Fee shall be payable for each and every tax invoice or any part of the tax invoice not paid when due and payable in accordance with the provisions of clause 2.
d) SLA may include in any Invoice the value of work performed, materials used away from the site and the value of imported goods. Evidence of shipment storage and insurance will be supplied on request.
e) Any storage costs incurred by SLA shall be due and payable if there is no suitable storage on site. SLA will not be responsible for storage and/or protection of goods once delivered on site.
f) Ownership of any material and equipment delivered on site shall not pass until payment of such materials and equipment is received in full.
g) The Parties agree that the full Contract sum, including any additional costs for Variations as adjusted must be paid 30 days after the final invoice has been issued. Should the Customer fail to do so SLA reserves the right to terminate and /or suspend the service contract on the relevant equipment.
h) Payment cannot be withheld as a result of delays from third parties.
i) To avoid doubt, if Works are subject to an insurance claim by the Customer, the Customer shall not withhold payment for the Works pending the Customer's insurance claim settlement. If the Customer withholds payment on the grounds that an insurance claim relating to the Works has not been settled, SLA may, in addition to any other rights it may have at law or under the Contract, charge the Customer the Late Payment Fee pursuant to clause 2(d) and interest pursuant to clause 2(j).
j) Any payment not made in accordance with clause 2 shall bear interest calculated at the 30 Day ANZ Bank Limited's Bank Bill Swap Rate-Average Bid plus 2% (applicable on the day interest is charged), from the first day after the due date of payment until date that payment is actually received by SLA. SLA may issue to the Customer at any time after the due date for payment a notice specifying the amount of interest that is due and payable pursuant to this clause. The parties agree that the amount specified in the Interest Notice is a debt owed to SLA and shall be due and payable 30 days from the date specified on the Interest Notice.

3. Variations

a) Any additional Works requested by the Customer or their representative on site will be treated as a Variation to the Contract.
b) The Variation instruction must be in writing signed by the Customer or their representative.
c) No Variations will be commenced until the Parties agree to the additional costs (if any) of the said Variations.
d) Variations to the Contract Works will include additional costs incurred as a direct result of incomplete or defective builders work or other subcontractors on site; additional costs incurred by SLA necessitated by modifications or rework to manufactured equipment as a direct result of unsuitable building structures and/or site access; any additional costs and/or Variations as submitted.

4. Intellectual Property Rights

a) The Mobility Services offered by SLA include microprocessor based control systems and other proprietary component designs and/or systems. All intellectual property rights in the Equipment including the control software, which enables routine operation, maintenance and repair of the Equipment ("Control Software"), remain the property of SLA.
b) SLA grants a non-exclusive licence to the Customer (and any contractor on behalf of the Customer) to use the Control Software to operate the installation according to its foreseen usage. However, the Customer shall have no other right or interest in the Control Software, and save only as required

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Schindler

by law, no right to reproduce, reverse engineer or deal in the Control Software. This licence can be assigned to a new owner of the installation. SLA is entitled, for example in the case of modernization, to access the control software in order to download, use and update data, to obtain interface information and protocols and to perform diagnostic trips.

c) SLA warrants that it will not infringe any intellectual property rights of third parties.

5. Work Site

a) Our offer is based on free and unrestricted access to all required work areas and work faces. Any delays in accessing the work will be charged at our normal charge out rates.

b) This quotation is valid only if the equipment is in the same condition as stated when this quotation was prepared. Any additional costs incurred due to changes of equipment, site conditions or access will be deemed to be a variation to the contract.

6. Insurance and Indemnity

a) SLA will be liable for and indemnifies the Customer from any liability resulting from personal injury or the death of any person caused by any negligent act or omission of SLA, its employees or agents in the course of the works.

b) SLA's liability shall be reduced proportionally to the extent that any act, default or omission of the Customer, its employees, consultants or contractors (other than SLA) may have contributed to the injury, death, loss or damage.

c) SLA will maintain the following Insurance for the Works:

i) Public Liability Insurance in the name of SLA for not less than $20 million in the aggregate.

ii) Workers Compensation and other statutory Insurance in accordance with applicable legislation.

iii) Professional Indemnity Insurance for not less than $10 million.

7. Damages

a) Unless specifically stated in our quotation, we will not accept liquidated or other damages. Where our acceptance of liquidated damages is specifically stated, any liquidated or other damages properly payable to the Customer under the contract will be limited to a maximum of 1% of our net contract amount per week to an overall maximum of 5% of our net contract amount and shall only then be applied where the cause for such damages is directly applicable to actions on our part.

8. Limitation of Liability

a) **Consequential loss**: SLA shall not be liable for any indirect, special or consequential loss or damage (such as loss of profit, revenue, goodwill, business interruption or any amount under any other agreement), however arising.

b) **Aggregate Liability:** To the extent permitted by law, SLA's aggregate liability to the Customer, whether arising in contract, tort, or otherwise at law, is limited to an amount equivalent to and not exceeding 100% of the Contract Sum.

c) **Warranties**: The Customer shall only be entitled to the benefit of any warranties as specified by the manufacturer.

9. NBN and IOT (Internet of Things)

a) Any labour costs associated with the installation or maintenance of NBN or IoT connectivity will be invoiced to the Customer and are due and payable in accordance with these terms and conditions.

b) The Customer permits Schindler to use data generated from the lift for the purposes of safety, systems analysis and preventative maintenance.

c) Schindler does not accept any liability for the future loss of any signal or any other communication faults, including those caused by network unavailability or service interruptions. The responsibility for ensuring the availability and reliability of network and communication services rests solely with the Customer.

d) Subject to the Customer complying with its obligations under clause 2 and payment of the Contract Sum being made in full, the hardware installed will become the property of the Customer, except for the SIM card which will remain property of SLA

e) In the event of the cancellation of the Maintenance Contract this Addendum shall terminate. Schindler will notify the Customer no less than 14 (fourteen) calendar days to ensure the new provider activates the communication system before the Schindler owned SIM cards are deactivated. All tangible property rights with respect to the installation, including those of the control software that enables routine operation, maintenance and repairs, are owned by and remain the property of Schindler and may be deactivated or removed when the contract terminates.

f) In the event that data services are increased, the Customer agrees that SLA is entitled to an additional fee to cover the extra cost.

g) Nothing in these terms and conditions override or otherwise prejudice the rights of the parties under the maintenance service contract (if any).

10. Access to information

a) Subject to sub-clause b), within 14 (fourteen) calendar days of receiving a written request by the Customer, SLA agrees to provide the Customer during normal business hours with reasonable access to the following information contained in records held by SLA, for audit and compliance purposes: (i) information that relates directly to the performance of the services provided to the Customer by SLA under the Contract; and (ii) information received by SLA from the Customer under the Contract.

b) Notwithstanding clause 10, SLA is not required to provide the Customer with any information that: (i) discloses or would tend to disclose SLA's financing arrangements, financial modelling, cost structure or profit margins, or (ii) SLA is prohibited from disclosing to the Customer under any law, or (iii) would result in a waiver of legal professional privilege, or (iv) if disclosed to the Customer, could reasonably be expected to place SLA at a substantial commercial disadvantage in relation to the Customer, whether at present or in the future.

10 YEAR CAPITAL WORKS FUND PLANSS

DATE OF INSPECTION: 8 JUNE 2022



29 HUNTER STREET, PARRAMATTA :: SP92450



BIV REPORTS PTY LIMITED

Sinking Fund Plans · Cladding Clearance Certificates · Life Cycle Maintenance Reports
COVID-19 Plans • Posters · Building Insurance Valuations · Asbestos Reports · Safety Reports

ABN 60 508 188 246

Strata Compliance Specialists

The Owners of Strata Plan 92450
29 Hunter Street, Parramatta

10 June 2022

Dear Sirs,

RE: 10 Year Capital Works Fund Plan - 29 Hunter Street, Parramatta - SP92450

Thank you for your instructions to provide a 10 Year Capital Works Fund Plan for your strata scheme.

You will find that our Reports are easy to read and understand, however if you have any questions feel free to contact us directly.

Over 66% of all Strata Managers in New South Wales utilise BIV Reports Pty Limited to carry out various property compliance reports including this 10 Year Capital Works Fund Plan required under s80 of the Strata Schemes Management Act 2015.

Our 10 Year Capital Works Fund Plan complies with the requirements of the Strata Schemes Management Act 2015 and the Strata Schemes Management Regulation 2016.

Our other services include:

- Asbestos Registers
- Building Insurance Valuations
- Common Property Safety Reports
- COVID-19 Plans
- Cladding Clearance Certificates
- Life Cycle Maintenance Reports

The above Reports, Plans and Certificates are carried out on all types of property including residential, retail, commercial, industrial, high rise, CBD, marinas, stratum, non-strata and others.

Contact your Strata Manager to engage BIV Reports Pty Limited to provide any of the above additional Reports, or alternately contact us if you have any questions on these Reports.

Congratulations, you now meet the requirements of the Strata Schemes Management Act 2015 and the Strata Schemes Management Regulation 2016, in regard to obtaining a compliant 10 Year Capital Works Fund Plan from BIV Reports Pty Limited.

Yours sincerely,



Wal Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP CPV
Certified Practicing Valuer
Director

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Annexure A - Recommended Contributions per Lot for each year of the 10 Year Plan

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COVERED ITEMS	Identification of Covered Items - 10 Year Capital Works Fund Plan - Cost Estimates (includes GST)	
10 Year Plan for:	The Owners of Strata Plan 92450 - 29 Hunter Street, Parramatta	**Strata Plan:** SP92450
Period covered by the Plan:	1 October 2022 to 1 October 2032	**Plan prepared on:** 10 June 2022

					End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10
Ser -ial	***Covered Items**	**Current Cost**	**Approx year work required**	**Escalated amount**	**Oct-23**	**Oct-24**	**Oct-25**	**Oct-26**	**Oct-27**	**Oct-28**	**Oct-29**	**Oct-30**	**Oct-31**	**Oct-32**
1	**Structure**													
2	Roof	$31,000	10	$48,142										$48,142
3	Long term capital items (see page 12)	$53,200	10	$82,618										$82,618
4	**Appendages**													
5	Common prop. doors + windows	$33,250	9	$49,413									$49,413	
6	Common property lighting	$15,950	7	$21,706							$21,706			
7	Fire safety services	$24,000	6	$31,254						$31,254				
8	Security gate + motor	$5,800	6	$7,553						$7,553				
9	Elevator + equipment	$69,000	10	$107,155										$107,155
10	Waterproofing	$31,900	6	$41,542						$41,542				
11	Distribution boards	$26,600	9	$39,530									$39,530	
12	Wheel chair lift	$4,200	3	$4,657			$4,657							
13	Pumps and other plumbing	$14,000	5	$16,628					$16,628					
14	**Inside**													
15	Internal painting	$56,000	8	$79,638								$79,638		
16	Plant + equipment	$110,000	9	$163,470									$163,470	
17	Intercom + security doors	$11,000	4	$12,623				$12,623						
18	Air exhaust + equipment	$21,000	5	$24,941					$24,941					
19	**Outside**													
20	External painting	$299,250	8	$425,564								$425,564		
21	Utility services, cabinets, conduits	$28,000	7	$38,104							$38,104			
22	Fences	$1,900	7	$2,586							$2,586			
23	Driveway	$14,000	3	$15,522			$15,522							
24	Landscaping	$3,300	2	$3,535		$3,535								
25	Planter boxes	$5,000	4	$5,738				$5,738						
26	Trip slip hazards + stair nosings	$1,000	1	$1,035	$1,035									
27	Stormwater drainage	$6,800	8	$9,670								$9,670		
28	Balustrade + handrails	$16,500	5	$19,597					$19,597					
29	Pavers + tiles	$14,000	2	$14,997		$14,997								
30	Line marking + signage	$5,400	4	$6,197				$6,197						
31	Mail boxes	$2,600	7	$3,538							$3,538			
	Total Estimate (rounded)	**$904,650**		**$1,276,952**	**$1,035**	**$18,532**	**$20,179**	**$24,557**	**$61,166**	**$80,349**	**$65,934**	**$514,872**	**$252,413**	**$237,915**

**Covered Items are items of a capital and non-recurrent nature.*

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10 Year Plan for:	The Owners of Strata Plan 92450 - 29 Hunter Street, Parramatta	**Strata Plan:**	**SP92450**
Period covered by the Plan:	1 October 2022 to 1 October 2032	**Plan prepared on:**	10 June 2022

Method and Reasoning

Ser -ial	Covered Items	Current Cost	*Approx year work required	Details of any maintenance, repair, renewal or replacement that is anticipated to be required in the period covered by the Plan	Current Condition or operating state	Estimated Lifespan after work carried out
1	**Structure**					
2	Roof	$31,000	10	Contribution towards maintenance of the roof	Good condition	15-20 yrs
3	Long term capital items (see page 12)	$53,200	10	Contribution towards the repair of the long term capital items (see page 12)		
4	**Appendages**					
5	Common prop. doors + windows	$33,250	9	Contribution towards the repair of the common prop. doors + windows	Good condition	7-10 yrs
6	Common property lighting	$15,950	7	Allowance for the renewal of the common property lighting	Good condition	5-7 yrs
7	Fire safety services	$24,000	6	Contribution towards the renewal of the fire safety services	Good condition	5-7 yrs
8	Security gate + motor	$5,800	6	Allowance for the repair of the security gate + motor	Average condition	7-10 yrs
9	Elevator + equipment	$69,000	10	Contribution towards maintenance of the elevator + equipment	Good condition	15-20 yrs
10	Waterproofing	$31,900	6	Contribution towards the repair of the waterproofing	Average condition	7-10 yrs
11	Distribution boards	$26,600	9	Contribution towards maintenance of the distribution boards	Good condition	11-15 yrs
12	Wheel chair lift	$4,200	3	Allowance for the repair of the wheel chair lift	Average condition	7-10 yrs
13	Pumps and other plumbing	$14,000	5	Contribution towards maintenance of the pumps and other plumbing	Average condition	7-10 yrs
14	**Inside**					
15	Internal painting	$56,000	8	Contribution towards the renewal of the internal painting	Good condition	7-10 yrs
16	Plant + equipment	$110,000	9	Contribution towards maintenance of the plant + equipment	Average condition	11-15 yrs
17	Intercom + security doors	$11,000	4	Allowance for the repair of the intercom + security doors	Average condition	7-10 yrs
18	Air exhaust + equipment	$21,000	5	Contribution towards maintenance of the air exhaust + equipment	Average condition	11-15 yrs
19	**Outside**					
20	External painting	$299,250	8	Contribution towards the renewal of the external painting	Good condition	7-10 yrs
21	Utility services, cabinets, conduits	$28,000	7	Contribution towards the repair of the utility services, cabinets, conduits	Average condition	11-15 yrs
22	Fences	$1,900	7	Allowance for the repair of the fences	Average condition	15-20 yrs
23	Driveway	$14,000	3	Contribution towards maintenance of the driveway	Average condition	7-10 yrs
24	Landscaping	$3,300	2	Contribution towards the renewal of the landscaping	Average condition	5-7 yrs
25	Planter boxes	$5,000	4	Contribution towards the repair of the planter boxes	Average condition	7-10 yrs
26	Trip slip hazards + stair nosings	$1,000	1	Allowance for trip slip hazards + stair nosings	Average condition	
27	Stormwater drainage	$6,800	8	Contribution towards maintenance of the stormwater drainage	Good condition	7-10 yrs
28	Balustrade + handrails	$16,500	5	Contribution towards the repair of the balustrade + handrails	Average condition	11-15 yrs
29	Pavers + tiles	$14,000	2	Allowance for the repair of the pavers + tiles	Below average cond.	7-10 yrs
30	Line marking + signage	$5,400	4	Allowance for the renewal of the line marking + signage	Average condition	5-7 yrs
31	Mail boxes	$2,600	7	Contribution towards the repair of the mail boxes	Good condition	7-10 yrs
	Total Estimate (rounded)	**$904,650**				

* This means the year after the Plan is prepared.

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PAYMENT PLAN	Recommended Annual Capital Works Fund Payment Plan and verification of our Recommendations		
10 Year Plan for:	The Owners of Strata Plan 92450 - 29 Hunter Street, Parramatta	**Strata Plan:**	**SP92450**
Period covered by the Plan:	1 October 2022 to 1 October 2032	**Plan prepared on:**	10 June 2022

End of Year	Year Ending	Recommended Capital Works Fund Payment	Annual % change in Capital Works Fund Payment	Adjusted Capital Works Payment (increase/ decrease)	CW/Fund Balance + Interest + Annual Fund Payment	Costs in each year refer to the table above (page 3)	Capital Works Fund Balance	Interest on the Capital Works Fund Balance
A	B	C	D	E	F	G	H	I
					H+I+C		F-G	0.75%
							$65,606	**$492**
1	Oct-23	**$106,569**			$172,667	$1,035	**$171,632**	**$1,287**
2	Oct-24	**$110,832**	4.00%		$283,751	$18,532	**$265,219**	**$1,989**
3	Oct-25	**$115,265**	4.00%		$382,473	$20,179	**$362,294**	**$2,717**
4	Oct-26	**$119,876**	4.00%		$484,887	$24,557	**$460,330**	**$3,452**
5	Oct-27	**$124,671**	4.00%		$588,453	$61,166	**$527,288**	**$3,955**
6	Oct-28	**$129,658**	4.00%		$660,900	$80,349	**$580,550**	**$4,354**
7	Oct-29	**$134,844**	4.00%		$719,748	$65,934	**$653,814**	**$4,904**
8	Oct-30	**$140,238**	4.00%		$798,956	$514,872	**$284,084**	**$2,131**
9	Oct-31	**$145,847**	4.00%		$432,062	$252,413	**$179,649**	**$1,347**
10	Oct-32	**$151,681**	4.00%		$332,677	$237,915	**$94,762**	**$711**
11	Oct-33	**$157,748**	4.00%		$253,221		**$253,221**	**$1,899**

Note: some figures may be rounded

Assumptions	
Base Annual Capital Works Fund contribution for Capital Items	$125,569
Buffer (or adjustment to the base annual contribution)	-$19,000
Recommended Annual Fund Contribution (After Buffer)	**$106,569**
Current Annual Capital Works Fund contribution (as instructed)	$96,476
Current Capital Works Fund Balance (as instructed)	$65,606
Annual Capital Works Fund Payment increase rate	4.00%
Adopted Investment Rate after tax	0.75%

Our Recommendation of the Annual Capital Works Fund Payments for the next 11 years is set out in the Table above. Column C (Recommended Capital Works Fund Payment) may include Extra Costs Payments (positive adjustment) or reductions in the Recommended Capital Works Fund Payment (negative adjustment) from Column E to ensure that the Capital Works Fund Balance remains positive in each year. Column F includes the Capital Works Fund Balance as at the end of the previous year plus any interest earned plus the Recommended Capital Works Fund Payment for the current year. Column G sets out the Anticipated Expenses in each year. Column H is the Capital Works Fund Balance which remains positive and proves our Recommendations are correct.

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RECOMMENDATION	First Year - Recommended Annual Capital Works Fund Contributions for each Lot PER ANNUM		
10 Year Plan for:	The Owners of Strata Plan 92450 - 29 Hunter Street, Parramatta	**Strata Plan:**	**SP92450**
Period covered by the Plan:	1 October 2022 to 1 October 2032	**Plan prepared on:**	10 June 2022

Rate per U/E	Lot No	Unit Entitlem.	1st Year Capital Works Fund Payment PA
$10.66	1	85	$906
	2	86	$916
	3	73	$778
Total Unit Entitlement	4	72	$767
	5	74	$789
	6	72	$767
10000	7	86	$916
	8	87	$927
	9	74	$789
Recommended First Year Capital Works Fund Contribution	10	75	$799
	11	71	$757
	12	73	$778
	13	86	$916
$106,569	14	88	$938
	15	74	$789
	16	75	$799
	17	88	$938
	18	88	$938
	19	87	$927
	20	88	$938
	21	76	$810
	22	76	$810
	23	89	$948
	24	88	$938
	25	77	$821
	26	80	$853
	27	58	$618
	28	84	$895
	29	70	$746
	30	69	$735
	31	73	$778
	32	55	$586
	33	73	$778
	34	70	$746
	35	70	$746
	36	75	$799
	37	55	$586
	38	73	$778
	39	70	$746
	40	70	$746
	41	74	$789
	42	57	$607
	43	73	$778
	44	71	$757
	45	71	$757
	46	75	$799
	47	57	$607
	48	74	$789
	49	72	$767
	50	72	$767
	51	75	$799
	52	57	$607
	53	75	$799
	54	73	$778
	55	73	$778
	56	77	$821
	57	58	$618
	58	75	$799
	59	73	$778
	60	73	$778
	61	77	$821
	62	59	$629
	63	76	$810
	64	74	$789
	65	74	$789
	66	77	$821
	67	59	$629
	68	74	$789
	69	75	$799
	70	75	$799
	71	77	$821
	72	60	$639
	73	77	$821
	74	76	$810
	75	76	$810
	76	80	$853
	77	61	$650
	78	78	$831
	79	77	$821
	80	75	$799
	81	81	$863
	82	61	$650
	83	80	$853
	84	77	$821
	85	77	$821
	86	80	$853
	87	61	$650
	88	79	$842
	89	77	$821
	90	76	$810
	91	82	$874
	92	61	$650
	93	81	$863
	94	77	$821
	95	77	$821
	96	81	$863
	97	62	$661
	98	79	$842
	99	78	$831
	100	77	$821
	101	82	$874
	102	62	$661
	103	82	$874
	104	78	$831
	105	78	$831
	106	79	$842
	107	61	$650
	108	79	$842

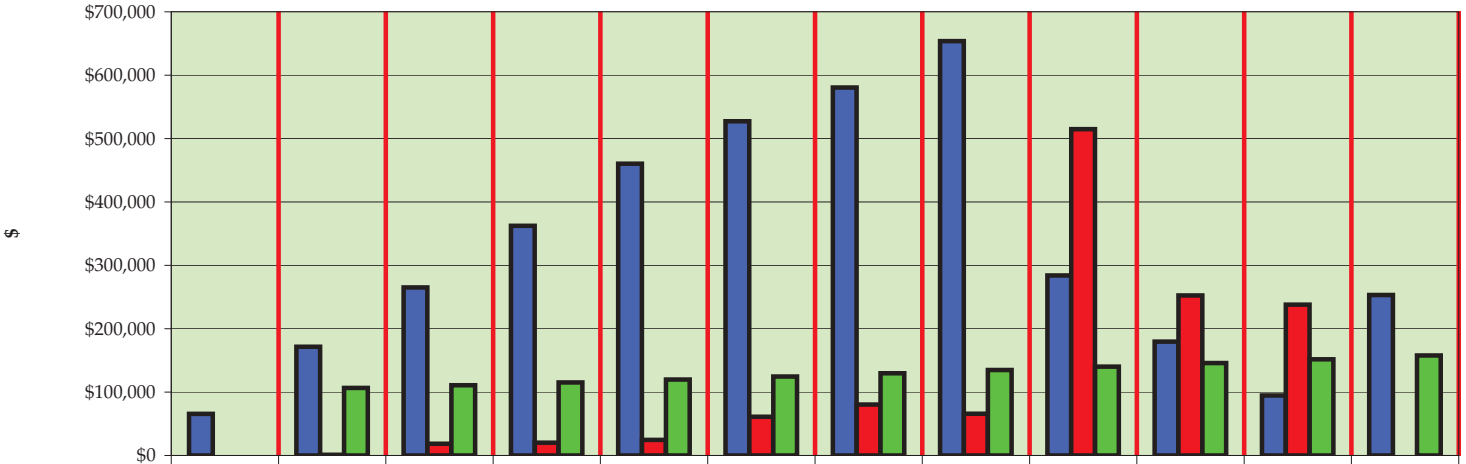
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GRAPH RESULTS	Graph - Recommended Capital Works Fund Contributions, Estimated Costs, Fund Balance - 10 Years		Page 7
10 Year Plan for:	The Owners of Strata Plan 92450 - 29 Hunter Street, Parramatta	**Strata Plan:**	**SP92450**
Period covered by the Plan:	1 October 2022 to 1 October 2032	**Plan prepared on:**	10 June 2022

10 Year Capital Works Fund Plan



	Oct 22	Oct 23 End of Year 1	Oct 24 End of Year 2	Oct 25 End of Year 3	Oct 26 End of Year 4	Oct 27 End of Year 5	Oct 28 End of Year 6	Oct 29 End of Year 7	Oct 30 End of Year 8	Oct 31 End of Year 9	Oct 32 End of Year 10	Oct 33 End of Year 11
Balance	$65,606	$171,632	$265,219	$362,294	$460,330	$527,288	$580,550	$653,814	$284,084	$179,649	$94,762	$253,221
Cost		$1,035	$18,532	$20,179	$24,557	$61,166	$80,349	$65,934	$514,872	$252,413	$237,915	$0
Contribution		$106,569	$110,832	$115,265	$119,876	$124,671	$129,658	$134,844	$140,238	$145,847	$151,681	$157,748

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RECOMMENDATION

First Year - Recommended Annual Capital Works Fund Contributions for each Lot PER ANNUM

10 Year Plan for:	The Owners of Strata Plan 92450 - 29 Hunter Street, Parramatta	**Strata Plan:**	**SP92450**
Period covered by the Plan:	1 October 2022 to 1 October 2032	**Today's date:**	10 June 2022

Rate per Unit Entitlement
$10.66

Total Unit Entitlement
10000

Recommended First Year Capital Works Fund Contribution
$106,569

Lot No	Unit Ent.	1st Year Capital Works Fund Payment	Lot No	Unit Ent.	1st Year Capital Works Fund Payment	Lot No	Unit Ent.	1st Year Capital Works Fund Payment	Lot No	Unit Ent.	1st Year Capital Works Fund Payment
1	85	$906	37	55	$586	73	77	$821	109	79	$842
2	86	$916	38	73	$778	74	76	$810	110	77	$821
3	73	$778	39	70	$746	75	76	$810	111	83	$885
4	72	$767	40	70	$746	76	80	$853	112	71	$757
5	74	$789	41	74	$789	77	61	$650	113	82	$874
6	72	$767	42	57	$607	78	78	$831	114	73	$778
7	86	$916	43	73	$778	79	77	$821	115	80	$853
8	87	$927	44	71	$757	80	75	$799	116	75	$799
9	74	$789	45	71	$757	81	81	$863	117	79	$842
10	75	$799	46	75	$799	82	61	$650	118	77	$821
11	71	$757	47	57	$607	83	80	$853	119	80	$853
12	73	$778	48	74	$789	84	77	$821	120	76	$810
13	86	$916	49	72	$767	85	77	$821	121	83	$885
14	88	$938	50	72	$767	86	80	$853	122	74	$789
15	74	$789	51	75	$799	87	61	$650	123	81	$863
16	75	$799	52	57	$607	88	79	$842	124	79	$842
17	88	$938	53	75	$799	89	77	$821	125	84	$895
18	88	$938	54	73	$778	90	76	$810	126	78	$831
19	87	$927	55	73	$778	91	82	$874	127	82	$874
20	88	$938	56	77	$821	92	61	$650	128	77	$821
21	76	$810	57	58	$618	93	81	$863	129	84	$895
22	76	$810	58	75	$799	94	77	$821	130	79	$842
23	89	$948	59	73	$778	95	77	$821	131	82	$874
24	88	$938	60	73	$778	96	81	$863	132	80	$853
25	77	$821	61	77	$821	97	62	$661	133	85	$906
26	80	$853	62	59	$629	98	79	$842			
27	58	$618	63	76	$810	99	78	$831			
28	84	$895	64	74	$789	100	77	$821			
29	70	$746	65	74	$789	101	82	$874			
30	69	$735	66	77	$821	102	62	$661			
31	73	$778	67	59	$629	103	82	$874			
32	55	$586	68	74	$789	104	78	$831			
33	73	$778	69	75	$799	105	78	$831			
34	70	$746	70	75	$799	106	79	$842			
35	70	$746	71	77	$821	107	61	$650			
36	75	$799	72	60	$639	108	79	$842			
									Total (rounded)	**10000**	**$106,569**

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Method of Assessment

The Method by which the estimated costs for the maintenance, repair, renewal or replacement of the Covered Items as set out in the 10 Year Capital Works Fund Plan were determined is set out below. The assessments have been calculated in accordance with s80 of the Strata Schemes Management Act 2015 including the timing and anticipated costs of any proposed works, and the source of funding for the Plan (including contributions or levies), amongst other things.

The recommended Contributions are calculated from an amalgam of cost estimates and a single figure is provided for practical purposes from within a range of values and a combination of a range of estimates. Areas have been calculated from our on-site measurements of the external parts of the building or the subject Strata Plan. Building plans or building surveys should be provided if the Owners require more accurate areas.

I have relied upon published Building Costs Guides and my extensive experience in costs assessments to determine the costs of maintenance, repair, renewal, replacement or upgrading of the Covered Items and do not accept responsibility for any errors from the above providers of source data. The estimated cost in a future year is escalated from a today's cost to allow for the increase in building costs, and uncertainty and risk over time.

The easily accessible areas of the property are physically inspected at the time of our inspection, and the Covered Items requiring maintenance, repair, renewal or replacement are identified, and then an estimated cost within the likely range of cost for that item is made having regard to quotes, costings from Building Costs publications, and using my over 30 years experience as a Valuer, and specialising in strata matters and 10 year Capital Works Fund Plans.

Additional comments

The property appears to be well maintained for its age. I have made allowances for repair of driveway, utility services, cabinets, conduits, balustrade and handrails, pavers and tiles, common propert doors and windows, more common property lighting (some of which can be as simple as solar gutter lights), stair nosings or non slip finishes for additional safety, maintaining the distrbution board, plant and equipment, air exhaust and equipment, elevator and equipment, fire services from a capital and not a recurrent basis, renewal of internal and external painting and other Covered Items of a capital (not recurrent) nature, amongst other things.

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Recommendation

I consider that the existing Capital Works Fund balance is low, and the Current Contributions are sufficient. Additional allowances should always be made for any unforseen circumstances. I recommend that the Owners adopt as a minimum, the Contributions as shown.

Points of consideration

I have made the following allowances:

- contribution towards maintenance of the roof, if required.
- contribution towards the repair of the long term capital items (see page 12), if required.
- contribution towards the repair of the common prop. doors + windows.
- allowance for the renewal of the common property lighting in year 7, if required.
- in year 6, contribution towards the renewal of the fire safety services.
- in year 6, allowance for the repair of the security gate + motor, if required.
- contribution towards maintenance of the elevator + equipment in year 10.
- contribution towards the repair of the waterproofing, if required.
- contribution towards maintenance of the distribution boards.
- allowance for the repair of the wheel chair lift in year 3, if required.
- in year 5, contribution towards maintenance of the pumps and other plumbing.
- in year 8, contribution towards the renewal of the internal painting, if required. In order to maintain a fresh appearance and provide ongoing protection.
- in year 9, contribution towards maintenance of the plant + equipment, if required.
- allowance for the repair of the intercom + security doors in year 4.
- contribution towards maintenance of the air exhaust + equipment, if required.
- contribution towards the renewal of the external painting in year 8, if required. If performed regularly, repainting will prevent excessive preparation costs in the future.
- contribution towards the repair of the utility services, cabinets, conduits in year 7.
- allowance for the repair of the fences. Where appropriate, at 50% of the cost in accordance with the Dividing Fences Act 1961.
- contribution towards maintenance of the driveway in year 3, if required.
- in year 2, contribution towards the renewal of the landscaping. The owners may wish to refresh and restore the landscaped areas.
- in year 4, contribution towards the repair of the planter boxes, if required.
- allowance for trip slip hazards + stair nosings in year 1.
- contribution towards maintenance of the stormwater drainage, if required.
- contribution towards the repair of the balustrade + handrails.
- allowance for the repair of the pavers + tiles in year 2, if required.
- in year 4, allowance for the renewal of the line marking + signage.
- in year 7, contribution towards the repair of the mail boxes, if required.

Note that this Capital Works Fund Plan is only an estimate of what items may reasonably require maintenance, repair, renewal, replacement or upgrade during the period covered by the Plan. There is no guarantee that a reasonable assessment of a future projection today may in fact come to pass. Additional items of capital repairs or replacement that are unforeseen at the time of preparing a Capital Works Fund Plan may occur in the immediate future. This Capital Works Fund Plan should be reviewed periodically to remove items that are no longer required and to add new items that are discovered. It is a Savings Plans not a Spending Plan.

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Summary

The following annual Capital Works Fund contributions are recommended at the dates shown below.

Year	Year Ending	Recommended Capital Works Fund Payment (includes any Extra Costs payment)
1	Oct-23	**$106,569**
2	Oct-24	**$110,832**
3	Oct-25	**$115,265**
4	Oct-26	**$119,876**
5	Oct-27	**$124,671**
6	Oct-28	**$129,658**
7	Oct-29	**$134,844**
8	Oct-30	**$140,238**
9	Oct-31	**$145,847**
10	Oct-32	**$151,681**
11	Oct-33	**$157,748**

For the recommended annual contribution for each Lot and for each year in the Plan see Annexure A.

Plan prepared by:



W. L. Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP CPV
Australian Property Institute - Certified Practising Valuer
Accredited Practitioner (Fire Safety) No F053119A

This 10 Year Capital Works Fund Plan is for the use of the instructing party only and to assist the Owners in determining budgets and to satisfy the requirements of the Act and the Regulations, and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this Capital Works Fund Plan. Neither the whole nor any part of this Plan or any reference thereto may be included in any published document, circular or statement or published in any way without my written approval of the form and context in which it may appear. The Plan may be utilised for relevant meetings, but not for litigation or other purposes.

A comprehensive Report including a 10 Year Plan should be commissioned if a party requires a Report for another purpose or for use in litigation matters. I reserve the right to review or withdraw my Plan at any time. This Plan does not cover the structural condition of the property nor environmental contamination. This Plan does not identify or comment on the structural integrity (defect, pest or rot, etc), nor occupational or work health and safety, nor fire safety, nor council or building compliance in any respect (ie. flooding, cladding, building standards, etc) nor should it be construed as such.

The amounts shown on the Plan are a recommendation based upon my assessment of the likely expenditure on the Covered Items contained in the 10 Year Capital Works Fund Plan, as requested by the instucting party on behalf of the Owners. The Owners are entitled to choose whatever Capital Works Fund contributions they deem appropriate for their particular circumstances.

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The Legislation

The management of strata schemes in NSW is primarily governed by the Strata Schemes Management Act 2015 and the Strata Schemes Management Regulation 2016. s80 of the Strata Schemes Management Act 2015 requires a 10 year Capital Works Fund Plan to be prepared.

80 Owners corporation to prepare 10 year Capital Works Fund Plan

(1) An Owners corporation is to prepare a plan of anticipated major expenditure to be met from the capital works fund for a 10-year period.

(2) An Owners corporation is to prepare a plan for each 10-year period following the 10-year period to which the first plan applied.

(3) An Owners corporation may, review, revise or replace a 10-year plan, and MUST review the plan at least once every 5 years.

An Owners corporation may engage expert assistance in the preparation of a plan.

The plan is to include the following - (a) details of proposed work or maintenance, (b) the timing and anticipated costs of any proposed work, (c) the source of funding for any proposed work, (d) any other matter the Owners corporation thinks fit, (e) any other matter prescribed by the regulations.

Budget

The legislative purpose of a 10 Year Plan is to assist the Owners Corporation in determining an appropriate annual budget for the capital works fund. s79 states

(2) An Owners corporation must, at each AGM, estimate how much money it will need to credit to its capital works fund for actual and expected expenditure -

(a) for painting or repainting any part of the common property, building or other structure, and

(b) to acquire personal property, and (c) to renew or replace personal property, and

(d) to renew or replace fixtures and fittings that are part of the common property, and

(e) to replace or repair the common property, and

(f) to meet other expenses of a capital nature.

Note. Expenses of a capital nature would include expenses in relation to major repairs or improvements to the common property (such as the replacement of roofing, guttering or fences and the like), or personal property of the Owners corporation.

Decisions made by the Owners Corporation about the Plan

The Owners Corporation has instructed us to prepare the 10 year Plan on the following basis:

The Covered Items contained within the Plan are all of the items that the Owners Corporation anticipates will require maintenance, repair, renewal or replacement in the period of the plan.

The Covered Items contained within the Plan includes all of the items of value that form part of the common property or the personal property of the Owners Corporation that, in their opinion, should be included in the Plan having regard to the maintenance, repair, renewal or replacement that it is anticipated will be required in the period covered by the Plan.

The Owners Corporation considers the way the items have been itemised separately or grouped together in the Plan as appropriate, and that the information contained in the Condition Report within the Plan as the appropriate information for each Covered Item.

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Typically the legislation allows the Owners the discretion to choose or confirm the list of Covered Items scheduled within the 10 year plan provided, as well as the discretion to augment the Condition Report within the Plan with further details if they choose. These additional details for any Covered Item in a Condition Report include the installation, construction or acquisition date, the present condition, working or operating state, the date of last inspection, details of any anticipated maintenance, repair, renewal or replacement costs and future dates required, if the Owners so choose. If the Owners choose not to provide any of the above information, this Capital Works Fund Plan is a 10 Year Plan that still complies with the Strata Schemes Management Act 2015 and the Strata Schemes Management Regulation 2016.

When I prepare the 10 year Capital Works Fund Plan, I already take into account the above details as best available, and the Owners may choose to add or amend the information provided within my issued Capital Works Fund Plan. The benefit of this approach is the time saving for the Owners and the Strata Manager, as well as compliance with the legislation.

Covered Items

I refer to Covered Items as those items of a capital nature rather than a routine or non-recurrent nature that will likely require the type of expenditure set out in the legislation. These would also include the personal property of the scheme that should be included within the 10 year Plan. The Owners may choose to add additional items and their estimate of the costs to repair, maintain, renew or replace those items. The additional items may include cladding rectification, building defects, the construction of improvements upon the common property such as a new pergola, garbage bin enclosure, landscaping upgrading, additional car parking and the like.

Condition Report

My 10 year Capital Works Fund Plan includes a Condition Report which sets out the current condition of each item scheduled within the Plan, the expected lifespan once the item has been maintained, repaired, renewed, replaced or upgraded, as well as the method and any assumptions used to determine the estimated costs in order to comply with the legislation.

Long Term Capital Items

My Long Term Capital Items comprises two broad components. (1) minor and small items that would not warrant a separate inclusion on the Plan ie hinges, glass window rollers or glass door rollers, seals, locks and similar fittings; and (2) contingency and larger long term items such as an allowance for unforseen costs like waterproofing or similar upgrading works, lift system replacement costs and the like, additional foyer fit out with artwork and furniture, architectural features, that would be beyond the 10 year plan but contributed as a user pays approach in the 10 years contained within the Plan. These items are typically reflected as an amount ranging between $500 and $750 per Lot, and on a more simplistic straight-line approach, it is $50 to $75 per lot pa for the 10 year Plan.

Compliance with the Legislation

In weighing up the above approach and analysis of the legislation, my Capital Works Fund Plan complies with each relevant aspect of the Strata Schemes Management Act 2015 and Strata Schemes Management Regulation 2016 relating to 10 Year Plans.

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General background comments

The following comments and observations do not form part of the Plan and are only provided to assist the Owners.

Explanation of a Capital Works Fund Plan

Primarily the purpose of a Capital Works Fund Plan is to determine the most practical and cost effective annual contribution for the Capital Works Fund budget, and which covers the anticipated costs for the maintenance, repair, renewal, replacement or the upgrade of items of value that form part of the common property of the scheme and the personal property of the Owners Corporation for the 10 year period that the Plan covers.

Practical approach

My recommended contributions takes into account any of the 'Covered Items' required by the legislation applying to the Owners Corporation as well any other relevant common property including personal property of a scheme, for example, lawnmowers, vehicles, computers, gardening or maintenance equipment and signage.

Benefit of a well prepared Capital Works Fund Plan

The benefit of this strata legislation is that Owners now know the extent of their common property assets, and the amount of money that should be budgeted to cover the cost of properly maintaining, repairing, renewing, replacing or upgrading items primarily of a capital nature, rather than those costs and items of a routine nature.

My 10 year Capital Works Fund Plan smooths out the cash flow lumps, and provides practical and useful recommended annual contributions for your Capital Works Fund.

A properly prepared and implemented Capital Works Fund Plan creates a form of 'forced savings plan' on a 'user pays basis' for the scheme that avoids or minimises irregular and unexpected special levies, and provides a pool of funds immediately available for the Owners Corporation to meet their legislative obligations to repair and maintain the common property.

10 Year Capital Works Fund Plan v Maintenance or Servicing Plans

A Maintenance or Servicing Plan is generally different to a 10 Year Capital Works Fund Plan required under the Act, and will tend to schedule the cost of items such as the renewal of fire services or air-conditioning plant that will need an overhaul after so much scheduled use, usually by hours of use rather than time. An analogy of a Maintenance Plan is getting your car tuned after so many kilometres or months of use. A Maintenance Plan is no different to the current circumstance for a Scheme where large special levies are typically imposed upon Owners in a scheme as a result of poor financial planning. For example, a Maintenance Plan for lifts may have no money required for years 1 to 4, and then have a large amount in year 5, and then nothing for each of the following years, and that is all a Maintenance Plan provides.

A scheme that relies upon Servicing or Maintenance Plans only is left with lumps of money required in various years, whereas a properly prepared 10 Year Plan will consider the Capital Works Fund balance and make adjustments for reasonable and practical annual Capital Works Fund contributions.

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Contractors and consultants

A large or multi-storey strata schemes may have consultants and contractors that provide maintenance servicing, testing, repairs and similar for common property services such as lifts with motors, cars, controller systems; common air exhaust systems for bathrooms and car parks with fans, motors and filters; air conditioning plant with equipment; common hot water services with piping, sensors, tanks; fire services with hydrant tanks, pumps, piping, detection and alarm systems, and the like. Each of these servicing companies may be able to provide maintenance or servicing plans with more detailed estimates of the capital cost of maintaining, repairing, renewing or replacing common property items that are not of a routine nature, and these plans assist with informing some figures within a Capital Works Fund Plan. In the absence of these figures being provided I make an allowance towards these likely costs.

In addition, some schemes may have engaged engineers or fire or building consultants to make comment upon building defects or external combustible cladding, fire upgrading, and similar costs. All of these costs need to be allowed for in the budget. It really is impractical to have a building consultant inspect the property and list a series of items that need work carried out upon them, provide a cost estimate and then walk away. This sort of advice and situation leaves the Owners in exactly the same position they were in prior to the introduction of the strata reform legislation. That is, the Owners are still left with special levies when large items have not been allowed for nor saved for in earlier years leading up to a major cost.

In contrast to the above, my 10 year Capital Works Fund Plan is a practical budgeting tool that provides a savings plan approach that ensures that there is sufficient money in the Capital Works Fund to pay for the estimated contingent costs to maintain, repair, renew, replace or upgrade each anticipated Covered Item.

COVID-19 effect on construction costs

There has been a **significant effect upon construction costs** throughout the world in general and upon the Australian market for building materials in particular. The key increases are timber and the flow on effect to steel framing and other products. There has been a consumption explosion due to people staying at home, the Australian government incentives for construction, labour shortages at timber mills due to stay at home orders, resource destruction (Australian bushfires caused a 40% loss of east coast timber in one year, Californian fires have had a similar effect, and Europe timber supply has been affected by the bark beetle), and coupled with the worldwide shipping crisis with significant increases in costs (400% in the USA), amongst other things.

In contrast to the above, my 10 year Plan is a practical budgeting tool that provides a saving plan approach that ensures that there is sufficient money in the Fund to pay for the estimated contingent costs to maintain, repair, renew, replace or upgrade each anticipated Covered Item.

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ANNEXURE A	Annual Individual Lot Contributions over the 10 Year Capital Works Fund Plan		
10 Year Plan for:	The Owners of Strata Plan 92450 - 29 Hunter Street, Parramatta	**Strata Plan:**	**SP92450**
Period covered by the Plan:	1 October 2022 to 1 October 2032	**Prepared:**	10 June 2022

Figures may be rounded

Lot No	Unit Ent.	End of Year 1 **Oct-23**	End of Year 2 **Oct-24**	End of Year 3 **Oct-25**	End of Year 4 **Oct-26**	End of Year 5 **Oct-27**	End of Year 6 **Oct-28**	End of Year 7 **Oct-29**	End of Year 8 **Oct-30**	End of Year 9 **Oct-31**	End of Year 10 **Oct-32**	End of Year 11 **Oct-33**
1	85	$906	$942	$980	$1,019	$1,060	$1,102	$1,146	$1,192	$1,240	$1,289	$1,341
2	86	$916	$953	$991	$1,031	$1,072	$1,115	$1,160	$1,206	$1,254	$1,304	$1,357
3	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
4	72	$767	$798	$830	$863	$898	$934	$971	$1,010	$1,050	$1,092	$1,136
5	74	$789	$820	$853	$887	$923	$959	$998	$1,038	$1,079	$1,122	$1,167
6	72	$767	$798	$830	$863	$898	$934	$971	$1,010	$1,050	$1,092	$1,136
7	86	$916	$953	$991	$1,031	$1,072	$1,115	$1,160	$1,206	$1,254	$1,304	$1,357
8	87	$927	$964	$1,003	$1,043	$1,085	$1,128	$1,173	$1,220	$1,269	$1,320	$1,372
9	74	$789	$820	$853	$887	$923	$959	$998	$1,038	$1,079	$1,122	$1,167
10	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
11	71	$757	$787	$818	$851	$885	$921	$957	$996	$1,036	$1,077	$1,120
12	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
13	86	$916	$953	$991	$1,031	$1,072	$1,115	$1,160	$1,206	$1,254	$1,304	$1,357
14	88	$938	$975	$1,014	$1,055	$1,097	$1,141	$1,187	$1,234	$1,283	$1,335	$1,388
15	74	$789	$820	$853	$887	$923	$959	$998	$1,038	$1,079	$1,122	$1,167
16	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
17	88	$938	$975	$1,014	$1,055	$1,097	$1,141	$1,187	$1,234	$1,283	$1,335	$1,388
18	88	$938	$975	$1,014	$1,055	$1,097	$1,141	$1,187	$1,234	$1,283	$1,335	$1,388
19	87	$927	$964	$1,003	$1,043	$1,085	$1,128	$1,173	$1,220	$1,269	$1,320	$1,372
20	88	$938	$975	$1,014	$1,055	$1,097	$1,141	$1,187	$1,234	$1,283	$1,335	$1,388
21	76	$810	$842	$876	$911	$947	$985	$1,025	$1,066	$1,108	$1,153	$1,199
22	76	$810	$842	$876	$911	$947	$985	$1,025	$1,066	$1,108	$1,153	$1,199
23	89	$948	$986	$1,026	$1,067	$1,110	$1,154	$1,200	$1,248	$1,298	$1,350	$1,404
24	88	$938	$975	$1,014	$1,055	$1,097	$1,141	$1,187	$1,234	$1,283	$1,335	$1,388
25	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
26	80	$853	$887	$922	$959	$997	$1,037	$1,079	$1,122	$1,167	$1,213	$1,262
27	58	$618	$643	$669	$695	$723	$752	$782	$813	$846	$880	$915
28	84	$895	$931	$968	$1,007	$1,047	$1,089	$1,133	$1,178	$1,225	$1,274	$1,325
29	70	$746	$776	$807	$839	$873	$908	$944	$982	$1,021	$1,062	$1,104
30	69	$735	$765	$795	$827	$860	$895	$930	$968	$1,006	$1,047	$1,088
31	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152

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Figures may be rounded		End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10	End of Year 11
Lot No	Unit Ent.	**Oct-23**	**Oct-24**	**Oct-25**	**Oct-26**	**Oct-27**	**Oct-28**	**Oct-29**	**Oct-30**	**Oct-31**	**Oct-32**	**Oct-33**
32	55	$586	$610	$634	$659	$686	$713	$742	$771	$802	$834	$868
33	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
34	70	$746	$776	$807	$839	$873	$908	$944	$982	$1,021	$1,062	$1,104
35	70	$746	$776	$807	$839	$873	$908	$944	$982	$1,021	$1,062	$1,104
36	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
37	55	$586	$610	$634	$659	$686	$713	$742	$771	$802	$834	$868
38	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
39	70	$746	$776	$807	$839	$873	$908	$944	$982	$1,021	$1,062	$1,104
40	70	$746	$776	$807	$839	$873	$908	$944	$982	$1,021	$1,062	$1,104
41	74	$789	$820	$853	$887	$923	$959	$998	$1,038	$1,079	$1,122	$1,167
42	57	$607	$632	$657	$683	$711	$739	$769	$799	$831	$865	$899
43	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
44	71	$757	$787	$818	$851	$885	$921	$957	$996	$1,036	$1,077	$1,120
45	71	$757	$787	$818	$851	$885	$921	$957	$996	$1,036	$1,077	$1,120
46	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
47	57	$607	$632	$657	$683	$711	$739	$769	$799	$831	$865	$899
48	74	$789	$820	$853	$887	$923	$959	$998	$1,038	$1,079	$1,122	$1,167
49	72	$767	$798	$830	$863	$898	$934	$971	$1,010	$1,050	$1,092	$1,136
50	72	$767	$798	$830	$863	$898	$934	$971	$1,010	$1,050	$1,092	$1,136
51	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
52	57	$607	$632	$657	$683	$711	$739	$769	$799	$831	$865	$899
53	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
54	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
55	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
56	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
57	58	$618	$643	$669	$695	$723	$752	$782	$813	$846	$880	$915
58	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
59	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
60	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
61	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
62	59	$629	$654	$680	$707	$736	$765	$796	$827	$860	$895	$931
63	76	$810	$842	$876	$911	$947	$985	$1,025	$1,066	$1,108	$1,153	$1,199
64	74	$789	$820	$853	$887	$923	$959	$998	$1,038	$1,079	$1,122	$1,167
65	74	$789	$820	$853	$887	$923	$959	$998	$1,038	$1,079	$1,122	$1,167
66	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215

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Figures may be rounded

Lot No	Unit Ent.	End of Year 1 **Oct-23**	End of Year 2 **Oct-24**	End of Year 3 **Oct-25**	End of Year 4 **Oct-26**	End of Year 5 **Oct-27**	End of Year 6 **Oct-28**	End of Year 7 **Oct-29**	End of Year 8 **Oct-30**	End of Year 9 **Oct-31**	End of Year 10 **Oct-32**	End of Year 11 **Oct-33**
67	59	$629	$654	$680	$707	$736	$765	$796	$827	$860	$895	$931
68	74	$789	$820	$853	$887	$923	$959	$998	$1,038	$1,079	$1,122	$1,167
69	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
70	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
71	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
72	60	$639	$665	$692	$719	$748	$778	$809	$841	$875	$910	$946
73	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
74	76	$810	$842	$876	$911	$947	$985	$1,025	$1,066	$1,108	$1,153	$1,199
75	76	$810	$842	$876	$911	$947	$985	$1,025	$1,066	$1,108	$1,153	$1,199
76	80	$853	$887	$922	$959	$997	$1,037	$1,079	$1,122	$1,167	$1,213	$1,262
77	61	$650	$676	$703	$731	$760	$791	$823	$855	$890	$925	$962
78	78	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183	$1,230
79	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
80	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
81	81	$863	$898	$934	$971	$1,010	$1,050	$1,092	$1,136	$1,181	$1,229	$1,278
82	61	$650	$676	$703	$731	$760	$791	$823	$855	$890	$925	$962
83	80	$853	$887	$922	$959	$997	$1,037	$1,079	$1,122	$1,167	$1,213	$1,262
84	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
85	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
86	80	$853	$887	$922	$959	$997	$1,037	$1,079	$1,122	$1,167	$1,213	$1,262
87	61	$650	$676	$703	$731	$760	$791	$823	$855	$890	$925	$962
88	79	$842	$876	$911	$947	$985	$1,024	$1,065	$1,108	$1,152	$1,198	$1,246
89	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
90	76	$810	$842	$876	$911	$947	$985	$1,025	$1,066	$1,108	$1,153	$1,199
91	82	$874	$909	$945	$983	$1,022	$1,063	$1,106	$1,150	$1,196	$1,244	$1,294
92	61	$650	$676	$703	$731	$760	$791	$823	$855	$890	$925	$962
93	81	$863	$898	$934	$971	$1,010	$1,050	$1,092	$1,136	$1,181	$1,229	$1,278
94	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
95	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
96	81	$863	$898	$934	$971	$1,010	$1,050	$1,092	$1,136	$1,181	$1,229	$1,278
97	62	$661	$687	$715	$743	$773	$804	$836	$869	$904	$940	$978
98	79	$842	$876	$911	$947	$985	$1,024	$1,065	$1,108	$1,152	$1,198	$1,246
99	78	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183	$1,230
100	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
101	82	$874	$909	$945	$983	$1,022	$1,063	$1,106	$1,150	$1,196	$1,244	$1,294

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Figures may be rounded

Lot No	Unit Ent.	End of Year 1 Oct-23	End of Year 2 Oct-24	End of Year 3 Oct-25	End of Year 4 Oct-26	End of Year 5 Oct-27	End of Year 6 Oct-28	End of Year 7 Oct-29	End of Year 8 Oct-30	End of Year 9 Oct-31	End of Year 10 Oct-32	End of Year 11 Oct-33
102	62	$661	$687	$715	$743	$773	$804	$836	$869	$904	$940	$978
103	82	$874	$909	$945	$983	$1,022	$1,063	$1,106	$1,150	$1,196	$1,244	$1,294
104	78	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183	$1,230
105	78	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183	$1,230
106	79	$842	$876	$911	$947	$985	$1,024	$1,065	$1,108	$1,152	$1,198	$1,246
107	61	$650	$676	$703	$731	$760	$791	$823	$855	$890	$925	$962
108	79	$842	$876	$911	$947	$985	$1,024	$1,065	$1,108	$1,152	$1,198	$1,246
109	79	$842	$876	$911	$947	$985	$1,024	$1,065	$1,108	$1,152	$1,198	$1,246
110	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
111	83	$885	$920	$957	$995	$1,035	$1,076	$1,119	$1,164	$1,211	$1,259	$1,309
112	71	$757	$787	$818	$851	$885	$921	$957	$996	$1,036	$1,077	$1,120
113	82	$874	$909	$945	$983	$1,022	$1,063	$1,106	$1,150	$1,196	$1,244	$1,294
114	73	$778	$809	$841	$875	$910	$947	$984	$1,024	$1,065	$1,107	$1,152
115	80	$853	$887	$922	$959	$997	$1,037	$1,079	$1,122	$1,167	$1,213	$1,262
116	75	$799	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183
117	79	$842	$876	$911	$947	$985	$1,024	$1,065	$1,108	$1,152	$1,198	$1,246
118	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
119	80	$853	$887	$922	$959	$997	$1,037	$1,079	$1,122	$1,167	$1,213	$1,262
120	76	$810	$842	$876	$911	$947	$985	$1,025	$1,066	$1,108	$1,153	$1,199
121	83	$885	$920	$957	$995	$1,035	$1,076	$1,119	$1,164	$1,211	$1,259	$1,309
122	74	$789	$820	$853	$887	$923	$959	$998	$1,038	$1,079	$1,122	$1,167
123	81	$863	$898	$934	$971	$1,010	$1,050	$1,092	$1,136	$1,181	$1,229	$1,278
124	79	$842	$876	$911	$947	$985	$1,024	$1,065	$1,108	$1,152	$1,198	$1,246
125	84	$895	$931	$968	$1,007	$1,047	$1,089	$1,133	$1,178	$1,225	$1,274	$1,325
126	78	$831	$864	$899	$935	$972	$1,011	$1,052	$1,094	$1,138	$1,183	$1,230
127	82	$874	$909	$945	$983	$1,022	$1,063	$1,106	$1,150	$1,196	$1,244	$1,294
128	77	$821	$853	$888	$923	$960	$998	$1,038	$1,080	$1,123	$1,168	$1,215
129	84	$895	$931	$968	$1,007	$1,047	$1,089	$1,133	$1,178	$1,225	$1,274	$1,325
130	79	$842	$876	$911	$947	$985	$1,024	$1,065	$1,108	$1,152	$1,198	$1,246
131	82	$874	$909	$945	$983	$1,022	$1,063	$1,106	$1,150	$1,196	$1,244	$1,294
132	80	$853	$887	$922	$959	$997	$1,037	$1,079	$1,122	$1,167	$1,213	$1,262
133	85	$906	$942	$980	$1,019	$1,060	$1,102	$1,146	$1,192	$1,240	$1,289	$1,341
	10000	**$106,569**	**$110,832**	**$115,265**	**$119,876**	**$124,671**	**$129,658**	**$134,844**	**$140,238**	**$145,847**	**$151,681**	**$157,748**

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From: Rise
Sent: 30/04/2026 5:09:44 PM +10:00
To: Amit Sarkar ; dave.rimicheng@gmail.com; Henry Yan ; Molly (molkwo@gmail.com) ; Ryan Patrick Lahodiuk
Cc: James Cheng ; Oscar Lopez ; Mark Sarkis
Subject: SP92450 | RISE APARTMENTS - APRIL MONTHLY REPORT
Attachments:

- SP92450_APRIL_MONTHLY REPORT.pdf

Dear Committee Members,

I hope you're all doing well.
Please see attached Monthly report for the month of aPRIL
If you have any questions please feel free to contact me

Kind Regards,
Joe Bakhos
Building Manager

M 0414 108 794
E rise@premiumbuildingmanagement.com.au
W premiumbuildingmanagement.com.au

Rise Apartments
29 Hunter Street, Parramatta, NSW 2150
Mon to Fri 7:30am to 3:30pm

Premium Building Management - Head Office
Bldg 3, Suite 3, Lvl 2, 189 O'Riordan St, Mascot NSW 2020
P 02 9167 3940
W premiumbuildingmanagement.com.au

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premium building management
exceeding expectations

Building Management Report

February 2026



SP92450

29 Hunter ST Parramatta NSW 2150

- Strata Committee: Ryan Lahoduik, Henry Yan, Molly k, Amit Sarkar, Dave Cheng
- Strata Manager: James Cheung
- Building Managers: Joe Bakhos

Premium Building Management
BUILDING MANAGER'S REPORT
RISE | SP 92450
30/04/2026
Reporting Period: 01/04/2026 to 30/04/2026

Building Managers Task

Case 3999 - 21/4/2026 - Stormwater Pipe Failure – Basement Flooding (B1 & B4)

A broken stormwater pipe has been identified, resulting in water accumulation in Basement 4 and Basement 1. The affected pipe forms part of the building's stormwater transfer system, which pumps water from the stormwater pit in Basement 4 to the holding tank on Level 1, before discharging to the street.

Due to the failure of this pipe, the system is no longer operating correctly, causing water to back up and pool within the basement levels.

Building management have taken the following steps -

- Stormwater pumps have been turned off to prevent further system strain or potential damage
- Plumber has been notified and requested to attend urgently
- Site inspection conducted to confirm source of water ingress
- Residents to be notified to exercise caution in basement areas due to wet/slippery conditions

Notes:

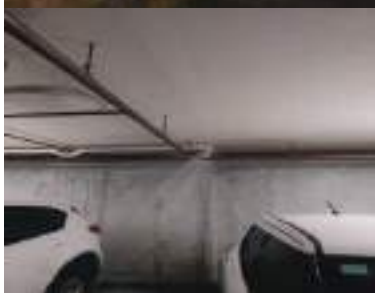
21-04-26 - Alpha plumbing attended to repair the storm water pressure pipe.
while testing the same pressure pipe on basement 1 cracked causing water to spray the basement. The pipe was also repaired.

Job Area: Common Asset , (Storm Water pumps lvl B4)

Status: Completed

Date Completed: 22/4/2026 08:16 am



Case 3996 - 15/4/2026 - Annual Fire Safety Statement (AFSS) – Inspection & Works Coordination

- The building's Annual Fire Safety Statement (AFSS) is currently being coordinated. Work orders have been issued to all relevant contractors to undertake the required inspection, testing, and certification of essential fire safety measures.

This process is required to ensure compliance with statutory obligations and timely lodgement of the AFSS with Council.

Scope of Works (AFSS Requirements):

- Fire detection and alarm systems
- Mechanical fire safety systems
- Passive fire safety systems
- Lift fire interface systems
- Emergency lighting and exit signage
- Sprinkler, hydrant, hose reel and extinguisher systems
- Smoke control and egress systems

Contractors Issued Work Orders:

Fire Services

- **2020 Fire** Fire systems inspection, testing & certification (AFSS)

Mechanical Systems

- **Trackie ind** Smoke control, stair pressurisation, ventilation systems

Passive Fire Systems

- **2020 Fire** Fire doors, penetrations, compartmentation

Lift Services

- **Schindler Lifts** Fire mode operation, emergency recall, communication systems

Notes:

15-04-26- work orders sent to
Trackie
Schindler
2020 fire
Residents have also been given notice
29/04/26- 2020fire will be attending the 1/6/26 to 3/6/26
Schindler will also be onsite on the 1/6/26
trackie will be onsite 6/6/26 to carry out the mechanical testing

Documents: 1. 260825-draft-efsm.docx

Job Area: Common Asset , (AFSS)

Status: In Progress

Resident Matters

Case 3978 - 19/3/2026 - UNIT 1201 RENOVATION APPLICATION

The owner of Unit 1201 has submitted an application to carry out renovation works within the lot, including upgrades to the bathroom and kitchen.

As part of the approval process, the owner is required to engage a strata lawyer to prepare a bathroom by-law. Once the by-law has been drafted and received, it must be presented at a General Meeting for approval before any works can commence.

The owner has been provided with the following legal contacts to obtain a quotation for preparation and registration of the by-law:

-

Monika J Lawyers: monika@jlawyersptyltd.com.au

-

Bannermans Lawyers: enquiries@bannermans.com.au

In addition, the owner must submit detailed plans and a full layout of the proposed works. This must include an engineer's report confirming whether the walls proposed for removal are non-structural and safe to remove.

Notes:

29-04-26- awaiting general meeting

Documents: 1. alterations-to-lot-application.pdf 2. quote-00173-from-mk-plumbing-maintenance-services.pdf 3. parramatta.pdf 4. md20260192-sp92450-by-law-for-works-lot-60.docx 5. 240592-260330-nov-sp-92450-u1201-wall-removal-report-r1-1.pdf

Job Area: Private Lot , (1201)

Status: In Progress

Work Order

Case 4000 - 21/4/2026 - SP92450 | RISE APARTMENTS - W/O - REPAIR OF STORM WATER PIPE BASEMENT 4

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to repair the broken storm water pipe which is flooding the basement.

the pumps have been turned off to prevent anymore flooding in the basement.

Please note the following site requirements:

•All contractors must **contact the Building Manager upon arrival and departure**.

•Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am – 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

21-04-26 - Alpha plumbing attended to repair the storm water pressure pipe.
while testing the same pressure pipe on basement 1 cracked causing water to spray the basement.the pipe was also repaired.

Invoices: 1. View Attachment ($1,237.50)

Job Area: Common Asset , (Basement 4 storm water pits)

Status: Completed

Date Completed: 23/4/2026 12:20 pm






Case 3998 - 16/4/2026 - SP92450 | RISE APARTMENTS - W/O - TOILET CISTERN NOT WORKING

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to repair the toilet cistern in the loading dock toilet which is not filling up or flushing.

Please note the following site requirements:

•All contractors must **contact the Building Manager upon arrival and departure**.

•Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am – 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

16-04-26- found the cistern parts were
out of alignment and needed a proper adjustment to get the water flowing again.

Invoices: 1. View Attachment ($385.00)

Job Area: Common Non-asset

Status: Completed

Date Completed: 23/4/2026 11:18 am

Case 3995 - 15/4/2026 - SP92450 | RISE APARTMENTS - W/0- AFSS Mechanical Fire Systems

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to

carry the inspection, testing, and certification of the mechanical fire safety systems in line with the Annual Fire Safety Statement (AFSS) requirements for the building.

The scope of works includes, but is not limited to:

Mechanical smoke exhaust systems

Stair pressurisation systems

Car park ventilation systems (where applicable)

Smoke dampers and associated controls

Air handling systems interfaced with fire mode operation

Any other mechanical fire safety measures listed within the building's fire safety schedule

Could you please provide:

1.A detailed quotation for the above scope of works

2.Confirmation that all testing will be carried out in accordance with relevant Australian Standards (including AS 1851)

3.Your availability and proposed dates to attend site

4.Any access requirements or notice periods required for residents and commercial tenants

5.Any exclusions, assumptions, or limitations within your quotation

Please also advise if you require a copy of the fire safety schedule, mechanical drawings, or any additional documentation to assist with pricing.

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

23-04-26- an email from Trackie to confirm they will be onsite Wednesday 6th may to commence AFSS testing

Job Area: Common Asset , (AFSS MECHANICAL)

Status: In Progress

Case 3994 - 15/4/2026 - SP92450 | RISE APARTMENTS W/O - AFSS Fire Systems Inspection

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to

carry out the inspection, testing, and certification of the essential fire safety measures as part of the Annual Fire Safety Statement (AFSS) requirements for the building.

The scope of works includes, but is not limited to:

- Fire detection and alarm systems (smoke detectors, heat detectors, FIP, EWIS)
- Fire suppression systems (sprinklers, hydrants, hose reels, portable extinguishers)

- Occupant warning and intercommunication systems
- Interface testing between fire systems and other services
- Any other essential fire safety measures listed within the building's fire safety schedule

Could you please provide:

1. A detailed quotation for the above scope of works
2. Confirmation that all testing will be carried out in accordance with relevant Australian Standards (including AS 1851)
3. Your availability and proposed dates to attend site
4. Any access requirements or notice periods required for residents and commercial tenants
5. Any exclusions, assumptions, or limitations within your quotation

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

29-04-26- will be onsite from the 1/6/2 to 3/6/26

Job Area: Common Asset , (AFSS)

Status: In Progress

Case 3993 - 15/4/2026 - SP92450 | Rise Apartments- W/O – AFSS Lift Systems Inspection

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to

carry out the inspection, testing, and certification of the lift systems as part of the Annual Fire Safety Statement (AFSS) requirements for the building.

The scope of works includes, but is not limited to:

Fire service controls and recall functions

Emergency lift operation (including fire brigade override)

Lift communication systems (intercoms and emergency phones)

Interface with fire indicator panel (FIP) and alarm systems

Door operation and fail-safe functions during fire events

Any other lift-related fire safety measures listed within the building's fire safety schedule

Could you please provide:

1.A detailed quotation for the above services

2.Confirmation that testing will be carried out in accordance with relevant Australian Standards and codes

3.Your availability and proposed dates to attend site

4.Any access requirements or notice periods required for residents and commercial tenants

5.Any exclusions or assumptions within your quotation

Please also advise if you require a copy of the fire safety schedule or any additional documentation to assist with pricing.

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

29-04-26- will be onsite with 2020fire to conduct the inspections of both lift 1 and 2

Job Area: Common Asset , (Lift #1, Lift #2)

Status: New



Case 3992 - 14/4/2026 - SP92450 | RISE APARTMENTS - W/O - SUPPLY AND INSTALL 2 X NEW LOCKABLE RESTRICTOR WINDER - UNITS 2702/UNIT 1801

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to Supply and install 2 x new lockable child restrictor winders quoted at $484(Q-15891) for units 2702 and unit 1801.

Before attending please contact the following residents to provide access.

Unit 2702 - Uranbileg Purevdorj - 0451 441 085

Battushig Bat-Orgil 0451 441 085

Unit 1801 -

Ray white real estate (Rosa Katrib) - (02) 9891 3333

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Quotes: 1. View Attachment ($484.00)

Invoices: 1. View Attachment ($484.00)

Job Area: Private Lot , (1801, 2702)

Status: Completed

Date Completed: 29/4/2026 10:52 am



Case 3991 - 7/4/2026 - SP92450 | RISE APARTMENTS - W/O - 12 MONTH MAINTENANCE (SQ-0349)

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to conduct the 12 month routine inspection and testing of the

Smoke exhaust systems**Stair and zone pressurization**
Fire and smoke dampers
Mechanical air handling
Mechanical plant operating in fire mode which was quoted at $7,942.00 (quote attached)

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure.**

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours:** 7:30 am 3:30 pm, Monday to Friday.

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Quotes: 1. View Attachment ($7,942.00)

Invoices: 1. View Attachment ($1,985.50)

Job Area: Common Asset , (AFSS MECHANICAL)

Status: Completed

Date Completed: 9/4/2026 08:20 am

Case 3986 - 26/3/2026 - SP92450 | RISE APARTMENTS - W/O REPAIR OF BROKEN GLASS UNIT 2403

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to **repair the broken glass in the bedroom of unit 2403 quoted at $ 1727(Q-15406).**

***IMPORTANT - please contact the tenants to arrange access**

Junmai Ye - 0490326445

Weidong Kong - 0406448436

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Quotes: 1. View Attachment ($1,727.00)

Invoices: 1. View Attachment ($1,727.00)

Job Area: Private Lot , (2403)

Status: Completed

Date Completed: 22/4/2026 08:19 am



Case 3957 - 21/1/2026 - SP92450 | RISE APARTMENTS W/O SUPPLY AND INSTALL OF SHAFT SCREENING

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to supply and install the lift shaft screening between lifts 1 and 2 which was quoted at $28,860.98 (Q-156487373)

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

25-02-26 - schindler onsite to install lift screens
26-02-26 - schindler onsite to complete lift screens
24-03-26- email sent to schindler requesting update as to when they will attend to complete the work order. awaiting response
25-03-26- schindler has advised they will be onsite Monday 30th March through to Thursday 2nd April, between 7:00am and 3:00pm daily, to carry out rope replacement works on Lift 1.
30-03-26- schindler list attended and found they had the incorrect ropes email will be sent to glen requesting information.

Quotes: 1. View Attachment ($28,860.98)

Documents: 1. etimesheet-1918354-2400-0000004076880-01.pdf

Job Area: Common Asset , (Lift #2)

Status: In Progress



Case 3923 - 1/12/2025 - SP92450 | RISE APARTMENTS - W/O REPLACEMENT OF 5 HOTWATER PACKS

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **replace 5 x hot water heaters which was quoted at $16,055.11 (Q-166242)**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

27-02-26 - Rheem will be attending on the 16/03/26 between 7:30-4:00pm to install 5 x hot water packs

Quotes: 1. View Attachment ($16,055.11)

Job Area: Common Asset , (Hotwater packs)

Status: Completed

Date Completed: 29/4/2026 10:59 am



Request for Quote

Case 3990 - 1/4/2026 - SP92450 | RISE APARTMENTS - RFQ- SUPPLY AND INSTALL OF WINDOW WINDER - UNIT 2702

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to **quote supplying and installing of the window winder which is currently not operating as it should.**

before attending please contact the tenants below to arrange access.

Battushig Bat-Orgil 0451 441 085

Uranbileg Purevdorj0451 441 085

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours:** 7:30 am 3:30 pm, Monday to Friday.

Quotes: 1. View Attachment ($484.00)

Job Area: Private Lot , (2702)

Status: Completed

Date Completed: 14/4/2026 09:48 am





Case 3982 - 24/3/2026 - SP92450 | RISE APARTMENTS - RFQ PATCH AND PAINT OF HALLWAY CEILING UNIT 1505

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to **quote the repairs of the ceiling in unit 1505 which was affected by water.**

Before attending please contact the resident Sarah on 0437 824 912 to arrange access

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

30-03-26- quotation received and sent to the SC for review and approval.

Quotes: 1. View Attachment ($1,430.00)

Job Area: Private Lot , (1505)

Status: Completed

Date Completed: 13/4/2026 09:24 am

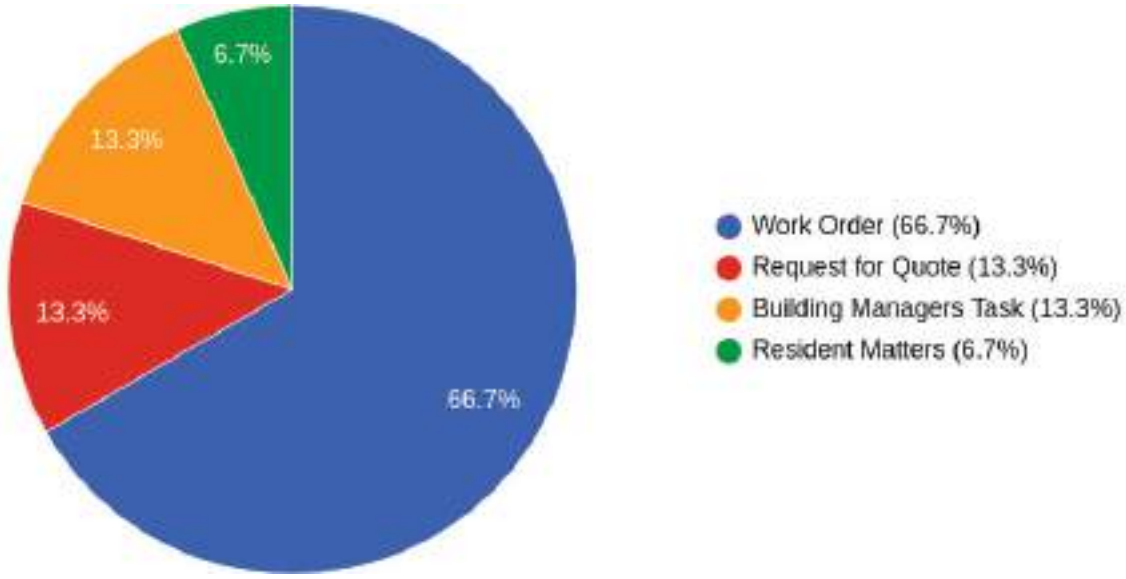




SCHEDULED MAINTENANCE REPORT

Date	Subject	Comment	Status
8/4/2026	KR Pest Control Maintenance		Complete
8/4/2026	Mechanical & Smoke Control Systems maintenance		Complete

CASE SUMMARY



premium building management
exceeding expectations

Building Management Report

February 2026



SP92450

29 Hunter ST Parramatta NSW 2150

- Strata Committee: Ryan Lahoduik, Henry Yan, Molly k, Amit Sarkar, Dave Cheng
- Strata Manager: Maurlie Dulay
- Building Managers: Joe Bakhos

Premium Building Management
BUILDING MANAGER'S REPORT
RISE | SP 92450
31/03/2026
Reporting Period: 01/03/2026 to 31/03/2026

Building Managers Task

Case 3974 - 5/3/2026 - Water Ingress – Unit 2703

Building Management has been notified of water ingress affecting Unit 2703 during periods of heavy rainfall. Upon inspection, it was identified that water is seeping from the external area (refer Image A) and entering into the service cupboard (refer Image B).

From the service cupboard, water is tracking between the service pipes and penetrating through to the bedroom area (refer Image C), resulting in the carpet becoming saturated.

A temporary silicone bead was applied to the suspected entry point in an attempt to mitigate the issue; however, this measure has proven unsuccessful.

Ashley from hi-tech will install a temporary waterproofing sheet over the affected external area to redirect water away from the penetration point. This is a temporary solution only and is intended to minimise further internal damage until permanent rectification works can be arranged.

Notes:

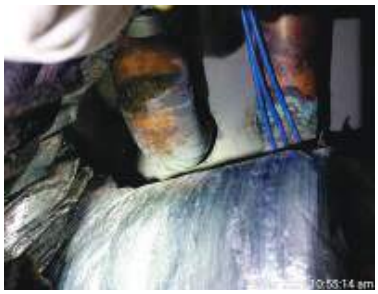
11-03-26- Hitech remedial installed a temporary water proofing sheet to stop water entering the service cupboard and leaking to unit 2703.

Job Area: Private Lot , (2703)

Status: Completed

Date Completed: 13/3/2026 10:44 am











Case 3973 - 5/3/2026 - WATER LEAK UNIT 2307 BATHROOM

Building Management were notified by the residents of Unit 2307 that water was seeping into the bedroom cupboard adjacent to the bathroom. The resident advised visible moisture and minor dampness within the cupboard area, raising concerns of potential ongoing water ingress.

An onsite inspection was conducted by Building Management. Upon assessment of the bathroom and surrounding areas, it was identified that the silicone seals within the shower recess have deteriorated. The sealant appears cracked and worn, which is likely allowing water to penetrate through the shower screen joints and tile junctions. This has resulted in moisture tracking beyond the wet area and affecting the adjoining bedroom cupboard wall.

No immediate structural damage was observed at the time of inspection; however, re-sealing of the shower recess is required as a matter of priority to prevent further water ingress and potential mould development.

An email has been issued to the Strata Committee advising of the findings and recommending that quotations be sourced for removal and replacement of the deteriorated shower recess sealant.

Notes:

26-02-26- contacted Megaseal office to confirm date of attendance will confirm shortly
4/03/26- advised by residents megasealed will attend today at 10am
- quote recieved by megasealed
5-03-26- work order issued to megasealed.
13-03-26- megasealed will be onsite the 25th March

Quotes: 1. View Attachment ($895.00)

Invoices: 1. View Attachment ($895.00)

Job Area: Private Lot , (2307)

Status: Completed

Date Completed: 27/3/2026 03:06 pm





Repair & Maintenance

Case 3981 - 24/3/2026 - WATER METER LEAK - UNIT 1001

BM found water meter of unit 1001 leaking and causing a water pool.

Plumber attended and removed the meter installing a by-pass unit Jemena attends and repairs the meter.

Notes:

23-03-26- Jemena gas contacted and will organize to attend and repair the meter.-REF #1403587336
25-03-26 - Jemena Gas attended and replaced the meter

Job Area: Private Lot , (1001)

Status: Completed

Date Completed: 25/3/2026 07:59 am



Resident Matters

Case 3978 - 19/3/2026 - UNIT 1201 RENOVATION APPLICATION

The owner of Unit 1201 has submitted an application to carry out renovation works within the lot, including upgrades to the bathroom and kitchen.

As part of the approval process, the owner is required to engage a strata lawyer to prepare a bathroom by-law. Once the by-law has been drafted and received, it must be presented at a General Meeting for approval before any works can commence.

The owner has been provided with the following legal contacts to obtain a quotation for preparation and registration of the by-law:

-

Monika J Lawyers: monika@jlawyersptyltd.com.au

-

Bannermans Lawyers: enquiries@bannermans.com.au

In addition, the owner must submit detailed plans and a full layout of the proposed works. This must include an engineer's report confirming whether the walls proposed for removal are non-structural and safe to remove.

Documents: 1. alterations-to-lot-application.pdf 2. quote-00173-from-mk-plumbing-maintenance-services.pdf 3. parramatta.pdf 4. md20260192-sp92450-by-law-for-works-lot-60.docx

Job Area: Private Lot , (1201)

Status: In Progress

Case 3977 - 18/3/2026 - WATER LEAK UNIT 301

Building management was contacted by the agent regarding a water leak affecting Unit 301.

A call was made to the occupant/owner of Unit 401 (unit above), as the source of the leak is suspected to be originating from this lot. The owner of Unit 401 advised that the issue may be related to their bathroom, potentially from the toilet.

Arrange coordinated access with both Unit 301 and Unit 401 to proceed with the investigation. Engage a licensed plumber to attend site, cut an inspection hole in the ceiling of Unit 301, and carry out controlled testing of the toilet and shower in Unit 401. Identify the exact source of the leak and provide a report along with recommended rectification works.

Notes:

24-03-26- work order issued to alpha plumbing to investigate.
25-03-26- no leak found by the plumber paint was flakey due to incorrect application

Job Area: Private Lot , (301, 401)

Status: Completed

Date Completed: 26/3/2026 06:53 am





Building Manager Suggestions

Case 3933 - 30/12/2025 - Suggestion to Replace Building Intercom System

a suggestion to replace the existing intercom systems within the building.

A number of the current intercoms are either not operating correctly or have completely stopped functioning. This has led to ongoing access and communication issues for residents and visitors, and continued repairs are

becoming increasingly impractical and unreliable.

Given the age and condition of the current system, a full replacement would provide a more reliable, secure, and long-term solution for the building. Upgrading the intercoms would also improve safety, ease of access, and overall functionality for residents.

Quote requests can be sent to the following suppliers for comparison:

-

Informative Security

-

Protecom

Once quotes are received, they can be reviewed by the committee to determine the most suitable option.

Notes:

31-03-26- both quotes sent to the committee for review and decision

Quotes: 1. View Attachment ($76,890.00) 2. View Attachment ($71,687.00)

Job Area: Common Asset , (Intercom)

Status: Completed

Date Completed: 31/3/2026 10:30 am



Building Incidents

Case 3987 - 27/3/2026 - FIRE EVACUTION

An Evacuation occurred at 11:15am caused by the lift technician cleaning the top of the lift.

All residents evacuated the building and awaited the NSW fire services to arrive who did a short time later to inspect the area affected.

a few moments later a all clear was given and all residents were allowed to enter the building.

Documents: 1. refire-alarm-at-29-hunter-st-parramatta-ase-64330.msg

Job Area: Common Non-asset

Status: Completed

Date Completed: 27/3/2026 12:30 pm



Case 3980 - 20/3/2026 - SLIP AND FALL BASEMENT 4 - UNIT 2203

The resident of Unit 2203 attended the Building Manager's office to report that she had experienced a fall in Basement Level 4, initially stating it was due to a water puddle.

CCTV footage was reviewed, which shows the resident walking towards her vehicle. During this time, she stepped into a pothole, which caused her to lose balance and fall onto her hip and arm.

The resident was asked if she required an ambulance; however, she declined medical assistance.

BM to Monitor the area for any additional trip hazards or water accumulation.

Job Area: Private Lot , (2203)

Status: Completed

Date Completed: 23/3/2026 12:49 pm



Case 3971 - 28/2/2026 - Fire Alarm Activation

At approximately 12:43 AM this morning, Building Management received multiple calls from residents advising that the fire evacuation alarm was sounding throughout the building.

The Fire and Rescue NSW attended the site shortly after and silenced the alarm.

This morning, I contacted our fire monitoring provider, ADT, to enquire why no SMS or email notification was issued to Building Management regarding the alarm activation. ADT advised that they did not receive any signal or alarm notification from the building's fire panel. They further stated that attendance by the fire brigade was not initiated by them, and that the brigade was contacted directly by a resident of the building.

I subsequently contacted the Harris Park Fire Brigade to obtain clarification as to the nature of the call and how they were notified. The brigade confirmed they were contacted directly by a resident but were unable to confirm which resident made the call.

An email has been issued to the Strata Committee advising of the incident. A broadcast notice has also been sent to all residents requesting that the individual who contacted the New South Wales Fire Brigade please come forward and provide further information regarding the circumstances that led to the call and the reason for the alarm activation.

Further updates will be provided once additional information becomes available.

Notes:

2-03-26- CCTV REVIEWED and shows the issue maybe be caused by the emergency evacuation button in the B2 lift lobby as no one was in the area at that time.
2020fire to be contacted to check if the evacuation button is faulty

Job Area: Common Non-asset

Status: Completed

Date Completed: 10/3/2026 12:41 pm



Case 3970 - 27/2/2026 - Security Incident – Break-In at Loading Area (2:00am)

At approximately 2:00am this morning, an unidentified male entered the building's loading area and unlawfully accessed the HiTech site shed.

The individual forced entry into the shed and stole a number of power tools before leaving the premises. The male was described as being of large build. He had his identity concealed, wearing a hoodie and a mask. CCTV footage shows that he also used an umbrella in an apparent attempt to obscure camera visibility.

Police have been contacted and a report has been lodged. CCTV footage will be provided to the authorities to assist with their investigation.

Notes:

3-03-26- police have footage

Job Area: Common Non-asset

Status: Completed

Date Completed: 3/3/2026 11:45 am





Work Order

Case 3986 - 26/3/2026 - SP92450 | RISE APARTMENTS - W/O REPAIR OF BROKEN GLASS UNIT 2403

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to **repair the broken glass in the bedroom of unit 2403 quoted at $ 1727(Q-15406).**

***IMPORTANT - please contact the tenants to arrange access**

Junmai Ye - 0490326445

Weidong Kong - 0406448436

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Quotes: 1. View Attachment ($1,727.00)

Job Area: Private Lot , (2403)

Status: In Progress



Case 3985 - 26/3/2026 - SP92450 | RISE APARTMENTS - W/O REPAIRING OF WATER LEAK IN LEVEL 21 CUPBOARD.

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to identify a water leak from the water cupboard on level 21 which is leaking to level 15.

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

26-03-26- Alpha plumbing attended and by-passed the meter as it was leaking.
Jemena was contacted

Invoices: 1. View Attachment ($407.00)

Job Area: Common Asset , (Hot water Cupboard pipes)

Status: Completed

Date Completed: 27/3/2026 02:38 pm



Case 3984 - 24/3/2026 - SP92450 | RISE APARTMENTS - W/O WATER LEAK UNIT 301/401

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours **to investigate the water leak in unit 301 which maybe caused by the above unit 401.**

Before attending please contact the residents to arrange access

Chris - 0410 701 668 (401)

Rahul- 0410 299 976 (301)

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

25-03-26- Plumber attended to inspect the bathroom of unit 301 and found there was no leak but paint peeling due to poor application.
the agent has been emailed

Job Area: Private Lot , (301, 401)

Status: Completed

Date Completed: 25/3/2026 02:54 pm



Case 3983 - 24/3/2026 - SP92450 | RISE APARTMENTS - W/O INSPECT THE WATER LEAK IN UNIT 705/805

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to investigate the water leak in the bathroom of unit 705 which is coming from 805.

A hole might have to be cut to identify the source of the leak.

Before you attend please contact the residents to arrange access

Bhumika - 0451 996 405 (805)

Albina- 0452 465 271 (705)

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

25-03-26- Alpha plumbing attended and inspected the bathroom of unit 301 and found no leak. the paint was flaking due to incorrect application of the paint.

Invoices: 1. View Attachment ($220.00)

Job Area: Private Lot , (705, 805)

Status: Completed

Date Completed: 31/3/2026 12:51 pm



Case 3979 - 20/3/2026 - SP92450 | RISE APARTMENTS - W/O WATER LEAK inside level 10 CUPBOARD

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to repair the leaking pipe in the cupboard in common area.

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

20-3-26- Alha plumbing attended and found the water meter was leaking. the meter was removed and jemena contacted.

Invoices: 1. View Attachment ($440.00)

Job Area: Common Asset , (PVC Pipes)

Status: Completed

Date Completed: 24/3/2026 09:35 am





Case 3975 - 5/3/2026 - SP92450 | RISE APARTMENTS - W/O SEALING OF THE SHOWER RECESS AREA IN UNIT 2307

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours **to proceed with the sealing of the main bathroom which is seeping into the bedroom cupboard that was quoted at $ 895 (quote # 61262)**

before attending please contact either resident for access

Xiaochen Chen - 0424 160 081

Sun Wai Fung - 0415 468 681

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,**Joe Bakhos**
Building Manager
Owners Corporation SP92450

Quotes: 1. View Attachment ($895.00)

Invoices: 1. View Attachment ($895.00)

Job Area: Private Lot , (2307)

Status: Completed

Date Completed: 26/3/2026 06:55 am








Case 3961 - 13/2/2026 - SP92450 | RISE APARTMENTS - W/O INSPECT THE SHOWER LEAK IN UNIT 2307

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to **inspect the leak in the main bathroom which is seeping into the bedroom cupboard.**

before attending please contact either resident for access

Xiaochen Chen - 0424 160 081

Sun Wai Fung - 0415 468 681

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

19-02-2026- email sent to Alpha requesting an ETA on completion of Work Order
23-02-26- Alpha plumbing attended and conducted a water test in the shower recess and found it failed due to water-proofing. email sent to the sc advising a quotation request will be sent to mega sealed.

Invoices: 1. View Attachment ($385.00)

Job Area: Private Lot , (2307)

Status: Completed

Date Completed: 3/3/2026 11:41 am






Case 3960 - 12/2/2026 - SP92450 | RISE APARTMENTS - W/O REPLACEMENT OF URMET INTERCOM HANDSET UNIT 204.

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to **replace the Urmet handset in unit 204 which you cant hear the ringing when buzzed from main station.**

before arriving onsite please contact the owner James on 0415 530 199 to arrange access

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

16-02-26- emailed received by informative security advising handset is on order and wont be received until 2 weeks.
10-03-26 - Informative security attended the build and replaced at the intercom unit for Unit 204 However they found an issue with the intercom system where the ringtones for levels one to nine are not operating correctly an email was sent this morning requesting information on the error I am now awaiting response

Quotes: 1. View Attachment ($76,890.00)

Job Area: Private Lot , (204)

Status: Completed

Date Completed: 30/3/2026 04:29 pm



Case 3957 - 21/1/2026 - SP92450 | RISE APARTMENTS W/O SUPPLY AND INSTALL OF SHAFT SCREENING

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to supply and install the lift shaft screening between lifts 1 and 2 which was quoted at $28,860.98 (Q-156487373)

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

25-02-26 - schindler onsite to install lift screens
26-02-26 - schindler onsite to complete lift screens
24-03-26- email sent to schindler requesting update as to when they will attend to complete the work order. awaiting response
25-03-26- schindler has advised they will be onsite Monday 30th March through to Thursday 2nd April, between

7:00am and 3:00pm daily, to carry out rope replacement works on Lift 1.
30-03-26- schindler list attended and found they had the incorrect ropes email will be sent to glen requesting information.

Quotes: 1. View Attachment ($28,860.98)

Documents: 1. etimesheet-1918354-2400-0000004076880-01.pdf

Job Area: Common Asset , (Lift #2)

Status: In Progress



Case 3932 - 29/12/2025 - SP92450 | RISE APARTMENTS - W/O REPAIR OF HOT WATER PIPE LEVEL 10 HOT-WATER CUPBOARD

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building **managers onsite hours to repair the hot water pipe which is leaking inside the cupboard on level 10.**

the pipe belongs to unit 1001

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log
Book which is located in the building manager's office.
For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

2-1-26 - alpha plumbing attended and found the seals were faulty and needed changing.

Invoices: 1. View Attachment ($407.00)

Job Area: Private Lot , (1001)

Status: Completed

Date Completed: 3/3/2026 12:03 pm





Case 3923 - 1/12/2025 - SP92450 | RISE APARTMENTS - W/O REPLACEMENT OF 5 HOTWATER PACKS

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **replace 5 x hot water heaters which was quoted at $16,055.11 (Q-166242)**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

27-02-26 - Rheem will be attending on the 16/03/26 between 7:30-4:00pm to install 5 x hot water packs

Quotes: 1. View Attachment ($16,055.11)

Job Area: Common Asset , (Hotwater packs)

Status: Awaiting invoice



Case 3915 - 20/11/2025 - SP104955 | RISE APARTMENTS - W/O SUPPLY AND INSTALLATION OF EMERGENCY LIGHTING

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to**SUPPLY AND INSTALLATION OF THE ITEMS BELOW WHICH WAS QUOTED AT $ 4,125.00 (Q-4972)**

Emergency Light (Emergency 4FT Diffused Batten) [ID:50994] 18, Lvl 18 FS

Emergency Light (Emergency 4FT Diffused Batten) [ID:51034] 13, Lvl 13 FS

Emergency Light (Spitfire) [ID:51063] 9, Lvl 9 Foyer

Emergency Light (Spitfire) [ID:51099] 5, Lvl 5 Foyer

Exit Light (Blade) [ID:50940] 24, Lvl 24 foyer

Exit Light (Blade) [ID:50947] 23, Lvl 23 Foyer

Exit Light (Blade) [ID:50951] 23, Lvl 23 Foyer

Exit Light (Blade) [ID:50983] 19, Lvl 19 Foyer

Exit Light (Blade) [ID:51004] 16, Lvl 16 Foyer

Exit Light (Blade) [ID:51062] 9, Lvl 9 Foyer

Exit Light (Blade) [ID:51064] 9, Lvl 9 Foyer

Exit Light (Blade) [ID:51065] 9, Lvl 9 Foyer

Exit Light (Blade) [ID:51086] 6, Lvl 6 Foyer

Exit Light (Blade) [ID:51087] 6, Lvl 6 Foyer

Exit Light (Standard Slide Connect Exit Light - White) [ID:51150] 1, Lvl 1 Foyer

Exit Light (Standard Slide Connect Exit Light - White) [ID:50910] 28, Lvl 28 Pump room .

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Quotes: 1. View Attachment ($4,125.00)

Job Area: Common Asset , (common area exit lights, Exit lights)

Status: Completed

Date Completed: 10/3/2026 12:41 pm

Request for Quote

Case 3982 - 24/3/2026 - SP92450 | RISE APARTMENTS - RFQ PATCH AND PAINT OF HALLWAY CEILING UNIT 1505

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to **quote the repairs of the ceiling in unit 1505 which was affected by water.**

Before attending please contact the resident Sarah on 0437 824 912 to arrange access

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

30-03-26- quotation received and sent to the SC for review and approval.

Quotes: 1. View Attachment ($1,430.00)

Job Area: Private Lot , (1505)

Status: Awaiting desicion





Case 3972 - 3/3/2026 - SP92450 | RISE APARTMENTS - RFQ- SUPPLY AND INSTALL OF BROKEN GLASS PANEL UNIT 2403

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site during the Building Manager's onsite hours to quote the replacement glass in the bedroom of unit 2403.

please contact the residents on
Please note the following site requirements:
All contractors must contact the Building Manager upon arrival and departure.
Contractors are required to sign in and out of the logbook, located in the Building Manager's office.
For access or assistance, please contact the onsite Building Manager on 0414 108 794.
Onsite hours: 7:30 am 3:30 pm, Monday to Friday.
Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

12-03-26- emailed received by express glass advising multiple attempts to contact the tenants regarding the quotation for the broken glass but were unsuccessful. an email was sent by the Building management to the agent who will contact them and book with the contractor.
25-03-26- due to the back and forth attempting to gain access building management have requested express glass to quote using the photos.

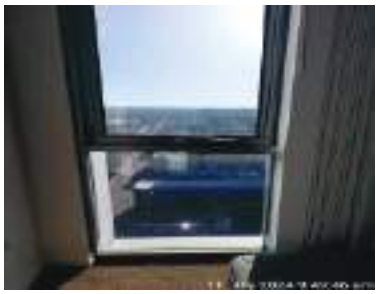
Quotes: 1. View Attachment ($2,398.00)

Job Area: Private Lot , (2403)

Status: Completed

Date Completed: 26/3/2026 07:26 am






Case 3968 - 23/2/2026 - SP92450 | RISE APARTMENTS - RFQ SEALING OF THE SHOWER RECESS AREA IN UNIT 2307

Description

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours **to quote the sealing of the main bathroom which is seeping into the bedroom cupboard.**

before attending please contact either resident for access

Xiaochen Chen - 0424 160 081

Sun Wai Fung - 0415 468 681

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,**Joe Bakhos**
Building Manager
Owners Corporation SP92450

Notes:

5/03/26- quote received and work order sent.

Quotes: 1. View Attachment ($895.00)

Job Area: Private Lot , (2307)

Status: Completed

Date Completed: 5/3/2026 12:32 pm






Case 3954 - 20/1/2026 - SP92450 | RISE APARTMENTS RFQ SUPPLY AND INSTALL OF GLASS PANEL -UNIT 2403

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to provide a quotation to repair the glass in the bedroom of unit 2403.

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

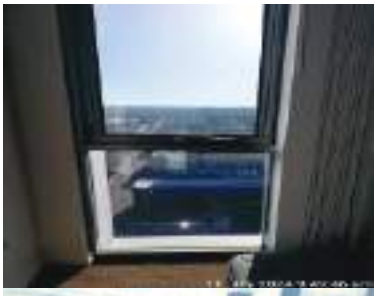
30-1-26- quote received and sent to Sc for review
26-3-26 - quote accepted work order issued

Quotes: 1. View Attachment ($1,727.00)

Job Area: Private Lot , (2403)

Status: Completed

Date Completed: 26/3/2026 07:44 am






Case 3950 - 14/1/2026 - SP92450 | RISE APARTMENTS - RFQ/ REPLACEMENT OF INTERCOM SYSTEM

On behalf of the Owners Corporation of **SP92450**, we kindly invite you to attend the above site during the Building Manager's onsite hours to quote the supply and installation of the buildings intercom system which is

133 x handsets

6 x door stations which are Main entry , car-park entry basements 1-4

Please note the following site requirements:

All contractors must **contact the Building Manager upon arrival and departure**.

Contractors are required to **sign in and out of the logbook**, located in the Building Manager's office.

For access or assistance, please contact the onsite Building Manager on **0414 108 794**.**Onsite hours: 7:30 am 3:30 pm, Monday to Friday.**

Kind regards,
Joe Bakhos
Building Manager
Owners Corporation SP92450

Notes:

14-01-26- quote received by Protecom
30-03-26 - quote recieved by informative security. and both quotes sent to the committee for review

Quotes: 1. View Attachment ($71,687.00) 2. View Attachment ($76,890.00)

Job Area: Common Asset , (Intercom)

Status: Completed

Date Completed: 31/3/2026 10:37 am

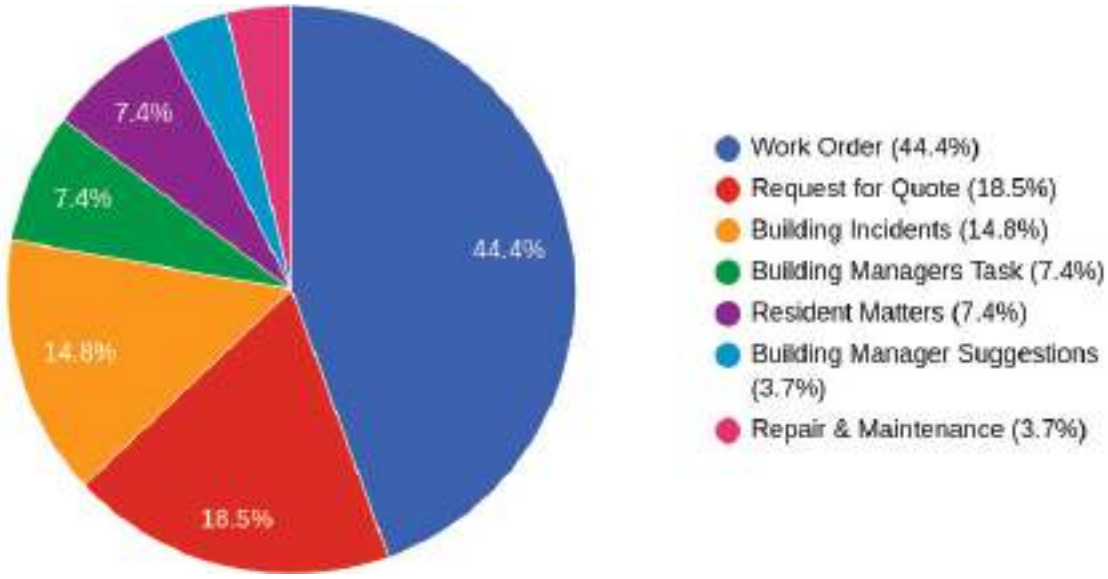




SCHEDULED MAINTENANCE REPORT

Date	Subject	Comment	Status
2/3/2026	Wheelchair Lift Maintenance		Pending
25/3/2026	Bi-annual Mister Units - B1 Waste Room		Complete
28/3/2026	Schindler | Lift 1 & 2 Quarterly Maintenance Servicing		Complete

CASE SUMMARY



PCG Meeting – Minutes

Project:	Project Remediate 163 - 29 Hunter Street, Parramatta	Project Ref:	816
Date:	29 October 2025	Meeting #:	11
Venue:	Hybrid – On Site & MS Team	Time:	2:00pm
Issued by:	Bailey Wrightson	Pages:	5

ATTENDANCE

Att.	Apol.	Name / Organisation	Code	Distribution (Email)
	✓	Trent Klouzal – APG	TK	Trent.klouzal@apg.com.au
✓		Danni Mees – APG	DM	Danni.mees@apg.com.au
✓		Bailey Wrightson – APG	BW	Baiey.wrightson@apg.com.au
✓		Marulie Dulay – PS	MD	mdulay@premiumstrata.com.au
	✓	Benjamin He	BH	bhe@premiumstrata.com.au
✓		Joe Bakhos	JB	Rise@premiumbuildingmanagement.com.au
✓		Adrian McKinnon - HY	AM	amckinnon@hansenyuncken.com.au
	✓	Sean MacDonald – HY	SM	smacdonald@hansenyuncken.com.au
✓		Chris Stefanovski – HR	CS	chris.s@hitechremedial.com
✓		Ashley McAlister – HR	AM	Ashley.m@hitechremedial.com
	✓	Joshua Zufferey – HR	JZ	joshua.z@hitechremedial.com
	✓	Birat Baral – PR	BB	Birat.Baral@customerservice.nsw.gov.au
	✓	Bhoomi Patel - PR	BP	Bhoomi.Patel@customerservice.nsw.gov.au
✓		Olcay Guney - PR	OG	Olcay.Guney@customerservice.nsw.gov.au

REF	ITEM	By Whom	Date	Status
1.0	**Introductions and Apologies**			
2.0	**Program**			
2.1	**Key Dates:** o RZ 1 (Hoarding and Scaffold) – 13/08/25 o RZ 2 (Swinging Staging and Abseiling) – 9/09/25 o RZ 3 (Mast Climbers – West and South) – 23/01/26			

REF	ITEM	By Whom	Date	Status
	o RZ 4 (Rooftop scaffolding) – 17/02/26 o RZ 5 (Mast climbers – East) – 21/07/26 o RZ 6 (EWP works) – 17/12/26 o PC – 19/04/27 Hitech to issue updated programme monthly.	HR	Ongoing	Open
2.2	Status (Current) • Cladding removal completed on the northern side (Stages 2A & 2B) - all accessible areas completed via swing stage. • Stage 1 front façade works on hold - Hitech require confirmation on design options for privacy screens and waterproofing.	HR	Note	Open
2.3	Staging of Works • Hitech are proceeding with the staging as per the latest programme.	HR	Note	Open
3.0	**Inspection and Hold Points**			
3.1	Facade consultant, architect, certifier and superintendent to conduct hold point inspections together. Hold point inspection reports to be issued within 48 hours of site inspection.	Sissons & Cityplan	7/11	Open
3.3	Holdpoint Inspection 02 rescheduled to 5/11. APG have issued updated Calendar Invite to project team.	Note	5/11	Open
3.4	Notices for tenants: - Disruption works notifications to be issued fortnightly. Hitech issued updated disruption notice 27/10.	HR	Note	Open
3.3	SI Weekly & Monthly report (including updated programme) to be completed on BIM360.	APG	Ongoing	Open
	Hitech to provide October monthly report 30/10, including updated programme and site images	HR	30/10	Open
3.4	APG to schedule Beyond Zero WHS inspections throughout the duration of the works on site.	APG	Ongoing	Open
4.0	**Design & Scope**			
4. 1	**RFIs** **RFI 19, 20** - Closed **RFI 21:** - Acor has issued a response. - Hitech are working through this with Acor. **RFI 22:** - APG have provided options and associated pricing to the OC. - APG to send email to Marulie explaining the complications associated with removing the	HR	Note	Open

REF	ITEM	By Whom	Date	Status
	privacy screens and Hitechs recommended direction. - OC to review and confirm direction. **RFI 23:** - Acor has issued a response. - Hitech are working through this with Acor. **RFI 24:** - Hitech require an updated design that reflects site conditions. - Level 5-21 Stage 2A - HY to review triage report and as built drawings and provide commentary as to how the cladding scope was missed. - HY to provide Jensen Hughes contact details to APG.			
4. 2	Access • Access permission to be advised by Hitech for the works. This will be communicated to the OC in advance of any works on site • Building Management require 48 hours notice to arrange access to any residents apartments.	HR	Ongoing	Open
4. 3	Building management confirmed there have been no issues raised by residents.	Rise	Note	Closed
4. 4	APG have issued design meeting calendar invites to the project team (alternate weeks to PCG).	Note	-	Closed
5.0	**Procurement**			
5. 1	NTR	HR	Note	-
6.0	**Safety**			
6.1	Audits: HY & Beyond Zero conducted WHS Site Audit on 24/10. APG to issue Beyond Zero WHS inspection report to Hitech.	HR	30/10	Open
6.2	WHS items raised in audits are to be closed out within 48 hours after an inspection and supporting images provided to HY & APG.	HR	Note	-
6.3	Sign On Site & Inductions • Hitech to ensure all personnel are signed in and are inducted (onto Project Remediate) prior to entering site. • Hitech to maintain all relevant project records.	HR	Ongoing	Open
7.0	**Contract Administration**			

REF	ITEM	By Whom	Date	Status
7.1	Hitech to submit progress claim on Payapps 31/10. Hitech confirmed there are no outstanding invoices.	HR	31/10	-
7.2	Outstanding Contractor Variations: 1. VA04 Assistance with Sissons Site Investigations– Under review. 2. VA06 Northern Spandrels & Column Design Changes – Under review. 3. VA07 – Hoarding truck damage – APG to issue to Marulie. 4. VA08 Sissons Report Design Options – Under Review.	APG	-	Open
7.3	Outstanding Consultant Variations 1. DC VA 06 - Regulated Design Balcony Cladding Detail – Under review. 2. DC VA 07 - Regulated Design Face Fix Cladding – Under Review 3. DC VA 08 - Programme Extension. 4. DC VA 09 – Base Cladding Amendment	APG	-	Open
7.4	NODs: Hitech has issued NOD 13 & 14 (Design/ Option Delay) & 15 (Inclement weather and site conditions)	Note	-	Open
7.5	EOT: 001 – Approved 13 Business Days 002 – Approved 4 Business Days 003 – Approved 3 Business Days 004 – Approved 4 Business Days 005 – Approved 3 Business Days 006 – Under Review	APG	20/10	Open
7.6	Hitech to prepare templates for certificates, chain of custody documents, etc for Cityplan to review.	HR	Note	Closed
7.7	Marulie to issue OC queries to APG relating to waterproof investigations.	SC	30/10	Open
8.0	**Key Risks**			
8. 1	Waterproofing Interface with cladding.	Note	-	-
9.0	**New Business**			
9.1	Shutdown Period: 19th December 25 – 5th January 2026	HR	Note	Open

Next Meeting: 12th November 2025

Attachments & Link:

1.1 EOT Register

1.2 Variation Register

1.3 RFI Register

PCG Meeting – Minutes

Project:	Project Remediate 163 - 29 Hunter Street, Parramatta	Project Ref:	816
Date:	12 November 2025	Meeting #:	12
Venue:	Hybrid – On Site & MS Team	Time:	2:00pm
Issued by:	Bailey Wrightson	Pages:	5

ATTENDANCE

Att.	Apol.	Name / Organisation	Code	Distribution (Email)
	✓	Trent Klouzal – APG	TK	Trent.klouzal@apg.com.au
✓		Danni Mees – APG	DM	Danni.mees@apg.com.au
✓		Bailey Wrightson – APG	BW	Baiey.wrightson@apg.com.au
✓		Marulie Dulay – PS	MD	mdulay@premiumstrata.com.au
	✓	Benjamin He	BH	bhe@premiumstrata.com.au
✓		Joe Bakhos	JB	Rise@premiumbuildingmanagement.com.au
✓		Adrian McKinnon - HY	AM	amckinnon@hansenyuncken.com.au
	✓	Sean MacDonald – HY	SM	smacdonald@hansenyuncken.com.au
✓		Chris Stefanovski – HR	CS	chris.s@hitechremedial.com
✓		Ashley McAlister – HR	AM	Ashley.m@hitechremedial.com
	✓	Joshua Zufferey – HR	JZ	joshua.z@hitechremedial.com
	✓	Birat Baral – PR	BB	Birat.Baral@customerservice.nsw.gov.au
	✓	Bhoomi Patel - PR	BP	Bhoomi.Patel@customerservice.nsw.gov.au
✓		Olcay Guney - PR	OG	Olcay.Guney@customerservice.nsw.gov.au

REF	ITEM	By Whom	Date	Status
1.0	**Introductions and Apologies**			
2.0	**Program**			
2.1	**Key Dates:** o RZ 1 (Hoarding and Scaffold) – 13/08/25 o RZ 2 (Swinging Staging and Abseiling) – 9/09/25 o RZ 3 (Mast Climbers – West and South) – 23/01/26			

REF	ITEM	By Whom	Date	Status
	o RZ 4 (Rooftop scaffolding) – 17/02/26 o RZ 5 (Mast climbers – East) – 21/07/26 o RZ 6 (EWP works) – 17/12/26 o PC – 19/04/27 Hitech to issue updated programme monthly.	HR	Ongoing	Open
2.2	Status (Current) • Stage 1: Framing works to be completed 14/11 • Stage 2A & 2B: Cladding removal completed (where accessible). • Stage 4: Abseilers are currently opening up areas within stage 4. Hitech has advised that the original framing was not installed correctly and there is no existing sarking. They are installing temporary sarking to prevent water ingress.	HR	Note	Open
2.3	Staging of Works • Hitech to issue an updated programme reflecting the updated staging of works.	HR	14/11	Open
3.0	**Inspection and Hold Points**			
3.1	Facade consultant, architect, certifier and superintendent to conduct hold point inspections together. Hold point inspection reports to be issued within 48 hours of site inspection.	Sissons & Cityplan	7/11	Open
3.2	Holdpoint Inspection 02 rescheduled to 14/11 for Sissons and Acor. APG, HY & Cityplan holdpoint inspection scheduled for 17/11. APG have issued updated Calendar Invite to project team.	Note	14/11	Open
3.3	Notices for tenants: - Disruption works notifications to be issued fortnightly. Hitech to issue updated disruption notice 14/11.	HR	14/11	Open
3.4	SI Weekly & Monthly report (including updated programme) to be completed on BIM360.	APG	Ongoing	Open
3.5	Hitech to provide monthly report, including updated programme and site images	HR	24/11	Open
3.6	APG to schedule Beyond Zero WHS inspections throughout the duration of the works on site.	APG	Ongoing	Open
4.0	**Design & Scope**			
4. 1	*Open RFIs*			

REF	ITEM	By Whom	Date	Status
4. 2	**RFI 22: Privacy Screens:** - Marulie advised the OC has confirmed approval for Hitech to proceed with Option 2 (side fixing) and for Sissons VA07 to update the regulated design. - Hitech and Sissons to proceed accordingly.	HR/Sissons	Note	Open
4. 3	**RFI #23: Shop Front Awning Detailing - Street Level** - Acor have issued a response via Procore. - Regulated design required to be updated by Sissons and uploaded to Procore. - APG to issue variation to OC.	APG	14/11	Open
4. 4	**RFI 24 Horizontal Sun Shades (Stage 2A level 5-21):** - Design team working through design direction on Procore. - Acor are conducting a site inspection 14/11 to provide a direction.	HR/ACOR	14/11	Open
4. 5	**RFI #26: Level 5 - North Facing Podium Concrete Plinth Detail:** - Acor are conducting a site inspection 14/11 to review site conditions and provide a direction.	HR/ACOR	14/11	Open
4. 6	**RFI #27: Extra ACP Wall Panelling To Northern & Western Sides - L23 – 27** - 4 levels approx. 23m2 of cladding missed. - Regulated design required to be updated by Sissons and uploaded to Procore. - APG to issue Sissons VA11 to OC. - HY to review as builts to confirm the missing scope. - Hitech to provide variation	HR/APG	17/11	Open
4. 7	**RFI #28: No compliant ACP panel framing to external columns L22 - L27** - Issued 15/11 by Hitech. - Design team to review and provide a response.	Sissons	18/11	Open
4. 8	Access • Access permission to be advised by Hitech for the works. This will be communicated to the OC in advance of any works on site • Building Management require 48 hours notice to arrange access to any residents apartments.	HR	Ongoing	Open
4. 9	Building management confirmed there have been no issues raised by residents.	Rise	Note	Closed
5.0	**Procurement**			
5. 1	NTR	HR	Note	-

REF	ITEM	By Whom	Date	Status
6.0	**Safety**			
6.1	Audits: HY conducted WHS Site Audit on 4/11. Hitech confirmed all items have been closed out on BIM360.	HR	Note	Open
6.2	APG issued Beyond Zero inspection report to Hitech. Hitech to provide confirmation all items have been closed out.	HR	14/11	Open
6.3	WHS items raised in audits are to be closed out within 48 hours after an inspection and supporting images provided to HY & APG.	HR	Note	-
6.4	Sign On Site & Inductions • Hitech to ensure all personnel are signed in and are inducted (onto Project Remediate) prior to entering site. • Hitech to maintain all relevant project records.	HR	Ongoing	Open
6.5	HY requested Hitech to conduct regular checks of window restrictors to ensure residents have not removed them.	HR	Note	Open
7.0	**Contract Administration**			
7.1	**Progress Claims:** Hitech to submit progress claim on Payapps 28/11.	HR	28/11	Open
7.2	**Invoicing:** APG have issued October invoices to Strata Choice for payment on the 15/11. Marulie to provide remittances. Hitech confirmed there are no outstanding invoices.	SC	15/11	Open
7.3	Outstanding Contractor Variations: 1. VA06 Northern Spandrels & Column Design Changes – Under review. 2. VA08 Sissons Report Design Options – TBC based on OC selection on 01/12.	APG/OC	Note	Open
7.4	Outstanding Consultant Variations 1. DC VA 06 - Regulated Design Balcony Cladding Detail. 2. DC VA 08 - Programme Extension. 3. DC VA 09 – Base Cladding Amendment. 4. DC VA 10 - Shop Front Awning Detail Amendment. 5. DC VA 11 - Additional ACP Wall Panel L23-27.	APG	Note	Open
7.5	NODs: Current Nods issued: NOD 13,14,16,17,18.	HR	Note	Open
7.6	EOT: 001 – Approved 13 Business Days	HR	Note	Open

REF	ITEM	By Whom	Date	Status
	002 – Approved 4 Business Days 003 – Approved 3 Business Days 004 – Approved 4 Business Days 005 – Approved 3 Business Days 006 – Approved 2 Business Days			
7.7	Hitech to prepare templates for certificates, chain of custody documents, etc for Cityplan to review.	HR	Note	Closed
7.8	Marulie to issue OC queries to APG relating to waterproof investigations.	SC	30/10	Closed
8.0	**Key Risks**			
8. 1	Waterproofing Interface with cladding. OC Committee meeting scheduled for the 1st of December to discuss the waterproofing design options proposed by Sissons. APG have requested to bring the meeting forward to avoid programme delays and associated costs.	Note	-	-
9.0	**New Business**			
9.1	Shutdown Period: 19th December 25 – 5th January 2026. Hitech to provide Emergency contact details.	HR	17/11	Open
9.2	HY have requested a session to review Hitech's construction authorities documentation to ensure there are no delays in lifting the fire order upon project completion HY to provide date for APG to schedule session.	HY	Note	Open

Next Meeting: 26th November 2025

Attachments & Link:

1.1 EOT Register

1.2 Variation Register

1.3 RFI Register

PCG Meeting – Minutes

Project:	Project Remediate 163 - 29 Hunter Street, Parramatta	Project Ref:	816
Date:	10 December 2025	Meeting #:	14
Venue:	Hybrid – On Site & MS Team	Time:	2:00pm
Issued by:	Bailey Wrightson	Pages:	5

ATTENDANCE

Att.	Apol.	Name / Organisation	Code	Distribution (Email)
	✓	Trent Klouzal – APG	TK	Trent.klouzal@apg.com.au
✓		Danni Mees – APG	DM	Danni.mees@apg.com.au
✓		Bailey Wrightson – APG	BW	Baiey.wrightson@apg.com.au
✓		Marulie Dulay – PS	MD	mdulay@premiumstrata.com.au
	✓	Benjamin He	BH	bhe@premiumstrata.com.au
✓		Joe Bakhos	JB	Rise@premiumbuildingmanagement.com.au
✓		Adrian McKinnon - HY	AM	amckinnon@hansenyuncken.com.au
	✓	Sean MacDonald – HY	SM	smacdonald@hansenyuncken.com.au
✓		Chris Stefanovski – HR	CS	chris.s@hitechremedial.com
✓		Ashley McAlister – HR	AM	Ashley.m@hitechremedial.com
	✓	Joshua Zufferey – HR	JZ	joshua.z@hitechremedial.com
	✓	Birat Baral – PR	BB	Birat.Baral@customerservice.nsw.gov.au
✓		Imtiaz Ali - PR	IA	Imitiaz.Ali@customerservice.nsw.gov.au
✓		Olcay Guney - PR	OG	Olcay.Guney@customerservice.nsw.gov.au

REF	ITEM	By Whom	Date	Status
1.0	**Introductions and Apologies**			
2.0	**Program**			
2.1	**Key Dates:** o RZ 1 (Hoarding and Scaffold) – 13/08/25 o RZ 2 (Swinging Staging and Abseiling) – 9/09/25 o RZ 3 (Mast Climbers – West and South) – 23/01/26 o RZ 4 (Rooftop scaffolding) – 17/02/26			

REF	ITEM	By Whom	Date	Status
	o RZ 5 (Mast climbers – East) – 21/07/26 o RZ 6 (EWP works) – 17/12/26 o PC – 19/04/27 Hitech to issue updated programme monthly.	HR	1/12	Open
2.2	Status (Current) • Stage 1: Framing works completed. Panel installation to commence in Jan 2026. • Stage 2A: Cladding removal completed. • Stage 2B: Cladding removal 90% complete. • Stage 4: Abseiling investigative works complete. • Stage 6: 60% of cladding has been removed and framing commenced. Hitech advised crane works will commence this take place 13/12 and 20/12.	HR	Note	Open
2.3	Staging of Works: Hitech to issue an updated program reflecting the current sequencing of stages (work zones) that have commenced on site.	HR	19/12	Open
3.0	**Inspection and Hold Points**			
3.1	Facade consultant, architect, certifier and superintendent to conduct hold point inspections together. Hold point inspection reports required to be issued within 48 hours of site inspection.	Note	-	Open
3.2	Holdpoint Demolition Inspection 03 completed on the **4th December** and reports were issued within 48 hours. Holdpoint Framing inspection 04 scheduled for the **15th of December.**	Hitech	Note	Open
3.3	Notices for tenants: - Disruption works notifications to be issued fortnightly. Hitech to issue updated disruption notice 10/12, notifying residents of crane works.	HR	10/12	Open
3.4	SI Weekly & Monthly report (including updated programme) to be completed on BIM360.	APG	Ongoing	Open
3.5	Hitech to provide monthly report, including updated programme and site images.	HR	28/01/26	Open
3.6	APG to schedule Beyond Zero WHS inspections throughout the duration of the works on site.	APG	Ongoing	Open
4.0	**Design & Scope**			
4. 1	*Open RFIs*			
4. 2	**RFI 21: Balcony Framing Detail - L1-L5 Northern Elevation**	Acor/Hitech	11/12	Open

REF	ITEM	By Whom	Date	Status
	- Max cantilevering span table for top hats received but in negotiation with Hitech.			
4. 3	**RFI 22: Privacy Screens:** - Sissons issued updated regulated design 26/11. Hitech to commence. - Hitech have confirmed design documents are incomplete and need more information to suit the existing site conditions.	ACOR	12/12	Open
4. 4	**RFI #23: Shop Front Awning Detailing - Street Level** - Variation approved by OC. - Awaiting ACOR to provide detail.	ACOR	12/12	Open
4. 5	**RFI 24 Horizontal Sun Shades (Stage 2A level 5-21):** - Workshop held on Monday and R Value confirmed (min 2). - Acor/ Sissons/ Hitech to provide VA before the shut down.	HR/Sissons/ Acor	19/12	Open
4. 6	**RFI #26: Level 5 - North Facing Podium Concrete Plinth Detail:** - OC have approved Sissons Variation to update the regulated design. - Sketches to be provided 12/12 and Sissons to advise date of updated regulated design.	APG	12/12	Open
4. 7	**RFI #27: Extra ACP Wall Panelling To Northern & Western Sides - L23 – 27** - ACOR to investigate the details once RFI 24 is resolved. - Sissons to review and update drawings.	Sissons/Acor	12/12	Open
4. 8	**RFI #28: No compliant ACP panel framing to external columns L22 - L27** - ACOR to review in conjunction with RFI 27 as the detailing will relate. - Sketches to be provided 12/12 and Sissons to advise date of updated regulated design.	Sissons/Acor	12/12	Open
4. 9	**RFI #29: Extra Framing required for Roof terrace edge to Northern & Western sides** - Sketches to be provided 12/12 and Sissons to advise date of updated regulated design.	Sissons/Acor	12/12	Open
4. 10	**RFI #31: Option 2 - Cladding Detail to Stage 1 (L1 - L4 columns)** - Sissons's drawings reflecting the Option # 2 issued to Hitech. - ACOR to provide updated facade drawings.	Sissons/ Acor	12/12	Open
4. 11	**RFI #32: Sub Standard Framework To Top Parapet On North Wall** - ACOR to review the testing results and advise direction or if further additional site measures are required.	Sissons/ Acor	12/12	Open
4. 12	**RFI #33: Stage 6 Shop Awning Framing Detail** - Acor issued response 10/12. Hitech to review.	Acor	12/12	Open
4. 13	**RFI #34: Extent Of Flashing Required Under Cladding for Terrace Areas** - Acor to provide update.	Acor	12/12	Open
4. 14	**Latent Conditions to flag** - Various latent conditions identified on site regarding framing (RFIs to be raised on Procore).	Note		Open

REF	ITEM	By Whom	Date	Status
4. 15	Access • Access permission to be advised by Hitech for the works. This will be communicated to the OC in advance of any works on site • Building Management require 48 hours' notice to arrange access to any resident's apartments.	HR	Ongoing	Open
4. 16	Building management: - Unit 403 requires a new restrictor	Rise	Note	Open
5.0	**Procurement**			
5. 1	NTR	HR	Note	-
6.0	**Safety**			
6.1	Audits: HY conducted Quality Audit on 10/12. No items were raised.	HY	Note	Open
6.2	Next Beyond Zero inspection to occur post Australia Day 2026	APG	Note	Open
6.3	WHS items raised in audits are to be closed out within 48 hours after an inspection and supporting images provided to HY & APG.	HR	Note	-
6.4	Sign On Site & Inductions • Hitech to ensure all personnel are signed in and are inducted (onto Project Remediate) prior to entering site. • Hitech to maintain all relevant project records.	HR	Ongoing	Open
6.5	HY requested Hitech to conduct regular checks of window restrictors to ensure residents have not removed them.	HR	Ongoing	Open
7.0	**Contract Administration**			
7.1	**Progress Claims:** APG completed November drawdown 5/12. Last date for claim in 2025 - 10th of December 2025. Hitech confirmed they do not intend on claiming for December.	APG	Note	Open
7.2	**Invoicing:** APG to issue the November invoices to Strata Choice for payment. SC to provide the corresponding remittances. Hitech advised that their subcontractor, Proview, has outstanding invoices. APG to provide the creditor information by 10/12 for Strata Choice to process	APG	10/12	Closed
7.3	Outstanding Contractor Variations:	APG	12/12	Open

REF	ITEM	By Whom	Date	Status
	1. VA 09 – APG to issue a response to Marulie regarding resident query.			
7.4	Outstanding Consultant Variations 1. DC VA 08 - Programme Extension with APG	APG	Note	Open
	Anticipated Variations Hitech have advised more VA's are forthcoming. Details to follow. Additional investigations - APG, Hitech & Sissons met and concluded it would not be beneficial with the shut down and current programme. APG to formally notify OC.	All	Note	
7.5	NODs: Current Nods totaling 26	Note	-	Open
7.6	EOT: 001 – Approved 13 Business Days 002 – Approved 4 Business Days 003 – Approved 3 Business Days 004 – Approved 4 Business Days 005 – Approved 3 Business Days 006 – Approved 2 Business Days	HR	Note	Open
8.0	**Key Risks**			
8. 1	Delays in design advice/ response to RFIs	Note	-	-
8. 2	Lead time for updating of regulated designs.	Note	-	-
9.0	**New Business**			
9.1	Shutdown Period: HITECH: 19th December 25 – 5th January 2026. APG: 19th December 25 – 6th January 2026. Hitech to provide Emergency contact details.	HR	17/11	Open
9.2	Hitech Shutdown Process: Hitech to issue photo report to APG of site shutdown. Joe advised Hitech are welcome to utilize the level 28 storage space, to store tools and equipment.	Hitech	18/12	Open
9.3	HY have requested a session to complete a "dry run" of templates/documentation to ensure there are no delays in lifting the fire order upon project completion. APG to forward pack to James Nielson from HY. APG to request RAC checklist from Cityplan.	HY/APG	15/12	Open

Next Meeting: 7th January 2026

Attachments & Link:

1.1 EOT Register

1.2 Variation Register

1.3 RFI Register

From: Danni Mees
Sent: 11/3/2025 11:39:50 PM +00:00
To: Marulie Dulay
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

Hi Marulie,

Closing out the four queries.

See updated table:

Question	Detail	Action by	Comment	Response
1	Plan showing unit numbers associated to the 21 zones requested	Sissons	APG have requested this and will provide ASAP	29/10 - The Cladding Base Condition Report we issued includes the unit numbers that were accessible during the site investigation (e.g., balconies). Each section of the report contains a yellow cover page identifying the zone, location, and specific unit/area visited (see image example below). In addition, each section includes a plan showing the cladding base condition type and referencing the corresponding site photos (see image example below). 
2	Confirm warranty on works	Hitech	Assumed 10 years (as noted by HY) but confirming with Hitech	31/10 - Warranty with any option will not be compromised, it will remain as contracted 
3	Confirm no Council Approval is required	APG	APG to provide confirmation via email	The investigations, carried out by Sissons in VA004 Stage B and documented in Stage C, confirmed that there was no longer any need to follow the Stage D approach with embedded ACP retained. Therefore, we do not need to seek out Council approval or changes to the Fire Order.
4	Confirm variation can be included in contingency	HY	HY to confirm	If the area interfaces with the cladding that needs to be remediated, it would fall under the loan facility. Areas where it does not interface with the cladding, it cannot be included.

Can you please confirm your outstanding queries?

We need to lock in a meeting with the residents as this is delaying Hitech's programme.

Thank you.

DANNI MEES

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+61 401 815 146
danni.mees@apg.com.au

07 Essex Street, Sydney, NSW
2000



From: Danni Mees
Sent: Tuesday, 28 October 2025 4:57 PM
To: 'Marulie Dulay' <mdulay@premiumstrata.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; 'Adrian McKinnon' <amckinnon@hansenyuncken.com.au>
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

HI Marulie,

Adding further information from our session yesterday on the costings associated to each option:

Remedial Option	Hitech Cost Associated	Sissons/ Acor Approx. Cost Associated	Total Variation Cost Associated	Comments
Option 1	$1,990.23	$6,000	$7,990.23	Currently this price includes works associated to the roof and level 5
Option 2	$1,990.23	$18,875	$20,865.23	
Option 3	$32,573.27	$38,250	$70,823.27	

Note, prices are ex GST

High level notes per option:

Remedial Option	Waterproofing Rectification Timing	Advantages	Disadvantages	Documentation Requirements
1	Detail may be suitable if OC do not expect to carry out waterproofing / drainage works (by others) in the near future.	* Minimal cost and time impact; * Minimal impact on existing appearance;	Future floor finishes / waterproofing / drainage works (by others) will require cladding caulking to and base panels to be removed and reinstated (by others);	Minimal change to design and construction documentation: Approx documentation time: 2 weeks
2	Detail may be suitable if OC expects to carry out waterproofing / drainage works (by others) in medium or long term.	* Future floor finishes / waterproofing / drainage works (by others) will not require cladding to be removed; * Flashing can be inspected, removed, replaced (by others) as necessary	Flashing will be more visible at base of cladding;	Some change to design and construction documentation: Approx documentation time: 2-3 weeks
3	Detail may be suitable if OC expects to carry out waterproofing / drainage works (by others) imminently and wishes for the final cladding works to be integrated.	* Future floor finishes / waterproofing / drainage works (by others) could be completed with base panel being removed and reinstated (by others); * Removable base panel would provide visual cover to flashing	* Open joint at skirting panel may appear unfinished until waterproofing works are completed (by others). * Additional construction costs for new base panels, framing and fixings	Significant change to design and construction documentation: Approx documentation time: 3-4 weeks

Additional questions to close:

Question	Detail	Action by	Comment
1	Plan showing unit numbers associated to the 21 zones requested	Sissons	APG have requested this and will provide ASAP
2	Confirm warranty on works	Hitech	Assumed 10 years (as noted by HY) but confirming with Hitech
3	Confirm no Council Approval is required	APG	APG to provide confirmation via email
4	Confirm variation can be included in contingency	HY	HY to confirm

Can you please confirm a meeting date and time?

Thanks.

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07 Essex Street, Sydney, NSW 2000



From: Danni Mees
Sent: Monday, 27 October 2025 12:05 PM
To: 'Marulie Dulay' <mdulay@premiumstrata.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

HI Marulie,

Thank you for your time today.

Please use the link below to access the investigation report stating the three options:

251002 - Cladding Base Condition Report.pdf

I will hopefully have the additional detail to you this afternoon.

Thanks.

DANNI MEES

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danni.mees@apg.com.au
07 Essex Street, Sydney, NSW 2000



From: Marulie Dulay <mdulay@premiumstrata.com.au>
Sent: Friday, 24 October 2025 9:22 AM
To: Danni Mees <danni.mees@apg.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

Hi Danni,

Lets lock in Monday 11:30am.

I will send through a calendar invite with the teams login.

Kind Regards,

Marulie Dulay
Senior Licensed Strata Manager

T 02 9281 6440 - **F** 02 9211 5642
A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020



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From: Danni Mees <danni.mees@apg.com.au>
Sent: Thursday, 23 October 2025 2:12 PM
To: Marulie Dulay <mdulay@premiumstrata.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

Thanks Marulie.

My availability as follows:

- Monday 9:30am
- Monday 11:00am
- Monday 11:30am

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From: Marulie Dulay <mdulay@premiumstrata.com.au>
Sent: Thursday, 23 October 2025 1:43 PM
To: Danni Mees <danni.mees@apg.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

Hi Danni,

I am just checking with the Committee but it will likely be: Monday between 9am-2pm or Tuesday 9am next week.

Will come back once confirmed but let me know if there are any black out times for the above proposed.

Kind Regards,

Marulie Dulay
Senior Licensed Strata Manager

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A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020



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From: Danni Mees <danni.mees@apg.com.au>
Sent: Wednesday, 22 October 2025 4:36 PM
To: Marulie Dulay <mdulay@premiumstrata.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

Hi Marulie,

Apologies for the delay in response.

We have received a finalised report from Sissons and with the project team, chosen two preferred options as a way forward which suits the best interests of the residents.

These two options are being costed by Hitech and have assured me I will have this by Friday.

Can you please confirm your availability early next week to discuss the options?

There will also be another item to discuss – the privacy screens which the BCA consultant has confirmed as not compliant.

I will provide an update on Friday with some high level information (FYI).

Thanks.

DANNI MEES

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danni.mees@apg.com.au
07 Essex Street, Sydney, NSW 2000



From: Marulie Dulay <mdulay@premiumstrata.com.au>
Sent: Friday, 10 October 2025 8:36 AM
To: Danni Mees <danni.mees@apg.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

Hi Danni,

I was just following up to see whether you got the report and some new proposed dates for a meeting.

Kind Regards,

Marulie Dulay
Senior Licensed Strata Manager

T 02 9281 6440 - **F** 02 9211 5642
A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020



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From: Marulie Dulay
Sent: Monday, 29 September 2025 2:37 PM
To: Danni Mees <danni.mees@apg.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

Hi Danni,

I was just following up on the below.

Kind Regards,

Marulie Dulay
Senior Licensed Strata Manager

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A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020



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From: Marulie Dulay
Sent: Thursday, 25 September 2025 6:46 PM
To: 'Danni Mees' <danni.mees@apg.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: RE: 29 Hunter Street - Post Waterproofing Investigations Meeting

Hi Danni,

I'm available via Teams between 12pm–3pm on either the 2nd or 3rd of October. However, would it be possible to meet earlier, prior to receiving the report?

I'm mindful that depending on the options the Strata Committee may wish to present them to the Owners for a decision rather than them making a call. This will mean we need sufficient time to prepare, issue the agenda, and call the meeting and would not be in a position to provide you with instructions by the 7th of October.

Kind Regards,

Marulie Dulay
Senior Licensed Strata Manager

T 02 9281 6440 - **F** 02 9211 5642
A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020



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From: Danni Mees <danni.mees@apg.com.au>
Sent: Wednesday, 24 September 2025 2:55 PM
To: Marulie Dulay <mdulay@premiumstrata.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: 29 Hunter Street - Post Waterproofing Investigations Meeting

Hi Marulie,

Hope you have been well.

Sissons and Acor have completed their onsite investigations works associated with their approved variation.

Are you available next week for me to brief you on two options for residents approval?

Their report will be finalised by 1 October so hoping to meet either the 2nd or 3rd.

During this session, I will present the options recommended by Sissons/ Acor in order to remove and replace the cladding without interfering with the waterproofing.

We will then need a decision from yourself/ the residents by the 7th of October so Acor can then commence designing the preferred option and keep to Hitech's programme.

Thank you.

DANNI MEES

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danni.mees@apg.com.au
07 Essex Street, Sydney, NSW 2000

From: Marulie Dulay
Sent: 11/11/2025 10:18:22 PM +00:00
To: Danni Mees
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon ; Rise ; Benjamin He
Subject: RE: 29 Hunter Street - OC Outstanding Approvals
Attachments:

- Screenshot 2025-11-12 084601.jpg

Hi Danni,

We should have the formal approval by this afternoon for Option 2 to confirm at the PCG Meeting, however, so you are aware there were some queries with this matter as the OC had a previous defect report which stated those screens were defective. Please see screenshot of the report.

We are under the assumption that if we go with option 2 that given, we are not touching them, then there won't be an issue regarding the defectiveness of the screens. If you can have that confirmed at the PCG Meeting then we should hopefully be all good to go with option 2 after the PCG Meeting.

Thank you.

Kind Regards,

Marulie Dulay
Senior Licensed Strata Manager

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A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020



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From: Danni Mees <danni.mees@apg.com.au>
Sent: Tuesday, 11 November 2025 4:09 PM
To: Marulie Dulay <mdulay@premiumstrata.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Adrian McKinnon <amckinnon@hansenyuncken.com.au>
Subject: 29 Hunter Street - OC Outstanding Approvals
Importance: High

Hi Marulie,

Just following up on the attached approvals which require direction from the OC to progress the Remediate works on 29 Hunter Street:

- Post Waterproofing Investigation – 3 Options provided to the OC (varying costs dependent on option chosen)

Remedial Option	Hitech Cost Associated	Sissons/ Acor Approx. Cost Associated	Total Variation Cost Associated	Comments
Option 1	$1,990.23	$6,000	$7,990.23	Currently this price includes works associated to the roof and level 5
Option 2	$1,990.23	$18,875	$20,865.23	
Option 3	$32,573.27	$38,250	$70,823.27	

- Privacy Screens – Procced with option (vertical side joint)
  - Approve direction of Hitech and Sissons to proceed with Option 2 - Vertical side joint to the panel either side of the screens
  - Approved Sissons Variation Value: $9,650 for Sissons and Acor to update the Regulated Design for the above option.

As mentioned in my previous correspondence, every day direction is not issued to Hitech and Sissons, this will equate to daily delay costs to the OC.

I cannot stress how important a speedy turn around is to avoid costly variations for the OC.

Happy to run through any queries the OC may have to remedy this as quick as possible.

Thank you.

Thanks.

DANNI MEES

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danni.mees@apg.com.au

07 Essex Street, Sydney, NSW 2000





Photograph 27: Typical freestanding privacy screens to units 202, 204, 304, 305, 402

8.25 Privacy Screen bracing and support to screen on Level 28

8.25.1 I observed that the bracing members for the aluminium screen in the north eastern corner of the rooftop terrace were connected to upturn walling adjacent to cracking to this walling.

8.25.2 Screen base plates were proud of the slab surface, the anchors were installed beyond their maximum reach and the base plates were not grouted.

8.25.3 The inadequate structural supports to these privacy screens represent major Structural Defects as these relate to security and support of the screens which are subject of intense wind loading at this elevation.

8.25.4 Additionally, risk of failure of these screens represents risk to the public if these screen supports were to fail and fall away from the building.

8.25.5 In my opinion I consider this to be defective work because it does not comply with NCC part A2.1 which states:

Suitability of materials

From: Rise
Sent: 11/11/2025 10:01:58 PM +00:00
To: Amit Sarkar ; dave.rimicheng@gmail.com; Henry Yan ; Molly (molkwo@gmail.com) ; Ryan Patrick Lahodiuk
Cc: Marulie Dulay ; Benjamin He ; Chloe Bechara
Subject: FW: 29 Hunter Street - Privacy Screens Required Direction and Design Variation
Attachments:

- 251103 - 163 VA-007 - Side Fix Cladding Adjacent Privacy Screens .pdf
- Side Fix Cladding Adjacent Privacy Screen.pdf

Dear Committee Members,

I hope you're all doing well.

Please see email below from Danni regarding the privacy screens on balconies Level 1 to Level 4.
Marulie and I have reviewed and discussed this and have confirmed with the project remediate team the preference to go with **option 2**

Option 2 (attached) – is the recommended by APG as it is the fastest to achieve on site and additional advantages listed below:

- **No requirement for face fixings to either side of the privacy screens**
- **Cleaner overall architectural finish**
- **No requirements for removing existing privacy screens**

As per Danni's email she has provided reasoning as to why (option 2) is preferred **timing /pricing/no touching of the waterproof membrane**
Each option below will require an intimal cost for the design for the privacy screen works.(**$9,650 ext. GST**)
Our understanding from the discussions with the pr team is that all options other than option 2 will require extra costs following the designs whereas to option 2 provides a design to avoid additional costs for touching the screens.
We are re-confirming our understanding with project remediate this after; however, we would like instructions from the committee to approve of option 2 if our understanding is correct or provide the most cost-effective solution out of all the options.
Therefore, can we ask members to provide their instructions and any questions in the next 2 hours as we will be meeting with project rem this afternoon where they would like a decision to avoid any delays in the project.

please contact me Should you have any questions.
Kind Regards,
Joe Bakhos
Building Manager

M 0414 108 794
E rise@premiumbuildingmanagement.com.au
W premiumbuildingmanagement.com.au

Rise Apartments
29 Hunter Street, Parramatta, NSW 2150
Mon to Fri 7:30am to 3:30pm

Premium Building Management - Head Office
Bldg 3, Suite 3, Lvl 2, 189 O'Riordan St, Mascot NSW 2020
P 02 9167 3940
W premiumbuildingmanagement.com.au

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From: Marulie Dulay <mdulay@premiumstrata.com.au>
Sent: Tuesday, 11 November 2025 4:08 PM
To: Rise <rise@premiumbuildingmanagement.com.au>
Subject: FW: 29 Hunter Street - Privacy Screens Required Direction and Design Variation

Kind Regards,

Marulie Dulay
Senior Licensed Strata Manager

T 02 9281 6440 - F 02 9211 5642
A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020



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From: Danni Mees <danni.mees@apg.com.au>
Sent: Monday, 3 November 2025 11:32 AM
To: Marulie Dulay <mdulay@premiumstrata.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>
Subject: 29 Hunter Street - Privacy Screens Required Direction and Design Variation

HI Marulie,

As per the PCG meeting 29 October 2025, the project requires OC's approval of the way forward for the buildings (balcony) non compliant privacy screens.

BM+G, the projects BCA consultant provided the following advice (on the privacy screens) based on observations on site:

- *The barriers were a decorative extremely lightweight screens, and*
- *The barriers were fixed solely to the ground, and*
- *When pressure was applied, they moved quite easily without much force.*

Based on this, we've inferred that it is extremely unlikely that they were structurally designed to perform as balustrades under BCA / AS 1170.

Where these balustrades/privacy screens are to be removed in order to remediate adjacent cladding, reinstalling them would form new works and therefore compliance with current day BCA (BCA 2022) would be required.

If the balustrades/privacy screens remained untouched - there would be no requirement to upgrade. However, this would need to be flagged with the OC as an existing non-compliance and safety issue.

Therefore, the screens remaining in situ are a hazard to residents.

Pre-emptively. Hitech, Sissons and Acor have progressed four options to remediate this:

- Option # 1 - Folding on site - Variation & corner panel install for Acor to check, assess and approve
- **Option # 2 - Vertical side joint to the panel either side of the screens**
- Option # 3 - Face fixing to the panels
- Option # 4 - Replace all privacy screens (side fixing only), no fixing through terrace substrate

Option 2 (attached) – is the recommended by APG as it is the fastest to achieve on site and additional advantages listed below:

- No requirement for face fixings to either side of the privacy screens
- Cleaner overall architectural finish
- No requirements for removing existing privacy screens

APG's recommendation to complete as per Option 2 as part of the existing works are preferred as Hitech are working in all associated areas so future prelims will be a cost saving to the OC.

Hitech have confirmed there are no additional costs to complete associated works installing the new compliant screens in accordance with the Regulated Design.

There will however be a variation from Sissons (attached VA-007), to update the Regulated Design – which is a requirement for any change updates. Based on the above, this constitutes a legitimate variation for the project under their agreement for a value of $9,650.

Please review and provide the below:

1. **Approve direction of Hitech and Sissons to proceed with Option 2 - Vertical side joint to the panel either side of the screens**
2. **Approved Sissons Variation Value: $9,650 for Sissons and Acor to update the Regulated Design for the above option.**

Please let me know if you have any questions.

DANNI MEES

Sydney | Brisbane | Melbourne

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07 Essex Street, Sydney, NSW 2000

sissons.

a: Level 5, 53 Berry Street, North Sydney, NSW 2065
p: 02 8904 1853 **abn:** 31 621 375 129 / 19 681 720 178
Nominated Architect: Nick Sissons NSW ARB 7210

VARIATION PROPOSAL

Danni Mees
Artazan Property Group
03rd November 2025

Project Number:	163
Project Name:	29 Hunter Street, Paramatta
Variation Reference:	VA-007 – Side Fix Cladding Adjacent Privacy Screens

Description of Variation:

Refer also to RFI 22.

The contractor has reported that removal and reinstatement/replacement of the existing privacy screens on level 1-4 balconies will be difficult to achieve without impact to the existing balcony waterproof membranes. Work to rectify the waterproofing membranes would add complexity and cost to the project and would fall outside of the scope of the Project Remediate cladding works.

The Design Team have reviewed options to replace the cladding whilst leaving the existing privacy screens untouched and in place. The benefit being that this will avoid touching the waterproof membrane, avoid any consequential rectification works, and would also avoid the associated cost of replacing the screens.

The space between the privacy screens and the cladding framing is limited, the contractor has reviewed on site and, in consultation with the Design Team, believes that a cladding panel may be inserted in the gap, and side-fixed without disturbing the privacy screen.

This variation covers the work to establish the most cost-effective, viable solution, and for that sketch option to be developed into a Regulated Design, allowing the contractor to proceed with these works.

Design Consultant Services:

- Review options and provide sketches for installation of cladding whilst retaining existing privacy screens.
- Consult with contractor to establish viable options.
- Amend documentation to omit privacy screen replacement (1x ACOR +1x Sissons drawing).
- Amend existing documentation to show existing privacy screens retained, not removed and replaced/reinstated as currently shown (10x ACOR + 13x Sissons drawings).
- Design suitable face-fixed cladding panel solution which can be installed on site without disturbing the existing privacy screen.
- Update detail (1x ACOR drawing).
- Coordination between architecture and façade engineer.
- Provide updated Regulated Design.

Design Consultant Estimated Hours and Fee:

Fees included for: Sissons Architects and Acor Façade Engineer

TOTAL FEE: $9,650 (ex GST)

Schedule of Rates (refer to Design Consultancy Agreement – Schedule 2):

Architect Rates	Rate:	Engineer Rates	Rate:
Director	$350/hr	Senior Managing Principal	$330/hr
Project Director	$300/hr	Principal	$300/hr
Associate	$250/hr	Senior Façade Consultant	$280/hr
Snr Architect / BIM Manager	$250/hr	Façade Consultant	$200/hr
Architect / Designer	$200/hr	Draftsperson	$170/hr
Architectural Assistant	$150/hr		
Administration	$150/hr		

If this proposal is to your satisfaction, please complete and sign the client acceptance page enclosed.
If you have any queries, please do not hesitate to contact us.

Yours Sincerely,



Nick Sissons BA (Hons) Arch UTS
SISSONS ARCHITECTS PTY LTD

CLIENT ACCEPTANCE

Please return a signed copy of this page at your earliest convenience.

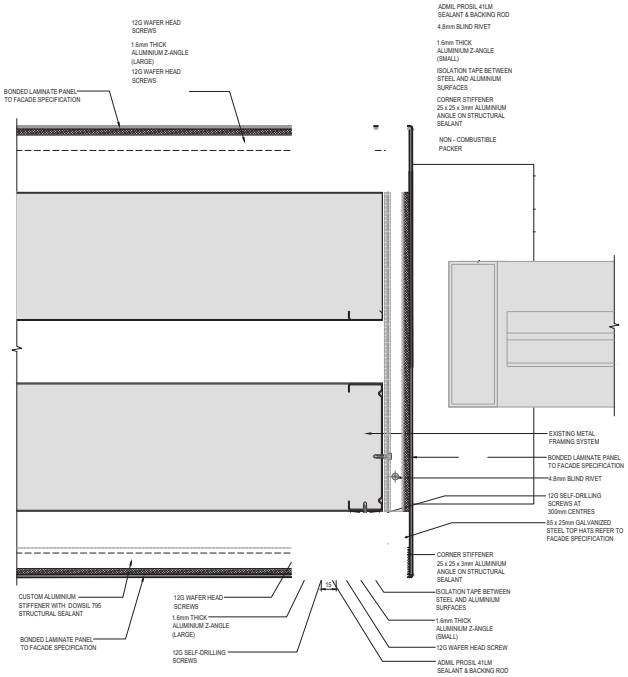
Project Number: 163
Project Name: 29 Hunter Street, Paramatta
Variation Reference: VA-007 – Side Fix Cladding Adjacent Privacy Screens

I agree to the scope of services and accept the variation fees in the attached proposal.

Name:

Signature:

Date:


12G WAFER HEAD SCREWS
1.6mm THICK ALUMINIUM Z-ANGLE (LARGE)
12G WAFER HEAD SCREWS
BONDED LAMINATE PANEL TO FACADE SPECIFICATION
ADMIL PROSIL 41LM SEALANT & BACKING ROD
4.8mm BLIND RIVET
1.6mm THICK ALUMINIUM Z-ANGLE (SMALL)
ISOLATION TAPE BETWEEN STEEL AND ALUMINIUM SURFACES
CORNER STIFFENER 25 x 25 x 3mm ALUMINIUM ANGLE ON STRUCTURAL SEALANT
NON - COMBUSTIBLE PACKER
EXISTING METAL FRAMING SYSTEM
BONDED LAMINATE PANEL TO FACADE SPECIFICATION
4.8mm BLIND RIVET
12G SELF-DRILLING SCREWS AT 300mm CENTRES
65 x 29mm GALVANIZED STEEL TOP HATS REFER TO FACADE SPECIFICATION
CORNER STIFFENER 25 x 25 x 3mm ALUMINIUM ANGLE ON STRUCTURAL SEALANT
ISOLATION TAPE BETWEEN STEEL AND ALUMINIUM SURFACES
1.6mm THICK ALUMINIUM Z-ANGLE (SMALL)
12G WAFER HEAD SCREW
ADMIL PROSIL 41LM SEALANT & BACKING ROD
CUSTOM ALUMINIUM STIFFENER WITH DOWSIL 795 STRUCTURAL SEALANT
BONDED LAMINATE PANEL TO FACADE SPECIFICATION
12G WAFER HEAD SCREWS
1.6mm THICK ALUMINIUM Z-ANGLE (LARGE)
12G SELF-DRILLING SCREWS
18

premium strata
exceeding expectations

minutes

MINUTES OF THE GENERAL MEETING HELD WHOLLY BY PRE-MEETING ELECTRONIC VOTING

Strata Plan 98450 | Rise

29 Hunter Street, Parramatta

[illegible]

Present:	Lot:
Ian Poh	1
Andrew Larbalestier*	5
Mushtaq Ahmed Rahman*	9
Abhishek Rajwade	9
David Cheng*	11
Hua (Henry) Yan*	13
Andrew Latham	15
Hyong Seok Kim & Myung Soon Chang	20
Kaela Cant*	24
Ryan Lahodiuk	26
Shivam Marwah	29
Praveen Kumar	31
Mark Fonseka	37
Christian Ponikh	40
Su Lin Jang	46
Yee Cheong Chan	47
Petrola Lasmikant*	48
Kewei Wu	49
Molly Kwok	52
Queenie [illegible]*	53

Liability limited by a scheme approved under Professional Standards Legislation

Daniel McCarthy	72
Yee Ching Simon [illegible]	74
Ankit Gupta*	75
Zan Chua	77
Geane Shum	82
Hunan Gandhi	83
Rajendra Kalyani & Nagendrabai Singade*	85
Melanie Mercer	87
Ahmed Lau	88
Nimesh Narsey	91
Qun Chen	99
Chris Yannis	103
Paul Dott*	113
Tushank Susheel & Rajni Dhar	119
Swatantra Roy	121
Ashok Sofaya & Sunita Sofaya	126
Ying Cao & David Blair	127
Xiao-long Ge	131

Chairperson:

Marijke Duray chaired the meeting

MOTION 1
Minutes of the last General Meeting

RESOLVED that the minutes of the last General meeting of The Owner's Corporation held on Wednesday, 30 July 2025 was adopted as a true and accurate account of the proceedings of that meeting.

Total UE: 2,145 **For:1,824** **Against: 161** **Abstain: 160** **Defer:0**

MOTION 2
Special Levy

RESOLVED to amend the resolution of Motion 22 of the 3 December 2024 General Meeting by

- a. Deleting the 5 instalments due on the 15 August 2025, 15 September 2025, 15 October 2025, 15 November 2025 and 15 December 2025, and
- b. Raising the amount of $12,602,016.75 including GST instead of $4,670,000.00 Inc. GST

Such that the final instalment falls due on the 15 July 2025 with no further instalments to apply

Total UE: 2,145 **For:1,989** **Against:74** **Abstain:0** **Defer:82**

Termination

There being no further business the chairman declared the meeting closed at 10:30 am.

Liability limited by a scheme approved under Professional Standards Legislation

premium strata
exceeding expectations

minutes

MINUTES OF THE ANNUAL GENERAL MEETING

Strata Plan 92450 | Rise
29 Hunter Street, Parramatta

Minutes of the Annual General Meeting of The Owners – Strata Plan No. 92450 held on Wednesday, 16 July 2025 via Zoom Application
This meeting commenced at 5:45pm

Present:	Lot:
Ian Sze Tjeen Pan	1
Vipulkumar Prakashchai Agrawal	4
Mushtaq Ahmed Soonan	6
Leo (Henry) Yan	13
Andrew Latham	15
Lun Jiang	16
Jianong Zhang	18
Myung-Sean Chang	20
Ryan Patrick Lahad Jk (joined 6:33 pm)	26
Shivan Singh Marwah (joined 6:31 pm)	28
Praveen Kumar	31
Mark Tarasova	37
Chintan Rajnikant Parikh	40
Jiaqi Li	42
Saket Upadhyay & Shweta Sharma	43
Si Lin Jiang & Vladimir Guzor	46
Rodney Chor, Yee Cheong Chan & Jasan Chan	47
Laxmikant Patnala & Kavita Kailash Patro	48
Molly Kwok & Sandra Chen	52
Cuong Tran	53
Stephanie Vujcic	55

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F 02 9283 5642 info@premiumstrata.com.au Miranda NSW 2228

Daniel Flannery	58
Michelle Tanejung	66
Liangyan Dai	68
Zhesi Zhou	79
Leena Vipul Gandhi	83
Rajendra Kumar Kalyani & Nagamanna Singade	85
Kenan Ying Du	94
Leyla Rahimi	96
Chris Moore	109
Advait Hemant Jumnarkar	116
Swatantra Roy	121
Karan Ajaybhai Ganatra & Siddhi Harendrakumar Soni	126
David Blair	127
Xiao-Liang Ge	131
Zhuo Jian Wu	132

Present via Company Nominee	**Lot:**	**Company Nominee:**
City of Parramatta Council	2	Jordan Saad

Present by Proxy:	**Lot:**	**Proxy to:**
Amir & Ranjparna Sarkar	93	Mustaq Ahmed Sooman
Dawn Kwok	87	Molly Kwok
Keane Shum	81	Linda Shum

In Attendance:	**Of:**
Nandic Dulay	Premium Strata Pty Ltd
Benjamin Ho	Premium Strata Pty Ltd
Joe Bakhos	Premium Building Management

Chairperson: Nandic Dulay chaired this meeting.

Pursuant to Schedule 1 Part 3, Clause 17(4) of the Strata Schemes Management Act 2015 (NSW), as no quorum was present within the first half-hour after the motion or business arose for consideration at the meeting, the Chairperson hereby declares that the persons present via voting slip and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.

MOTION 1
MINUTES OF PREVIOUS GENERAL MEETING
RESOLVED that the minutes of the General Meeting of the Owners Corporation held on Thursday, 5 December 2024 was confirmed as a true and accurate record of the proceedings at that meeting.

MOTION 2
TENANT REPRESENTATIVE | NOMINATION FOR STRATA COMMITTEE
The Owners – Strata Plan No 87450 **RESOLVED** that no tenant representative has been nominated for the strata committee in accordance with Section 33 of the Strata Schemes Management Act 2015 (NSW) as no nomination of a tenant representative for the Strata Committee was received.

MOTION 3
TENANTS TO BE AUTHORISED TO ADDRESS MEETINGS OF THE OWNERS CORPORATION
The Owners – Strata Plan No 87450 resolve to authorise tenants (other than tenants who hold duly appointed proxies) to address meetings of the Owners Corporation. **MOTION DEFEATED**

MOTION 4
TENANTS NOT TO BE ENTITLED TO BE PRESENT AT ANY MEETINGS OF THE OWNERS CORPORATION WHEN CERTAIN MATTERS BEING DISCUSSED OR DETERMINED
The Owners – Strata Plan No 87450 **RESOLVED** that tenants (other than tenants who hold duly appointed proxies) are not entitled to be present at any and all meetings of the Owners Corporation when the following matters are being discussed or determined:

a. financial statements and auditor's reports,
b. levying of contributions,
c. recovery of unpaid contributions,
d. a strata renewal proposal under Part 10 of the Strata Schemes Development Act 2015 or any related matter,
e. any other financial matter specified by the regulations for the purposes of this clause.

MOTION 5
KEY FINANCIAL INFORMATION
RESOLVED that the statements of key financial information for the last financial year ending Monday, 30 September 2024 for the Administrative Fund, the Capital Works Fund and any other fund prepared by the Owners Corporation together with the relevant auditor's report was accepted.

MOTION 6
APPOINTMENT OF AN AUDITOR
RESOLVED that an auditor be appointed for the current financial year for the period from Tuesday, 1 October 2024 to Tuesday, 30 September 2025.

MOTION 7
CAPITAL WORKS FUND PLAN
The Owners – Strata Plan No 87450 resolve to do the following:

a. Review the current Capital Works Fund Analysis report, and
b. Engage a suitably qualified consultant to review, carry out and/or assess the capital upgrade and maintenance requirements of the building for the next ten (10) years and provide the Capital Works Fund Analysis report, and
c. To submit that report to the Strata Committee to determine what action is required, if any.

MOTION 8
ADOPTION OF BUDGET & RAISING OF LEVIES
RESOLVED that:

a. In accordance with section 79 (1) and (2) and Section 81 of the Act the Owners Corporation estimates that in respect of the period from 1/10/2024 to 30/09/2025 it will need to credit to its Administrative and Capital Works Funds for actual and expected expenditure referred to in these subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and

b. In accordance with section 81 (1) of the Act, the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:
To the Administrative Fund, the sum of $1,277,534.55 excluding GST and
to the Capital Works Fund, the sum of $86,493.45 excluding GST and

c. These amounts are to be paid by regular periodic instalments on the first day of October 2025

Levy Due	Administration Fund	Capital Works Fund	
1/10/2024	$315,319.00	$21,535.70	Already Levied
1/01/2025	$315,319.00	$21,535.70	Already Levied
1/04/2025	$315,319.00	$21,535.70	Already Levied
1/07/2025	$315,319.00	$21,535.70	Already Levied
TOTAL (INCL GST)	$1,405,788.00	$108,492.80	

d. **RESOLVED** that levy instalment due on 1/10/2025 for both the Administrative and Capital Works Fund be payable quarterly until re-determined by the Owners Corporation and such figure shall be;

	Administration Fund	Capital Works Fund
1/10/2025	$319,386.64	$21,733.36

e. **RESOLVED** all contributions be levied by notice from the Treasurer of the Owners Corporation in accordance with section 83 of the Act

MOTION 9
LARGE SCHEME REMOVAL OF LIMITATION ON ESTIMATED AMOUNTS
RESOLVED pursuant to Section 109(3) of the Strata Schemes Management Act, 2015 (NSW) ("SSMA") to remove the limitation set out in Section 109(2) of the SSMA in its entirety.

MOTION10
DEBT COLLECTION
RESOLVED pursuant to the Act (including section 106) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following

a. To issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses.

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b. To engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 89450.
c. To issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs.
d. Enter and enforce any judgment obtained in the collection of levy contributions, including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings.
e. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions, and
f. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

MOTION11
PAYMENT PLANS FOR LEVY ARREARS (NSW)
RESOLVED pursuant to Section 85(5) of the *Strata Schemes Management Act, 2015 (NSW)* to agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the strata committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the strata committee of Owners Corporation by resolution, it being noted that the costs of preparing, managing and monitoring same are to be reimbursed to the Owners Corporation by the individual owners seeking a payment plan as agreed by them in the application relating thereto.

MOTION12
CONFIRMATION OF INSURANCE, DELEGATION TO STRATA COMMITTEE
RESOLVED that the Owners Corporation's insurances as included in the Annexures to the Agenda of this meeting be confirmed and **FURTHER RESOLVED** that the Strata Committee be delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances.

MOTION13
Disclosure Shareholding in Coverforce Strata Solutions Pty Ltd
RESOLVED to acknowledge and accept Premium Strata Pty Limited's ("Premium Strata") disclosure that it holds shareholding in Coverforce Strata Solutions Pty Ltd and that Premium Strata receives moneys including commissions, rebates and discounts in relation thereto (where agreed to between the Owners Corporation and Premium Strata as set out in the management agency agreement) noting that Premium Strata has already disclosed same in its management agency agreement with the Owners Corporation and does so annually at each annual general meeting.

MOTION14
Disclosure Report | Insurance and Training Services
RESOLVED to table, consider and accept the disclosure report from the strata managing agent required to be assessed pursuant to section 60 of the Strata Schemes Management Act 2015 (NSW), as set out beneath this motion, as to whether, and what commissions or training services have been provided to or paid for the agent (other than the owners corporation) in connection with the exercise by the agent of functions for the scheme during the preceding twelve (12) months as well as whether a supplier of goods and services for the strata scheme has become connected with the strata managing agent, or the original owner of the strata scheme has become connected with the strata managing agent and particulars of any such commission or training services and estimates of any such commissions or training services that the agent believes are likely to be provided to or paid for the agent in the following twelve (12) months.

Disclosure Report

This report has been furnished to satisfy the following disclosure requirements imposed on strata managing agents under section 60(1) of the Strata Schemes Management Act 2015 (NSW) (SSMA):

60 Disclosure by strata managing agents

(1) A strata managing agent for a strata scheme must report the following at the annual general meeting of the owners corporation for the scheme—

(a) whether any commissions or training services have been provided to or paid for the agent (other than by the owners corporation) in connection with the exercise by the agent of functions for the scheme during the preceding 12 months and particulars of any such commissions or training services,

(b) any such commissions or training services and the estimated amount or value of any such commissions or training services that the agent believes are likely to be provided to or paid for the agent in the following 12 months,

(c) whether, during the preceding 12 months—

(i) a supplier of goods or services for the strata scheme has become connected with the agent, or

(ii) an original owner of the strata scheme has become connected with the agent,

(d) the following information—

(i) the suppliers of goods or services for the strata scheme who are connected with the agent,

(ii) the original owners of the strata scheme who are connected with the agent,

(iii) for subparagraphs (i) and (ii)—details about the nature of the relationship between the agent and the supplier or original owner,

(iv) for subparagraph (i)—details about the goods and services provided by the supplier.

Maximum penalty—

(a) for a corporation—500 penalty units, or

(b) otherwise—100 penalty units.

Note.

It will be an offence for an agent to receive commissions or training services that are not of a kind permitted by the agent's terms of appointment or approved by the owners corporation (see section 57).

training service means a training course or service (including attendance at industry events such as conferences).

commission includes an insurance broker fee.

Coverforce disclosure

Coverforce Pty Ltd (Coverforce), a provider of insurance brokerage services, and Premium Strata Pty Ltd (Premium Strata), a provider of strata managing services, are party to a joint venture. Coverforce and Premium Strata each have 50% shareholding in Coverforce Strata Solutions Pty Ltd (Coverforce Strata Solutions), which is a company that provides insurance brokerage services.

In this strata scheme, Premium Strata has been using and reasonably believes that it will continue to use the services of Coverforce Strata Solutions. Each time the owners corporation enters into a new insurance policy with an insurance provider sourced by Coverforce Strata Solutions, Premium Strata will receive a commission (including renewing insurance policies with existing providers sourced by Coverforce Strata Solutions).

Therefore, Coverforce Strata Solutions is a connected person to Premium Strata pursuant to regulation 62 of the Strata Schemes Management Regulation 2016 (NSW).

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The details of commissions that Premium Strata received from Coverforce Strata Solutions over the past 12 months, together with what the commissions that Premium Strata believes are likely to be provided over the following 12 months are provided below.

Premium Building Management Pty Ltd disclosure

Premium Building Management Pty Ltd (PBM), a provider of building management services, is a connected person to Premium Strata Pty Ltd pursuant to regulation 62 of the *Strata Schemes Management Regulation 2016 (NSW)*. The office holders of Premium Strata benefit financially from the revenue generated by PBM.

Whilst Premium Strata does not receive any commissions when engaging PBM on a strata scheme managed by Premium Strata, the revenue generated by PBM benefits the shareholders of Premium Strata as those shareholders have financial interests in PBM.

Premium Strata's policy is to remain independent of any tender process facilitated by the owners corporation, where that tender process involves PBM. If the owners corporation requests that PBM tender for the position of building manager/strata manager, Premium Strata will remove itself from the tender management process, and will ensure that a third-party consultant is engaged to manage the tender process.

Although your strata scheme might not presently have PBM engaged, Premium Strata considers that disclosure should be made in any event for the sake of transparency.

Section 60(1)(a) of the SSMA | Preceding 12 months

Premium Strata must disclose any commissions or training services that have been provided to or paid to Premium Strata in connection with its role as managing agent <u>during the preceding 12 months</u> and any particulars of any such commissions or training services.

Premium Strata has received a number of training services in the past 12 months. The providers of those training services were not in the vast majority of cases, providers that are engaged on the strata scheme, and we note that the training services provided were not specifically for this scheme. That said, the training services we received generally helped educate our staff on matters that are implementable across all of the strata schemes under our management. On that basis, we have annexed a schedule detailing all of the persons who provided training services to Premium Strata in the last 12-months and particulars of those training services. A copy of this schedule can be found annexed to this Reporting Disclosure.

Regarding the specific providers of commission(s) and/or training services directly related to this strata scheme, Premium Strata discloses as follows:

- Coverforce Pty Ltd

Disclosure	Particulars
Commission	
The provider who paid the commission	Coverforce Pty Ltd
The actual amount of commission received over the preceding 12-month period	Under the SSMA, a commission includes an insurance broker fee. Premium Strata received $0.00 in total commission.
Training services	
The provider who provided the training services	N/A, no training services were provided specific to this strata scheme
The actual **extent** of the training services received over the preceding 12-month period	N/A, no training services were provided specific to this strata scheme
The actual **benefit** of the training services received over the preceding 12-month period	N/A, no training services were provided specific to this strata scheme

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Section 60(1)(b) of the SSMA | Following 12 months

Premium Strata must disclose the estimated value of commissions or training services that Premium Strata reasonably believes are likely to be provided to or paid to Premium Strata in connection with its role as managing agent in the following 12 months.

- Coverforce Pty Ltd

Disclosure	Estimate
Commission	
The provider who will likely pay the commission	Coverforce Pty Ltd
The estimated amount of commission likely to be provided over the following 12 months	The actual or anticipated amount of the broker's commission and the broker's fee is presently unknown. In our experience, the broker's commission and broker's fee and the broker's commission is ordinarily dependant on the value of the insurance policy obtained. It is unknown what the value of the insurance policy will be at the time this strata scheme is due for renewal. However, Premium Strata estimates that it will receive up to 85% of the broker's commission PLUS up to 85% of the broker fee in accordance with the terms of the strata management agency agreement.
Training services	
The provider who will likely provide the training services	NA, as no training services have been scheduled specific to this strata scheme
The estimated value of the training services to be provided over the following 12 months	NA, as no training services have been scheduled specific to this strata scheme

Section 60(1)(c) of the SSMA | Preceding 12 months – connected persons

Premium Strata must disclose whether a supplier of goods or services or an original owner has become connected within the previous 12 months. If a supplier of goods or services or an original owner has become connected within the previous 12 months, then pursuant to section 60(1)(c), Premium Strata must provide the following information.

Although Premium Strata became connected to Coverforce more than 12 months ago, it provides the following disclosures.

- Coverforce Pty Ltd

Disclosure	Particulars
Supplier of goods or services	

The suppliers of goods or services for the strata scheme who are connected with Premium Strata – section 60(2)(c)	Coverforce Pty Ltd

Section 60(1)(d) of the SSMA – Premium Strata it is only necessary to disclose those persons that are 'connected' to Premium Strata. See section 7 of the *SSMA*, and regulation 62 of the *SSMR*. Premium Strata must report the following information at the annual general meeting of the owners corporation for the scheme:

- Coverforce Pty Ltd
- Premium Building Management Pty Ltd

Disclosure	Particulars
Supplier of goods or services	
The provider of the goods and services for the strata scheme who are connected with Premium Strata – section 60(2)(c)	Coverforce Pty Ltd
Details about the nature of the relationship between Premium Strata and the supplier(s) – section 60(2)(ii)	Coverforce Pty Ltd (a provider of insurance brokerage services) and Premium Strata (a provider of strata management services) are party to a joint venture (JV). Under the JV, Coverforce and Premium Strata each have 50% shareholding in Coverforce Strata Solutions, which is a company that provides insurance brokerage services primarily to strata schemes. Each time the owners corporation enters into a new insurance policy with an insurance provider sourced by Coverforce Strata Solutions, Premium Strata will receive a commission. This includes every time that the owners corporation renews with an existing insurance provider sourced by Coverforce Strata Solutions. Coverforce Strata Solutions is a connected person to Premium Strata pursuant to regulation 62 of the *Strata Schemes Management Regulation 2016 (NSW)*.
Details about the goods and services provided by the supplier, including the amount and value of the goods and services provided – section 60(2)(iv)	Details about the goods and services is provided above, however, we note that the amount and value of the insurance policies vary each time the strata scheme is due for renewal and depends on various factors that

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	turn entirely on the facts relevant to the subject strata scheme.
The provider of the goods and services for the strata scheme who are connected with Premium Strata – section 80(3)(i)	Premium Building Management Pty Ltd (PBM)
Details about the nature of the relationship between Premium Strata and the supplier(s) – section 80(3)(ii)	PBM (a provider of building management services) and Premium Strata (a provider of strata management services) are related entities. PBM is a connected person to Premium Strata pursuant to regulation 6(2) of the Strata Schemes Management Regulation 2016 (NSW). Premium Strata does not receive commissions, rebates or discounts in relation to PBM's engagement, however, the revenue generated by PBM benefits the shareholders of Premium Strata as basic shareholders have financial interests in PBM. In all other respects, the services carried out by PBM are independent of the services carried out by Premium Strata. Premium Strata's policy is to remain independent of any tender process facilitate by the owners corporation, where that tender process involves PBM. If the owners corporation requests that PBM tender for the position of building manager/facility manager, Premium Strata will remove itself from the tender management process and will ensure that a third-party consultant is engaged to manage the tender process.
Details about the goods and services provided by the supplier, including the amount and value of the goods and services provided – section 80(3)(iv)	Details about the goods and services is provided above. However, we note that the amount and value of the services provided by PBM vary depending on various factors that turn entirely on the facts relevant to the subject strata scheme.
Original owners	
The original owners of the strata scheme who are connected with the agent – section 80(3)(i)	JKN Para 1 Pty Ltd (Builder/Developer) Topdec Pty Ltd (Builder/Developer)
Details about the nature of the relationship between Premium Strata and the original owners – section 80(3)(ii)	Premium Strata has no connections with JKN Para 1 Pty Ltd & Topdec Pty Ltd

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MOTION 15

Disclosure Of Shareholding in Premium Building Management Pty Ltd

RESOLVED to acknowledge and accept Premium Strata Pty Limited's ("Premium Strata") disclosure that it is a related entity to Premium Building Management Pty Ltd and although Premium Strata does not receive commissions, rebates or discounts in relation to PBM's engagement, the shareholders of Premium Strata benefit financially when PBM generates revenue. Further disclosure details about the extent of the relationship between Premium Strata and PBM are included within the section 60() disclosure report, the subject of the motion subsequent to this.

MOTION 16

ADDITIONAL INSURANCE | OFFICERS' LIABILITY & FIDELITY GUARANTEE INSURANCE

RESOLVED that the Owners Corporation decide whether the following additional insurances as referred to in Section 155 (2) should remain as:

a. Cover for Strata Committee Members and/or officers' liability insurance as provided in section 155 (2) (a) of the *Strata Schemes Management Act 2015* (NSW) (the **"Act"**) in the amount of $1,000,000.00, and
b. Insurance of the kind referred to in section 155 (2) (b) of the Act to cover against misappropriation of money or other property of the Owners Corporation in the amount of $100,000.00.

MOTION 17

BUILDING VALUATION

The Owners – Strata Plan No 87450 resolve to authorise and instruct the Strata Managing Agent to obtain on behalf of the Owners Corporation a building valuation or update thereof. **MOTION DEFEATED**

MOTION 18

ANNUAL FIRE SAFETY STATEMENT | CURRENT DUE

RESOLVED to table and consider the current Annual Fire Safety Statement for the building under the *Environmental Planning and Assessment Act 1979*.

MOTION 19

ANNUAL FIRE SAFETY STATEMENT | NEXT DUE

RESOLVED to do the following:

a. Engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW *Environmental Planning and Assessment Regulations 2000* as amended; and
b. To submit any corrective actions report to the Strata Committee to ascertain what action is required, if any, and
c. To delegate to the strata manager the following functions pursuant to the Agency Agreement:
    i) Undertake the seeking of quotations and engaging the contractor to prepare the statement, and
    ii) arrange for the Secretary of the Strata Committee to sign the statement on behalf of the scheme and thereupon for the strata manager to lodge the statement with Lake Council and cause a copy of the statement to be given to the Fire Commissioner.

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MOTION 20
WORK HEALTH & SAFETY ACT 2011
The Owners – Strata Plan No 87450 resolve to acknowledge the *Work Health and Safety Act 2011* and Regulations and resolve to

a. As required, consult, confer, allow inspections and provide assistance (and/or documents) on any matter so far as is reasonably practicable, on work health and safety matters under the *Work Health and Safety Act 2011* and Regulations with its agents, employees or contractors or any health and safety representative for its agents, employees or contractors;
b. As required, prepare and maintain any register or document reasonably required (including an asbestos register if so required) under the *Work Health and Safety Act 2011* and Regulations and make such register or document available to its agents, employees or contractors or any health and safety representative for its agents, employees or contractors.
c. Engage a contractor to carry out a Safety Report as the preliminary process, in compliance with the *Work Health and Safety Act 2011*.

MOTION DEFEATED

MOTION 21
ASBESTOS INSPECTION & REPORT
The Owners – Strata Plan No 87450 resolve to do the following

a. Engage a suitably qualified consultant to carry out an Asbestos Inspection (and report and register, if required) in compliance with the owner's corporation's obligations under the *Work Health and Safety Act 2011* as amended, and
    i. To submit that report to the Strata Committee to determine what action is required, if any and
    ii. To delegate to the strata manager the duty and function pursuant to the Agency Agreement to undertake the seeking of quotations and engaging the contractor to the strata manager and any ancillary work approved by the Strata Committee.

MOTION DEFEATED

MOTION 22
LIFT REGISTRATION
RESOLVED that

a. It is required on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate, and
b. Subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to arrange for the Secretary of the Strata Committee to sign on behalf of the scheme and lodge with SafeWork NSW any form registration renewal or application form.

MOTION 23
TERMITE INSPECTION REPORT
The Owners – Strata Plan No 87450 resolve to delegate to the Strata Committee the function of appointing a contractor to assess the common areas and provide a termite inspection report to advise of any active termites within the building. **MOTION DEFEATED**

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F 02 9283 5642 info@[illegible] Mona Vale NSW 2103

MOTION 24
BUILDING DEFECTS AND RECTIFICATION
RESOLVED that the Owners – Strata Plan No 89450 considered building defects and rectification works relevant to the strata scheme as follows:

- The Strata Managing Agent confirmed that the Liquidators for the Tadgate Entities have been investigating and obtaining advice on potential claims against other participants in various building projects which have resulted in substantial defects in order to seek damages (costs).
  The Strata Managing Agent is to forward a report from Linsa Helena from M/s Oakley on the Liquidators Report for Owners perused.
- Cladding replacement is being carried out through Project Remediate with site establishment and site set up in progress. As at the date of the meeting removal of the cladding has not commenced as council permits are still to be received.
- The General Waterproofing Defects were previously approved to be carried out in conjunction with the Cladding Replacement through a private contract with LT Tech Remedial Builders. This contract has not yet been executed due to ongoing discussions with Project Remediate regarding the waterproofing detail and its impact on the cladding, with investigations needing to be carried out to confirm scope and which elements may fall within the Project Remediate scope.

MOTION 25
ELIGIBILITY TO BE APPOINTED OR ELECTED TO THE STRATA COMMITTEE
The Owners – Strata Plan No 89450 **RESOLVED** to table and acknowledge that no disclosures were made under Section 39 of the Act whether by written or verbal notice.

MOTION 26
ELECTION OF STRATA COMMITTEE
RESOLVED that the Owners Corporation determine the number of persons to be elected to the strata committee be set at 5 and the following members be elected.

Name	Lot	Nominated By	Lot	Acceptance
Leo (Lenny) Yan	13	Self-nominated	13	Written
Amit Sarker	23	Co-Owner	23	Written
Ryan Theodius	26	Self-nominated	26	Verbally
Molly Kwok	52	Co-Owners	52	Written
Queenie Tran	53	Self-nominated	53	Verbally

MOTION 27
Appointing Contact Point And Substitute Contact Point
The Owners – Strata Plan 89450 **RESOLVED** to appoint Queenie Tran and Lenny (Leo) Yan from the members of its Strata Committee to act as a representative and substitute representative for the purposes of communicating Owners Corporations requests to the strata managing agent such representatives to provide written notice of their email address, street address, telephone numbers and changes thereto from time to time.

MOTION 28
SPECIAL RESOLUTION | APPOINTING REPRESENTATIVE AND SUBSTITUTE REPRESENTATIVE TO REPRESENT THE OWNERS CORPORATION ON BUILDING MANAGEMENT COMMITTEE
The Owners – Strata Plan No 89450 (the "**Owners Corporation**") being a member of the Building Management Committee SP450 **("BMC") SPECIALLY RESOLVED** for the purposes of Schedule 4, Clause

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3(4) of the *Strata Schemes Development Act, 2015 (NSW)* to select and appoint Queenie Tran and Lenny (Hao) Yan to act the representative and substitute representative of the Owners Corporation for the purposes of the BMC and that such persons selected or appointed while in office and representing the Owners Corporation be taken to be the Owners Corporation for the purposes of the BMC.

Total Unit Entitlements: 2963 **For: 2963** **Against: 0** **Defer: 0**

MOTION 29
DETERMINATION AS TO RESTRICTED MATTERS
The Owners – Strata Plan No 82450 **RESOLVED** that for the purposes of Section 35 (3) (b) of the Act, to determine there is NO matter or type of matter, that is to be decided only by the Owners Corporation in general meeting.

MOTION 30
SUPPLY AGREEMENTS OF THE OWNERS CORPORATION
The Owners – Strata Plan No 82450 **RESOLVED** to consider its embeddded network agreement for electricity and **AGREED** to

- Issue a termination notice by June 2026 to Origin Energy to stop the contract being rolled over for a 5 year term.
- Negotiate with Origin Energy for a new contract and obtain additional quotes for other service providers.
- Investigate the ability to convert the gas services in the building to an embeddded network.

MOTION 31
DESTRUCTION OF RECORDS
The Owners – Strata Plan No 82450 resolve that all its books and records held by the Strata Managing Agent which are seven (7) or more years old be arranged to be or be destroyed by the Strata Managing Agent or arrange for destruction of or destroy only those documents as selected by the Owners Corporation from those listed in the annexure hereto at the applicable rates set out in Schedule B of the Management Agency Agreement. **MOTION DEFEATED**

Termination
There being no further business the chairman declared the meeting closed at 8.58 pm.

STRATA MANAGING AGENT'S NOTES

Current General Defect Special Levies
The Strata Managing Agent confirmed that a future General Meeting is to be convened for the Owners Corporation to consider resolving the remaining special levies (5 August 2025 – 15 December 2025) raised in the 5 December 2024 General Meeting. The Strata Managing Agent highlighted that the remaining Special Levies may need to be re-instated once further information on the waterproofing is received from Project Remediators.

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agenda

NOTICE OF THE ANNUAL GENERAL MEETING

Strata Plan 92450

29 Hunter Street PARRAMATTA NSW 2150

To be held on Wednesday, 16 July 2025 via Zoom Application

This meeting will commence at 5:15 pm

AGENDA

1. Preliminaries (recording of persons in attendance, receive proxies, recording of apologies, announcement of persons entitled to vote and determination of quorum);
2. Opening;
3. To consider the motions on the attached Motions Paper; and
4. Closure.

PLEASE NOTE

You are encouraged to attend this meeting and participate in the affairs of your Owners Corporation. In this way you will have the opportunity to contribute to the preservation and enhancement of the value of your unit.

If you cannot attend the meeting, please fax the **attached proxy** form to 02 9211 5642 or post it to Premium Strata, Suite 3, Level 2, 389 O'Riordan Street, Mascot, NSW 2020 or email info@premiumstrata.com.au.

You should read the statutory information carefully to ensure you understand the circumstances in which you will be entitled to vote at the meeting.

If you have any questions about this notice, the financial report or your entitlement to vote please contact our office on 02 9281 6440 prior to the meeting.

Join Zoom Meeting

https://us06web.zoom.us/j/84790848532?pwd=dYra6OKDZyZYdavj2S1yABjgxDocnE.1

Meeting ID: 847 9084 8532 Passcode: 92450

Your strata manager is Marulie Dulay
email: mdulay@premiumstrata.com.au

FEEDBACK

At Premium Strata, we want to continually develop new systems that make life easier for our clients. We value the ongoing dialogue we have with our clients and constantly strive to find better ways to service your needs.

As such, we welcome all forms of feedback.

statutory information

IMPORTANT INFORMATION PERTAINING TO THE MEETING

VOTING INSTRUCTIONS FOR THE GENERAL MEETING

METHODS OF VOTING

Please refer below to the various means and methods permitted by the *Strata Schemes Management Act, 2015 (NSW)* and *Strata Schemes Management Regulation, 2016 (NSW)* of voting.

The specific method applicable for this meeting is set out in the attached covering letter.

Please refer to the covering letter for directions as to which method is applicable for this meeting and for further details on the applicable voting instructions, please read below.

METHOD A

PARTICIPATING IN THE MEETING VIA TELECONFERENCE

5. Voting will be conducted in accordance with Regulation 14(1) of the Strata Schemes Management Regulation, 2016 (NSW) by teleconference/cloud-based videoconferencing, while you participate in the meeting from a remote location.
6. For owners willing and able to attend the meeting by teleconference, the link and password ID which will be required for you to connect to the meeting via teleconference, are set out on the first page of this notice.
7. Please be advised that should you elect to attend by teleconference, you may still be required to complete the voting slip to ensure your vote in relation to the relevant motions (that are being determined by a poll/per *pre-vote*) can be considered and all other matters will be determined by teleconference.
8. Should your poll/per voting slip not be received as directed, please note your vote in relation to the subject motions cannot be counted.
9. If your proxy is attending on your behalf via teleconference:
   a. please advise our office 2 business days in advance of the meeting;
   b. carefully complete the proxy form enclosed in the meeting pack;
   c. ensure you provide zoom details, once received, to your appointed proxy; and
   d. follow the notes below on appointment of proxies.
10. When participating in this meeting, please ensure you have this notice readily available for ease of reference during the meeting.

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METHOD B

PARTICIPATING IN THE MEETING TO BE HELD PARTLY BY TELECONFERENCE AND PARTLY BY PRE-MEETING VOTING PAPER

1. Voting will be conducted by teleconference (see notes under Method A which provides the details for how you can participate in a meeting by teleconference and in accordance with Regulation 14(1) of the *Strata Schemes Management Regulation, 2016* (NSW) by means of email/voting slip ***before*** the meeting at which the matter (not being an election) is to be determined by the Owners Corporation ("pre-meeting paper voting").
2. Please note that a motion that is to be determined wholly by pre-meeting paper voting may not be amended at the meeting for which the pre-meeting paper voting is conducted.
3. Please ensure you register with our office and submit your written voting slip ***2 business days*** prior to the meeting by email to info@premiumstrata.com.au.
4. Should your paper voting slip not be received as directed, please note your vote in relation to the subject motions cannot be counted.

METHOD C

MEETING TO BE CONDUCTED WHOLLY BY PRE-MEETING PAPER VOTE

Owners are NOT REQUIRED to attend the meeting in person but are required to complete the provided voting slip and return to the Secretary/Strata Managing Agent of the Owners Corporation prior to the meeting date.

Voting will be conducted in accordance with Regulation 14(1)(c) of the *Strata Schemes Management Regulation, 2016* (NSW) by means of a voting slip before the meeting at which the matters (not being an election) are to be determined by the Owners Corporation ("pre-meeting paper vote").

As the motions are to be determined wholly by pre-meeting paper voting, they may not be amended at the meeting for which the pre-meeting paper vote is conducted.

Please ensure you submit your completed written voting slip prior to the meeting by email to info@premiumstrata.com.au

METHOD D

VOTING BY PROXY & NOTES ON APPOINTMENT OF PROXIES

1. If you wish to cast a vote by proxy, please complete the enclosed proxy form and return it to our office at or before the commencement of the meeting.
2. If your proxy is attending in person on your behalf and the meeting is to be conducted via zoom:
   a. please advise our office 2 business days in advance of the meeting;
   b. carefully complete the proxy form enclosed in the meeting pack; and
   c. ensure you provide zoom details, once received, to your appointed proxy.
3. Please note that if your building contains more than 100 residential lots (excluding utility lots i.e a "large strata scheme"), your proxy must be received by the secretary or Strata Manager at least 24 hours before the start of the meeting.
4. This form is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation or Strata Manager at least 24 hours before the

first meeting in relation to which it is to operate (in the case of a large strata scheme) or at or before the first meeting in relation to which it is to operate (in any other case).

5. This form will be revoked by a later proxy appointment form delivered to the secretary of the Owners Corporation in the manner described in the preceding paragraph.
6. This form is current from the day on which it is signed until the end of the period (if any) specified on the form or the first anniversary of that day or at the end of the second general meeting held after that day (whichever occurs first).
7. If a person holds more than the total number of proxies permissible, the person cannot vote using any additional proxies. The total number of proxies that may be held by a person (other than proxies held by the person as the co-owner of a lot) voting on a resolution are as follows:
   a. if the strata scheme has 20 lots or less, one,
   b. if the strata scheme has more than 20 lots, a number that is equal to not more than 5% of the total number of lots.
8. A provision of a contract for the sale of a lot in a strata scheme, or of any ancillary or related contract or arrangement, is void and unenforceable to the extent that it:
   a. requires the purchaser of a lot, or any other person, to cast a vote at a meeting of the owners corporation at the direction of another person, or
   b. requires the purchaser to give a proxy at the direction of another person for the purpose of voting at a meeting of the owners corporation (that is a person cannot rely on any such proxy to cast a vote as a proxy).

METHOD E

PARTICIPATING IN THE MEETING IN PERSON

1. Attendance at this meeting is required in person (or by proxy as per Method D above).
2. You should bring this notice with you to the meeting as it contains the proposed motions for consideration and instructions.
3. Please arrive approximately 15min before the meeting commencement time for early registration.
4. Please bring with you a copy of your identification (ID) such as a driver licence or passport to present during the registration process confirming your full name and address details so that you can be identified on the strata roll.

NOTES ON RIGHTS OF PROXIES TO VOTE

1. A duly appointed proxy:
   a. may vote on a show of hands (or by any other means approved by a general resolution at a meeting of the owner's corporation), subject to any limitation in this form, or may demand a poll, and
   b. may vote in the person's own right if entitled to vote otherwise than as a proxy, and
   c. if appointed as a proxy for more than one person, may vote separately as a proxy in each case.
2. A proxy is not authorised to vote on a matter:
   a. if the person who appointed the proxy is present at the relevant meeting and personally votes on the matter, or
   b. so as to confer a pecuniary or other material benefit on the proxy. If the proxy is a strata managing agent, building manager or on-site residential property manager, or
   c. if the right to vote on any such matter is limited by the proxy form.

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OTHER VOTING INSTRUCTIONS FOR THE GENERAL MEETING

1. If you are a corporation your voting rights may be exercised only by your company nominee in person, or by proxy appointed by the corporation: SSMA 2015 Schedule 1, Clause 8(e)
2. You or your company nominee ***cannot vote*** on a motion for an ordinary or special resolution if a priority vote is cast for the lot in relation to the same matter: SSMA 2015 Schedule 1, Clause 8(e)
3. You or your company nominee ***cannot vote*** on a motion for an ordinary or special resolution unless the following payments or contributions levied have been paid before the meeting:
   a. all contributions levied by the Owners Corporation that are payable at the date of this notice; and
   b. any other money that is recoverable by the Owners Corporation from you at the date of this notice: SSMA 2015 Schedule 1, Clause 8(e).
4. If you are an owner, you ***cannot vote*** if a vote is cast by:
   a. the mortgagee shown on the strata roll for your lot;
   b. the covenant charge shown on the strata roll for your lot; or
   c. in the case of multiple mortgagees or covenant charges – the priority mortgagee or charge shown on the strata roll for your lot.

DETERMINING A QUORUM

1. Quorum required for motion or election – A motion submitted at a meeting must not be considered, and an election must not be held at a meeting, unless there is a quorum present to consider and vote on the motion or on the election.
2. When quorum exists – A quorum is present at a meeting only in the following circumstances:
   a. if not less than one-quarter of the persons entitled to vote on the motion or election are present either personally or by duly appointed proxy,
   b. if not less than one-quarter of the aggregate unit entitlement of the strata scheme is represented by the persons who are present, either personally or by duly appointed proxy and who are entitled to vote on the motion or election,
   c. if there are 2 persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election, in a case where there is more than one owner in the strata scheme and the quorum otherwise calculated under this sub-clause would be less than 2 persons.
3. A person who has voted, or intends to vote, on a motion or at an election at a meeting by a permitted means other than a vote in person is taken to be present for the purposes of determining whether there is a quorum.
4. Procedure if no quorum – If no quorum is present within the next half-hour after the relevant motion or business arises for consideration at the meeting, the chairperson must:
   a. adjourn the meeting for at least 7 days; or

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b. declare that the persons present either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.

5. Quorum for adjourned meeting – If a quorum is not present within the next half-hour after the time fixed for the adjourned meeting, the persons who are present, either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.

NOMINATIONS FOR MEMBERS OF THE STRATA COMMITTEE

The Owners Corporation calls for nominations for members of the strata committee to be submitted to this office at least seven (7) days before the date the annual general meeting is to be held. Please ensure your nominations are received by this office within this time.

All persons may make nominations even if the owner or person cannot vote because the owner is an unfinancial owner.

When submitting your nomination please ensure it is made by written notice given to Premium Strata (being the secretary of the Owners Corporation). We enclose a form of nomination to assist with your written nomination.

Any subsequent nomination must be given to the secretary at the meeting.

TENANTS IN ATTENDANCE

A tenant is entitled to attend but not address a meeting unless authorised to do so by a resolution of the Owners Corporation: Schedule 1, Clause 21 (2) of the Act.

Pursuant to Schedule 1 Clause 21 (2) of the Act, the Owners Corporation may, at any meeting or for the purpose of all meetings, determine that tenants (other than tenants who hold duly appointed proxies) are not entitled to be present when the following matters are being discussed or determined:

a. financial statements and auditor's reports,
b. levying of contributions,
c. recovery of unpaid contributions,
d. a strata renewal proposal under Part 10 of the *Strata Schemes Development Act 2015* or any related matter,
e. any other financial matter specified by the regulations for the purposes of this clause.

Tenants in attendance should therefore note that they may not be entitled to address the meeting and may be asked to leave the meeting while the matters above are being discussed or determined.

Further, no tenant may vote at this meeting unless that tenant is a duly appointed proxy (in which case that tenant may vote in accordance with the appointment).

DEVELOPERS

Pursuant to Clause 15, Schedule 1 of the Act, a developer or lessor of a leasehold strata scheme is not entitled to vote, or exercise a proxy vote, on a matter concerning building defects in, or the rectification of building defects in, building work to which Part 11 of this Act applies.

motions to be considered

Chairperson | Declaration of Quorum

The Chairperson will make a declaration as to quorum for the purposes of Schedule 1, Clause 17 of the Act.

MOTION 1

Minutes of Previous General Meeting

THAT The Owners – Strata Plan No 92450 **RESOLVE** that the minutes of the General Meeting of the Owners Corporation held on Thursday, 5 December 2024 be confirmed as a true and accurate record of the proceedings at that meeting.

Explanatory Note. *The minutes of the previous general meeting have been distributed to all owners or are attached to this notice of meeting. This motion confirms the accuracy of those minutes and affords owners an opportunity to move that they require amendment in case of any inaccuracy or omission.*

MOTION 2

Tenant Representative | Nomination for Strata Committee

THAT The Owners – Strata Plan No 92450 **RESOLVE** (if a tenant representative has been nominated for the strata committee in accordance with Section 38 of the *Strata Schemes Management Act, 2015* (NSW)) to receive the nomination of a tenant representative for the Strata Committee.

Explanatory Note. *This motion is relevant only where if there are tenants notified by way of a tenancy notice for at least half of the number of lots in the scheme, see Section 38(1) and they nominate a representative for the strata committee.*

MOTION 3

Tenants to Be Authorised to Address Meetings of the Owners Corporation

THAT The Owners – Strata Plan No 92450 **RESOLVE** to authorise tenants (other than tenants who hold duly appointed proxies) to address meetings of the Owners Corporation.

Explanatory Note. *Pursuant to Schedule 1 Clause 21 (2) of the Act, unless specifically authorised by a resolution of the Owners Corporation, a tenant is NOT entitled to address a meeting. This motion permits tenants to so address a meeting. There is no legal obligation to entitle a tenant to address a meeting (unless the tenant is the holder of a duly appointed proxy).*

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MOTION 4

Tenants Not to Be Entitled to Be Present at any Meetings of the Owners Corporation when Certain Matters Being Discussed or Determined

THAT The Owners – Strata Plan No 92450 **RESOLVE** to determine that tenants (other than tenants who hold duly appointed proxies) are not entitled to be present at any and all meetings of the Owners Corporation when the following matters are being discussed or determined:

a. financial statements and auditor's reports,
b. levying of contributions,
c. recovery of unpaid contributions,
d. a strata renewal proposal under Part 10 of the *Strata Schemes Development Act 2015* or any related matter,
e. any other financial matter specified by the regulations for the purposes of this clause.

Explanatory Note: *Pursuant to Schedule 1 Clause 21 (5) of the Act, the Owners Corporation may, at any meeting or for the purpose of all meetings, determine that tenants (other than tenants who hold duly appointed proxies) are not entitled to be present when the above matters are being discussed or determined.*

MOTION 5

Key Financial Information

THAT The Owners – Strata Plan No 92450 **RESOLVE** that the ***attached*** statements of key financial information for the last financial year ending Monday, 30 September 2024 for the Administrative Fund, the Capital Works Fund and any other fund prepared by The Owners Corporation together with the relevant auditor's report if required be adopted.

Explanatory Note*. The motion is statutorily required pursuant to Clause 5(a), Schedule 1 of the Strata Schemes Management Act, 2015 (NSW). The Financial Statements are a formal record of the financial activities and position of the Owners Corporation. A copy of the key financial information of the Owners Corporation is attached. The accounting records of the Owners Corporation are kept by the Strata Managing Agent. Please direct any inquiries regarding the accounts to the Strata Managing Agent prior to the meeting.*

MOTION 6

Appointment of an Auditor

THAT The Owners – Strata Plan No 92450 **RESOLVE** that an auditor be appointed for the current financial year for the period from Tuesday, 1 October 2024 to Tuesday, 30 September 2025.

Explanatory Note*. The Owners Corporation must decide whether to appoint an auditor. It should be noted that it is compulsory to appoint an auditor for large schemes (schemes of more than 100 lots excluding utility lots) or schemes for which the annual budget exceeds $250,000 (excluding GST).*

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MOTION 7

Capital Works Fund Plan

THAT The Owners – Strata Plan No 92450 **RESOLVE** to do the following:

a. Review the current Capital Works Fund Analysis report; and
b. Engage a suitably qualified consultant to review, carry out and/or assess the capital upgrade and maintenance requirements of the building for the next ten (10) years and provide the Capital Works Fund Analysis report; and
c. To submit that report to the Strata Committee to determine what action is required, if any.

Explanatory Note: *This is a statutory obligation. Pursuant to Section 80(1) of the SSMA, an owners corporation is to prepare a plan of anticipated major expenditure to be met from the capital works fund for a 10-year period commencing on the first annual general meeting of the owners corporation.*

The Owners Corporation must prepare a plan of anticipated major expenditure to be met from the capital works fund over the 10-year period commencing on the date of the first annual general meeting. The capital works fund plan must be reviewed at least once every 5 years. The preparation of this plan is a significant exercise and the legislation allows the Owners Corporation to engage expert assistance in its preparation. The meeting must discuss the preparation or review of this plan.

Should you require a FULL copy of the current plan, please contact Praemium Strata's office.

MOTION 8

Adoption Of Budget & Raising of Levies

THAT The Owners – Strata Plan No 92450

RESOLVE:

a. In accordance with section 79 (1) and (2) and Section 81 of the Act the Owners Corporation estimates that in respect of the period from 1/10/2024 to 30/09/2025 it will need to credit to its Administrative and Capital Works Funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting at which this resolution was passed; and
b. In accordance with section 81 (1) of the Act, the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:
    i. To the Administrative Fund, the sum of $1277.53 plus GST; and
    ii. To the Capital Works Fund, the sum of $963.43 plus GST; and
c. Those amounts are to be paid by regular periodic instalments on the first day of 1 October 2025

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Levy Due	Administration Fund	Capital Works Fund	
1/10/2024	$23,322.00	$8,135.70	Already Levied
1/01/2025	$23,322.00	$8,135.70	Already Levied
1/04/2025	$23,322.00	$8,135.70	Already Levied
1/07/2025	$23,322.00	$8,135.70	Already Levied
TOTAL (INCL GST)	$1,400,288.00	$488,142.80	

d. **THAT** the levy instalment due on 1/10/2025 for both the Administrative and Capital Works Fund be payable quarterly until re-determined by the Owners Corporation and such figure shall be.

	Administration Fund	Capital Works Fund
1/10/2025	$23,322.00	$8,135.70

e. **THAT** all contributions be levied by notice from the Treasurer of the Owners Corporation in accordance with section 82 of the Act.

Explanatory Note: *Levy contributions provide funds to operate your scheme. All contributions must be calculated in proportion to the unit entitlements. The funds raised towards the Administrative Fund are to pay for the annual day to day recurrent expenses. The funds raised in the Capital Works Fund are to pay for future capital expenditure. The Owners Corporation may also have a special fund for specific purposes.*

MOTION 9

Large Scheme Removal of Limitation on Estimated Amounts

THAT The Owners – Strata Plan No 92450 **RESOLVE** pursuant to Section 102(3) of the *Strata Schemes Management Act, 2015* (NSW) ("SSMA") to remove the limitation set out in Section 102(2) of The SSMA in its entirety (emergencies excepted) (ie remove the limitation both generally and in relation to any particular item/matter).

Explanatory note: *Section 102 applies to large schemes only and states that an owners corporation must not spend more than 10% over an amount specified in an estimate for an item or matter. This motion lifts the legislatively imposed restriction on variation of amounts of approved expenditure generally or in relation to a specific item or matter.*

102 (1) An owners corporation for a large strata scheme must obtain at least 2 quotations in relation to proposed expenditure in respect of any one item or matter if the proposed expenditure will exceed the amount prescribed by the regulations for the purposes of this section.

(2) An owners corporation for a large strata scheme must not spend on an item or matter an amount greater than the amount specified for the item or matter (plus 10%) in estimates provided for that item or matter at an annual general meeting.

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MOTION 10

Debt Collection

THAT The Owners – Strata Plan No 92450 **RESOLVE** pursuant to the Act (including section 102) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

a. To issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses;
b. To engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners – Strata Plan No 92450;
c. To issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
d. Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
e. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and
f. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

***Explanatory Note**: This motion is to consider approving commencement of debt recovery proceedings against lot owners for overdue levies. This is essential to preserve the scheme's cashflow.*

MOTION 11

Payment Plans for Levy Arrears (NSW)

THAT The Owners – Strata Plan No 92450 **RESOLVE** pursuant to Section 85(5) of the *Strata Schemes Management Act, 2015* (NSW) to agree to enter into payment plans generally for matters involving arrears of unpaid contributions/levies or other amounts including interest, legal and other costs/expenses thereon and to delegate to the strata manager and/or the strata committee the ability to enter into, arrange and monitor each such payment plan limited to a period of 12 months per payment plan with any further or subsequent payment plan to be entered into as agreed by the strata committee or Owners Corporation by resolution, it being noted that the costs of preparing, managing and monitoring same are to be reimbursed to the Owners Corporation by the individual owners seeking a payment plan as agreed by them in the application relating thereto.

***Explanatory Note**: The Owners Corporation may determine to enter into payment plans in the recovery of outstanding levy arrears.*

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MOTION 12

Confirmation of Insurance, Delegation to Strata Committee

THAT The Owners – Strata Plan No 92450 **RESOLVE** that the Owners Corporation's insurances as included in the Annexures to the Agenda of this meeting be confirmed and **FURTHER RESOLVE** That the Strata Committee be delegated the function of increasing, altering or adding insurances should it be resolved to include further insurances.

Explanatory Note: *Subclause 1, Clause 9 (d) of the Act requires particulars of each insurance policy taken out by the Owners Corporation to be included in, or accompany, the notice of Annual General Meeting. The Owners Corporation is required to consider its insurances from time to time and where current insurances are in place, the Owners Corporation may review those insurances.*

MOTION 13

Disclosure Shareholding in Coverforce Strata Solutions Pty Ltd

THAT The Owners – Strata Plan No 92450 (the "Owners Corporation") **RESOLVE** to acknowledge and accept Premium Strata Pty Limited's ("Premium Strata") disclosure that it holds shareholding in Coverforce Strata Solutions Pty Ltd and that Premium Strata receives moneys including commissions, rebates and discounts in relation thereto (where agreed to between the Owners Corporation and Premium Strata as set out in the management agency agreement) noting that Premium Strata has already disclosed same in its management agency agreement with the Owners Corporation and does so annually at each annual general meeting.

Explanatory Note: *This motion again discloses, for abundance of transparency, Premium Strata's shareholding in Coverforce Strata Solutions Pty Ltd. Please note that while we receive commissions where committed by and disclosed to the Owners Corporation, we receive no dividends whatsoever.*

MOTION 14

Disclosure Report | Insurance and Training Services

THAT The Owners – Strata Plan No 92450 **RESOLVE** to table, consider and accept the disclosure report from the strata managing agent required to be disclosed pursuant to section 60 of the Strata Schemes Management Act 2015 (NSW), as set out beneath this motion, as to whether, and what commissions or training services have been provided to or paid for the agent (other than the owners corporation) in connection with the exercise by the agent of functions for the scheme during the preceding twelve (12) months as well as whether a supplier of goods and services for the strata scheme has become connected with the strata managing agent, or the original owner of the strata scheme has become connected with the strata managing agent and particulars of any such commission or training services and estimates of any such commissions or training services that the agent believes are likely to be provided to or paid for the agent in the following twelve (12) months.

Explanatory Note: *The report referred to in this motion is required to be furnished by the strata managing agent at each annual general meeting. The strata managing agent may receive commissions and/or training services in connection with the exercise of the agent's function for the scheme. It is a requirement under section 60 of the Strata Schemes Management Act 2015 (NSW) that the agent provide a report on the details and amounts of the commissions received for the preceding 12 months.*

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and anticipated details and amount of commissions and training services for the following 12 months and Schedule 1, Clause 9(g) of the SSMA requires a form of motion to be included in the notice of annual general meeting to consider the report by the agent as to same.

Disclosure Report

This report has been furnished to satisfy the following disclosure requirements imposed on strata managing agents under section 60(1) of the Strata Schemes Management Act 2015 (NSW) (SSMA):

60 Disclosure by strata managing agents

(1) A strata managing agent for a strata scheme must report the following at the annual general meeting of the owners corporation for the scheme—

(a) whether any commissions or training services have been provided to or paid for the agent (other than by the owners corporation) in connection with the exercise by the agent of functions for the scheme during the preceding 12 months and particulars of any such commissions or training services,

(b) any such commissions or training services and the estimated amount or value of any such commissions or training services that the agent believes are likely to be provided to or paid for the agent in the following 12 months,

(c) whether, during the preceding 12 months—

(i) a supplier of goods or services for the strata scheme has become connected with the agent, or

(ii) an original owner of the strata scheme has become connected with the agent,

(d) the following information—

(i) the suppliers of goods or services for the strata scheme who are connected with the agent,

(ii) the original owners of the strata scheme who are connected with the agent,

(iii) for subparagraphs (i) and (ii)—details about the nature of the relationship between the agent and the supplier or original owner,

(iv) for subparagraph (i)—details about the goods and services provided by the supplier.

Maximum penalty—

(a) for a corporation—500 penalty units, or

(b) otherwise—100 penalty units.

Note.

It will be an offence for an agent to receive commissions or training services that are not of a kind permitted by the agent's terms of appointment or approved by the owners corporation (see section 57).

training service means a training course or service (including attendance at industry events such as conferences).

commission includes an insurance broker fee.

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Coverforce disclosure

Coverforce Pty Ltd (Coverforce), a provider of insurance brokerage services, and Premium Strata Pty Ltd (Premium Strata), a provider of strata managing services, are party to a joint venture.

Coverforce and Premium Strata each have 50% shareholding in Coverforce Strata Solutions Pty Ltd (Coverforce Strata Solutions), which is a company that provides insurance brokerage services.

In this strata scheme, Premium Strata has been using and reasonably believes that it will continue to use the services of Coverforce Strata Solutions. Each time the owners corporation enters into a new insurance policy with an insurance provider sourced by Coverforce Strata Solutions, Premium Strata will receive a commission (including renewing insurance policies with existing providers sourced by Coverforce Strata Solutions).

Therefore, Coverforce Strata Solutions is a connected person to Premium Strata pursuant to regulation 62 of the *Strata Schemes Management Regulation 2016 (NSW)*.

The details of commissions that Premium Strata received from Coverforce Strata Solutions over the past 12 months, together with what the commissions that Premium Strata believes are likely to be provided over the following 12 months are provided below.

Premium Building Management Pty Ltd disclosure

Premium Building Management Pty Ltd (PBM), a provider of building management services, is a connected person to Premium Strata Pty Ltd pursuant to regulation 62 of the *Strata Schemes Management Regulation 2016 (NSW)*. The office holders of Premium Strata benefit financially from the revenue generated by PBM.

Whilst Premium Strata does not receive any commissions when engaging PBM on a strata scheme managed by Premium Strata, the revenue generated by PBM benefits the shareholders of Premium Strata as those shareholders have financial interests in PBM.

Premium Strata's policy is to remain independent of any tender process facilitated by the owners corporation, where that tender process involves PBM. If the owners corporation requests that PBM tender for the position of building manager/strata manager, Premium Strata will remove itself from the tender management process, and will ensure that a third-party consultant is engaged to manage the tender process.

Although your strata scheme might not presently have PBM engaged, Premium Strata considers that disclosure should be made in any event for the sake of transparency.

Section 60(1)(a) of the SSMA | Preceding 12 months

Premium Strata must disclose any commissions or training services that have been provided to or paid to Premium Strata in connection with its role as managing agent <u>during the preceding 12 months</u> and any particulars of any such commissions or training services.

Premium Strata has received a number of training services in the past 12 months. The providers of these training services were not in the vast majority of cases, providers that are engaged on this strata scheme, and we note that the training services provided were not specifically for this scheme. That said, the training services we received generally helped educate our staff on matters that are implementable across all of the strata schemes under our management. On that basis, we have annexed a schedule detailing all of the persons who provided training services to Premium Strata in the last 12-months and particulars of those training services. A copy of this schedule can be found annexed to this Recurring Disclosure.

Regarding the specific providers of commission(s) and/or training services directly related to this strata scheme, Premium Strata discloses as follows:

- Coverforce Pty Ltd

Disclosure	Particulars
Commission	
The provider who paid the commission	Coverforce Pty Ltd
The actual amount of commission received over the preceding 12-month period	Under the SSMA, a commission includes an insurance broker fee. Premium Strata received $0.00 in total commission.
Training services	
The provider who provided the training services	NA, no training services were provided specific to this strata scheme
The actual **extent** of the training services received over the preceding 12-month period	NA, no training services were provided specific to this strata scheme*
The actual **benefit** of the training services received over the preceding 12-month period	NA, no training services were provided specific to this strata scheme

Section 60(1)(b) of the SSMA | Following 12 months

Premium Strata must disclose the estimated value of commissions or training services that Premium Strata reasonably believes are likely to be provided to or paid to Premium Strata in connection with its role as managing agent in the following 12 months.

- Coverforce Pty Ltd

Disclosure	Estimate
Commission	
The provider who will likely pay the commission	Coverforce Pty Ltd
The estimated amount of commission likely to be provided over the following 12 months	The actual or anticipated amount of the broker's commission and the broker's fee is presently unknown. In our experience, the broker's commission and broker's fee and the broker's commission is ordinarily dependant on the value of the insurance policy obtained.

	It is unknown what the value of the insurance policy will be at the time this strata scheme is due for renewal. However, Premium Strata estimates that it will receive up to 55% of the broker's commission PLUS up to 55% of the broker fee in accordance with the terms of the strata management agency agreement.
Training services	
The provider who will likely provide the training services	*NA, as no training services have been scheduled specific to this strata scheme*
The estimated value of the training services to be provided over the following 12 months	*NA, as no training services have been scheduled specific to this strata scheme*

Section 60(1)(c) of the SSMA | Preceding 12 months – connected persons

Premium Strata must disclose whether a supplier of goods or services or an original owner has become connected within the previous 12 months. If a supplier of goods or services or an original owner has become connected within the previous 12 months, then pursuant to section 60(1)(c), Premium Strata must provide the following information.

Although Premium Strata became connected to Coverforce more than 12 months ago, it provides the following disclosures.

- Coverforce Pty Ltd

Disclosure	Particulars
Supplier of goods or services	
The suppliers of goods or services for the strata scheme who are connected with Premium Strata – section 60(1)(c)	Coverforce Pty Ltd

Section 60(1)(d) of the SSMA - Premium Strata it is only necessary to disclose those persons that are 'connected' to Premium Strata. See section 7 of the *SSMA*, and regulation 6A of the *SSMR*.

Premium Strata must report the following information at the annual general meeting of the owners corporation for the scheme.

- Coverforce Pty Ltd

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- Premium Building Management Pty Ltd

Disclosure	Particulars
Supplier of goods or services	
The provider of the goods and services for the strata scheme who are connected with Premium Strata – section 60(2)(i)	Coverforce Pty Ltd
Details about the nature of the relationship between Premium Strata and the supplier(s) – section 60(2)(ii)	Coverforce Pty Ltd (a provider of insurance brokerage services) and Premium Strata (a provider of strata management services) are party to a joint venture (JV). Under the JV, Coverforce and Premium Strata each have 50% shareholding in Coverforce Strata Solutions, which is a company that provides insurance brokerage services principally to strata schemes. Each time the owners corporation enters into a new insurance policy with an insurance provider sourced by Coverforce Strata Solutions, Premium Strata will receive a commission. This includes every time that the owners corporation renews with an existing insurance provider sourced by Coverforce Strata Solutions. Coverforce Strata Solutions is a connected person to Premium Strata pursuant to regulation 62 of the *Strata Schemes Management Regulation 2016* (NSW).
Details about the goods and services provided by the supplier, including the amount and value of the goods and services provided – section 60(2)(iv)	Details about the goods and services is provided above. However, we note that the amount and value of the insurance policies vary each time the strata scheme is due for renewal and depends on various factors that are entirely on the facts relevant to the subject strata scheme.

The provider of the goods and services for the strata scheme who are connected with Premium Strata – section 60(3)(i)	Premium Building Management Pty Ltd (PBM)
Details about the nature of the relationship between Premium Strata and the supplier(s) – section 60(3)(ii)	PBM (a provider of building management services) and Premium Strata (a provider of strata management services) are related entities. PBM is a connected person to Premium Strata pursuant to regulation 62 of the Strata Schemes Management Regulation 2016 (NSW). Premium Strata does not receive commissions, rebates or discounts in relation to PBM's engagement, however, the revenue generated by PBM benefits the shareholders of Premium Strata, as these shareholders have a financial interest in PBM. In all other respects, the services carried out by PBM are independent of the services carried out by Premium Strata. Premium Strata's policy is to remain independent of any tender process initiated by the owners corporation, where that tender process involves PBM. If the owners corporation requests that PBM tender for the position of building manager/facility manager, Premium Strata will remove itself from the tender management process and will ensure that a third-party consultant is engaged to manage the tender process.
Details about the goods and services provided by the supplier, including the amount and value of the goods and services provided – section 60(3)(iv)	Details about the goods and services is provided above. However, we note that the amount and value of the services provided by PBM vary depending on various factors that turn entirely on the facts relevant to the subject strata scheme.
Original owners	
The original owners of the strata scheme who are connected with the agent – section 60(3)(i)	JKN Para 1 Pty Ltd (Builder/Developer) Toplace Pty Ltd (Builder/Developer)

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Details about the nature of the relationship between Premium Strata and the original owners – section 60(d)(ii)	*Premium Strata has no connections with JKN Para 1 Pty Ltd & Topdale Pty Ltd*

MOTION 15

Disclosure Of Shareholding in Premium Building Management Pty Ltd

THAT The Owners – Strata Plan No 92450 (the "Owners Corporation") **RESOLVE** to acknowledge and accept Premium Strata Pty Limited's ("Premium Strata") disclosure that it is a related entity to Premium Building Management Pty Ltd and although Premium Strata does not receive commissions, rebates or discounts in relation to PBM's engagement, the shareholders of Premium Strata benefit financially when PBM generate revenue. Further disclosure details about the extent of the relationship between Premium Strata and PBM are included within the section 60(1) disclosure report, the subject of the motion subsequent to this.

***Explanatory Note**: This motion again discloses, for abundance of transparency, Premium Strata's relation to Premium Building Management Pty Ltd. Please note that although we do not receive commissions, the shareholders of Premium Strata benefit financially when Premium Building Management generates revenue. That said, Premium Strata will uphold its policy to remain independent of any tender process involving Premium Building Management. Your strata scheme might not retain Premium Building Management, but this disclosure has been made for the sake of remaining transparent with you.*

MOTION 16

Additional Insurance | Officers' Liability & Fidelity Guarantee Insurance

THAT The Owners – Strata Plan No 92450 **RESOLVE** that the Owners Corporation decide whether the following additional insurances as referred to in Section 182 (2) should be obtained or adjusted:

a. Cover for Strata Committee Members and/or officers' liability insurance as provided in section 182 (2) (a) of the *Strata Schemes Management Act 2015* (NSW) (the "**Act**"); and
b. Insurance of the kind referred to in section 182 (2) (b) of the Act to cover against misappropriation of money or other property of the Owners Corporation.

***Explanatory Note**: Section 155(2) of the Act allows the Owners Corporation to take out additional insurances such as cover against liability for property, death or bodily injury to a voluntary worker, an error or omission by an officer or member of the strata committee of the Owners Corporation and misappropriation of money or other property of the Owners Corporation.*

MOTION 17

Building Valuation

THAT The Owners – Strata Plan No 92450 **RESOLVE** to authorise and instruct the Strata Managing Agent to obtain on behalf of the Owners Corporation a building valuation or update thereof.

***Explanatory Note**: Section 58 of the Act requires proper insurance in case of damage to or destruction of the building. To ensure that the building is adequately insured and to protect the building from potential loss from under-insurance, the Owners Corporation may consider obtaining a building valuation or update thereof to assist in determining the appropriate sum to be insured.*

MOTION 18

Annual Fire Safety Statement | Current Due

THAT the Owners – Strata Plan No 82450 **RESOLVE** to table and consider the current Annual Fire Safety Statement (if one is required for the building) under the Environmental Planning and Assessment Act 1979.

***Explanatory Note**: Pursuant to Schedule 1, Clause 6(6) of the Act, the Owners Corporation must have an item to consider the annual fire safety statement, if one is required for the building under the Environmental Planning and Assessment Act 1979. A copy of the current Annual Fire Safety Statement is enclosed.*

MOTION 19

Annual Fire Safety Statement | Next Due

THAT the Owners – Strata Plan No 82450 **RESOLVE** to do the following:

- **a.** Engage a suitably qualified consultant to carry out an annual Fire Safety Statement (and report) in accordance with Part 9, Division 5 of the NSW Environmental Planning and Assessment Regulations 2000 as amended; and
- **b.** To submit any corrective actions report to the Strata Committee to determine what action is required, if any; and
- **c.** To delegate to the strata manager the following functions pursuant to the Agency Agreement:
    - i. Undertake the seeking of quotations and engaging the contractor to prepare the statement; and
    - ii. arrange for the Secretary of the Strata Committee to sign the statement on behalf of the scheme and thereupon for the strata manager to lodge the statement with Local Council and cause a copy of the statement to be given to the Fire Commissioner.

***Explanatory Note**: If the Owners Corporation is subject to a fire safety statement in respect of fire services, the statement must be considered and arrangements made for the next annual fire safety statement. An Annual Fire Safety Statement confirms that each essential fire safety measure installed in the building has been assessed and found to be performing to the standard required. This Statement is to be submitted to the Local Council and the Fire Commissioner.*

MOTION 20

Work Health & Safety Act 2011

THAT the Owners – Strata Plan No 82450 **RESOLVE** to acknowledge the *Work Health and Safety Act 2011* and *Regulations* and **RESOLVE** to:

a. As required, consult, confer, allow inspections and provide assistance (and/or documents) on any matter so far as is reasonably practicable, on work health and safety matters under the *Work Health and Safety Act 2011* and Regulations with its agents, employees or contractors or any health and safety representative for its agents, employees or contractors.
b. As required, prepare and maintain any register or document reasonably required (including an asbestos register if so required) under the *Work Health and Safety Act 2011* and Regulations and make such register or document available to its agents, employees or contractors or any health and safety representative for its agents, employees or contractors.
c. Engage a contractor to carry out a Safety Report as the preliminary process in compliance with the *Work Health and Safety Act 2011*.

***Explanatory Note**: The Owners Corporation must comply with the Work Health & Safety requirements. To ensure compliance and identify areas of concern/location, a qualified WHS expert may be appointed.*

MOTION 21

Asbestos Inspection & Report

THAT the Owners – Strata Plan No 92450 **RESOLVE** to do the following:

a. Engage a suitably qualified consultant to carry out an Asbestos inspection (and report and register, if required) in compliance with the owner's corporation's obligations under the *Work Health and Safety Act 2011* as amended; and
    i. To submit that report to the Strata Committee to determine what action is required, if any; and
    ii. To delegate to the strata manager the duty and function pursuant to the Agency Agreement to undertake the seeking of quotations and engaging the contractor to the strata manager and any ancillary work approved by the Strata Committee.

***Explanatory Note:** All buildings that are considered a workplace built before 1st January 2004 must comply with the WHS Act. This relates to schemes which are commercial/industrial or have a commercial/industrial component. To comply with the Act there is a requirement to survey the building and identify any ACM (Asbestos Containing Material). Where any form of asbestos is found, an onsite Asbestos Register and Asbestos Management Plan is to be prepared and remain on site and made available to inspect for those who might be at risk. Typically, these reports will be viewed by visiting tradesmen and will allow them to make informed decisions before starting any works. It is important to note that if asbestos is found from compiling these reports, it is not always required to be removed and can be left in situ if managed correctly.*

MOTION 22

Lift Registration

THAT the Owners – Strata Plan No 92450 **RESOLVE** that:

a. It is required on an annual basis to engage a competent person to provide a statement as to whether the lift equipment is safe to operate; and
b. Subject to receipt of the statement from the competent person that the equipment is safe to operate, it is instructed to arrange for the Secretary of the Strata Committee

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to sign on behalf of the scheme and lodge with SafeWork NSW any item registration renewal or application form

***Explanatory Note**. It is a responsibility under the Work Health & Safety Act to ensure that this statement is prepared and lodged with SafeWork NSW. All lifts, escalators, car stackers (to name a few) are considered plant items and are required to be maintained and serviced accordingly to ensure that they are safe to operate. SafeWork NSW is the administrator of plant item registrations and do so under the WHS Act. Annually services providers of the plant are required to submit statements that they have been serviced whichallow the annual registration to be made with SafeWork NSW.*

MOTION 23

Termite Inspection Report

THAT The Owners – Strata Plan No 92450 **RESOLVE** to delegate to the Strata Committee the function of appointing a contractor to assess the common areas and provide a termite inspection report to advise of any active termites within the building.

***Explanatory Note**. The Owners Corporation may consider whether it requires an inspection to determine the presence of termites on the scheme.*

MOTION 24

Building Defects and Rectification

THAT The Owners – Strata Plan No 92450 **RESOLVE** to consider building defects and rectification works relevant to the strata scheme and determine action to be taken in relation thereto if applicable.

***Explanatory Note**. Schedule 1, Clause 8 of the SSMA requires this item to be included on each agenda after the end of warranty period for applicable statutory warranties under the Home Building Act 1989 NSW).*

MOTION 25

Eligibility to be Appointed or Elected to the Strata Committee

THAT The Owners – Strata Plan No 92450 **RESOLVE** to table, receive and acknowledge any disclosures made under Section 32 of the Act whether by written or verbal notice.

***Explanatory Note**. Section 32(1) of the Act sets out which persons are not eligible for appointment or election to the strata committee. For example, an owner who is connected with the developer is ineligible unless that connection is disclosed at that meeting and before the election or before that owner is appointed to act as member. Unfinanced owners as at the date of the notice of this meeting who did not pay all amounts owing before the meeting are also ineligible for appointment or election to the Strata Committee.*

MOTION 26

Election of Strata Committee

THAT The Owners – Strata Plan No 92450 **RESOLVE** that nominations be received for the election of the Strata Committee Members and the Owners Corporation determine the number of persons to be elected to the strata committee and elect same.

***Explanatory Note**: The meeting must determine the number of members to be elected to the strata committee. The maximum number of Strata Committee Members permitted pursuant to Section 30(1) of the Act is nine (9) or in a two lot scheme the number to be elected is two (2) pursuant to Section 30(2) of the Act. The Strata Committee of a large strata scheme must consist of at least 3 members (Section 30(1) of the Act).*

When the number has been determined, if the number of candidates exceed that number, there will be a strata committee ballot to elect persons to the strata committee. The procedure for election of the strata committee is prescribed in Part 2 of the Strata Schemes Management Regulation (NSW) 2016.

Pursuant to the requirements of Section 3F(1)(c) a person who is connected with the original owner of the strata scheme or the building manager for the scheme, must disclose that connection at the meeting at which the election is held and before the election is held or before the person is appointed as a member such disclosure to be made at a meeting of an owners corporation or strata committee, unless made by written notice given to the secretary or chairperson.

A person who is proposed to be nominated as a candidate for election to the strata committee must be financial and personally consent to the nomination. This can be done verbally at the meeting or in writing.

Please refer to the Statutory information section on page 6 of the agenda.

MOTION 27

Appointing Contact Point And Substitute Contact Point

THAT the Owners – Strata Plan 92450 **RESOLVE** to appoint persons from the members of its Strata Committee to act as a representative and substitute representative for the purposes of communicating Owners Corporations requests to the strata managing agent such representatives to provide written notice of their email address, street address, telephone numbers and changes thereto from time to time.

***Explanatory Note**: This will ensure that the correct instructions of the strata committee are received by the strata managing agent which will avoid any miscommunication.*

MOTION 28

Special Resolution | Appointing Representative and Substitute Representative to Represent the Owners Corporation on Building Management Committee

THAT The Owners – Strata Plan No 92450 (the "**Owners Corporation**") being a member of the Building Management Committee 92450 **("BMC") SPECIALLY RESOLVE** for the purposes of Schedule 4, Clause 2(4) of the *Strata Schemes Development Act, 2015* (NSW) to select and appoint persons to be the representative and substitute representative of the Owners Corporation for the purposes of the BMC and that such persons selected or appointed while in office and representing the Owners Corporation be taken to be the Owners Corporation for the purposes of the BMC.

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***Explanatory Note**: This is a legislative requirement under the Strata Schemes Development Act, 2015 (NSW) if the strata scheme is governed by a strata management statement.*

JKN Parc 1 Pty Ltd & Tarocco Pty Ltd, the original owner/developer of the scheme's voting rights must be reduced by two-thirds because the total unit entitlement of the developer's lots in the scheme exceeds half the aggregate unit entitlement of lots in the scheme.

MOTION 29

Determination as to Restricted Matters

THAT the Owners – Strata Plan No 92450 **RESOLVE** that for the purposes of Section 36 (3) (b) of the Act, to determine:

a. If any matter or type of matter is to be decided only by the Owners Corporation in general meeting; or

b. **IF AT** there is NO matter or type of matter, that is to be decided only by the Owners Corporation in general meeting.

***Explanatory Note**: Consideration of this item is statutorily required by Schedule 1 Clause 6 of the SSMA. An Owners Corporation may decide in a general meeting that a particular matter or type of matter can only be decided by the Owners Corporation in a general meeting. Such a decision effectively removes that matter or class of matters from the decision-making powers of the strata committee.*

MOTION 30

Supply Agreements of the Owners Corporation

THAT the Owners – Strata Plan No 92450 **RESOLVE** to consider any agreements for the supply of electricity, gas or any other utility relevant to the strata scheme.

***Explanatory note**: This motion is a statutory requirement pursuant to Schedule 1, Clause 5(e) SSMA*

'39A Agreements for supply of electricity, gas or other utilities

(1) An agreement (including any additional term under an option to renew) for the supply of electricity, gas or any other utility with an owners corporation ceases if the term of the agreement does not end earlier or is not ended earlier for any other reason—

(a) at the conclusion of the first annual general meeting of the owners corporation at the agreement was executed before the meeting, or

(b) in any other case, 3 years after the date on which the agreement commenced.

(2) Nothing in subsection (1) prevents the owners corporation from renewing an agreement for the supply of electricity, gas or any other utility by resolution at a general meeting on or after the expiry of the agreement.

(3) An agreement for the supply of electricity, gas or any other utility in relation to a strata scheme that commenced before the commencement of this section ceases 10 years after the date on which the agreement commenced (unless the term of the agreement ends earlier or is ended earlier for any other reason).

(4) This section does not affect any agreement to supply electricity to residents in a strata scheme through an embedded network.

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MOTION 31

Destruction of Records

THAT The Owners – Strata Plan No 92450 **RESOLVE** that all its books and records held by the Strata Managing Agent which are seven (7) or more years old be arranged to be or be destroyed by the Strata Managing Agent or arrange for destruction of or destroy only those documents as selected by the Owners Corporation from those listed in the annexure hereto at the applicable rates set out in Schedule B of the Management Agency Agreement.

***Explanatory Note**: This motion is for the Strata Managing Agent to destroy all or a selection of the Owners Corporation's records which have been retained for or in excess of the statutory period.*

Dated 20/03/2025 **Strata Plan No** SP4520

For the Secretary of the Strata Committee

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OWNER CONTACT DETAILS

Please complete and return to our office via post / or fax / or email at your earliest convenience.

Fax: (02) 9211 5642 **Email:** info@premiumstrata.com.au
Mail: Premium Strata Pty Ltd: Suite 3, Level 2, 189 O'Riordan St, Mascot NSW 2020

Property Details:

Strata Plan | Building Name

Address

Lot No | Unit No:

Owners Details:

OWNER (1)

Mr ☐ **Ms** ☐ **Miss** ☐ **Mrs** ☐ **Other** ☐

First Name

Surname

home | **work** | **mobile**

email

Mailing Address

OWNER (2) (If applicable)

Mr ☐ **Ms** ☐ **Miss** ☐ **Mrs** ☐ **Other** ☐

First Name

Surname

home | **work** | **mobile**

email

Mailing Address

Tenancy Details: (If applicable)

Tenant Name

Term of Lease | Commencement of Lease

Mobile | Phone

Email

Postal Address

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NOMINATION FOR ELECTION TO THE STRATA COMMITTEE

(Prior to the Annual General Meeting)

TO: The Secretary
C/- Premium Strata Pty Ltd

Suite 3, Level 2
189 O'Riordan St,
Mascot NSW 2020

Application Details:

Strata Plan

Pursuant to the provisions of the Strata Schemes Management Act 2015 (NSW),

I/We hereby

nominate as a candidate for

election as a member of the Strata Committee at the General meeting of the Owners Corporation to be held on

Date Time

Nominator(s)

Lot No(s)

I hereby consent to the above nomination required by Schedule 1, Clause 5 (3) (b) of the Strata Schemes Management Act, 2015 (NSW).

Name of Candidate

Signature of Candidate

Candidate Lot No. (if applicable)

NOTE: If you are an owner and unable to attend the meeting you must return the above nomination form to be considered for a position on the Strata Committee for the upcoming year.

NOTE: You may make a nomination even if you cannot vote because you are an unfinancial owner: SSMA 2015 Sch. 1 CL. 5 (6)

NOTE: The following persons are NOT eligible to be appointed or elected to the Strata Committee: Section 32 SSMA 2015 (NSW):

- **Building manager (unless an owner in the scheme).**
- **Real estate leasing agent (unless an owner in the scheme).**
- **A person who is connected to the original owner or building manager UNLESS THE PERSON IS AN OWNER AND THE PERSON DISCLOSES that connection prior to the meeting/appointment**
- **UNFINANCIAL owners.**

Please provide a brief summary on key experience/qualifications this candidate can offer the Owners Corporation. (note that no formal requirements or standard educational standards (other than eligibility requirements) apply).

Signature of Nominator(s)

Date

T 02 9261 6440 premiumstrata@pram.com.au Suite 3 Level 2, 189 O'Riordan St,
F 02 9261 5642 info@premiumstrata.com.au Mascot NSW 2020

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Tenant Address for Service of Notices[1]:

1. Section 261 SSMA 2015 (NSW) permits an address for service of notices to be an Australian postal address or an electronic/email address.

Please tick ONE option only

☐ **Emailed** (preferred) **OR** ☐ **Post**

Managing Agent Details: (If applicable)

Company Name

Phone Fax

Email

Postal Address

Address for Service of Notices[1]:

1. Section 261 SSMA 2015 (NSW) permits an address for service of notices to be an Australian postal address or an electronic/email address.

Levies

Please tick ONE option only

Distribute to:

☐ **The Owner**

OR

☐ **The Managing Agent**

Method of Distribution:

☐ **Emailed** (preferred)

OR

☐ **Post**

Correspondence

All notices, agendas, minutes of meeting and all other correspondence

Please tick ONE option only

Distribute to:

☐ **The Owner**

OR

☐ **The Managing Agent**

Method of Distribution:

☐ **Emailed** (preferred)

OR

☐ **Post**

I/we

(Insert full names)

The owner(s) of **Lot** in **Strata Plan No:**

hereby specify and expressly consent to service of notices being sent as selected above.

Signature of Owner (1) **Signature of Owner (2)**

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PROXY APPOINTMENT FORM

Strata Schemes Management Act, 2015 (NSW)

Strata Schemes Management Regulation 2016 (clause 13) · Strata Schemes Management Act 2015 (clause 26 (1) of Schedule 1)

Application

Date

I/We

The Owners of Lot

In Strata Plan No appoint

Of

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings).

I/We appoint

of

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings). If

already holds the maximum number of proxies that may be accepted

Period or number of meetings for which appointment of proxy has effect
[Tick OR tick and complete whichever applies below]:

- ☐ 1 meeting
- ☐ [please insert number] meetings
- ☐ 1 month
- ☐ [please insert number] months
- ☐ 12 months
- ☐ 2 consecutive annual general meetings

(Note: The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater.)

1*. This form authorises the proxy to vote on my/our behalf on all matters

OR

2* This form authorises the proxy to vote on my/our behalf on the following matters only:
(Specify the matters and any limitations on the manner in which you want the proxy to vote.)
NOTE: Delete paragraph 1 or 2, whichever does not apply.

Please select 1 or 2
*Please delete whichever section does not apply

3. If a vote is taken on whether (the strata managing agent) should be appointed or remain in office or whether another managing agent is to be appointed, I/we want the proxy to vote as follows:

Please provide your instruction to the proxy holder.

NOTE: Delete paragraph 3 if proxy is not authorised to vote on this matter.

4. I understand that, if the proxy already holds more than the permitted number of proxies, the proxy will NOT be permitted to vote on my/our behalf on any matters

Signatures of owner/s
(All lot owners must sign here).

PROXIES MUST BE SUBMITTED AT LEAST 24 HOURS BEFORE THE MEETING FOR SCHEMES LARGER THAN 100 LOTS.

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PROXY APPOINTMENT FORM

Strata Schemes Management Act, 2015 (NSW)
Clauses 13, 20 & 43

Notes

NOTES ON APPOINTMENT OF PROXIES:

1) This form is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation at least 24 hours before the first meeting in relation to which it is to operate (in the case of a large strata scheme) or at or before the first meeting in relation to which it is to operate (in any other case)(see SSMA 2015 Sch 1 Cl 26 (3)).

2) This form will be revoked by a later proxy appointment form delivered to the secretary of the owners corporation in the manner described in the preceding paragraph.

3) This form is current from the day on which it is signed until the end of the period (if any) specified on the form or the first anniversary of that day or at the end of the second annual general meeting held after that day (whichever occurs first).

4) If a person holds more than the total number of proxies permissible, the person cannot vote using any additional proxies. The total number of proxies that may be held by a person (other than proxies held by the person as the co-owner of a lot) voting on a resolution are as follows:.

   a. if the strata scheme has 20 lots or less, one

   b. if the strata scheme has more than 20 lots, a number that is equal to not more than 5% of the total number of lots.

5) A provision of a contract for the sale of a lot in a strata scheme, or of any ancillary or related contract or arrangement, is void and unenforceable to the extent that it:

   a. requires the purchaser of a lot, or any other person, to cast a vote at a meeting of the owners corporation at the direction of another person, or

   b. requires the purchaser to give a proxy at the direction of another person for the purpose of voting at a meeting of the owners corporation (that is a person cannot rely on any such proxy to cast a vote as a proxy).

NOTES ON RIGHTS OF PROXIES TO VOTE:

1) A duly appointed proxy:

   a. may vote on a show of hands (or by any other means approved by a general resolution at a meeting of the owners corporation), subject to any limitation in this form, or may demand a poll, and

   b. may vote in the person's own right if entitled to vote otherwise than as a proxy, and

   c. if appointed as a proxy for more than one person, may vote separately as a proxy in each case.

2) A proxy is not authorised to vote on a matter::

   a. if the person who appointed the proxy is present at the relevant meeting and personally votes on the matter, or

   b. so as to confer a pecuniary or other material benefit on the proxy, if the proxy is a strata managing agent, building manager or on-site residential property manager (see SSMA 2015, Sch 1 Cl 25 (7)), or

   c. if the right to vote on any such matter is limited by this form.

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MINUTES OF THE STRATA COMMITTEE MEETING

Strata Plan 92450 | Rise
29 Hunter Street, Parramatta

Wednesday, 16 July 2025 via Zoom Application

The meeting commenced immediately after the Annual General Meeting

Present:	Lot:
Leo (Lenny) Yan	13
Ryan Leonardi	28
Molly Kwok	52
Queenie Tran	53

In Attendance:	Of:
Mandie Dulay	Premium Strata Pty Ltd
Benjamin Ho	Premium Strata Pty Ltd
Joe Bakhos	Premium Building Management
Ian Sze Tjeon Pon	Lot 1
Jeroen Sass	Lot 2
Vipulkumar Prakashchai Agrawal	Lot 4
Leo (Lenny) Yan	Lot 13
Andrew Latham	Lot 15
Jianang Zhang	Lot 18
Myung-Seon Chang	Lot 20
Ryan Patrick Lahoduk	Lot 26
Shivan Singh Marwah	Lot 28
Chintan Rajnikant Parikh	Lot 40
Rodney Chan Yee Cheong Chan & Jason Chan	Lot 47
Molly Kwok & Sandra Chan	Lot 52
Queenie Tran	Lot 53

Fangyan Fan	Lot 83
Zhao Zhou	Lot 79
Kenan Ying Du	Lot 84
Chris Moore	Lot 109
Swatantra Roy	Lot 121
Karan Ajaybhai Gandhi & Riddhi Harendrakumar Soni	Lot 126
David Blair	Lot 127

Chairperson:

Nandic Dulay chaired the meeting.

MOTION1
CONFIRMATION OF MINUTES OF STRATA COMMITTEE MEETING

RESOLVED that the minutes of the Strata Committee meeting of the Owners Corporation held on Friday 4 Apr 2025 was accepted as a true and accurate account of the proceedings at that meeting.

MOTION1
Election of Positions

RESOLVED that the following members be elected as Chairperson, Secretary and Treasurer of the Strata Committee of the Owners Corporation

Position	Name	Lot
Chairperson	Cuscenic Tran	53
Secretary	Ryan Lonadlux	PR
Treasurer	Ryan Lonadlux	PR

Termination

There being no further business the chairman declared the meeting closed at 7.00 pm.

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MINUTES OF THE GENERAL MEETING

Strata plan 92450

29 Hunter Street Parramatta

Minutes of the General Meeting of the Owners of Strata Plan 92450
held on Thursday, 5 December 2024 via Zoom Application
This meeting commenced at 6:11 PM.

Present:	Lot:
Ian Poh	1
Vipulkumar Agrawal	4
Anthony Lorbalestier	5
Mushtaq Sobhan	6
Abhishek Rajwade	9
Hao Yan	13
Annie Cheng	14
Hua Li	15
Hongwei Chi	17
Jiehang Zheng	18
Christopher Wong	19
Amit Sarkar	23
Timothy Cant	24
Kathryn Bell & Christopher Copley	25
Ryan Labadie	26
Shivani Marwah	28
Bohui Han	30
Praveen Kumar	31
Mark Fonseka	37
Tammy Ngo	41
Jiaqi Li	42

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Shweta Sharma & Saket Upadhyay	43
Rodney Chan, Jason Chan, Yee Chan	47
Laxmikant Patnaik	49
Sandra Chan & Molly Kwok	52
Queenie Tran	58
Stephanie Vujcic	65
Rajendra Rathor	61
Ivan Oetama	62
Leena Lam	63
Rajeev Jabaje	69
Yan Yang	76
Yee Ching Ho	74
Ankit Gupta	75
Hunter Qu	78
Linda Shum (POA)	81
Harsh Gandhi	83
Rajendra Kalyani	85
Amanda Liew	88
Yun Tang	89
Qun Chen	92
Kerion Du	94
Leyla Rahimi	96
Martin Smith*	103
Paul Botti	112
Swantantra Roy	121
Ashok Sofaya	123
Binyu Fang	125
Karan Ganatri	126
David (Alan) Blair	127

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Yanjun Lu	128
Nicola Macaheil	130
Xiao-Hong Ge	131

Present by Proxy:	Lot:	Proxy to:
David Cheng	11	Ryan Lahodiuk
Edwin Kwok	67	Molly Kwok
Meline Tai & Richard Moore	71	Marulie Duloy (Chairperson)
Daniel McGarrity	72	Carolyn McGarrity

In Attendance:	Of:
Marulie Duloy	Premium Strata Pty Ltd
Benjamin He	Premium Strata Pty Ltd
Lisa Wan	Premium Strata Pty Ltd
Joe Bonkos	Premium Building Management

Chairperson:

Marulie Duloy chaired the meeting

MOTION 1
Minutes of Previous General Meeting

RESOLVED that the minutes of the last General meeting of the Owner's Corporation held on Tuesday, 24 September 2024 was adopted as a true and accurate account of the proceedings of that meeting

PROJECT REMEDIATE

MOTION 2

Project Remediate | Construct Only Remediation Head Contract

The Owners – Strata Plan No 92430 **RESOLVED** to enter into a construct only remediation head contract to carry out remediation of combustible cladding on the Owners Corporation's building (Remedial Works) with Hitech Remedial Builders Pty Ltd in the amount of $8,346,000.00 plus GST (Option B)

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MOTION 3

Project Remediate | HBCF Insurance Exemption Acknowledgement & Consent Application

Subject to the Owners Corporation resolving to enter into all Project Remediate Contracts, that the Owners Corporation resolve to agree to an application being made to obtain an exemption from Home Building Compensation Fund insurance in accordance with the option chosen in motion 2 and authorises the strata managing agent to complete the HBCF Insurance Exemption Acknowledgement and Consent to Application – Project Remediate form (to be tabled at the meeting) with name and details of the remediation contractor chosen in motion 2. **MOTION DEFEATED**

MOTION 4

Project Remediate | Cost Saving Option (reinstate planter box/landscaping by the OC

Subject to the Owners Corporation resolving to enter into all Project Remediate Contracts, that the Owners Corporation resolve in respect of the Remediation Contract:

(a) If option A in motion 2 is chosen, which of the following options it chooses to have:

Item	If this cost saving option is chosen	Then the contract price in option A will be reduced by this amount (plus GST)
1	Option 1 OC is to reinstate garden	-$10,000.00

Item	If this additional cost option is chosen	Then the contract price in option A will be increased by this amount (plus GST)
1	N/A	N/A

(b) If option B in motion 2 is chosen, which of the following options it chooses to have:

Item	If this cost saving option is chosen	Then the contract price in option B will be reduced by this amount (plus GST)
1	Option 1 OC is to reinstate garden	-$2,000.00

Item	If this additional cost option is chosen	Then the contract price in option B will be increased by this amount (plus GST)
1	N/A	N/A

(c) If option C in motion 2 is chosen, which of the following options it chooses to have:

Item	If this cost saving option is chosen	Then the contract price in option C will be reduced by this amount (plus GST)
1	N/A	N/A

Item	If this additional cost option is chosen	Then the contract price in option C will be increased by this amount (plus GST)
1	N/A	N/A

To approve a variation to the Remediation Contract in accordance with the options chosen in this motion. **MOTION DEFEATED**

MOTION 5

Project Remediate | Tripartite Deed with Remediation Contractor & Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and Hitech Remedial Builders Pty Ltd in respect of the Remedial Works and authorises the strata managing agent to complete the tripartite deed with the name and details of Hitech Remedial Builders Pty Ltd.

MOTION 6

Project Remediate | Superintendent Agreement Artazan Property Group

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a superintendent agreement with Artazan Property Group (NSW) Pty Ltd based on Hitech Remedial Builders Pty Ltd's cost amount to provide superintendent services in respect of the Remedial Works according to the following table:

Option	Name of contractor	Superintendent Fee (plus. GST)
B	Hitech Remedial Builders Pty Ltd	$285,000.00

MOTION 7

Project Remediate | Tripartite Deed with Artazan Property Group & Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and Artazan Property Group (NSW) Pty Ltd in respect of the services to be provided by the superintendent.

MOTION 8

Project Remediate | Independent Assurer's Agreement City Plan Services

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into an independent assurer's agreement with City Plan Services Pty Ltd for $31,781.40 plus GST to provide assurer services in respect of the Remedial Works.

MOTION 9

Project Remediate | Tripartite Deed with City Plan Services & Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and City Plan Services Pty Ltd in respect of the services to be provided by the assurer.

MOTION10

Project Remediate | Deed of Novation with Sissons Architects and Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a deed of novation with Hansen Yuncken Pty Ltd and Sissons Architects Pty Ltd to novate to the Owners Corporation in place of Hansen Yuncken Pty Ltd the design consultant agreement between Hansen Yuncken Pty Ltd and Sissons Architects Pty Ltd in respect of the Remedial Works.

MOTION11

Project Remediate | Tripartite Deed with Sissons Architects and Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and Sissons Architects Pty Ltd in respect of the services to be provided by the Lead Design Consultant.

MOTION12

Project Remediate | Deed of Novation with Warringtonfire and Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a deed of novation with Hansen Yuncken Pty Ltd and Warringtonfire Australia Pty Ltd to novate to the Owners Corporation in place of Hansen Yuncken Pty Ltd the design consultant agreement between Hansen Yuncken Pty Ltd and Warringtonfire Australia Pty Ltd in respect of the Remedial Works.

MOTION13

Project Remediate | Tripartite Deed with Warringtonfire and Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and Warringtonfire Australia Pty Ltd in respect of the services to be provided by the assurer.

MOTION14

Project Remediate | Deed Poll – Owners Corporation Contribution

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a deed poll – owners corporation contribution (Deed Poll) in favour of the State of New South Wales by which the Owners Corporation will pay to the State a contribution to the investigation, triage, design and other costs incurred by the State in respect of the Owners Corporation's building before the date of this meeting in the following estimated amount:

Option	*Name of contractor*	*Advance (plus, GST)*
B	*Hitech Remedial Builders Pty Ltd*	*$407,485*

MOTION15

Project Remediate | Authority to Execute Contracts, Forms & Applications

An Amendment was proposed to remove reference to executing the HBCF Insurance Exemption Acknowledgement & Consent Application.

The Amendment was put to a vote and **CARRIED**.

The Owners – Strata Plan No. 92450 **RESOLVED** to:

a. Nominate SP82450, Manulie Dulay of Premium Strata Pty Ltd to sign the Project Remediate Contracts (except the Loan Contract) using Adobe; and

b. Authorise SP82450, Manulie Dulay of Premium Strata Pty Ltd on its behalf to sign the Confirmation of Use of Electronic Signature – Adobe.

c. Authorise Benjamin He to witness the affixing of the seal to the Project Remediate Contracts (except the Loan Contract).

MOTION 16

Valuation Quotes | Loan Value Ratio (LVR)

RESOLVED that quotes received to prepare a Loan Value Ratio Valuation on the Building for the purposes of Motion 17 (for the credit assessment) were tabled and the quotation from Velocity Valuations dated 7 November 2021 in the amount of $8,000.00 plus GST for a sample of 45 units and report was accepted.

MOTION 17

Lannock | Approval to Enter into Loan Contract

The Owners – Strata Plan No. SP82450 **RESOLVED** the following:

1. **RESOLVED** that the Owners Corporation enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 638 391 288) to fund the Owners Corporation's obligations to pay money under the Project Remediate Contracts including for the Remedial Works (Loan Contract).
2. **RESOLVED** that the Owners Corporation's seal be affixed to the Loan Contract in the presence of any of the following:
   (a) at least two strata committee members, one of whom must be the chairperson or secretary; or
   (b) the strata managing agent and one member of the strata committee; or
   (c) the strata managing agent alone.
3. **RESOLVED** that the Owners Corporation acknowledge in respect of the Loan Contract that:
   (a) a copy of the proposed Loan Contract, the terms and conditions and a prescribed notice, were tabled at the meeting;
   (b) the maximum amount of credit available under the Loan Contract is $12,415,482.00;
   (c) Members of the Owners Corporation will have to approve the levying of additional contributions to ensure the Owners Corporation can perform its obligations in relation to each advance under the Loan Contract; and
   (d) a drawdown instruction may be signed by any of the following:
   - Any two members of the strata committee; or
   - The strata managing agent and a strata committee member; or
   - The strata managing agent alone; or
   - The Credit Provider, if in receipt of a valid Certificate or OPR Tax Invoice.

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PRIVATE CONTRACTOR BY OWNERS' CORPORATION

MOTION 18

Cladding and General Defect | Noviion Engineering

RESOLVED that the tender analysis from Noviion Engineering dated 17 November 2024 for the remediation of combustible cladding and general defects was tabled and accepted.

MOTION 19

General Defect | Hi Tech Remedial Builders in conjunction with Project Remediate

The Owners – Strata Plan No. 92450 **RESOLVED** to table and approve the tender from Hi-Tech Remedial Builders for the remediation of General Defects in the total amount of $4,243,214 excluding painting and allowing for a $400,000 contingency only (Option A).

MOTION 20

Cladding and General Defect | Noviion Engineering

20.1 That the Owners – Strata Plan No. 92450 resolve to table and approved one of the following quotes received from builders to carry out remediation of combustible cladding and general defects.

a) Unicorn Building: $12,226,000.00 excluding GST (Option A)
b) Wynn Construction Group: $11,693,800.00 excluding GST (Option B)

MOTION DEFEATED

20.2 Subject to the above motion being passed, that the Owners – Strata Plan No. 92450 resolve to table and approve one of the below Options for external painting.

a) Unicorn Building: $610,000.00 excluding GST (Option A)
b) Wynn Construction Group: $487,000.00 excluding GST (Option B)

MOTION DEFEATED

MOTION 21

Noviion Engineering | Designer & Project Superintendent Appointment

An Amendment was proposed to remove reference of the combustible cladding and only allow for the design and supervision of the general defects (waterproofing).

The Amendment was put to a vote and **CARRIED.**

RESOLVED that Noviion Engineering be appointed as the Designer and Superintendent for the remediation of the general defects as per the pricing included under Design and Supervision Amounts for the Waterproofing Remediation of the tender analysis dated the 17/11/2024.

MOTION 22

Special Levy | Cladding and/or General Defects

An Amendment was proposed to reduce the special levy from $4,009,600 to $4,670,000.00 and that the due dates and relevant amounts be:

- 15/01/2025 in the amount of $467,000.00 incl GST (being 10% of the total)
- 15/02/2025 in the amount of $467,000.00 incl GST (being 10% of the total)
- 15th of each month for 10 months commencing 15/03/2025 in the amount of $373,600.00 incl GST (being the remainder 80% of the total)

The Amendment was put to a vote and **CARRIED**.

The Owners – Strata Plan No. 92450 **RESOLVED** in accordance with Section 81 (4) of the Strata Schemes Management Act, 2015 (NSW) to raise a special levy in the amount of $4,670,000.00 incl GST for the specific purpose covering the cost of the funds for the cladding and general repair works stipulated in the private builder's quotations to be paid over 12 instalments due and payable as follows:

i. 15/01/2025 in the amount of $467,000.00 incl GST (being 10% of the total)

ii. 15/02/2025 in the amount of $467,000.00 incl GST (being 10% of the total)

iii. 15th of each month for 10 months commencing 15/03/2025 in the amount of $373,600.00 incl GST (being the remainder 80% of the total)

It was **AGREED** that the Strata Managing Agent would circulate a letter regarding the approved special levy and a levy summary.

MOTION 23

Lannock Loan | Cladding and/or General Defects

The Owners – Strata Plan No. 92450 considered the required funding amount and **RESOLVED** the following motion, including determining the maximum loan amount to be $4,670,000.00 incl GST being the same amount raised for the special levy in Motion 22.

1. **RESOLVED** that the Owners Corporation enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 153 391 283) to fund the Owners Corporation's obligations to meet working capital requirements, fund remediation works and to comply with its obligations under law (Loan Contract), each edition (depending on loan amount) annexure to this Agenda.
2. **RESOLVED** that the Owners Corporation's seal be affixed to the loan contract in the presence of (strike out those which do not apply):

   Any two members of the executive Committee; or

   The Strata Manager and one member of the Committee; or

   The Strata Manager alone
3. **RESOLVED** that the Owners Corporation acknowledges the following things:
   (a) a copy of the proposed Loan Contract, the terms and conditions, the information memorandum and a prescribed notice, was tabled at the meeting;
   (b) the maximum amount of credit available under the Loan Contract is $5,000,000.00 or $10,000,000.00 or such increased amount as approved by a subsequent General Meeting;
   (c) Members of the Owners Corporation has the authority to approve the raising of additional levies to ensure the Owners Corporation can perform its obligations in relation to each advance under the Loan Contract;
   (d) the Owners Corporation acknowledges that it has sought such advice (including legal advice) as it believes appropriate prior to entering into the loan contract, and
   (e) a drawdown instruction may be signed by (strike out those which do not apply):
      i. Any two members of the executive Committee; or

II. The Strata Manager and one member of the Committee; or
III. The Strata Manager alone

It was **FURTHER AGREED** that:

1. Any withdrawals made under the above loan, is to be for the term period of 3 years.
2. The purpose of facilitating the Loan is to ensure the Owners Corporation's cashflow for payment under the general defects contract, should individual lot Owners fail to meet their financial obligations of the Special Levy as resolved in Motion 22.
3. The Loan Agreement provides guarantee to the appointed Private Builder to allow for progress payments.

MOTION 24

Seek Government Support for Building Remediation | Motion Requisitioned by Lot 75

The Owners Corporation of [29 Hunter Street, Parramatta, NSW 2150] successfully obtained a Supreme Court ruling mandating that [Toplace Pty Limited & JKN Para 1 Pty Limited] address significant construction defects in the building. These construction defects impact the safety, structural integrity, and long-term value of the property, creating both financial and safety risks for the residents.
Toplace has since gone into administration, rendering them unable to fulfill the court-mandated remediation and leaving the Owners Corporation without an accessible and viable remedy to address the issues.
The Owners Corporation does not have alternate financial resources to undertake the replacement of cladding and remediation of general defects, given the financial limitations of the current owners.
Taking any kind of additional loan poses a significant financial risk on the individual property owners who have already been paying special levies [all these years] to fund the increased insurance premium and cost of legal and technical experts, in addition to their regular mortgage obligations. We already have [25 Owners] who are unable to pay the current operational levies. Given the insolvency of the assigned builder and the burden of these expenses being prohibitively high for the individual property owners posing a financial risk, The Owners Corporation of [ISSE Building, 29 Hunter Street, Parramatta, NSW, 2150] hereby **RESOLVED** to formally seek support from the relevant government authorities to undertake the remediation or pay for the full cost (to replace the cladding to comply with the fire safety order as well as remediate the general building defects, including the waterproofing failures and water ingress issues) to ensure building safety and code compliance.

Termination

There being no further business the chairman declared the meeting closed at 1:36 pm.

T 02 9251 5440 premiumstrata@bigpond.com.au Suite 3, Level 2, 389 Old Princes Hwy
F 02 9251 5642 info@premiumstrata.com.au Sutherland NSW 2232

Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

NSW GOVERNMENT

Please note:
Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): ☒ an annual fire safety statement (complete the declaration at Section 8 of this form)
☐ a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: ☒ the whole building ☐ part of the building

Address (Street No., Street Name, Suburb and Postcode)
29 Hunter Street, Parramatta, NSW, 2150

Lot No. (if known)	DP/SP (if known)	Building name (if applicable)
	SP 92450	

Provide a brief description of the building or part (building use, number of storeys, construction type etc)
Residential, Commercial, Car park – 28 Storeys above and 4 storeys below ground

Section 3: Name and address of the owner(s) of the building or part of the building

Full Name (Given Name/s and Family Name) *
Owners of SP 92450 c/- Premium Strata Pty Ltd

* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)
Suite 3, lvl 2, 189 O'Riordan Street, Mascot, NSW, 2020

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Access Panels, Doors and Hoppers to fire resisting shafts	BCA 2013 Clause C3.13	1/3/2024	F023135A
Automatic Fail Safe Devices	BCA 2013 Clause C3.4, D2.19, D2.21, D2.22, Spec C3.4 & AS1670.1-2004	1/3/2024	F023135A
Automatic Fire Detection and Alarm Systems	BCA 2013 Clause E2.2 & Specification E2.2a & AS1670.1-2004, AS3786-1993	1/3/2024 9/5/2024	F023135A
Automatic Fire Suppression System	BCA 2013 Clause C2.3, E1.5, E2.2, Spec E1.5, Spec E2.2a & AS2118.1-1999 & Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 for alarm valve location to the basement level, room to be separated with enclosing construction achieving a FRL of 120/120/120	1/3/2024	F023135A
Emergency Lifts	BCA 2013 Clause E3.4	17/05/24	F060357A
Emergency Lighting	BCA 2013 Clauses E4.2 & E4.4 & AS2293.1 – 2005	1/3/2024 14/3/2024	F023135A

Exit & Directional Signage	BCA 2013 Clause E4.4, E4.5, NSW E4.6 & E4.8 AS 2293.1 (2005 Report prepared by Defire (NSW) Pty Ltd Report SY120341 revision 1.6 dated 26/04/2016: 1. In the central fire -isolated stair, exit signs must be located on the level of discharge above the door separating the rising and descending flights and above the final exit door.	1/3/2024 14/3/2024	F023135A
Fire Control Room	BCA 2013 Clause E1.8, Spec 1.8	1/3/2024	F023135A
Fire Dampers	BCA 2013 Clause E2.2 AS/NZS 1668.1 – 1998 AS 1682.2-1990	10/05/2024	F050364A
Fire doorsets	BCA 2013 Clause C3.11 AS1905.1 – 2005 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. The door to the car park located near supply air room must be a fire door with an FRL of -/60/30 2. The sprinkler valve room door opening into the car park to have an FRL of /120/30 and the door opening into the door opening into the fire stair an FRL of /60/30	1/3/2024	F023135A

Fire Engineering Report	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016, report identifies: - Travel distance to a point in choice in travel to podium levels 1 and 2 up to 15m and to levels 3 and 4 up to 11m - Distance between alternate exits (scissor stairs) less than 9m (7.5m) - Form of protection to the hydrant booster assembly without radiant heat shield 2m either side due to proximity of car park entry - The sprinkler alarm valve being located to the basement level, accessed via a fire isolated exit - Deletion of the zone smoke control system to the commercial portions - Ground floor commercial tenancies being provided with a single exit only - The central fire – isolated stair within the building contains both rising and descending stair flights, that discharge into a common fire – isolated passage - Fire control room may be located 600mm above a public road or open space in lieu of 300mm - The level 20 pump room and lobby area are not provided with fire hose reel coverage - The fire hose reel located along the fire stair wall opposite the garbage room within the ground floor lobby is located 5m from the exit in lieu of 4m - An unobstructed width of 950mm is provided instead of 1m within fire-isolated stair 4 servicing residential levels, due to the location of the fire hydrants on each landing - The pump room on level 28 opens directly into the fire-isolated stair	1/3/2024	F023135A

	BCA 2013 Clause C2.12, E1.3 AS 2419.1 – 2005	1/3/2024/ 14/5/2024	F023135A
Fire hydrant systems *Excludes access to pump room*	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016: in relation to the protection to the booster assembly and -/60/30 fire rated door beside roller shutter. Report prepared by Defire (NSW) Pty Ltd report SY120341 revision R2.1 dated 6 May 2019: A relay pump for the hydrant system is not required to be provided to serve the pressure stage above 50m in accordance with clause 7.7 of AS 2419.1-2005. The fire hydrant pumpset for the high zone will be used as a relay pump for the pressure stage above 50m- dual purpose pump and must comply with the following: a) The pumpset must be capable of achieving the required flow and pressure as per table 2.3 of AS2419.1 -2005 – ie. 10L/s each for two hydrants at 700kPa for the top most level with residential units. b) A permanently affixed fade and weather resistance sign shall be installed adjacent to the fire brigade booster assembly stating in upper case letters not less than 15mm high: "WARNING – AUTOMATIC STARTING FIRE HYDRANT/ RELAY PUMPS INSTALLED SYSTEM DOES NOT REQUIRE BOOSTING" In upper case letters not less that 15mm high: "IF PUMP INDICATOR LIGHTS ARE NOT OPERATING, REFER TO TACTICAL FIRE PLANS IN FIRE CONTROL ROOM FOR THE OPERATION OF PUMPS AND BOOSTING BY A FIRE BRIGADE PUMPING APPLIANCE" c) A permanently affixed mimic pump controller panel shall be installed adjacent to the fire brigade booster assembly that includes separate pump running indicator lights for each dual purpose pump and each dual purpose pump only. The wiring to the indicator lights shall be protected from fire and physical damage by cabling having ratings of WS5X and WS51 to WS54 as appropriate. d) The dual purpose pump shall be variable speed. e) The dual purpose fire pump shall be provided with a pressure relief valve, with the discharge piped to waste. The pressure relief valve shall be set to ensure that the pressure		

	in the system pipework will not exceed 2400kPa, or the maximum system test pressure, whichever is the lesser. f) It must be classified as a dual purpose pump and identified by a sign permanently affixed to the pumpset, stating on upper case letters not less that 15mm high: "DUAL PURPOSE FIRE HYDRANT/ RELAY PUMP". The following features/ installations will be provided: • The pump set will be connected in series with the brigade booster connection (2 X 65mm). • A variable speed controller will be installed so that the diesel drive and hence the pump will be capable of operating on variable speed. • When used as a relay pump, the pumpset will provide the required flow and pressure – 10L/s each for two hydrants at 700 kPa for the top most level with residential units. • It will provide unlimited water flow as it is connected permanently to the Sydney Water Main. • It will operate automatically through a pressure switch when operating as a nonrelay pump. • It will be operated automatically with a variable speed controller when used as a relay pump. • A pressure relief valve will be provided at the discharge side pf the pump and will discharge to the waste. • Required signage indicated in clause 6.5.2 (i) and (k) of AS 2419.1-2017 shall be provided. • A full bypass around the pump will be provided so that FRNSW can use the booster connection without the assistance of the dual purpose pump.		
Hose reel systems	BCA 2013 Clause E1.4 AS 2441 - 2005	1/3/2024	F023135A
Fire Seals (protecting openings in fire resisting components of the building)	BCA 2013 Clause C3.15, Spec C3.15, Manufacturer's specification	1/3/2024	F023135A
Lightweight construction	BCA 2013 Clause C1.8, Spec A2.3, Spec C1.8, Manufacturer's Specifications	1/3/2024	F023135A
Mechanical air handling systems	BCA 2013 Clause E2.2, Spec E1.8 (fire control room), Table E2.2a AS/NZS 1668.1 – 1998 (clause 5.5 car park exhaust operation) AS 1668.2 - 2012	10/05/2024	F050364A
Openings in fire-isolated lift shafts	BCA 2013 Clause C3.10 AS1735.11 - 1986	17/05/24	F060357A

Portable fire extinguishers	BCA 2013 Clause E1.6 AS2444-2001 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. An ABE type fire extinguisher having minimum size of 4.5kg must be located within the level 28 pump room and level 28 lobby area.	1/3/2024	F023135A
Pressurising systems (fire stair)	BCA 2013 Clause E2.2, Table E2.2a, Spec E2.2a AS/NZS 1668.1 - 1998	10/05/2024	F050364A
Required automatic exit doors	BCA 2013 Clause D2.19, D2.21	1/3/2024	F023135A
Sound systems and intercom systems and intercom systems for emergency purposes	BCA 2013 Clause E4.9 AS 1670.4 - 2004	1/3/2024 9/5/2024	F023135A
Warning and operational sigs	BCA 2013 Clause C3.6, D2.23, D3.6, E3.3, Spec E1.8 Clause 183 of the Environmental Planning and Assessment Regulation 2000. Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. Directional signage must be provided to indicate entry into the stairway leading to the sprinkler valve room. A sign is to be provided at the entry door to the fire-isolated stair leading to the sprinkler valve room "SPRINKLER VALVE ROOM LOCATED ON BASEMENT LV1" in capital letters 25mm high in a colour contrasting with that of the background. Signage is also required at any door leading to the sprinkler valve room. 2. Signage must be provided within the central fire – isolated stair on the level of discharge on the doorway separating the rising and descending flights, on the wall to direct occupants from the rising flight to the exit, and on the final exit doors. The sign must state "EXIT AT THIS LEVEL". The lettering must be at least 50mm high in a colour contrasting with the background. Signage must be provided within the central fire-isolated stair on the doors below the level of discharge stating "NO EXIT-EXIT ON LEVEL ABOVE". The lettering must be at least 50mm high in a colour contrasting with the background.	1/3/2024	F023135A
Smoke doors	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 for smoke separation at the scissor stairs on level 1 to level 4.	1/3/2024	F023135A

	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016.	10/05/2024	F050364A
Smoke seals	Smoke seals must be fitted to doors opening into the central fire-isolated stair on the levels below the level of discharge to the road- ie basement car park levels, and the level 28 pump room door opening into the fire-isolated stair. The smoke seals must comply with the following requirements: 1. Be medium temperature rated – ie capable of resisting exposure to 200oc for 30 minutes 2. Be fitted to all sides of the door including the door blade Be tested in accordance with AS 1530.7 - 2007		

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

Part of the building inspected	Date(s) inspected	APFS *
All	1/3/2024	F023135A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)*

Full name (Given Name/s and Family Name)	Address	Phone	APFS*	Signature
Michael Langford	C/- 2020 Fire Protection U29, 19 McCauley St, Matraville, NSW, 2036	1300 340 210	F023135A	
Brad Wyber	8 Greenvale Place Castle Hill NSW 2154	0488088666	F050364A	
Darren Powell	6/241 O'Riordan St, Mascot NSW 2020	0400 835 261	F060357A	

* Where applicable – see notes on page 4 for further information.

Section 7: Details of the person making the declaration in section 8 or 9 #

Full name (Given Name/s and Family Name)
MARILIE DULAY

Organisation (If applicable)
PREMIUM STRATA

Title/Position (If applicable)
STRATA MANAGER

Address (Street No, Street Name, Suburb and Postcode)
Suite 3 level 2 O'Riordan Street MASCOT NSW 2020

Phone
9281 6440

Email
mdulay@premiumstrata.com.au

Fire Safety Statement

Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

* The person making the declaration in section 8 or 9 must not be an AFPB listed in section 6 or their employer/employee or direct associate.

Section 8: Annual fire safety statement declaration

I, Click here MARILLIE DULAY (insert full name) being the: ☐ owner ☑ owner's agent

declare that:

a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing:

   i. for an essential fire safety measure specified in the fire safety schedule, to a standard no less than that specified in the schedule, or

   ii. for an essential fire safety measure applicable to the building but not specified in the fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and

b) the building has been inspected by an accredited practitioner (fire safety) and was found, when it was inspected, to be in a condition that did not disclose grounds for a prosecution under Part 15 of the Regulation.

Owner/Agent Signature

Date issued 30/05/24

Section 9: Supplementary fire safety statement declaration

I, Click here (insert full name) being the: ☐ owner ☐ owner's agent

declare that each critical fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing to at least the standard required by the current fire safety schedule for the building.

Owner/Agent Signature

Date issued

Note:

- A fire safety statement for a building must not be issued unless the statement is accompanied by a fire safety schedule for the building in accordance with the Regulation.
- The building owner(s) are also responsible for ensuring that essential fire safety measures are maintained in accordance with section 81 of the Regulation. An agent cannot be made responsible for this requirement.

Fire Safety Statement

Information to help building owners complete the Fire Safety Statement form

Please note:

The following information has been provided to help building owners complete the fire safety statement template and does not comprise part of the form. The following pages do not have to be displayed in the building and need not be submitted to the local council and the Commissioner of Fire and Rescue NSW.

General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- An 'APFS' is an accredited practitioner (fire safety) as defined in the Dictionary in the Regulation.
- The completed fire safety statement form must be submitted to both the local council and Fire and Rescue NSW.
- Please contact your local council for further information about how to submit the completed statement.
- Completed statements need to be emailed to Fire and Rescue NSW at afss@fire.nsw.gov.au. For further information about this process, please visit the '**Error! Hyperlink reference not valid.**' page at www.fire.nsw.gov.au.
- As soon as practicable after issuing the fire safety statement, the building owner must ensure a copy (together with a copy of the current fire safety schedule) is displayed in a prominent location within the building.
- Further information about building fire safety is available on the 'Fire safety in buildings' page of the Department's website at www.planning.nsw.gov.au.

Section 1: Type of statement

- Mark the applicable box to identify if the statement being issued is an annual fire safety statement or a supplementary fire safety statement.
- An annual fire safety statement is issued under Part 12 of the Regulation and relates to each essential fire safety measure that applies to the building.
- A supplementary fire safety statement is issued under Part 12 of the Regulation and relates to each critical fire safety measure that applies to the building.

Section 2: Description of the building or part of the building

- Mark the applicable box to identify whether the statement relates to the whole building or part of the building.
- In addition to the address and other property identifiers, a brief description of the building or part is to be provided. This could include the use(s) of the building (e.g. retail, offices, residential, assembly, carparking), number of storeys (above and/or below ground), construction type or other relevant information.
- If the description relates to part of a building, the location of the part should be included in the description.

Section 3: Name and address of the owner(s) of the building or part of the building

- Provide the name and address of each owner of the building or part of the building.
- The owner of the building or part of the building could include individuals, a company, or an owner's corporation.

Section 4: Fire safety measures

- The purpose of this section is to identify all of the fire safety measures that apply to a building or part of a building.
- The statutory fire safety measures are listed in section 79 of the Regulation.
- Fire safety measures include both essential fire safety measures and critical fire safety measures. They include items such as portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems and lightweight construction.
- Essential fire safety measures are those fire safety measures which are assessed on an annual basis, while critical fire safety measures are those which are required to be assessed at more regular intervals (as detailed on the fire safety schedule). These terms are defined in the Dictionary in the Regulation.
- For annual fire safety statements, the table in section 4 must list each of the essential fire safety measures that apply to the building or part of the building and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within the 3 months prior to the date the annual fire safety statement is issued.

- For supplementary fire safety statements, the table in section 4 must list each of the relevant critical fire safety measures that apply to the building or part and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within 1 month prior to the date the supplementary fire safety statement is issued.
- The accreditation number of the APFS who assessed a fire safety measure listed in section 4 must be nominated against the relevant measure(s) in the column titled 'APFS'. If the APFS is not required to hold accreditation, the name of the APFS must be listed. Further information relating to the accreditation of practitioners is provided at section 6.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

- This section applies only to an annual fire safety statement.
- The purpose of this section is to identify that an APFS has inspected the fire safety notices, fire exits, fire exit doors and the paths of travel to fire exits in the building or part of the building and found there has been no breach of Part 15 of the Regulation.
- The table in section 5 must detail the parts of the building that were inspected. The date(s) of the inspection(s) must be within the 3 months prior to the date the annual fire safety statement is issued.
- The accreditation number of the APFS who inspected the whole or part of the building listed in section 5 must be nominated against the relevant part in the column titled 'APFS'. Further information relating to the accreditation of practitioners is provided at section 6.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)

- An APFS is a person engaged by the building owner(s) to undertake the assessment of fire safety measures in section 4 and the inspection of the buildings exit systems in section 5 (for an annual fire safety statement).
- The purpose of this section is to record the name, address and contact details of each APFS who assessed a fire safety measure listed in section 4 or inspected the building or part of the building as specified in section 5.
- Each APFS listed in the table must also sign the fire safety statement. Alternatively, an APFS could provide the building owner or agent with a separate signed document to indicate their assessment of the fire safety measure/s and the relevant standard of performance. In addition, where the relevant practitioner that inspected the matters in section 5 did not sign the fire safety statement, they would need to address section 5 in a separately signed document.
- A building owner must select an APFS from a register of practitioners accredited under an approved industry accreditation scheme. The accreditation number of each relevant APFS must be listed on the form.
- If the building owner has determined the competence of a person to act as a APFS because the Commissioner for Fair Trading is satisfied there are no practitioners accredited under an industry approved accreditation scheme to assess a specific fire safety measure and has authorised the owner to do so, there is no requirement to include an accreditation number on the form.
- Further information about the approved industry accreditation schemes can be found on the 'Fire safety practitioners' page of the NSW Fair Trading website at www.fairtrading.nsw.gov.au.

Section 7: Details of the person making the declaration in section 8 or 9

- The purpose of this section of the form is to detail the name, address and contact details of the person who is making the required declaration i.e., the person who completes and signs section 8 or section 9 of the form. This could be the owner(s) of the building or a nominated agent of the owner(s).
- Where a person makes the required declaration on behalf of an organisation (as the owner of the building), the name of the organisation and the title/position of the person must be provided. The person making the required declaration as a representative of the organisation must have the appropriate authority to do so.
- Where a person makes the required declaration on behalf of the owner(s) (as the owner's agent), this person must have the appropriate authority from the building owner(s) to undertake this function.
- In the case of a building with multiple owners, one owner may make the required declaration, however each of the other owners must authorise that owner to act as their agent.
- The person making the required declaration must not be an APFS who is listed in section 6 or their employer/employee or direct associate. This recognises the different roles and responsibilities for building owner(s) and the APFS in the fire safety statement process. This is important because the Regulation makes building owners responsible for declaring that fire safety measures have been assessed and the building inspected (for the purposes of section 5) by an APFS. This ensures that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

- In addition, only the building owner(s) can determine that a person is competent to perform the fire safety assessment functions where there is no person who holds accreditation.

Section 8: Annual fire safety statement declaration

- The person completing this section is the person who is making the required declaration for the annual fire safety statement in accordance with section 88 of the Regulation and is the same person as detailed in section 7. The person making this required declaration must identify if they are the owner or the owner's agent.
- **In making the required declaration, the building owner or agent is not declaring that each fire safety measure meets the minimum standard of performance, but rather that each fire safety measure has been assessed, and was found by an APFS to be capable of performing to that standard, as listed in section 4. In performing this function, the building owner or owner's agent could obtain documentation from each APFS to verify that the standard of performance has been met, prior to completing the form.**
- The person who makes the required declaration by completing section 8 or section 9 of the form must not be an APFS who was involved in the assessment of any of the fire safety measures, or inspection of the building for the purposes of the statement, or their employer/employee or direct associate. This is to ensure that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

Section 9: Supplementary fire safety declaration

- The person completing this section is the person who is making the required declaration for the supplementary fire safety statement in accordance with section 90 of the Regulation and is the same person as detailed in section 7. The person making this required declaration must identify if they are the owner or the owner's agent.
- The information provided above in relation to section 8 on what the owner is declaring also applies to a supplementary fire safety statement.

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SUPERINTENDENT'S DIRECTION

PROJECT	Project Remediate 163: 29 Hunter St, Parramatta	**EOT No.**	01
PRINCIPAL	The Owners: Strata Plan No 92450	**DATE**	11/08/2025
CONTRACTOR	Hitech Remedial Builders Pty Ltd	**PAGE 1 of**	1
SUMMARY DESCRIPTION	EOT 01 – Project Funding (Approval) Delay causes delay in Council Permit Approvals & commencement of physical works on site.	**File Ref**	816 - EOT 01

This is a notice in accordance with the Formal Instrument of Agreement between The Owners – Strata Plan No 92450 (Principal) and Hitech Remedial Builders Pty Ltd (Contractor) dated 13/01/2025.

EOT 01 – Project Funding Delay

We refer to the notice submitted as *Extension of Time – EOT-01*, dated 29 July 2025, and *Notice of Delay – NOD-01 (Project Funding Delay Impact on Commencement)*, dated 17 July 2025. This correspondence and the referenced documentation, constitutes APG's assessment and direction of these notices in accordance with 'Clause 34.5 Extension of time' of the contract.

According to *Clause '34.2 Notice of Delay':*

"If the Contractor becomes aware of, or ought reasonably to have become aware, anything which will probably cause a delay to WUC the Contractor must within 5 Business Days give the Superintendent written notice of that cause and the estimated delay. If the Contractor fails to give such notice within the abovementioned 5 Business Days period, the Contractor shall have no claim arising out of or in connection with any cause of delay which should have been so notified."

- APG acknowledges and agrees that Hitech Remedial provided written notice of the cause of the delay and the estimated impact within the stipulated five (5) Business Days. Notice of Delay (NOD-01) was issued on 17 July 2025, being five (5) Business Days after the programmed date of completion for the Hoarding and Work Zone Permit Approval.

According to *Clause '34.3 Claim':*

"The Contractor shall be entitled to such extension of time for carrying out WUC (including reaching practical completion) as the Superintendent assesses ('EOT'), if:

(a) the Contractor is or will be delayed in reaching practical completion by a qualifying cause of delay; and

(b) the Contractor gives the Superintendent, within 28 days of when the Contractor should reasonably have become aware of that causation occurring, a written claim for an EOT evidencing the facts of causation and of the delay to WUC (including extent)."

- APG acknowledges and agrees that the delay in project funding approval constitutes a Qualifying Cause of Delay in accordance with Clause 1 – *Interpretation and Construction of Contract*, specifically subclause (a).
- APG agrees that Hitech Remedial has satisfied the requirements of Clause 34.3(b). *Extension of Time (EOT-01)* was submitted on 29 July 2025, within the required 28-day period following the submission of *Notice of Delay (NOD-01)* on 17 July 2025.

APG have assessed Hitech Remedial's claim in accordance with Clause 34.5 and agree that the claim for an Extension of Time by 13 days is reasonable.

The updated date for Practical Completion will be extended to the 30th of March 2027.

ISSUED BY	Bailey Wrightson	**SIGNATURE**
COMPANY	Artazan Property Group (NSW) Pty Ltd	
APPROVED BY	Danni Mees	
COMPANY	Artazan Property Group (NSW) Pty Ltd	

Our Ref: TJ-163-EOT1

Tuesday 29th July 2025

REQUEST FOR AN EXTENSION OF TIME - #1
163 – 29 Hunter St Parramatta

Original Completion Date: 11 March 2027

Revised Date for Practical Completion: 11 March 2027

	DAYS CLAIMED (working days)
Extension of Time 1 – ▪ Reason for EOT request – ▪ Reference to NOD01 Hitech Remedial Claims the delay caused by the delay in receiving Project Funding confirmation and the impact this had on obtaining permits as required for the project to commence onsite. Had the project funding not been delayed, the project permits could have been applied for and received at an earlier stage and not impacted the project commencement. Hitech Remedial Claims the 13 Day EOT for the additional duration from the programmed commencement of the Hoarding Installation onsite (the 11/07/25) to the actual date of commencement of the Hoarding Installation onsite (the 30/07/25)	13
TOTAL DELAYS (DAYS):	**13**

Revised Practical Completion Date: **30th March 2027**

If you have any further queries, please feel free to contact us.

Regards,

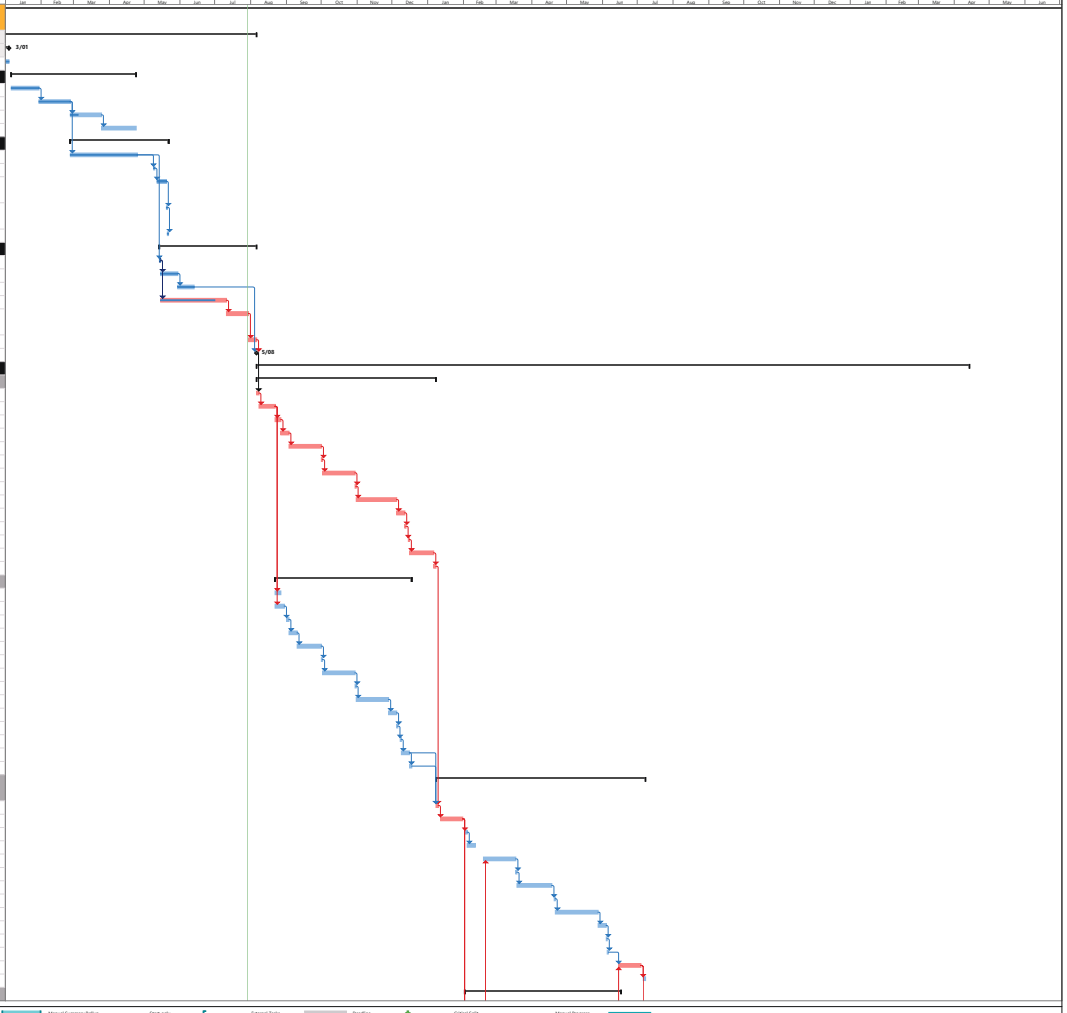
Tim James

Project Manager

Hitech Remedial Builders Pty Ltd

Hitech Remedial Builders Pty Ltd
ABN 17 168 897 257 NSW BL 167 228
Unit 8, 40-52 Stanley St, Peakhurst NSW 2210
(02) 9548 2500 | admin@hitechremedial.com

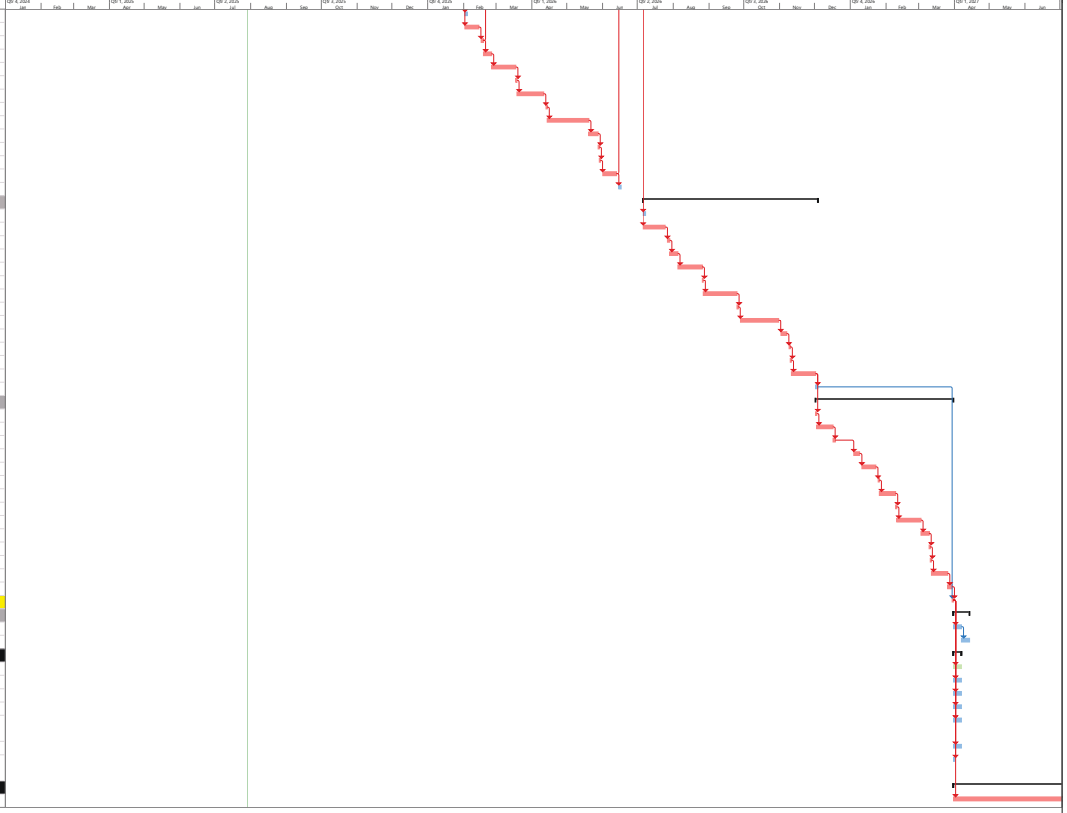
ID	Task Name	Duration	Start	Finish	% Complete	Predecessors
1	**Project Remediate - 29 Hunter Street, PARRAMATTA - Rev 06 - 29 July 2025**	**796 days**	**Mon 1/07/24**	**Tue 21/09/27**	**25%**	
2	**Pre-Commencement**	**272 days**	**Mon 1/07/24**	**Tue 5/08/25**	**82%**	
3	**Engagement**	**124 days**	**Mon 1/07/24**	**Fri 3/01/25**	**100%**	
4	Contract Award	124 days	Mon 1/07/24	Fri 3/01/25	100%	
5	**Procurement**	**76 days**	**Mon 6/01/25**	**Wed 23/04/25**	**55%**	
6	Procurement of Packages	3.6 wks	Mon 6/01/25	Wed 29/01/25	100%	
7	Procurement of Materials - Lead Times	3.8 wks	Thu 30/01/25	Tue 25/02/25	100%	6
8	Shop Drawing Compilation and Submission	3.8 wks	Wed 26/02/25	Mon 24/03/25	25%	7
9	Fabrication & Delivery	4 wks	Tue 25/03/25	Wed 23/04/25	0%	8
10	**Authorities and Approvals**	**58 days**	**Wed 26/02/25**	**Wed 21/05/25**	**100%**	
11	**Council Approvals and Notices**	**40 days**	**Wed 26/02/25**	**Thu 24/04/25**	**100%**	**7**
12	Notice to OC - Commencement Date	1 day	Fri 9/05/25	Fri 9/05/25	100%	11
13	Prepare & Submit: Management Plans, Access & Temporary Works Drawings & Certificates,	1.2 wks	Mon 12/05/25	Mon 19/05/25	100%	12
14	DB+P Act - Registered design uploaded to E-planning portal	1 day	Tue 20/05/25	Tue 20/05/25	100%	13
15	FRNSW Notification of intent to commence	1 day	Wed 21/05/25	Wed 21/05/25	100%	14
16	**Pre-Construction**	**59 days**	**Wed 14/05/25**	**Tue 5/08/25**	**67%**	
17	Onsite Construction Team Introduction	1 day	Wed 14/05/25	Wed 14/05/25	100%	11
18	Site Establishment Lead Time	2 wks	Thu 15/05/25	Thu 29/05/25	100%	17
19	Site Establishment	2 wks	Fri 30/05/25	Thu 12/06/25	100%	18
20	Hoarding & Workzone Permit Approval	8 wks	Thu 15/05/25	Thu 10/07/25	80%	17
21	EOT01 - Project Funding Delay Impact On Commencement	13 days	Fri 11/07/25	Tue 29/07/25	0%	20
22	Hoarding & Workzone Completion	1 wk	Wed 30/07/25	Tue 5/08/25	0%	21
23	Onsite Works Commencement	0 days	Tue 5/08/25	Tue 5/08/25	0%	22,19
24	**Construction**	**414 days**	**Wed 6/08/25**	**Tue 13/04/27**	**0%**	
25	**Remediation Zone 1 | Hoarding & Scaffolding**	**100 days**	**Wed 6/08/25**	**Wed 7/01/26**	**0%**	
26	Service Relocations	2 days	Wed 6/08/25	Thu 7/08/25	0%	23
27	Install Access Equipment (façade & stair access)	2 wks	Fri 8/08/25	Thu 21/08/25	0%	26
28	HRB Safety Audit	2 days	Fri 22/08/25	Tue 26/08/25	0%	27
29	Remove other Façade Elements	1 wk	Wed 27/08/25	Tue 2/09/25	0%	28
30	Cladding Removal and Disposal	4 wks	Wed 3/09/25	Tue 30/09/25	0%	29
31	Hold Point - Consultant Inspection (Milestone)	1 day	Wed 1/10/25	Wed 1/10/25	0%	30
32	Install Sub-Framing	4 wks	Thu 2/10/25	Wed 29/10/25	0%	31
33	Hold Point - Consultant Inspection (Milestone)	1 day	Thu 30/10/25	Thu 30/10/25	0%	32
34	Install New Cladding	5 wks	Fri 31/10/25	Thu 4/12/25	0%	33
35	Reinstate other Facade Elements	1 wk	Fri 5/12/25	Thu 11/12/25	0%	34
36	Water Testing	1 day	Fri 12/12/25	Fri 12/12/25	0%	35
37	Hold Point - Consultant Inspection (Milestone)	1 day	Mon 15/12/25	Mon 15/12/25	0%	36
38	Dismantle Access Equipment (façade)	1 wk	Tue 16/12/25	Mon 5/01/26	0%	37
39	Make Good of Area / Final Clean	2 days	Tue 6/01/26	Wed 7/01/26	0%	38
40	**Remediation Zone 2 | Swinging Stages & Abseiling**	**83 days**	**Fri 22/08/25**	**Wed 17/12/25**	**0%**	
41	Service Relocations	2 days	Fri 22/08/25	Tue 26/08/25	0%	27
42	Install Access Equipment	1 wk	Fri 22/08/25	Fri 29/08/25	0%	27
43	HRB Safety Audit	2 days	Mon 1/09/25	Tue 2/09/25	0%	42
44	Remove other Facade Elements	1 wk	Wed 3/09/25	Tue 9/09/25	0%	43
45	Cladding Removal and Disposal	3 wks	Wed 10/09/25	Tue 30/09/25	0%	44
46	Hold Point - Consultant Inspection (Milestone)	1 day	Wed 1/10/25	Wed 1/10/25	0%	45
47	Install Sub-Framing	4 wks	Thu 2/10/25	Wed 29/10/25	0%	46
48	Hold Point - Consultant Inspection (Milestone)	1 day	Thu 30/10/25	Thu 30/10/25	0%	47
49	Install New Cladding	4 wks	Fri 31/10/25	Thu 27/11/25	0%	48
50	Reinstate other Facade Elements	1 wk	Fri 28/11/25	Thu 4/12/25	0%	49
51	Water Testing	1 day	Fri 5/12/25	Fri 5/12/25	0%	50
52	Hold Point - Consultant Inspection (Milestone)	1 day	Mon 8/12/25	Mon 8/12/25	0%	51
53	Dismantle Access Equipment	1 wk	Tue 9/12/25	Mon 15/12/25	0%	52
54	Make Good of Area / Final Clean	2 days	Tue 16/12/25	Wed 17/12/25	0%	53
55	**Remediation Zone 3 | Mast Climbers | West and South Elevation**	**125 days**	**Thu 8/01/26**	**Tue 7/07/26**	**0%**	
56	Service Relocations	2 days	Thu 8/01/26	Fri 9/01/26	0%	53,39,54
57	Install Access Equipment	3 wks	Mon 12/01/26	Fri 30/01/26	0%	56
58	HRB Safety Audit	2 days	Mon 2/02/26	Tue 3/02/26	0%	57
59	Remove other Facade Elements	1 wk	Wed 4/02/26	Tue 10/02/26	0%	58
60	Cladding Removal and Disposal	4 wks	Wed 18/02/26	Tue 17/03/26	0%	73
61	Hold Point - Consultant Inspection (Milestone)	1 day	Wed 18/03/26	Wed 18/03/26	0%	60
62	Install Sub-Framing	4 wks	Thu 19/03/26	Fri 17/04/26	0%	61
63	Hold Point - Consultant Inspection (Milestone)	1 day	Mon 20/04/26	Mon 20/04/26	0%	62
64	Install New Cladding	5 wks	Tue 21/04/26	Wed 27/05/26	0%	63
65	Reinstate other Facade Elements	1 wk	Thu 28/05/26	Wed 3/06/26	0%	64
66	Water Testing	1 day	Thu 4/06/26	Thu 4/06/26	0%	65
67	Hold Point - Consultant Inspection (Milestone)	1 day	Fri 5/06/26	Fri 5/06/26	0%	66
68	Dismantle Access Equipment	3 wks	Mon 15/06/26	Fri 3/07/26	0%	67,83
69	Make Good of Area / Final Clean	2 days	Mon 6/07/26	Tue 7/07/26	0%	68
70	**Remediation Zone 4 | Rooftop Scaffolding**	**93 days**	**Mon 2/02/26**	**Tue 16/06/26**	**0%**	



Project: PR - Core
Date: Tue 29/07/2

Task, Split, Milestone, Summary, Project Summary, Inactive Task, Inactive Milestone, Inactive Summary, Manual Task, Manual Summary, Manual Summary Rollup, Duration-only, Start-only, Finish-only, External Tasks, External Milestone, Deadline, Critical, Critical Split, Progress, Manual Progress

ID	Task Name	Duration	Start	Finish	% Complete	Predecessors
71	Service Relocations	2 days	Mon 2/02/26	Tue 3/02/26	0%	57
72	Install Access Equipment	2 wks	Mon 2/02/26	Fri 13/02/26	0%	57
73	HRB Safety Audit	2 days	Mon 16/02/26	Tue 17/02/26	0%	72
74	Remove other Facade Elements	1 wk	Wed 18/02/26	Tue 24/02/26	0%	73
75	Cladding Removal and Disposal	3 wks	Wed 25/02/26	Tue 17/03/26	0%	74
76	Hold Point - Consultant Inspection (Milestone)	1 day	Wed 18/03/26	Wed 18/03/26	0%	75
77	Install Sub-Framing	3 wks	Thu 19/03/26	Fri 10/04/26	0%	76
78	Hold Point - Consultant Inspection (Milestone)	1 day	Mon 13/04/26	Mon 13/04/26	0%	77
79	Install New Cladding	5 wks	Tue 14/04/26	Tue 19/05/26	0%	78
80	Reinstate other Facade Elements	1 wk	Wed 20/05/26	Wed 27/05/26	0%	79
81	Water Testing	1 day	Thu 28/05/26	Thu 28/05/26	0%	80
82	Hold Point - Consultant Inspection (Milestone)	1 day	Fri 29/05/26	Fri 29/05/26	0%	81
83	Dismantle Access Equipment	2 wks	Mon 1/06/26	Fri 12/06/26	0%	82
84	Make Good of Area / Final Clean	2 days	Mon 15/06/26	Tue 16/06/26	0%	83
85	**Remediation Zone 5 | Mast Climbers | East Elevation**	**108 days**	**Mon 6/07/26**	**Thu 3/12/26**	**0%**	
86	Service Relocations	2 days	Mon 6/07/26	Tue 7/07/26	0%	68
87	Install Access Equipment	3 wks	Mon 6/07/26	Fri 24/07/26	0%	68
88	HRB Safety Audit	2 days	Mon 27/07/26	Tue 28/07/26	0%	87
89	Remove other Facade Elements	1 wk	Wed 29/07/26	Tue 4/08/26	0%	88
90	Cladding Removal and Disposal	3 wks	Wed 5/08/26	Tue 25/08/26	0%	89
91	Hold Point - Consultant Inspection (Milestone)	1 day	Wed 26/08/26	Wed 26/08/26	0%	90
92	Install Sub-Framing	4 wks	Thu 27/08/26	Thu 24/09/26	0%	91
93	Hold Point - Consultant Inspection (Milestone)	1 day	Fri 25/09/26	Fri 25/09/26	0%	92
94	Install New Cladding	5 wks	Mon 28/09/26	Fri 30/10/26	0%	93
95	Reinstate other Facade Elements	1 wk	Mon 2/11/26	Fri 6/11/26	0%	94
96	Water Testing	1 day	Mon 9/11/26	Mon 9/11/26	0%	95
97	Hold Point - Consultant Inspection (Milestone)	1 day	Tue 10/11/26	Tue 10/11/26	0%	96
98	Dismantle Access Equipment	3 wks	Wed 11/11/26	Tue 1/12/26	0%	97
99	Make Good of Area / Final Clean	2 days	Wed 2/12/26	Thu 3/12/26	0%	98
100	**Remediation Zone 6 | EWP Works | Awning**	**75 days**	**Wed 2/12/26**	**Tue 30/03/27**	**0%**	
101	Service Relocations	1 day	Wed 2/12/26	Wed 2/12/26	0%	98
102	Install Access Equipment	2 wks	Thu 3/12/26	Wed 16/12/26	0%	101
103	HRB Safety Audit	2 days	Thu 17/12/26	Fri 18/12/26	0%	102
104	Remove other Facade Elements	1 wk	Mon 4/01/27	Fri 8/01/27	0%	103
105	Cladding Removal and Disposal	2 wks	Mon 11/01/27	Fri 22/01/27	0%	104
106	Hold Point - Consultant Inspection (Milestone)	1 day	Mon 25/01/27	Mon 25/01/27	0%	105
107	Install Sub-Framing	2 wks	Tue 26/01/27	Mon 8/02/27	0%	106
108	Hold Point - Consultant Inspection (Milestone)	1 day	Tue 9/02/27	Tue 9/02/27	0%	107
109	Install New Cladding	3 wks	Wed 10/02/27	Tue 2/03/27	0%	108
110	Reinstate other Facade Elements	1 wk	Wed 3/03/27	Tue 9/03/27	0%	109
111	Water Testing	1 day	Wed 10/03/27	Wed 10/03/27	0%	110
112	Hold Point - Consultant Inspection (Milestone)	1 day	Thu 11/03/27	Thu 11/03/27	0%	111
113	Dismantle Access Equipment	2 wks	Fri 12/03/27	Thu 25/03/27	0%	112
114	Make Good of Area / Final Clean	2 days	Fri 26/03/27	Mon 29/03/27	0%	113
115	**Practical Completion**	**1 day**	**Tue 30/03/27**	**Tue 30/03/27**	**0%**	**114,99**
116	**Close Out**	**10 days**	**Wed 31/03/27**	**Tue 13/04/27**	**0%**	
117	Final Defects Inspection & Rectification	1 wk	Wed 31/03/27	Tue 6/04/27	0%	115
118	Site Demobilisation	1 wk	Wed 7/04/27	Tue 13/04/27	0%	117
119	**Post-Completion**	**5 days**	**Wed 31/03/27**	**Tue 6/04/27**	**0%**	
120	Submission of As-builts	1 wk	Wed 31/03/27	Tue 6/04/27	0%	115
121	Submission Warranties and Certifications	1 wk	Wed 31/03/27	Tue 6/04/27	0%	115
122	Final Handover / Handover O&M Manuals / Spares etc	1 wk	Wed 31/03/27	Tue 6/04/27	0%	115
123	Notification to FRNSW & LGA	1 wk	Wed 31/03/27	Tue 6/04/27	0%	115
124	Confirmation of Compliance with Remediation / Fire Order (Consent Authority, council, Independent	1 wk	Wed 31/03/27	Tue 6/04/27	0%	115
125	Fire Order Close Out - Notice	1 wk	Wed 31/03/27	Tue 6/04/27	0%	115
126	DB+P Act - Upload builder's statement of compliance for completed works to E-planning portal	1 day	Wed 31/03/27	Wed 31/03/27	0%	115
127	**Defects Liability Period**	**120 days**	**Wed 31/03/27**	**Tue 21/09/27**	**0%**	
128	DLP (6 Months)	6 mons	Wed 31/03/27	Tue 21/09/27	0%	115



7 June 2025

Mills Oakley
ABN: 51 493 069 734

Your ref:
Our ref: LBHS/LBHS/3780709

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The Owners – Strata Plan 92450
c/- Premium Strata
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Dear Owners

Administration of Toplace group of companies

We have received a further report from the liquidators of the majority of the Toplace group of companies, including JKN Para 1 Pty Limited and Toplace Pty Limited (collectively **Toplace**). A copy of that report if attached. A summary of the report is set out below.

Please note the instructions urgently requested at paragraph 9.5 of this letter.

1 Appointment of Deed Administrators as Liquidators

1.1 As previously reported, in April 2024 the creditors of Toplace voted to execute a Deed of Company Arrangement (**DOCA**). This was done in order to defer the automatic liquidation of the Toplace group of companies, and also to enable some time for the Joint Administrators to undertake further investigations into the companies' affairs. It also reduced the risk of asset dissipation that would likely have resulted from an automatic liquidation at that time.

1.2 As a consequence of the execution of the DOCA, the Joint Administrators became Deed Administrators.

1.3 In April this year, the 12 month period for the operation of the DOCA expired. As a consequence, the Toplace group of companies were placed into liquidation and the Deed Administrators were appointed as Liquidators.

1.4 It is still reportedly the intention of the Liquidators to continue to try to recover as much as possible into the accounts of the Toplace group of companies, and then to pool the assets and liabilities in order to determine dividends payable to each of the remaining creditors of the group.

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2 Actions of the Liquidators

2.1 The Liquidators report that they have progressed with their investigations of the companies' affairs, including their review and reconciliations of the companies' financial records. In this regard, they report that they have completed the reconciliation of financial statements and loan accounts to 30 June 2023, which they say has provided greater confidence in the verified figures.

2.2 However, the Liquidators also report that many challenges remain with the Toplace financial records, especially with respect to intercompany transactions.

2.3 In this regard, the Liquidators report that the prospect of recovery of intercompany loans remains low.

2.4 The Liquidators also report that they have been successful in selling the majority of Toplace's assets. However, they are unable to disclose the final amount realised from these sales due to ongoing legal action.

3 Strata claims

3.1 The Liquidators report that they have received formal claims from 22 strata bodies totalling $152,428,728. This figure is likely to increase – particularly as the Liquidators report that many strata schemes are still obtaining quotes to substantiate their claims.

3.2 The claim by the Owners Corporation of Strata Plan 92450 is currently reported as being $24,339,644. This will increase when we submit the amended Proof of Debt. However, we note that we are unable to do so at the moment because of the recent issue arising of the potential increase in the cost of the cladding replacement project. We are also awaiting for the finalisation and execution of the second contract with HiTech with respect to the rectification of the general building defects, so that the contract payment liability is a certain amount. However, we strongly recommend that the updated Proof of Debt be submitted as soon as possible in order to avoid the risk that the Liquidators assume that the version previously submitted to them is the Owners Corporation's final claim.

3.3 We also note that, from the amounts of the claims as reported to date, the claim by the Owners Corporation of the Rise appears to be the second-highest – but is likely to exceed the (currently greater) claim by the Owners Corporation of Strata Plan 97992 (located at 299-309 Old Northern Road, Castle Hill), which currently claims $27,250,314.

4 Potential breaches and offences by Mr Nassif and other office holders

4.1 The Liquidators report that they are continuing with their investigations into potential claims against Mr Nassif and other office holders of Toplace. In this regard, they say that they have identified potential offences and voidable transactions and/or insolvency trading, which could lead to further recovery of funds from those responsible for these offences.

4.2 The duties which have potentially been breached and the offences which have potentially been committed are as follows:

(a) a failure to exercise care and diligence (breach of director's duty);

(b) a failure to exercise good faith (breach of director's duty and criminal offence);

(c) inappropriate use of position for own benefit (breach of director's duty and criminal offence);

(d) inappropriate use of information for own benefit (breach of director's duty and criminal offence);

(e) liability for non-disclosures (breach of director's duty and criminal offence); and

(f) fraud by officers (criminal offence).

4.3 The Liquidators report that they are liaising with the NSW Police regarding potential fraud by Mr Nassif, but they cannot disclose any details of these investigations at this time since they are ongoing.

4.4 The Liquidators have also identified voidable transactions which include unfair preference payments, uncommercial transactions and unreasonable director-related transactions, with a total value of approximately $4.7 million. However, they have not yet assessed the commercial viability of pursuing the officeholders (particularly Mr Nassif) to recover funds in this regard. At this stage, no formal action is underway.

4.5 It is also reported that the Liquidators' investigations have suggested that Toplace was insolvent prior to their appointment, although the precise date on which the company was insolvent is still under review.

5 Possible recoveries re defects

5.1 As previously reported, the Liquidators have been investigating (and obtaining formal advice) on potential claims against other participants in the various building projects which have resulted in substantial defects. Examples of such other participants would be the architect, structural engineer, cladding supplier and waterproofer.

5.2 It is worth noting that while a claim against an individual consultant or contractor would be unlikely to result in significant recovery (unless that defendant were to have substantial finances behind them) many of the participants being considered as defendants have the benefit of professional indemnity insurance policies, which would prove better recovery potential.

5.3 The Liquidators report that these investigations have progressed significantly, such that their preliminary assessments have indicated estimated damages in excess of $58 million.

5.4 However, noting that the Liquidators have already processed and reviewed (using sophisticated technology) over 870,000 documents in order to identify potential claims with respect to seven properties, it is apparent that there is still a lot of work to do in this regard.

5.5 In order to maintain and potentially recover damages from these other project participants, the Liquidators will need to:

(a) assess the strength and prospects of success of the potential claims, based on advice and guidance from legal counsel;

(b) investigate obtaining funding from litigation funders for the legal costs of pursuing such claims (noting that litigation funds would be entitled to as much as 40% of any resultant damages);

(c) prepare a funding proposal with an analysis of the cost benefit of proceeding with such legal action; and

(d) seek the creditors' approval for such litigation to be commenced.

5.6 It should be noted that even if litigation is commenced against the project participants, such claims are likely to be robustly defended (particularly since large sums are involved) and thus it is likely to be several years before any there is any recovery from successful claims.

6 Potential claims against Mr Nassif

6.1 The Liquidators report that Mr Nassif owes approximately $11 million (approximately $8 million in loan principal and the balance in accrued interest) pursuant to an unpaid director loan.

6.2 They say that legal proceedings are ongoing to recover these funds; however the reality is that Mr Nassif appears to have left very little in personal assets in Australia so our view is that there would be likely to be poor prospects of success in this regard. However, in saying this, the Liquidators may be investigating the possibility of seizing offshore assets; if so, then the prospects of recovery may increase.

7 Assets and liabilities

7.1 The Liquidators say that they are unable to disclose the assets and liabilities of the Toplace group due to ongoing legal proceedings relating to the realisation and liquidation of assets.

7.2 A summary of the position that is able to be disclosed is set out below.

Description	Amount
Assets	
Cash at bank	$196,767
Asset realisations	Ongoing
Plan and equipment	Ongoing
Debtors	Value currently unknown
Potential recoveries	
Voidable transactions	Investigations ongoing
Director loans and other payments	Investigations ongoing
Claims against insurers of project participants	Investigations ongoing but potentially $58 million identified to date
Liabilities/costs	
Unpaid legal fees, remuneration to date	$164,626
Estimated future cost of liquidation	$612,482
Claims by creditors	
Ordinary unsecured creditors (includes strata claims)	$477.5 million
Related party creditors	$1.55 billion
Total unsecured claims	**Approx $2.03 billion**

7.3 Interestingly, the Liquidators appear to have received over $2 billion in claims from unsecured creditors, of which approximately $1.55 billion are made by related party creditors (which are unlikely to be allowed by the Liquidators and which would be excluded if the assets and liabilities of the group are pooled). This means that the remaining unsecured creditors' claims total approximately $500 million, including a "contingent corporate guarantee" totalling almost $200 million.

8 Likelihood of a dividend

8.1 With respect to the likelihood of a dividend being payable to the creditors of Toplace, the Liquidators report as follows:

> As disclosed in [the report], recovery actions remain ongoing. At this stage of the liquidation, it is not possible to determine whether a dividend will be payable to creditors. The outcome will depend on the extent and success of future recoveries, many of which are subject to legal proceedings and commercial assessment. Should a pooling arrangement be implemented, it is important to note that related entity creditors will be excluded from participating in any distribution under the pooling framework.
>
> This exclusion is necessary to maintain fairness and transparency in the distribution process, particularly in circumstances where related parties may have potential conflicts of interest or intercompany claims that could otherwise compromise the equitable treatment of unrelated creditors.
>
> We will continue to assess the position as matters progress and provide further updates to creditors in due course.

9 Remuneration sought by Liquidators

9.1 The Liquidators seek the creditors' approval of remuneration for unpaid fees during the voluntary administration period and during the administration of the DOCA. They also seek approval for the remuneration incurred for the liquidation period to date and for the future liquidation period.

9.2 The amounts being sought by the Liquidators are set out below. Details of these amounts are set in section 3 of the enclosed report.

Description	Relevant period	Amount of remuneration sought (ex GST)
Voluntary administration	7 August 2023 to 12 January 2024	$18,128
DOCA	25 April 2024 to 25 February 2025	$5,231
Liquidation	25 February 2025 to 25 April 2025	$102,483
Liquidation	From 26 April 2025 onwards	Capped at $300,000
Total remuneration		**$412,482.34**
Disbursements	25 February 2025 to finalisation	Capped at $10,000
Total sought by Liquidators		**$422,482.34**

9.3 The Liquidators say that they will not hold a meeting of the creditors to obtain approval for the above remuneration. Instead they ask for the Notice of Proposal included in the report to be completed and returned by email to them by 10 June 2025 (noting that this is this Tuesday and is the first business day after issuing of the report).

9.4 We have already responded to the Liquidators noting the impracticality of being able to obtain instructions in such a limited time, and asking for more time to ascertain whether the Owners Corporation wishes to submit a Notice of Proposal; however we have not yet received a response from the Liquidators.

9.5 **Therefore, would you please urgently provide the Owners Corporation's instructions as to whether they wish to participate in the vote to approve the remuneration and disbursements being sought by the Liquidators and, if so, complete and return the Notice of Proposal for each proposed resolution**.

10 Instructions sought

10.1 As noted in paragraph 9.5 of this letter, we request the Owners Corporation's instructions with respect to the remuneration and disbursements being sought by the Liquidators.

10.2 As noted in paragraph 3.2 of this letter, we strongly recommend that the updated Proofs of Debt be submitted by the Owners Corporation as soon as possible (noting that the amounts claimed in these Proofs of Debt will depend in particular on the outcome of the current issue of the potential increased cost of the cladding replacement work).

If you have any questions or require further information, please do not hesitate to contact Linda Holland on +61 2 8035 7884 or lmholland@millsoakley.com.au.

Yours faithfully



LINDA HOLLAND
PARTNER

Enc

NSW GOVERNMENT

Project Remediate

Your project update



29 Hunter Street, Parramatta

August 2025

Superintendent’s progress report

Pre-construction activities and site establishment have been completed. Hoarding and site protection measures have been installed. Onsite works are now underway, including the ongoing installation of scaffolding at the front façade and the establishment of access equipment.

Throughout the period, there were:

- 937 working hours recorded on site, and
- 0 inspections completed by the independent assurer and designers.

The August drawdown notice has been approved and processed. Total costs to date are:

- $60,387.50 total cost to date for the superintendent, now at 21% completion.
- $865,902.02 total cost to date for the remediation contractor, now at 10% completion.
- $5,082.52 total cost to date for the independent assurer, now at 16% completion.

Program

Works are progressing in accordance with the current construction programme. Upcoming critical-path activities include the completion of scaffold installation to the lower front façade and the commencement of cladding removal in the same area.

Works are proceeding in accordance with the requirements of the project and the design documents, and have been certified to-date by both the independent assurer and design consultants.

Risks

Incorrect waterproofing detailing to the balcony cladding continues to present a project risk, with potential implications for both programme and cost. The project team is actively addressing this issue. Additionally, extended periods of inclement weather during August resulted in nine days of delay. All risks have been reviewed and discussed with the authorised representatives and at PCG meetings.

How your remediation is tracking

Phase	Status
Pre-commencement	✓
Design development (30%)	✓
Design development (100%)	✓
Tenders called	✓
Finalisation of project costs	✓
Design presentation 100%	✓
OC reconfirm participation or exit program	✓

Phase	Status
Construction phase	31%
Certification and assurance	
Defects liability period	

Recycling

Recycling the materials that are removed from buildings that participate in Project Remediate means that we dispose of these materials in a responsible and ethical way, saving hundreds of tonnes of material from landfill.

Here's what we've recycled so far on your building:

Cladding removed



0m²

Cladding recycled



0 tonnes

Percentage of cladding recycled

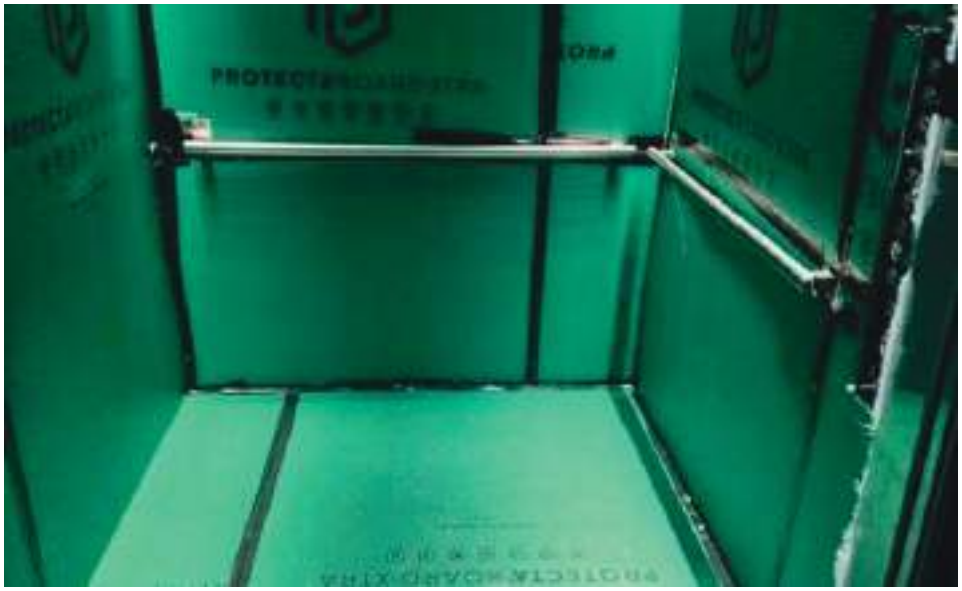


0%

How your remediation is tracking



Hoarding installed and scaffold installation progressing.



Lift protection installed.

How your remediation is tracking



Level 1 common area protection installed.



Scaffold installation progressing.

Your budget

The figures in the table below indicate the costs for the project up to the end of August:

	Contract Value $	Variations $ (+/-)	Revised Contract Value $	Actual Cost $	Balance Amount $
Remediation contractor	$8,646,000.00	$0.00	$8,646,000.00	$865,902.02	$7,780,097.98
Design consultants	$55,211.00	$0.00	$55,211.00	$16,738.00	$38,473.00
Independent assurer	$31,781.40	$0.00	$31,781.40	$5,082.52	$26,698.88
Superintendent	$285,000.00	$0.00	$285,000.00	$60,387.50	$224,612.50



Level 1 common area protection installed.

We're here to help

Contact us if you need help, have a question or would like more information about anything relating to your project, or Project Remediate:

Your superintendent:

Trent Klouzal
0484 736 071
trent.klouzal@apg.com.au

Your loan manager:

Gemma Davey
1300 419 567
remediate@lannock.com.au

More information

Visit the NSW Government website or contact us on

projectremediate@customerservice.nsw.gov.au

Project Remediate webpage: www.nsw.gov.au/project-remediate

Useful links

NSW Government website: www.nsw.gov.au

NSW cladding taskforce: www.nsw.gov.au/projects/nsw-cladding-taskforce

Fire and Rescue NSW: www.fire.nsw.gov.au

NSW GOVERNMENT

Project Remediate

Your project update



29 Hunter Street, Parramatta

July 2025

Superintendent’s progress report

Pre-construction related activities are now complete. The hoarding and work zone approval have been obtained, and the work zone has been successfully established. The footpath occupancy permit for the hoarding installation was also secured; however, the initial attempt to install the hoarding was delayed due to weather conditions.

Throughout the period, there were:

- 192 working hours recorded on site, and
- 0 inspections completed by the independent assurer and designers.

The July drawdown notice has been approved and processed. Total costs to date are:

- $44,525.00 total cost to date for the superintendent, now at 16% completion.
- $693,502.62 total cost to date for the remediation contractor, now at 8% completion.
- $5,082.52 total cost to date for the independent assurer, now at 16% completion.

Program

Pre-construction activities are now complete, representing 28% of the overall project programme. Planned works for next month include hoarding installation, scaffold setup on the lower front façade, and the commencement of cladding removal on the lower front façade.

Works are proceeding in accordance with the requirements of the project and the design documents, and have been certified to-date by both the independent assurer and design consultants.

Risks

The building’s existing waterproofing remains a key risk to the project, as it could affect the construction timeline and lead to additional costs. This issue has been flagged with all stakeholders and is currently being addressed by the project team.

How your remediation is tracking

Phase	Status
Pre-commencement	✓
Design development (30%)	✓
Design development (100%)	✓
Tenders called	✓
Finalisation of project costs	✓
Design presentation 100%	✓
OC reconfirm participation or exit program	✓

Phase	Status
Construction phase	28%
Certification and assurance	
Defects liability period	

Recycling

Recycling the materials that are removed from buildings that participate in Project Remediate means that we dispose of these materials in a responsible and ethical way, saving hundreds of tonnes of material from landfill.

Here's what we've recycled so far on your building:

Cladding removed



0m²

Cladding recycled



0 tonnes

Percentage of cladding recycled



0%

How your remediation is tracking



Site prepared for hoarding installation.



Site prepared for hoarding installation.

How your remediation is tracking



Temporary facilities established.



Work zone established.

Your budget

The figures in the table below indicate the costs for the project up to the end of July:

	Contract Value $	Variations $ (+/-)	Revised Contract Value $	Actual Cost $	Balance Amount $
Remediation contractor	$8,646,000.00	$0.00	$8,646,000.00	$693,502.62	$7,952,497.38
Design consultants	$55,211.00	$0.00	$55,211.00	$16,738.00	$38,473.00
Independent assurer	$31,781.40	$0.00	$31,781.40	$5,082.52	$26,698.88
Superintendent	$285,000.00	$0.00	$285,000.00	$44,525.00	$240,475.00



Site establishment works commenced.

We're here to help

Contact us if you need help, have a question or would like more information about anything relating to your project, or Project Remediate:

Your superintendent:

Trent Klouzal
0484 736 071
trent.klouzal@apg.com.au

Your loan manager:

Gemma Davey
1300 419 567
remediate@lannock.com.au

More information

Visit the NSW Government website or contact us on

projectremediate@customerservice.nsw.gov.au

Project Remediate webpage: www.nsw.gov.au/project-remediate

Useful links

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NSW cladding taskforce: www.nsw.gov.au/projects/nsw-cladding-taskforce

Fire and Rescue NSW: www.fire.nsw.gov.au

NSW GOVERNMENT

Project Remediate

Your project update



29 Hunter Street, Parramatta

June 2025

A message from the Office of Project Remediate



I'm very pleased to introduce your first Project Remediate monthly report.

I personally want to acknowledge your owners corporation in reaching this point in your remediation journey, including the many meetings and conversations required to consider your remediation proposal and interest-free loan. Your feedback has been invaluable in helping us to improve and further shape our approach.

Our team is dedicated to ensuring that you have the best possible experience throughout this program. Keeping you informed on how your remediation is progressing is very important, and this report provides you with the information to help you understand how your project is tracking.

If there is anything we can do to assist you, please contact your dedicated program and works consultant at Hansen Yuncken or your Lannock loan relationship manager. The Project Remediate team are here to help, so please don't hesitate to contact us if you have any questions or feedback about the program.

The Project Remediate web page is being constantly updated too, so if you would like more information about the program, you can visit our web page at nsw.gov.au/project-remediate for more information.

I hope you find this report informative.

Regards

Matthew Beattie

Director, Office of Project Remediate

A message from Hansen Yuncken



I'm delighted to be writing to you now that remediation work is underway on your building.

By working closely with you over the past few months, the Hansen Yuncken Project Remediate team has gained a greater understanding and appreciation of the efforts made by your owners corporation to make the important decisions needed to fix your building's cladding.

In reaching this stage of your remediation journey, our goal was to ensure that you had the right information to help you to make sound, informed decisions about your building.

Now that the work is underway, we remain committed to supporting you every step of the way. We are dedicated to ensuring that your remediation works are completed by qualified, competent professionals in compliance with the legislative, technical and commercial requirements, and to the highest standards of safety and quality.

We're always here to help, so if you have any questions about your project or the information contained in this report, please don't hesitate to contact your Superintendent who is available to assist you. You can find their details in this report.

Nick Jacobs

Program Director, Hansen Yuncken

Managing Contractor for Project Remediate

Superintendent’s progress report

Site establishment has been fully completed, and Hansen Yuncken have finalised their audit. The hoarding and work zone application has been submitted. The approval process for the hoarding and work zone is currently underway and remains ongoing.

Throughout the period, there were:

- 175 working hours recorded on site, and
- 0 inspections completed by the independent assurer and designers.

The June drawdown notice has been approved and processed. Total costs to date are:

- $28,662.50 total cost to date for the superintendent, now at 10% completion.
- $476,721.22 total cost to date for the remediation contractor, now at 5% completion.
- $5,082.52 total cost to date for the independent assurer, now at 16% completion.

Program

1% of on-site works completed. Next month, following the hoarding and work zone approval, proceed with the installation of the hoarding and work zone, and commence scaffold setup to the lower front façade.

Works are proceeding in accordance with the requirements of the project and the design documents, and have been certified to-date by both the independent assurer and design consultants.

Risks

The waterproofing detail and its impact on the cladding need to be investigated to confirm the finalised scope and determine which elements fall within the Project Remediate scope. The Superintendent is working with the design team to finalise the approach and determine the next steps for the Owners Corporation.

How your remediation is tracking

Phase	Status
Pre-commencement	✓
Design development (30%)	✓
Design development (100%)	✓
Tenders called	✓
Finalisation of project costs	✓
Design presentation 100%	✓
OC reconfirm participation or exit program	✓

Phase	Status
Construction phase	25%
Certification and assurance	
Defects liability period	

Recycling

Recycling the materials that are removed from buildings that participate in Project Remediate means that we dispose of these materials in a responsible and ethical way, saving hundreds of tonnes of material from landfill.

Here's what we've recycled so far on your building:

Cladding removed



0m²

Cladding recycled



0 tonnes

Percentage of cladding recycled



0%

How your remediation is tracking



Site office at site establishment completion.



Material storage area at site establishment completion.

How your remediation is tracking



Visual inspection undertaken of the interface between the balcony waterproofing and cladding.



Visual inspection undertaken of the interface between the balcony waterproofing and cladding.

Your budget

The figures in the table below indicate the costs for the project up to the end of June:

	Contract Value $	Variations $ (+/-)	Revised Contract Value $	Actual Cost $	Balance Amount $
Remediation contractor	$8,646,000.00	$0.00	$8,646,000.00	$476,721.22	$8,169,278.78
Design consultants	$55,211.00	$0.00	$55,211.00	$16,738.00	$38,473.00
Independent assurer	$31,781.40	$0.00	$31,781.40	$5,082.52	$26,698.88
Superintendent	$285,000.00	$0.00	$285,000.00	$28,662.50	$256,337.50



Visual inspection undertaken of the interface between the balcony waterproofing and cladding.

We're here to help

Contact us if you need help, have a question or would like more information about anything relating to your project, or Project Remediate:

Your superintendent:

Trent Klouzal
0484 736 071
trent.klouzal@apg.com.au

Your loan manager:

Gemma Davey
1300 419 567
remediate@lannock.com.au

More information

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NSW cladding taskforce: www.nsw.gov.au/projects/nsw-cladding-taskforce

Fire and Rescue NSW: www.fire.nsw.gov.au

Premium Building Management
BUILDING MANAGER'S REPORT
RISE | SP 92450
01/10/2025
Reporting Period: 01/09/2025 to 30/09/2025

Building Managers Task

Case 3884 - 29/9/2025 - Loss of power in the kitchen area - unit 1303

The agent for Unit 1303 advised Building Management that the tenant had no power in the kitchen area of the unit. Upon inspection, BM found that the power switch could not be turned on as it was tripping.

An email was sent to the agent instructing them to arrange for an electrician to attend to the matter.

Pending attendance and repair by electrician arranged through the agent.

Job Area: Private Lot , (1303)

Status: Completed

Date Completed: 30/9/2025 07:55 am

Case 3880 - 11/9/2025 - WATER LEAK UNIT 2707

The residents of Unit 2707 contacted the Building Manager to report water leaking from the access panel located in the main bedroom.

The residents were advised to place a bin under the leak as a temporary measure to minimize any water damage overnight.

A contractor has been scheduled to attend on the following morning to inspect the affected area, identify the cause of the leak, and undertake necessary steps to stop the issue.

Notes:

11-09-25- Alpha plumbing located the source of the leak which was coming from The Level 28 service cupboard.
Water has been entering the cupboard from the outside, causing pooling and tracking down the internal pipework.
It has been has identified the cause to be poor waterproofing in the affected area.

Job Area: Private Lot , (2707)

Status: Completed

Date Completed: 23/9/2025 10:23 am






Case 3871 - 31/8/2025 - Water Leak Reported – Unit 2402

The Building Manager received a call from the tenant of **Unit 2402** advising that water was dripping from the downlight in the main bathroom (images attached).

Following the report, Building Management immediately contacted the resident of **Unit 2501**, requesting that they refrain from using their main bathroom shower, as this may be the source of the leak.

The **Committee Members** have been informed of the situation and approval has been sought to engage a plumber to attend on **Monday** to inspect and determine the origin of the water ingress.

Notes:

1-09-25 - A licensed plumber attended site to investigate a reported water leak affecting the bathroom ceiling of Unit 2401.
Water was observed dripping into the ceiling cavity from pipework connected to Unit 2501 above.
The bath was tested by filling and releasing; no leak occurred.
Further investigation found the bath spout in Unit 2501 was bent and coming away from the wall.
When the shower was run, water was observed entering behind the bath spout and dripping into the ceiling cavity of Unit 2401.
To access and confirm the leak source, the plumber cut two inspection holes in the ceiling of Unit 2401’s

bathroom.
The leak originated from the faulty bath spout in Unit 2501.- agent of unit 2501 has been emailed
2-09-25 - Building Management have emailed and spoken with the agent Nick from Colliers regarding the leak identified in Unit 2501.
Nick has been advised that all repair costs will be the responsibility of the owner of Unit 2501. He has also been requested to obtain quotations for the repair works required in Unit 2401, specifically to patch and make good the two holes cut by Alpha Plumbing in the bathroom ceiling to access the roof space during the investigation.
10-09-25 - nick from colliers will organize the repairs to the ceiling and has been issued the contact details of the residents.
25-09-24- The resident of Unit 2401 has reported that water is once again dripping from the ceiling.

Building management has contacted and emailed the residents of Unit 2501 regarding the issue. They have been advised not to use the shower until further notice, as a precaution to prevent further leakage.

Access to Unit 2501 will be required to carry out additional water testing. The resident of Unit 2401 will be at home and is currently awaiting confirmation from Unit 2501 regarding access arrangements.

Job Area: Private Lot , (2401)

Status: In Progress



Case 3857 - 10/7/2025 - Hot Water Tank Leak

During a routine site check, it was observed that one of the **hot water tanks was leaking water**. The leak was

significant enough to pose a risk of further water damage to surrounding areas.

A licensed plumber was contacted immediately to attend the site. Upon inspection, the plumber **shut down the leaking hot water tank** to prevent any further damage to the building or nearby infrastructure.

The **strata committee was promptly advised** of the situation, including the plumber s findings and the action taken. Following this, the committee has **requested that competitive quotations be sought** for either the repair or replacement of the affected hot water system.

Notes:

14-07-25 - Rheem attend the building to quote the replacement of the hot water tank
25-07- 25- awaiting response from cog plumbing and rheem to rep-attend
30-07-25 - no response from either Rheem or COG BM to engage other contractors.
9-9-25 - new quote from alpha plumbing on replacing 1 x hot water tank, sent to committee who have approved work order issued

Quotes: 1. View Attachment ($6,600.00)

Job Area: Common Asset , (HOT WATER TANKS)

Status: Completed

Date Completed: 10/9/2025 12:34 pm



Repair & Maintenance

Case 3882 - 18/9/2025 - FIRE DOOR REPAIRS -2020FIRE

2020 Fire Protection will be attending the site on Tuesday, 29th September to conduct repairs

- Fire door repair (Replace entrance type lock-set)- WO 3865-A
  - Time 2:15pm 3:00pm B1, CP Fire stairs 2 - B1 (Smoke Seals) (outer door next to pump room)

Notes:

23-09-25 - email received by 2020fire they will attend on Monday 29th September

Job Area: Common Asset , (COMMON AREA FIRE DOOR)

Status: In Progress

Case 3874 - 1/9/2025 - 2020Fire – Fire Seal Repairs to Hot Water Cupboards

2020Fire will be onsite on **Monday 8th**, from **7:00am to 3:30pm**, to carry out repair works to the **fire seals on the hot water cupboards** located on **Levels 5, 6, 8, and 10**.

Invoices: 1. View Attachment ($3,238.19)

Documents: 1. r-29859-p-1331-repairs-service-call-service-report.pdf

Job Area: Common Asset , (common areas)

Status: In Progress

Case 3760 - 18/12/2024 - SP92450 | Water Leak 1605

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building managers onsite hours to quote from the following report below;

- We attended the above address to investigate the water leak in the bathroom ceiling and in the air conditioning unit room in the above mentioned unit 1505. We gained access into the unit and inspected in the air conditioning room. we could see a PVC pipe on the ceiling with drip marks and calcium on the concrete slab. gained Access into the unit above 1605 Located a shower above. Proceeded to carry out of pressure test on the shower breach Pipe which held test. We inspected the base of the shower floor and could see cracks and holes in the grout we then conducted a shower dye flood test with red dye and within 30 seconds the dye was leaking from a hole in the silicone where The floor and wall tiles, meet. We had to drain the shower straight away to prevent the dye from travelling out into unit 1605 s bedroom and staining the carpet. The shower waterproofing has failed

and is leaking into the unit below as well as leaking into the air-conditioning unit storage room in unit 1605 as we can see mold on the gyprock wall behind the air conditioning unit. The shower will need to be re-waterproofed and resealed by professional waterproofing company to ensure that this leak does not continue happening.

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log, Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

18/12/24 - Megaseal will attend site tomorrow and quote will follow.

19/12/24 - Shower Repairs contacted us to arrange booking, resident details passed to contractor to book inspection for the 30Dec.
3-1-25- work order sent to Sydney shower Centre

Job Area: Private Lot , (1505, 1605)

Status: Completed

Date Completed: 12/9/2025 06:30 am



Resident Matters

Case 3881 - 15/9/2025 - Request for Increased Access to Bedroom Balcony Door for Ventilation- UNIT 104

An email request was received from a resident regarding issues with ventilation in their apartment. The resident has requested limited access to the bedroom balcony door to allow for improved airflow.

The resident has reported insufficient airflow in the bedroom and adjoining bathroom.

The lack of ventilation has resulted in high humidity levels, which are contributing to mold growth in both the bedroom and bathroom.

The resident stated that both his wife and son suffer from allergies.

The mold and high humidity are causing significant discomfort and may be aggravating their health conditions.

The resident does not require full balcony access.

Instead, they are requesting that the **bedroom balcony door be allowed to open slightly more** to improve air circulation.

This adjustment would help reduce humidity levels and prevent mold growth.

email sent to hiitech

Job Area: Private Lot , (104)

Status: Completed

Date Completed: 23/9/2025 10:22 am





Original Building Rectification

Case 3788 - 26/2/2025 - CLADDING REPLACEMENT

Cladding replacement will begin on Wednesday the 7th of May 2025.

Construction time will be 7:00 AM to 5:00 PM Monday to Friday and 8:00 AM to 12:00 PM on Saturday.

The works will be scheduled for 16 months and all documents have been attached.

Notes:

4-6-25 - HOARDING INSTALLED IN LOADING BAY

Documents: 1. 1-key-contacts.pdf 2. 2-commencment-of-works.pdf 3. 4-frnsw-cladding-removal-fire-safety-brochure.pdf 4. 3-poster-and-flyer-important-fire-safety-message.pdf 5. cmp-pages-from-1-whs-plan-p163.pdf

Job Area: Common Asset , (Cladding)

Status: In Progress

Work Order

Case 3883 - 22/9/2025 - SP92450 | RISE APARTMENTS - W/O - RE-TILING OF DISLODGED TILES ON EXTERIOR WALL

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to RE-TILE THE DISLODGED TILES AS PICTURED AND QUOTED AT $3000 + GST

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

30-09-25- Abseilers onsite to repair the dislodged tiles

Job Area: Common Asset , (sand stone wall tiles)

Status: New



Case 3879 - 11/9/2025 - SP92450 | RISE APARTMENTS - W/O - INVESTIGATE LEAK IN UNIT 2707

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **INVESTIGATE THE WATER LEAK ISSUE IN UNIT 2707 WHICH WATER IS COMING FROM THE ACCESS PANEL.**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

11-09-25- Alpha plumbing located the source of the leak which was coming from The Level 28 service cupboard.
Water has been entering the cupboard from the outside, causing pooling and tracking down the internal pipework.
It has been has identified the cause to be poor waterproofing in the affected area.

Invoices: 1. View Attachment ($660.00)

Job Area: Private Lot , (2707)

Status: Completed

Date Completed: 16/9/2025 02:23 pm









Case 3878 - 10/9/2025 - SP92450 | RISE APARTMENTS - W/O SUPPLY AND INSTALL OF HOTWATER TANK #1

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **SUPPLY AND INSTALL 1 NEW COMMERCIAL STAINLESS STEEL HOT WATER STORAGE CYLINDER QUOTED AT $6,600 INC GST (QUOTED ATTACHED)**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

23-09-25- email sent to alpha requesting update when the Hot-water tank will be installed(awaiting response)

Quotes: 1. View Attachment ($6,600.00)

Job Area: Common Asset , (Hotwater tank #1)

Status: In Progress



Case 3876 - 9/9/2025 - SP92450 | RISE APARTMENTS - W/0 - INVESTIGATING THE LEAK IN UNIT 1505

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **INVESTIGATE THE WATER LEAK IN UNIT 1505 WHICH IS POSSIABLY CAUSED BY THE UNIT OF 1605.**

BEFORE ATTENDING PLEASE CONTACT THE RESIDENTS TO BOOK ACCESS

UNIT 1505 - SARAH- 0437824912

UNIT 1605 - ADARSH - 0423597075

- NABIN - 046603950

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

11-09-25 - alpha plumbing attended both units 1505 and 1605 to investigate the water leak inside unit 1505.
A flood test was conducted in the shower of unit 1605 to see if water seeps through but nothing happened.
next step is to get the ceiling of unit 1505 repaired

Job Area: Private Lot , (1505, 1605)

Status: Awaiting invoice





Case 3875 - 5/9/2025 - SP92450 | RISE APARTMENTS - W/O - ADJUSTING OF RUBBER SLEEVE IN LOADING DOCK

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building managers onsite hours to **adjust and tighten the rubber sleeve on the storm water pipe in the loading dock which is leaking.**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

5-9-25 - cuplink was found to be loose and was tighten.
a water test was conducted to ensure no leaks.

Invoices: 1. View Attachment ($385.00)

Documents: 1. rise-email-verbal-work-order-acceptance.pdf

Job Area: Common Asset , (PVC Pipes)

Status: Completed

Date Completed: 6/9/2025 06:06 pm



Case 3873 - 1/9/2025 - SP92450 | RISE APARTMENTS - W/O - REPLACEMENT OF 3 X EXHAUST FANS - UNIT 1501 AND 1602

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **replace 3 x exhaust fans in the bathroom and laundry of unit 1501 x(2) and 1602 x (1) which has been quoted at $1,551.00 (quote 4801)**

before attending please ensure you contact the tenants to arrange a time to attend

Sunil 0458960619 (unit 1602)

Ivy 0423910674 (unit 1501)

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Quotes: 1. View Attachment ($1,551.00)

Invoices: 1. View Attachment ($1,551.00)

Job Area: Private Lot , (1501, 1602)

Status: Completed

Date Completed: 10/9/2025 12:36 pm





Case 3872 - 1/9/2025 - SP92450 | RISE APARTMENTS - W/O - INSPECTION OF LEAK IN UNIT 2401

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to attend **unit 2401 to inspect a leak inside the ceiling of the main bathroom(images attached) which has been quoted at**

$350 + GST (inc1 hour labour & General tools/equipment & minor consumable material if required.

please contact the resident Advait on 0430389593 to arrange access

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

1-09-25- Alpha Plumbing attended site to investigate a reported water leak affecting the bathroom ceiling of Unit 2401.
Water was observed dripping into the ceiling cavity from pipework connected to Unit 2501 above.
The bath was tested by filling and releasing; no leak occurred.
Further investigation found the bath spout in Unit 2501 was bent and coming away from the wall.
When the shower was run, water was observed entering behind the bath spout and dripping into the ceiling cavity of Unit 2401.
To access and confirm the leak source, Alpha Plumbing cut two inspection holes in the ceiling of Unit 2401's bathroom.
The leak originated from the faulty bath spout in Unit 2501

Invoices: 1. View Attachment ($495.00)

Job Area: Private Lot , (2401)

Status: Completed

Date Completed: 6/9/2025 06:01 pm





Request for Quote

Case 3830 - 9/5/2025 - SP92450 | RISE APARTMENTS - RFQ - REPLACEMENT OF 2 X HOT WATER TANKS

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **QUOTE THE SUPPLY AND INSTALLATION OF 2 X 315L HOT WATER TANKS WHICH ARE RUSTING ON THE INSIDE CAUSING FLAKES TO BLOCK THE LINE**

All contractors must contact the building manager on arrival and departure of the site

and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

16-05-25- quotations sent to sc

Quotes: 1. View Attachment ($12,500.00) 2. View Attachment ($6,810.00)

Documents: 1. fwd-quote-request-3830-from-rise-sp-92450-water-tanks.msg

Job Area: Common Asset , (HOT WATER TANKS)

Status: Completed

Date Completed: 10/9/2025 12:34 pm





Defects

Case 3731 - 25/9/2024 - WATER LEAK UNIT 2703 BATHROOM CEILING

BM advised by the resident of unit 2703 that a water spot was noticed on the ceiling of the main bathroom.

BM removed the downlight to conduct the inspection and found the air condition duct was in the way.

there could be 2 x causes to this issue and as follows.

1. water could be seeping from the level 28 courtyard

2. Air condition duct sweating due to no air flow in roof space.

further investigations will be conducted by contractor

Notes:

26-09-24 - SC approved for contractor to attend and investigate issue
- Work order sent to synergy property maintenance
27-09-24 - contacted resident for an update awaiting response.
- SC to be updated on issue
3-10-24 - cause of the leak.
A thermal blanket was installed in the roof space to stop heat transferring into the ceiling.

Due to the failure of the water-proofing and rain, the blanket is filled with water causing the leak.

Ramy has suggested the following (will be on quotation when received) the following.

- Drain and repair the blanket.
- Conduct a Mold treatment to stop any Mold build ups
- Clean ceiling
5/03/25 - case updated to defects

Job Area: Private Lot , (2703)

Status: DEFECTS



Case 3530 - 29/4/2024 - CRACKS FOUND ON BALCONY ROOF

BM Joe noticed cracks on the balcony roof of unit 402.

Upon inspection it appears to be leaking from the planter boxers on level 5.Images and report sent to strata manager and awaiting instructions

Job Area: Private Lot , (402)

Status: DEFECTS







Case 3116 - 22/6/2023 - WATER LEAK ABOVE PLANTER BOX LEVEL 4

BM Joe found a water leak coming from the ceiling on level 4 above the planter box.

due to the height BM Joe could not get a closer but used a camera to zoom and found a hair line crack.Top Place was notified and was advised they will attend when onsite next.

Notes:

Issue determined to be a defect and added to the defect register.

Job Area: Common Asset , (Common areas)

Status: DEFECTS



Case 3115 - 22/6/2023 - WATER LEAK OUTSIDE OF UNIT 406

BM Joe found leak outside of unit 406.

An investigation was conducted and found the roof sagging.A hole was cut in the ceiling where a water leak from a hair line crack was found on the slab.BM Joe then attended the unit above which was unit 505 and found a planter box which sits above the crack.Topplace was notified of this situation and was advised they will attended.

Notes:

3/09/24- item added to defect register

Job Area: Common Asset , (Common areas)

Status: In Progress









Inspections

Case 3877 - 9/9/2025 - MONTHLY FIRE TESTING

2020 Fire onsite to conduct the monthly testing of

Fire Detection & Alarm Systems

-

Check that the **fire indicator panel (FIP)** is in normal mode (no faults or alarms).

-

Test **manual call points / break glass alarms** to ensure alarms activate and reset properly.

-

Check **smoke detectors, heat detectors, flame detectors** (sample testing).

-

Test **audible alarms (sirens, bells, sounders)** and **visual alarms (strobes, beacons)**.

-

Verify alarm signals are received at the **monitoring centre / fire brigade connection**.

-

Emergency Warning & Intercommunication Systems (EWIS)

-

Test **emergency speakers** for clear sound.

-

Check **warden intercom phones (WIP phones)** for correct operation.

-

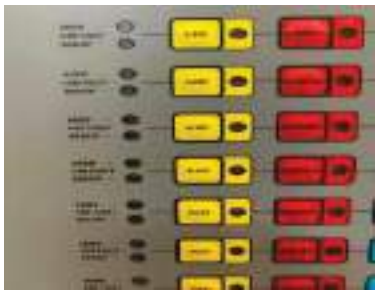
Confirm **emergency tones (alert/evacuation signals)** function.

Quotes: 1. View Attachment ($515.00)

Documents: 1. r-29411-p-1330-service-report.pdf

Job Area: Common Asset , (Monthly Testing)

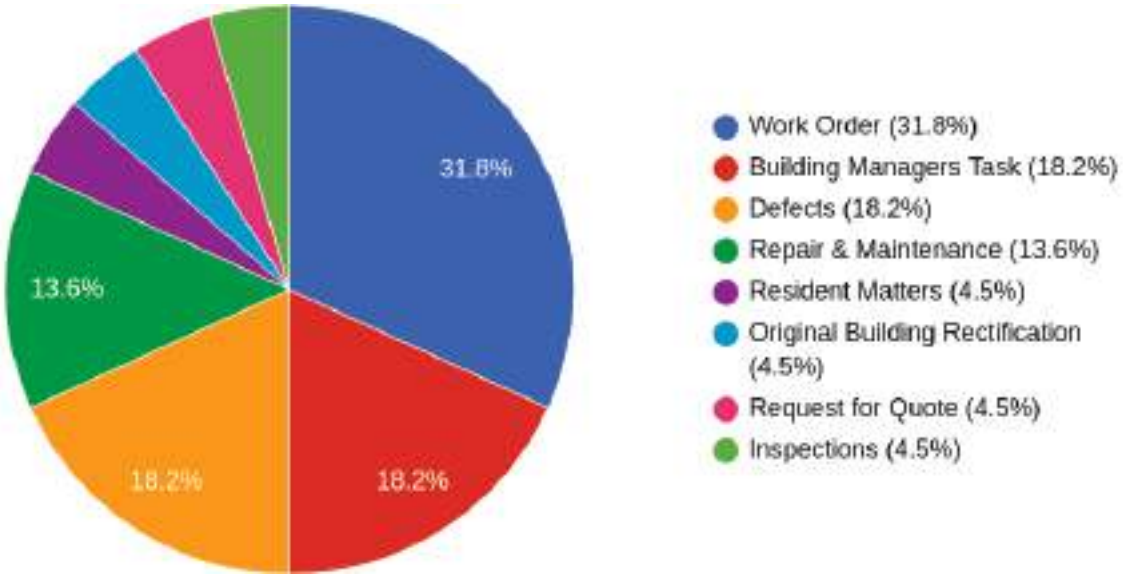
Status: Awaiting invoice



SCHEDULED MAINTENANCE REPORT

Date	Subject	Comment	Status
2/9/2025	Wheelchair Lift Maintenance		Complete
17/9/2025	Bi-annual Mister Units - B1 Waste Room		Complete
28/9/2025	Schindler | Lift 1 & 2 Quarterly Maintenance Servicing		Pending

CASE SUMMARY



Premium Building Management
BUILDING MANAGER'S REPORT
RISE | SP 92450
31/08/2025
Reporting Period: 01/08/2025 to 31/08/2025

Building Managers Task

Case 3871 - 31/8/2025 - Water Leak Reported – Unit 2402

The Building Manager received a call from the tenant of **Unit 2402** advising that water was dripping from the downlight in the main bathroom (images attached).

Following the report, Building Management immediately contacted the resident of **Unit 2501**, requesting that they refrain from using their main bathroom shower, as this may be the source of the leak.

The **Committee Members** have been informed of the situation and approval has been sought to engage a plumber to attend on **Monday** to inspect and determine the origin of the water ingress.

Job Area: Private Lot , (2401)

Status: New





Case 3867 - 14/8/2025 - PARCEL THEFT

*On **Thursday, 14 August 2025** at approximately **14:32 PM,** CCTV footage captured a male of Islander appearance unlawfully entering the building through the roller shutter access. The male proceeded directly to Basement Level 1, where he entered the lift and travelled to the Ground Level.*

Upon reaching the Ground Level, the male was observed taking a number of parcels belonging to building

residents. After collecting the parcels, the male exited the premises without authorization.

-

Residents were advised of the incident and thefts.

-

Residents were requested to contact Police directly to make a formal report regarding any missing parcels.

-

Management is monitoring the CCTV footage for further identification of the individual.

-

Security measures regarding roller shutter access are being reviewed.

***Saturday 18th August** at approx. **13.30pm** same male stole food which was left outside.*

*tenant advised to contact police which she did and supplied the event number **#E85586031***

Notes:

18-08-25- RESIDENT ADVISED BM THAT THERE FOOD DELIVERY WAS STOLEN ON SATURDAY 16TH AT APPROX 13.30PM.
CCTV WAS REVIEWED AND SHOWS THE SAME MALE HAD TAKEN THE ITEMS.
RESIDENT ADVISED TO CONTACT POLICE.
19-08-25- police have called and requested footage
21-08-25-Resident of unit 802 reported their item stolen from the letter box area which the value is $100 on the 8/8/25(advised to contact police)

Job Area: Common Non-asset

Status: Completed

Date Completed: 26/8/2025 09:31 am





Case 3866 - 15/8/2025 - FIRE CONTROL PANEL OFFLINE

It was discovered that the building s **Fire Control Panel (FIP)** has been offline. This presents a serious safety concern, as the system is unable to detect or display any faults or errors while offline. Furthermore, the **Public Address (PA) system**, which is linked to the panel, has also been rendered non-functional.

The issue was traced back to a **recent battery replacement** conducted by a technician from **2020 Fire**.

Following the replacement, the technician **did not verify** that the system was operating correctly before leaving site.

Building Management was not informed that the fire control panel was offline at the time of service.

The problem only came to light during a **routine monthly service inspection yesterday**, when another technician from 2020 Fire identified the issue.

Upon opening the panel, it was discovered that the **card reader inside the panel had been burnt**, likely caused during the initial battery replacement. (See attached image for reference.)

Building Management contacted **Jean from 2020 Fire**, who confirmed the company will take **full liability** for the incident.

Jean acknowledged concerns regarding the technician s failure to notify management and confirmed that **all repairs will be carried out at no cost** to the building.

Last night, a technician from 2020 Fire attended site and attempted to rectify the issue by replacing the damaged card. Unfortunately, this was **unsuccessful** and the panel remains offline.

The 2020 Fire team is scheduled to return on **Monday** to conduct further investigation and complete the necessary repairs.

Building Management will **closely monitor the situation** until full functionality of the fire control panel and PA system is restored.

Updates will be provided to all relevant parties as new information becomes available

Notes:

18/08/25- Jason from 2020fire onsite to investigate the panel and attempted to re-start the panel but was unsucceful.
A new motherboard was installed but still didn't work and advised they will return tomorrow.
19/08/25- 2020fire onsite and began working on the panel which it was discovered cables were incorrectly installed which caused the issue. the technician had pulled the ribbon cables from their correct place and had pulled them out while installing the batteries.
instead of installing the cables in their correct place he had just connected them anywhere.
panel back operating

Documents: 1. 29-hunter-street-ewis-fault.msg

Job Area: Common Asset , (Fire control panel)

Status: Completed

Date Completed: 20/8/2025 11:54 am





Case 3863 - 5/8/2025 - PARCEL THEFT

*On **Monday, 4th August 2025** at approximately **3:07 PM**, a parcel theft occurred in the building*

*A **male of unknown identity** was captured on CCTV entering the **building from the car-park entry to the basement**. From there, he **proceeded to take the lift to the ground level**, where he unlawfully **removed multiple parcels** from the parcel area and exited the building. At this stage, the identity of the male offender is unknown. CCTV footage of the incident has been retained and reviewed.*

Building management have completed the following:

- ***Residents have been advised** to **contact NSW Police** to make an official report should they believe they are victims of parcel theft.*
- *A notice has been issued to residents urging them to **double-check parcel deliveries** and **secure their items** promptly upon notification.*
- ***Security access points** and building procedures are currently under review to prevent further incidents of unauthorized access.*
- ***CCTV footage** is available for police review upon request.*

Job Area: Common Non-asset

Status: Completed

Date Completed: 6/8/2025 11:24 am



Case 3859 - 21/7/2025 - CAROUSEL TRAYS ON BIN COMPACTOR FOUND RUSTED

During a routine inspection of the bin room located in Basement 1, I observed that the carousel trays holding the bins are heavily rusted (see image attached). This level of corrosion may affect both the safety and functionality of the waste system.

To address the issue, I contacted Elephants Foot, the original supplier, who have since provided a quotation for the replacement of the rusted carousel trays (quotation attached).

An email has been sent to the Committee seeking approval to proceed with the works. Once approval is received, I will issue a work order to Elephants Foot to carry out the replacement.

Notes:

21/07/25- quote request sent to Ryburn Industri and Calm Property
24/07/25 - follow up email will be sent to the contractors and committee
24/07/25 - calm property have sent their quotation
29/07/25 - quote recieved by ryburn and has been sent to the sc

Quotes: 1. View Attachment ($2,799.50) 2. View Attachment ($2,310.00) 3. View Attachment ($1,595.00)

Job Area: Common Asset , (Garbage shoot, compactor)

Status: Completed

Date Completed: 29/8/2025 09:03 am



Case 3857 - 10/7/2025 - Hot Water Tank Leak

During a routine site check, it was observed that one of the **hot water tanks was leaking water**. The leak was significant enough to pose a risk of further water damage to surrounding areas.

A licensed plumber was contacted immediately to attend the site. Upon inspection, the plumber **shut down the leaking hot water tank** to prevent any further damage to the building or nearby infrastructure.

The **strata committee was promptly advised** of the situation, including the plumber s findings and the action taken. Following this, the committee has **requested that competitive quotations be sought** for either the repair or replacement of the affected hot water system.

Notes:

14-07-25 - Rheem attend the building to quote the replacement of the hot water tank
25-07- 25- awaiting response from cog plumbing and rheem to rep-attend
30-07-25 - no response from either Rheem or COG BM to engage other contractors.

Job Area: Common Asset , (HOT WATER TANKS)

Status: In Progress



Case 3789 - 26/2/2025 - Water Leak due to constant condensation unit 1505

Building management attended units 1505 regarding water leak in the corridor area outside the air conditioning room.

A camera was placed in the ceiling and has found the water leaking onto the ceiling is caused by condensation and no air flow into that area.

Building manager suggests installing a vent In the hallway to allow air flow.

Job Area: Private Lot , (1505)

Status: In Progress





Case 3404 - 11/1/2024 - SP92450 | RISE APARTMENTS - INSULATION OF COLD WATER PIPES IN BASEMENT 1

Upon investigation, it was discovered that the source of the water leaks is directly related to the absence of insulation coverings on the cold water pipe in the 503 car space. This lack of insulation has led to condensation and subsequent water leakage.

the Building Manager has advised the Strata Committee to obtain quotations for the installation of insulation coverings on the exposed cold water pipe This proactive measure aims to:Mitigate Current Damage: Prevent further water leaks and subsequent damage to the property and vehicles in the affected area.Prevent Future Occurrences: Ensure that all exposed pipes are adequately insulated to prevent condensation and water leaks in the future.

Notes:

12/01/24 - quote requests sent to the following contractors
Alpha plumbing
synergy property maintenance
A-style plumbing
- 12/01/24 - Ameer from Alpha Plumbing has assessed the situation and presented two viable options for

resolution.

Option 1: Installation of Half Pipes
Ameer recommends the implementation of half pipes, constructed from PVC piping cut in half. These half pipes would be strategically installed beneath the cold water pipes to channel and direct any condensation or water leakage away from the affected area. This method aims to prevent further damage and minimize the risk of potential issues arising from the condensation.

Option 2: Installation of Drip Trays
The second option suggested by Ameer involves the installation of drip trays. These trays would be strategically placed beneath the cold water pipes to collect any condensation or water leakage. This approach is designed to contain the water and prevent it from spreading, offering an effective solution to address the current leakage problem.

Job Area: Common Non-asset

Status: On Hold






Original Building Rectification

Case 3788 - 26/2/2025 - CLADDING REPLACEMENT

Cladding replacement will begin on Wednesday the 7th of May 2025.

Construction time will be 7:00 AM to 5:00 PM Monday to Friday and 8:00 AM to 12:00 PM on Saturday.

The works will be scheduled for 16 months and all documents have been attached.

Notes:

4-6-25 - HOARDING INSTALLED IN LOADING BAY

Documents: 1. 1-key-contacts.pdf 2. 2-commencment-of-works.pdf 3. 4-frnsw-cladding-removal-fire-safety-brochure.pdf 4. 3-poster-and-flyer-important-fire-safety-message.pdf 5. cmp-pages-from-1-whs-plan-p163.pdf

Job Area: Common Asset , (Cladding)

Status: In Progress

Work Order

Case 3865 - 6/8/2025 - SP92450 | RISE APARTMENTS - REPAIRS TO QUOTE #14981

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to ***REPLACE THE LOCKSET ON THE FIRE IN B1 WHICH HAS BEEN QUOTED AT $578.60***

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Quotes: 1. View Attachment ($578.60)

Job Area: Common Asset , (AFSS)

Status: Completed

Date Completed: 28/8/2025 01:27 pm



Case 3864 - 5/8/2025 - SP92450 | RISE APARTMENTS - W/O - SUPPLY AND INSTALL OF BATHROOM EXHAUST FAN UNIT 602

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to ***SUPPLY AND INSTALL OF 1 X BATHROOM EXHAUST FAN WHICH IS NOT WORKING.***

PLEASE CONTACT THE TENANT ALVIN ON 0470 391 370 TO GAIN ACCESS

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Invoices: 1. View Attachment ($649.00)

Job Area: Private Lot , (602)

Status: Completed

Date Completed: 6/8/2025 11:26 am





Case 3862 - 28/7/2025 - SP92450 | RISE APARTMENTS - W/O - GARBAGE CHUTE BLOCKED

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to *UBLOCK THE GARBAGE CHUTE WHICH IS BLOCKED FROM LEVEL 3*

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

28-7-25- blocked due to blanket forced in chute

Invoices: 1. View Attachment ($418.00)

Job Area: Common Asset , (Garbage Chute)

Status: Completed

Date Completed: 13/8/2025 09:01 am

Case 3858 - 11/7/2025 - SP92450 | RISE APARTMENTS - W/O REPAIRS TO QUOTE 14432- AFSS

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours **to repair the items on quote 14432 priced at $5410.37**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

18-07-25 - 2020fire onsite to repair B1 Level fire stairs exit door

Quotes: 1. View Attachment ($5,410.37)

Job Area: Common Asset , (AFSS)

Status: Completed

Date Completed: 6/8/2025 11:24 am

Case 3856 - 10/7/2025 - SP92450 | RISE APARTMENTS - W/O ATTEND AND SHUT OFF WATER TANK

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **SHUT OFF THE WATER TANK WHICH HAS NOW CEASED AND LEAKING WATER**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Invoices: 1. View Attachment ($385.00)

Job Area: Common Asset , (HOT WATER TANKS)

Status: Completed

Date Completed: 13/8/2025 09:02 am



Case 3848 - 23/6/2025 - SP92450 | RISE APARTMENTS - W/O LEAKING HOTWATER PIPE

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **REPAIR THE LEAKING HOTWATER PIPE THATS CONNECTED TO UNIT 106 METER THAT IS LEAKING WATER INTO UNIT 105.**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

25-6-25- Alpha plumbing attended and by-passed the meter unit jemena attend and repair

Job Area: Private Lot , (105)

Status: Completed

Date Completed: 20/8/2025 11:54 am



Case 3841 - 18/5/2025 - SP92450 | RISE APARTMENTS - W/O - REPAIRS TO Q-14310

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **REPAIR THE ITEMS LISTED BELOW ONLY WITH THE TOTAL COST OF $1949.28 (Q-14310)**

Fire Extinguisher (Co2 3.5kg) [ID:49492] Lvl 9 Bin room

Fire Extinguisher (DCP AB(E) 4.5kg) [ID:133199] Unit 306 balcony

Fire Rated Doorset (Single) [ID:49609] Lvl 12 fs

Fire Rated Doorset (Double) [ID:49549] Lvl 26 Elect cupboard

Fire Rated Doorset [U][ID:56114] 306

Fire Rated Doorset (Single) [U][ID:133345] , 802

Fire Rated Doorset [U][ID:56132] 1101

Fire Rated Doorset [U][ID:56131], 1207

Fire Rated Doorset [U][ID:56128] 1305

Emergency Lighting Test Switch [ID:51115] 3, Lvl 3 Electrical Cupboard

All contractors must contact the building manager on arrival and departure of the site

and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

22-05-25- 2020fire onsite to repair the Emergency Lighting Test Switch [ID:51115] 3, Lvl 3 Electrical Cupboard.
17-06-25- email sent regarding update of completion.

Quotes: 1. View Attachment ($1,949.28)

Invoices: 1. View Attachment ($1,054.88)

Documents: 1. r-27129-p-1331-repairs-service-call-service-report.pdf

Job Area: Common Asset , (AFSS)

Status: Completed

Date Completed: 6/8/2025 11:25 am

Request for Quote

Case 3830 - 9/5/2025 - SP92450 | RISE APARTMENTS - RFQ - REPLACEMENT OF 2 X HOT WATER TANKS

On behalf of the Owners Corporation of SP92450, we kindly invite you to attend the above site within the building

managers onsite hours to **QUOTE THE SUPPLY AND INSTALLATION OF 2 X 315L HOT WATER TANKS WHICH ARE RUSTING ON THE INSIDE CAUSING FLAKES TO BLOCK THE LINE**

All contractors must contact the building manager on arrival and departure of the site and must sign in/out the log

Book which is located in the building manager's office.

For assistance call the onsite Building Manager on 0414 108 794 Onsite hours: 7.30 am 3.30 pm Mon-Fri.

Notes:

16-05-25- quotations sent to sc

Quotes: 1. View Attachment ($12,500.00) 2. View Attachment ($6,810.00)

Documents: 1. fwd-quote-request-3830-from-rise-sp-92450-water-tanks.msg

Job Area: Common Asset , (HOT WATER TANKS)

Status: In Progress





Defects

Case 3731 - 25/9/2024 - WATER LEAK UNIT 2703 BATHROOM CEILING

BM advised by the resident of unit 2703 that a water spot was noticed on the ceiling of the main bathroom.

BM removed the downlight to conduct the inspection and found the air condition duct was in the way.

there could be 2 x causes to this issue and as follows.

1. water could be seeping from the level 28 courtyard
2. Air condition duct sweating due to no air flow in roof space.

further investigations will be conducted by contractor

Notes:

26-09-24 - SC approved for contractor to attend and investigate issue

- Work order sent to synergy property maintenance
27-09-24 - contacted resident for an update awaiting response.
- SC to be updated on issue
3-10-24 - cause of the leak.
A thermal blanket was installed in the roof space to stop heat transferring into the ceiling.

Due to the failure of the water-proofing and rain, the blanket is filled with water causing the leak.

Ramy has suggested the following (will be on quotation when received) the following.

- Drain and repair the blanket.
- Conduct a Mold treatment to stop any Mold build ups
- Clean ceiling
5/03/25 - case updated to defects

Job Area: Private Lot , (2703)

Status: DEFECTS



Case 3530 - 29/4/2024 - CRACKS FOUND ON BALCONY ROOF

BM Joe noticed cracks on the balcony roof of unit 402.

Upon inspection it appears to be leaking from the planter boxers on level 5.Images and report sent to strata manager and awaiting instructions

Job Area: Private Lot , (402)

Status: In Progress







Case 3116 - 22/6/2023 - WATER LEAK ABOVE PLANTER BOX LEVEL 4

BM Joe found a water leak coming from the ceiling on level 4 above the planter box.

due to the height BM Joe could not get a closer but used a camera to zoom and found a hair line crack.Top Place was notified and was advised they will attend when onsite next.

Notes:

Issue determined to be a defect and added to the defect register.

Job Area: Common Asset , (Common areas)

Status: DEFECTS



Case 3115 - 22/6/2023 - WATER LEAK OUTSIDE OF UNIT 406

BM Joe found leak outside of unit 406.

An investigation was conducted and found the roof sagging.A hole was cut in the ceiling where a water leak from a hair line crack was found on the slab.BM Joe then attended the unit above which was unit 505 and found a planter box which sits above the crack.Topplace was notified of this situation and was advised they will attended.

Notes:

3/09/24- item added to defect register

Job Area: Common Asset , (Common areas)

Status: In Progress

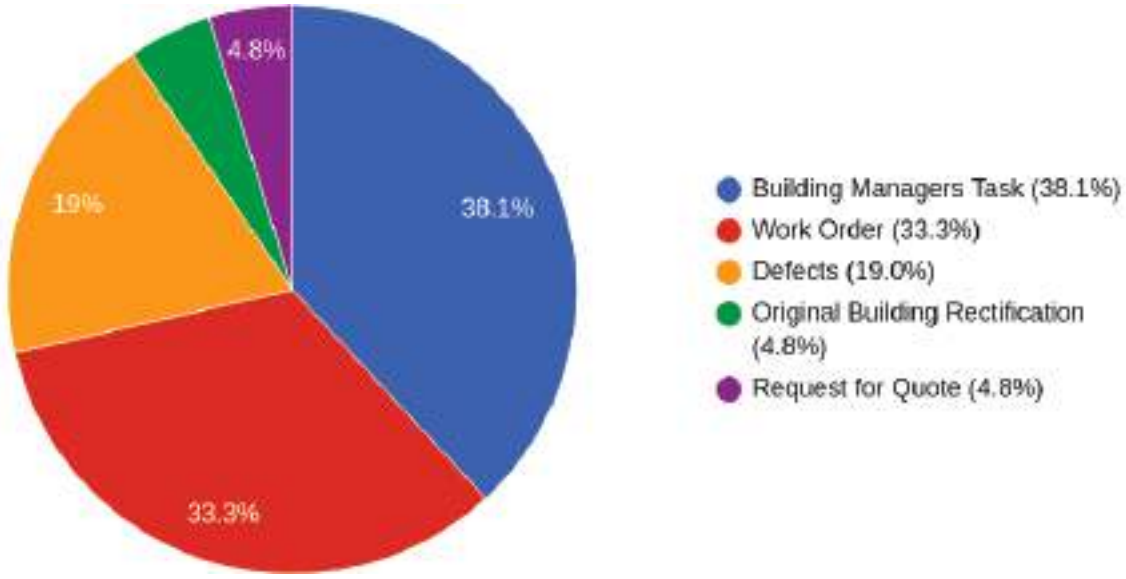





SCHEDULED MAINTENANCE REPORT

Date	Subject	Comment	Status
8/8/2025	Garbage Chute Cleaning		Complete
19/8/2025	GARBAGE COMPACTOR QUARTERLY MAINTENANCE		Complete

CASE SUMMARY



Building Commission NSW

Ref: COR-03196-2025
30/07/25

Ms Donna Davis MP
Member for Parramatta
By email: parramatta@parliament.nsw.gov.au

Re: Project Remediate - 29 Hunter Street, Parramatta

Dear Ms Davis,

Thank you for your correspondence to the Hon. Anoulack Chanthivong, Minister for Better Regulation and Fair Trading, Minister for Business, about assistance being provided by Project Remediate to the owners and occupants of the Rise development at 29 Hunter Street, Parramatta. I am responding on behalf of the Minister.

Building Commission NSW can advise that the Project Remediate Managing Contractor, Hansen Yuncken, held an information session with the owners corporation on 2 July 2025. The primary purpose of this information session was to address any confusion and ensure transparency about the scope of the Project Remediate program.

I understand that clarification was provided at the information session about how defects other than combustible cladding are treated under the program. Project Remediate provides interest-free loan funding for any work necessary to remove and replace combustible cladding and restore a safe and functional building façade. This may include replacing associated materials such as framing or waterproofing directly connected to the cladding.

If other defects are identified but are not directly connected to the combustible cladding being replaced, owners corporations may have the opportunity to have these rectified in conjunction with the cladding replacement works, but without funding through the interest-free loan. Project Remediate keeps owners corporations informed about any other outstanding defects identified and opportunities to have these rectified.

I can confirm that remedial works have commenced on time in June 2025. Please be assured that both Hansen Yuncken and Building Commission NSW are committed to scrutinising all areas of this project as the remediation works progress and ensuring ongoing transparency and communication with the owners corporation and the Strata Managing Agent.

Given the nature of strata living and the need for collective decision-making, Project Remediate communicates directly with an authorised representative of the owners corporation, in this case the strata managing agent. Regular meetings are also held between owners corporation representatives, the managing contractor, remedial contractor and other members of the construction team throughout the remediation project.

Owners are encouraged to review updates provided by the strata manager and direct any queries to the strata manager to ensure they are informed about the progress of the cladding remediation work.

I trust this information is of assistance in responding to your constituents.

Sincerely,



James Sherrard

NSW Building Commissioner

Searcher4

From	Mona Fakhry
Sent	2/05/2025 4:30:12 PM
To:	Silvio Trgovcic, Sean MacDonald, Marulie Dulay
Subject	29 Hunter Street, Parramatta (SP 92450) | Fire Safety Order - Cladding Replacement | Project Remediate - Project 163 | SR 298460 - Approval to commence works
Attachments	image001.png, image002.png, image003.png, image004.png, image005.png, image006.jpg, Hunter St -Program Feb 25.pdf, RE: SC143 Project Remediate - Project 163: 29 Hunter Street, Parramatta - LGA Submission - Council RFI 21/03/25

Good afternoon all,

Council now considers the Terms relating to approval to commence replacement complied with.

Please ensure the WHS & environmental management plan and interim measures are actioned per the attached and in accordance with Term 5 of the Order.

Per works program submitted (attached herewith), practical completion is anticipated for Monday 28 August 2026.

Should there be any changes to the approval documentation submitted / plans during remediation, Council is to be notified immediately.

Thank you for your assistance with this matter. Good luck with the works.

Kind regards,

Mona Fakhry
Building Surveyor Fire Safety | Building Compliance
02 9806 5381 | 0479 170 411

City of Parramatta

316 Victoria Road, Rydalmere NSW 2116 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au

https://www.facebook.com/cityofparramatta/
https://x.com/parracity https://www.instagram.com/cityofparramatta https://au.linkedin.com/company/parramatta-city-council

https://www.cityofparramatta.nsw.gov.au/

Council acknowledges the Traditional Owners of the land, the Dharug Peoples and pays respect to their Elders past and present.

https://atparramatta.com/warami

Disclaimer

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premium strata
exceeding expectations
T 02 9281 6440
F 02 9281 9642
premiumstrata.com.au
info@premiumstrata.com.au
Suite 3, Level 2, 189 O'Riordan St,
Mascot NSW 2020

28th February 2025

Owners & Residents
29 Hunter Street
PARRAMATTA NSW 2150

Strata Plan 92450 – 29 Hunter Street Parramatta NSW 2150

RE: Remediation Works Update

Dear Owners and Residents,

As the strata managing agents for the above-mentioned scheme, we write to you in relation to the remediation works at 29 Hunter Street, Parramatta.

Lendlease Yunaska have confirmed that the remediation works are scheduled to start on Wednesday, 7th May 2025 and are expected to occur over approximately 18 months.

Please find attached to this letter the following documents, for your information.

Document	What it contains	Actions Required
1. Information Sheet – *Your Key Contacts*	1. Key contacts 2. Communications channels during Construction, including emergency management and construction updates	3. To be emailed to Authorised Representative as part of Introductory Materials. 4. For distribution to Strata Managers, Building Managers and to members of your owners corporation.
2. Poster – *Commencement of Works*	5. Timing for start of onsite works 6. What to expect during onsite work – hours, scaffolding, access 7. Key messages about minimising impacts 8. Contact details	9. To be emailed to Authorised Representative as part of Introductory Materials. 10. To be displayed in common areas. 11. Can also be printed and distributed to residents.
3. Poster and flyer – *Important Fire Safety Message*	12. A video message from Fire and Rescue NSW.	13. To be emailed to Authorised Representative as part of Introductory Materials. 14. The poster is to be displayed in common areas of the building (eg entry and exit doors, and lifts), and it will be on display for the duration of the remediation works.

4. Cladding Removal and Fire Safety in High-Rise Buildings	15. A brochure from Fire and Rescue NSW that provides fire safety tips and explains what you need to minimise the risk of fire while your cladding is being replaced	16. For distribution to all residents (you may wish to distribute to each letterbox)

How we'll keep you updated on the works

During the remediation works, your remediation contractor will keep you updated on how the work is progressing. We will also send you a monthly progress report, including information from your Superintendent, Independent Assessor and Contractor.

In the monthly report, you can expect an update on how the work is progressing, financial status of the works and other information relevant to your project. The report will be sent by email at the end of each month while the remediation work is happening.

How you can contact the team during the works

You can expect a lot of activity to take place during the remediation works, and we are always available to answer your questions and resolve any issues that arise.

Here's how to get in contact:

When	Who to contact	Contact details
Monday to Friday: 7.00am - 5.00pm	Artarzan Property Group	Trent Klouzal 0484 736 071 trent.klouzal@apg.com.au
After hours Also available 24 hours a day, 7 days a week	Project Remediate Construction Helpline	Call 1800 719 679
Any time in an emergency	Emergency Services - Triple Zero	Call 000

Should you have any questions, please don't hesitate to contact our office.

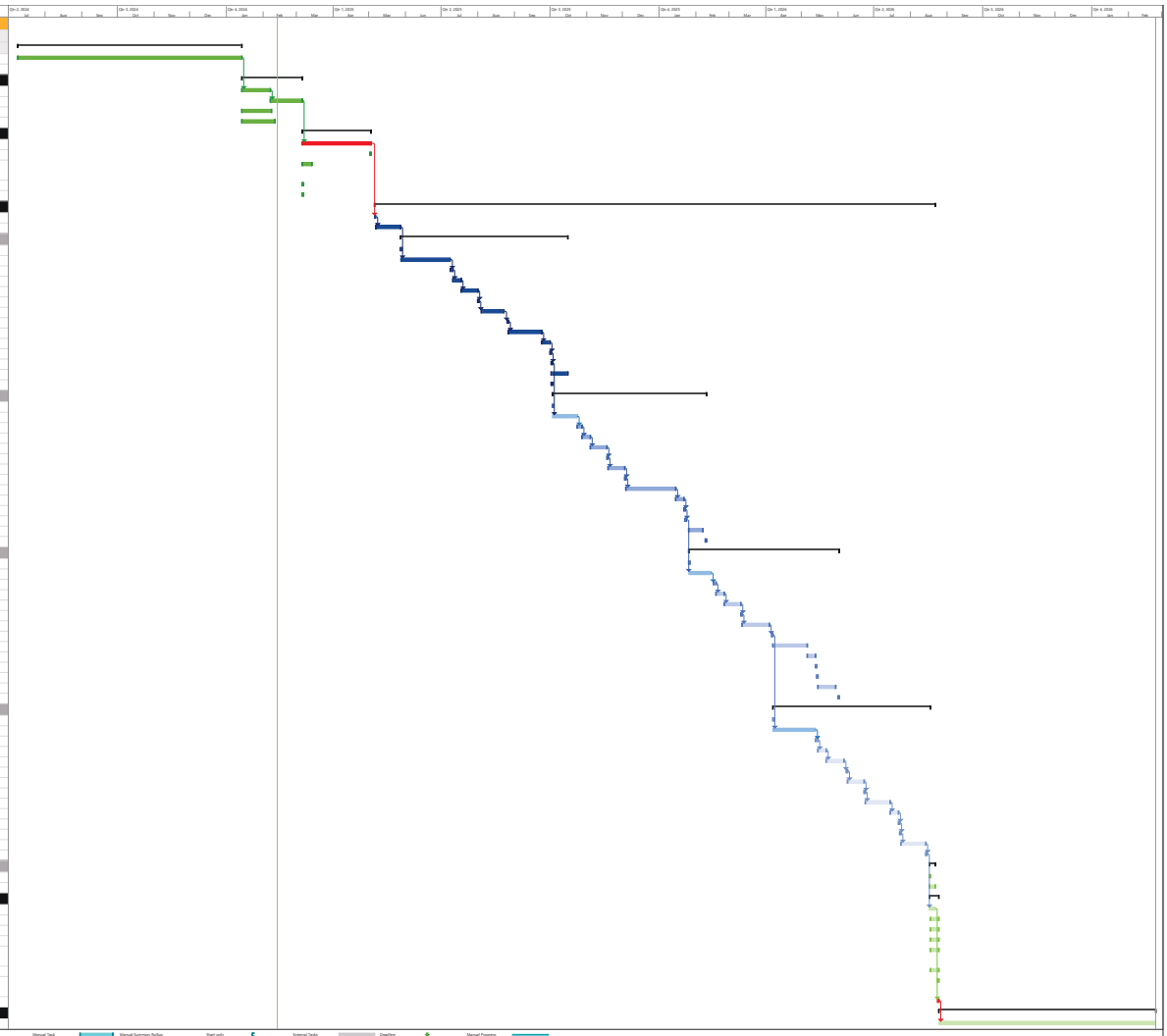
Yours faithfully,

Premium Strata Pty Ltd

Marulie Dulay

Licensed Strata Manager

ID	Task Name	Duration	Start	Finish
1	**Project Remediate - 29 Hunter Street, PARRAMATTA**			
2	**Pre-Commencement**			
3	**Engagement**	**124 days**	**Tue 9/07/24**	**Mon 13/01/25**
4	Contract Award	124 days	Tue 9/07/24	**Mon 13/01/25**
5				
6	**Procurement**	**37 days**	**Tue 14/01/25**	**Wed 5/03/25**
7	Procurement of Packages	3.6 wks	Tue 14/01/25	Thu 6/02/25
8	Procurement of Materials - Lead Times	3.8 wks	Fri 7/02/25	Wed 5/03/25
9	Shop Drawing Compilation and Submission	3.8 wks	Tue 14/01/25	Fri 7/02/25
10	Fabrication & Delivery	4 wks	Tue 14/01/25	Mon 10/02/25
11	**Authorities and Approvals**	**40 days**	**Thu 6/03/25**	**Fri 2/05/25**
12	Council Approvals and Notices	40 days	Thu 6/03/25	Fri 2/05/25
13	Notice to OC - Commencement Date	1 day	Fri 2/05/25	Fri 2/05/25
14	Prepare & Submit: Management Plans, Access & Temporary Works Drawings & Certificates, Dilapidation Report	1.2 wks	Thu 6/03/25	Thu 13/03/25
15	DB+P Act - Registered design uploaded to E-planning portal	1 day	Thu 6/03/25	Thu 6/03/25
16	FRNSW Notification of intent to commence	1 day	Thu 6/03/25	Thu 6/03/25
17	**Construction**	**323 days**	**Tue 6/05/25**	**Fri 21/08/26**
18	Pre-Commencement/Start Up Meeting	1 day	Tue 6/05/25	Tue 6/05/25
19	Site Establishment	2.8 wks	Wed 7/05/25	Tue 27/05/25
20	**Remediation Zone 1 | South Elevation**	**100 days**	**Wed 28/05/25**	**Wed 15/10/25**
21	Service Relocations	1 day	Wed 28/05/25	Wed 28/05/25
22	Install Access Equipment	6 wks	Wed 28/05/25	Tue 8/07/25
23	HRB Safety Audit	2 days	Wed 9/07/25	Thu 10/07/25
24	Remove other Facade Elements	1 wk	Fri 11/07/25	Thu 17/07/25
25	Cladding Removal and Disposal	2 wks	Fri 18/07/25	Thu 31/07/25
26	Hold Point - Consultant Inspection (Milestone)	1 day	Fri 1/08/25	Fri 1/08/25
27	Install Sub-Framing	3 wks	Mon 4/08/25	Fri 22/08/25
28	Hold Point - Consultant Inspection (Milestone)	1 day	Tue 26/08/25	Tue 26/08/25
29	Install New Cladding	4 wks	Wed 27/08/25	Tue 23/09/25
30	Reinstate other Facade Elements	1 wk	Wed 24/09/25	Tue 30/09/25
31	Water Testing	1 day	Wed 1/10/25	Wed 1/10/25
32	Hold Point - Consultant Inspection (Milestone)	1 day	Thu 2/10/25	Thu 2/10/25
33	Dismantle Access Equipment	2 wks	Thu 2/10/25	Wed 15/10/25
34	Make Good of Area / Final Clean	1 day	Thu 2/10/25	Thu 2/10/25
35	**Remediation Zone 2 | East Elevation**	**82 days**	**Fri 3/10/25**	**Mon 9/02/26**
36	Service Relocations	1 day	Fri 3/10/25	Fri 3/10/25
37	Install Access Equipment	3 wks	Fri 3/10/25	Thu 23/10/25
38	HRB Safety Audit	2 days	Fri 24/10/25	Mon 27/10/25
39	Remove other Facade Elements	1 wk	Tue 28/10/25	Mon 3/11/25
40	Cladding Removal and Disposal	2 wks	Tue 4/11/25	Mon 17/11/25
41	Hold Point - Consultant Inspection (Milestone)	1 day	Tue 18/11/25	Tue 18/11/25
42	Install Sub-Framing	2 wks	Wed 19/11/25	Tue 2/12/25
43	Hold Point - Consultant Inspection (Milestone)	1 day	Wed 3/12/25	Wed 3/12/25
44	Install New Cladding	4 wks	Thu 4/12/25	Wed 14/01/26
45	Reinstate other Facade Elements	1 wk	Thu 15/01/26	Wed 21/01/26
46	Water Testing	1 day	Thu 22/01/26	Thu 22/01/26
47	Hold Point - Consultant Inspection (Milestone)	1 day	Fri 23/01/26	Fri 23/01/26
48	Dismantle Access Equipment	2 wks	Mon 26/01/26	Fri 6/02/26
49	Make Good of Area / Final Clean	1 day	Mon 9/02/26	Mon 9/02/26
50	**Remediation Zone 3 | West Elevation**	**87 days**	**Mon 26/01/26**	**Mon 1/06/26**
51	Service Relocations	1 day	Mon 26/01/26	Mon 26/01/26
52	Install Access Equipment	3 wks	Mon 26/01/26	Fri 13/02/26
53	HRB Safety Audit	2 days	Mon 16/02/26	Tue 17/02/26
54	Remove other Facade Elements	1 wk	Wed 18/02/26	Tue 24/02/26
55	Cladding Removal and Disposal	2 wks	Wed 25/02/26	Tue 10/03/26
56	Hold Point - Consultant Inspection (Milestone)	1 day	Wed 11/03/26	Wed 11/03/26
57	Install Sub-Framing	3 wks	Thu 12/03/26	Fri 3/04/26
58	Hold Point - Consultant Inspection (Milestone)	1 day	Mon 6/04/26	Mon 6/04/26
59	Install New Cladding	4 wks	Tue 7/04/26	Tue 5/05/26
60	Reinstate other Facade Elements	1 wk	Wed 6/05/26	Tue 12/05/26
61	Water Testing	1 day	Wed 13/05/26	Wed 13/05/26
62	Hold Point - Consultant Inspection (Milestone)	1 day	Thu 14/05/26	Thu 14/05/26
63	Dismantle Access Equipment	2 wks	Fri 15/05/26	Fri 29/05/26
64	Make Good of Area / Final Clean	1 day	Mon 1/06/26	Mon 1/06/26
65	**Remediation Zone 4 | North Elevation**	**93 days**	**Tue 7/04/26**	**Mon 17/08/26**
66	Service Relocations	1 day	Tue 7/04/26	Tue 7/04/26
67	Install Access Equipment	5 wks	Tue 7/04/26	Tue 12/05/26
68	HRB Safety Audit	2 days	Wed 13/05/26	Thu 14/05/26
69	Remove other Facade Elements	1 wk	Fri 15/05/26	Thu 21/05/26
70	Cladding Removal and Disposal	2 wks	Fri 22/05/26	Fri 5/06/26
71	Hold Point - Consultant Inspection (Milestone)	1 day	Mon 8/06/26	Mon 8/06/26
72	Install Sub-Framing	2 wks	Tue 9/06/26	Mon 22/06/26
73	Hold Point - Consultant Inspection (Milestone)	1 day	Tue 23/06/26	Tue 23/06/26
74	Install New Cladding	3 wks	Wed 24/06/26	Tue 14/07/26
75	Reinstate other Facade Elements	1 wk	Wed 15/07/26	Tue 21/07/26
76	Water Testing	1 day	Wed 22/07/26	Wed 22/07/26
77	Hold Point - Consultant Inspection (Milestone)	1 day	Thu 23/07/26	Thu 23/07/26
78	Dismantle Access Equipment	3 wks	Fri 24/07/26	Thu 13/08/26
79	Make Good of Area / Final Clean	1 day	Fri 14/08/26	Fri 14/08/26
80	**Close Out**	**5 days**	**Mon 17/08/26**	**Fri 21/08/26**
81	Final Defects Inspection & Rectification	1 day	Mon 17/08/26	Mon 17/08/26
82	Site Demobilisation	1 wk	Mon 17/08/26	Fri 21/08/26
83	**Post-Completion**	**6 days**	**Mon 17/08/26**	**Mon 24/08/26**
84	Submission of As-builts	1 wk	Mon 17/08/26	Fri 21/08/26
85	Submission Warranties and Certifications	1 wk	Tue 18/08/26	Mon 24/08/26
86	Final Handover / Handover O&M Manuals / Spares etc.	1 wk	Tue 18/08/26	Mon 24/08/26
87	Notification to FRNSW & LGA	1 wk	Tue 18/08/26	Mon 24/08/26
88	Confirmation of Compliance with Remediation / Fire Order (Consent Authority, council, Independent Assurer)	1 wk	Tue 18/08/26	Mon 24/08/26
89	Fire Order Close Out - Notice	1 wk	Tue 18/08/26	Mon 24/08/26
90	DB+P Act - Upload builder's statement of compliance for completed works to E-planning portal	1 day	Mon 24/08/26	Mon 24/08/26
91	Practical Completion	1 day	Mon 24/08/26	Mon 24/08/26
92	**Defects Liability Period**	**120 days**	**Tue 25/08/26**	**Tue 23/02/27**
93	DLP (6 Months)	6 mons	Tue 25/08/26	Tue 23/02/27



LOAN PROVIDER DRAWDOWN NOTICE

5 September 2025

Project Remediate – 163 – 29 Hunter Street, Parramatta
Drawdown Notice for August 2025

Refer to the attached Payment Schedule(s) for details.

Authorising Superintendent	
Business Name	Artazan Property Group (NSW) Pty Ltd
Address	7 Essex Street The Rocks NSW 2000
Superintendent Name	Trent Klouzal
Superintendent Email:	Trent.Klouzal@apg.com.au
Superintendent Phone No:	0484 736 071
Project details	
Project no:	163
SP no:	SP 92450
Building name	N/A
Building address	29 Hunter St, Parramatta NSW 2150
Claim details	
Claim number:	05
Claim date:	31 August 2025
Practical Completion Approved: Yes/No	No
Claim period	August 2025
Total approved remit amount $ incl GST	$ 188,124.16
EOC details	
OC of SP No.	92450
Address	29 Hunter St, Parramatta NSW 2150
OC Bank account details	PREMIUM STRATA PTY LTD TRUST ACCOUNT FOR SP 92450 BSB: 182 222 Acc: 297427957
OC Representative Name	Marulie Dulay
Representative Email:	mdulay@premiumstrata.com.au
Representative Phone No:	02 9281 6440

Signed,



Trent Klouzal

Artazan Property Group

Strata Plan No. 92450

Approved by Bailey Wrightson **on** 5th of Sep 2025 **Issued on** 5th of Sep 2025

Payment Schedule

The following Payment Schedule has been created by HY Project Remediate

PLEASE NOTE: This Payment Schedule does not constitute an invoice approval. A tax invoice is required to be provided separately, together with any outstanding documentation required in support of your Payment Schedule, for approval and payment in accordance with the terms of the contract.

Approved Amount	$172,399.40
Less Retention Withheld	$17,239.94
Net Amount (Excludes GST)	$155,159.46
GST	$15,515.95
Scheduled Amount (Includes GST)	**$170,675.41**

Claimant's Details

Entity Name	**HITECH REMEDIAL BUILDERS PTY LTD**
ABN	12 108 810 359
Address	Unit 8 PEAKHURST New South Wales 2210 **Australia**
Representative Name	Liz Manansala
Email	liz.m@hitechremedial.com
Phone	0419116666

Respondent's Details

Entity Name	Strata Plan No. 92450
ABN	15 210 651 057
Address	C/o Premium Strata Pty Ltd Sydney New South Wales 2020 **Australia**
Representative Name	Trent Klouzal
Email	trent.klouzal@apg.com.au
Phone	0484736071

Project Details

Name	163-Hunter St - Parramatta
Address	29 Hunter Street Sydney New South Wales 2150
Contract Reference	163-33 163-Hunter St - Parramatta: HITECH REMEDIAL BUILDERS PTY LTD

Payment Claim Details

Payment Claim Number	4
Payment Claim Date	29th of Aug 2025
Payment Claim Period	31st of Jul 2025 - 31st of Aug 2025

Subcontract Summary

		Subcontract Value	Previously Approved	Subcontractor claimed to date	Payment Assessment	Variance	Approved Value this Claim
Original Subcontract Works	**A**	$8,646,000.00	$661,771.80	$858,171.20	$834,171.20	-$24,000.00	$172,399.40
Approved Variations	**B**	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Revised Subcontract Works	**C = A + B**	$8,646,000.00	$661,771.80	$858,171.20	$834,171.20	-$24,000.00	$172,399.40
Unapproved Variations	**D**		$31,730.82	$31,730.82	$31,730.82	$0.00	$0.00
Revised Subcontract Works & Unapproved Variations	**E = C + D**		$693,502.62	$889,902.02	$865,902.02	-$24,000.00	$172,399.40
Cash Retention Withheld	**F (based on E)**		$66,177.18	$85,817.12	$83,417.12	-$2,400.00	$17,239.94
Retention Released	**G**		$0.00	$0.00	$0.00	$0.00	$0.00
Amount Due excl. GST	**H = E - F + G**		$627,325.44	$804,084.90	$782,484.90	-$21,600.00	$155,159.46
GST	**I = % of H**		$62,732.54	$80,408.49	$78,248.49	-$2,160.00	$15,515.95
Amount Due incl. GST	**J = H + I**		$690,057.98	$884,493.39	$860,733.39	-$23,760.00	$170,675.41

Strata Plan No. 92450

Line Items *For the items marked with an asterisk (*), the reasons for the difference between the submitted amount and the approved amount are set out further below in this payment schedule, under the heading "Reasons for difference"*

Head Contractor and Subcontractors <$50,000

				Completed to Date (Cumulative)						Completed This Period			
Item Ref	Description	GST	Subcontract Value	Previously Approved		Subcontractor Claimed		Payment Assessment		Subcontractor Claimed		Approved Claim Value	
		%	$	%	$	%	$	%	$	%	$	%	$
Section 1.0	**Preliminaries**												
1.1	HBCF (133 Units)	10	$295,000.00	100%	$295,000.00	100%	$295,000.00	100%	$295,000.00	0%	$0.00	0%	$0.00
1.2	Preparation of pre & post dilapidation report	10	$30,000.00	50%	$15,000.00	50%	$15,000.00	50%	$15,000.00	0%	$0.00	0%	$0.00
1.3	Provide shop drawings and proto types / mockups	10	$70,000.00	65%	$45,500.00	80%	$56,000.00	80%	$56,000.00	15%	$10,500.00	15%	$10,500.00
1.4	Authority Fees (Construction Zones, Hoarding fees, Council Bonds, Ausgrid/Endeavour Energy, Telstra, etc)	10	$130,000.00	75%	$97,500.00	75%	$97,500.00	75%	$97,500.00	0%	$0.00	0%	$0.00
1.5	Personnel (Project Manager, Site Manager/supervisor/foreman, Contracts Administrator, Safety Officer etc.) *	10	$1,200,000.00	10%	$120,000.00	15%	$180,000.00	13%	$156,000.00	5%	$60,000.00	3%	$36,000.00
1.6	Site Accommodation (Site office, change room, lunchroom, containers, toilets, etc.)	10	$20,000.00	100%	$20,000.00	100%	$20,000.00	100%	$20,000.00	0%	$0.00	0%	$0.00
1.7	Temporary Services	10	$10,000.00	10%	$1,000.00	15%	$1,500.00	15%	$1,500.00	5%	$500.00	5%	$500.00
1.8	Safety provisions and nurse call.	10	$10,000.00	10%	$1,000.00	15%	$1,500.00	15%	$1,500.00	5%	$500.00	5%	$500.00
1.9	Site Security and Protection (hoarding, temporary fencing, edge protection, barriers and temporary surface protection)	10	$10,000.00	10%	$1,000.00	15%	$1,500.00	15%	$1,500.00	5%	$500.00	5%	$500.00
1.10	Traffic / Pedestrian Control including approval for TCP if required.	10	$25,000.00	10%	$2,500.00	15%	$3,750.00	15%	$3,750.00	5%	$1,250.00	5%	$1,250.00
1.11	Surveying - Allowance for registered surveyor and utility locating	10	$5,000.00	50%	$2,500.00	50%	$2,500.00	50%	$2,500.00	0%	$0.00	0%	$0.00
1.12	Small tools /Signs /Consumables	10	$3,000.00	10%	$300.00	15%	$450.00	15%	$450.00	5%	$150.00	5%	$150.00
1.13	Cleaning and Make good	10	$5,000.00	5%	$250.00	15%	$750.00	15%	$750.00	10%	$500.00	10%	$500.00
1.14	General waste disposal	10	$5,000.00	5%	$250.00	15%	$750.00	15%	$750.00	10%	$500.00	10%	$500.00
1.15	Defects & maintenance	10	$2,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
Preliminaries SUBTOTAL:			**$1,820,000.00**		**$601,800.00**		**$676,200.00**		**$652,200.00**		**$74,400.00**		**$50,400.00**
Section 2.0	**Access and Materials Handling**												
2.1	Engineering review of existing structural elements.	10	$15,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00

2.2	Scaffolding	10	$400,000.00	0%	$0.00	26%	$104,000.00	26%	$104,000.00	26%	$104,000.00	26%	$104,000.00
2.3	Swing Stages	10	$250,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
2.4	EWP	10	$70,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
2.5	Abseiling	10	$180,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
Access and Materials Handling SUBTOTAL:			**$915,000.00**		**$0.00**		**$104,000.00**		**$104,000.00**		**$104,000.00**		**$104,000.00**
Section 3.0	**Removal of Existing Cladding**												
3.1	Surface preparation	10	$1,140,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
3.2	Tile Laying	10	$260,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
3.3	Grout fill	10	$10,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
3.4	Finishing	10	$65,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
Removal of Existing Cladding SUBTOTAL:			**$1,475,000.00**		**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$0.00**
Section 4.0	**Supply and Install New Cladding**												
4.1	Installation of new cladding as per the design	10	$3,300,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
4.2	Reinstall the removed façade elements including associated fixtures and fittings.	10	$310,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
Supply and Install New Cladding SUBTOTAL:			**$3,610,000.00**		**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$0.00**
Section 5.0	**Testing**												
5.1	Water testing	10	$20,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
5.2	Pull out testing	10	$20,000.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00	0%	$0.00
Testing SUBTOTAL:			**$40,000.00**		**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$0.00**
Section 6.0	**Builder's Margin**												
6.1	Margin	10	$786,000.00	8%	$59,971.80	10%	$77,971.20	10%	$77,971.20	2%	$17,999.40	2%	$17,999.40
Builder's Margin SUBTOTAL:			**$786,000.00**		**$59,971.80**		**$77,971.20**		**$77,971.20**		**$17,999.40**		**$17,999.40**
Head Contractor and Subcontractors <$50,000 TOTAL:			**$8,646,000.00**		**$661,771.80**		**$858,171.20**		**$834,171.20**		**$196,399.40**		**$172,399.40**

Approved Variations

None

Unapproved Variations

References	Description	GST	Value Submitted	Completed to Date (Cumulative)			Completed This Period	
				Previously Approved	Subcontractor Claimed	Payment Assessment	Subcontractor Claimed	Approved Claim Value

S/C's	Contractor	Origin		%	$	%	$	%	$	%	$	%	$	%	$
163-01	1		Revised Framing System - HRB:163-01	10	-$11,500.00	100%	-$11,500.00	100%	-$11,500.00	100%	-$11,500.00	0%	$0.00	0%	$0.00
163-03	V2		HBCF Policy Increase - HBRB: 163-02	10	$43,230.82	100%	$43,230.82	100%	$43,230.82	100%	$43,230.82	0%	$0.00	0%	$0.00
Subtotals					**$31,730.82**	**100%**	**$31,730.82**	**100%**	**$31,730.82**	**100%**	**$31,730.82**	**0%**	**$0.00**	**0%**	**$0.00**

Rejected Variations

None

Reasons for Difference *Reasons for withholding part or whole payment*

Contract Works

Item Ref	Description	Modification Reason	Variance
1.5	Personnel (Project Manager, Site Manager/supervisor/foreman, Contracts Administrator, Safety Officer etc.)	Actual completion less than claimed. As discussed with Tim, the construction programme is 23 months. Based on the total budget of $1.2 million, this equates to approximately $52k per month. To account for the previously approved $120k (at $60k per month), we have adjusted this months claim to $36k.	-$24,000.00
Subtotal			**-$24,000.00**

Attachments

The following documents have been attached:

Relevant to Contract

Document Description / Comment	Document Link
Public Liability Insurance	Hitech PL CW Exp 2025.pdf
Workers Compensation Insurance	3. Workers Comp 2025.pdf

Relevant to Claim

Document Description / Comment	Document Link
Project Report	163 -Monthly Project Status Report - #3.pdf
Statutory Declaration	Stat-Dec-Aug25-2.pdf
Supporting Statement	Supporting Statement Aug.pdf

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STATUTORY DECLARATION

I, LIZ MANANSALA, do solemnly and sincerely declare as follows:

1. I am the OFFICE & WHS MANAGER of **Hitech Remedial Builders, ABN 12 108 810 359 (Contractor)**.
2. The Contractor has a contract with STRATA PLAN 92450 for the works at:

   29 HUNTER STREET, PARRAMATTA dated 13/1/25.
3. All workers compensation insurance premiums payable by the *Contractor* in respect of the work done under the Contract have been paid and the certificate of currency for that insurance is attached and

   is dated 10/5/2025.
4. All remuneration and other entitlements, including superannuation and redundancy trust payments, payable to relevant employees have been paid up to date.
5. The Contractor has paid all payroll tax due in respect of employees who performed work under the Contract, as required at the date of this statement.
6. All subcontractors, suppliers and consultants engaged by the *Contractor* with respect to work or work agreements less than $50,000 under the Contract have been paid all moneys due and payable to them in respect of work carried out for or materials supplied to the Contractor.
7. All insurance policies required under the *Contract* are current and in effect.
8. The Contractor has claimed for all entitlements arising as at the date of this declaration relating to the performance of WUC, whether due under the terms of the Contract or otherwise, including all claims for payment, extensions of time and damages.
9. The *Contractor* has complied with all its obligations under the Contract.
10. The matters which are contained in this declaration are true.
11. The period of the *Contract* covered by this declaration is from 01/08/2025 to 29/08/2025.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the [*Oaths Act 1900* (NSW) / *Oaths Act 1867* (QLD) / *Evidence (Miscellaneous Provisions) Act 1958* (VIC) / *Oaths, Affidavits and Statut01y Declarations Act 2005* (WA) / *Oaths Act 1936* (SA)].

Declared at LUGARNO in the State of NSW.

On this 29 day of August 2025.

Signature of person making the declaration.

before me.

Justice of the Peace / ~~Solicitor~~
WARREN P. DEL-GRANDE
JP Registration No. 103007

SUPPORTING STATEMENT BY HEAD CONTRACTOR REGARDING PAYMENT TO SUBCONTRACTORS

This statement must accompany any payment claim served on a principal to a construction contract by a head contractor.

For the purposes of this statement, the terms "principal", "head contractor", "subcontractor", and "construction contract" have the meanings given in section 4 of the Building and Construction Industry Security of Payment Act 1999.

Head Contractor: **Hitech Remedial Builders Pty Ltd**
ABN: **12 108 810 359**

1. ~~Has entered into~~ a contract with: [business name of subcontractor] ABN: [ABN]

   Contract number/identifier: [~~contract number/identifier~~]

   OR

2. Has entered into a contract with the subcontractors listed in the attachment to this statement.

   [Delete whichever of the above does not apply]

This statement applies for work between:	1/8/25	and	29/8/25	inclusive (the construction work concerned),
subject of the payment claim dated:	29/8/25			

I, **CHRIS STEFANOVSKI**, being the head contractor, a director of the head contractor or a person authorised by the head contractor on whose behalf this declaration is made, hereby declare that I am in a position to know the truth of the matters that are contained in this supporting statement and declare that, to the best of my knowledge and belief, all amounts due and payable to subcontractors, have been paid (not including any amount identified in the attachment as an amount in dispute).

Signature:  Date: 29/8/25

Full name: CHRIS STEFANOVSKI Position/Title: Managing Director

Attachment

Schedule of subcontractors paid all amounts due and payable				
Subcontractor	**ABN**	**Contract number/identifier**	**Date of works (period)**	**Payment claim dated (head contractor claim)**

Schedule of subcontractors for which an amount is in dispute and has not been paid				
Subcontractor	**ABN**	**Contract number/identifier**	**Date of works (period)**	**Payment claim dated (head contractor claim)**

Artazan Property Group (NSW) Pty Ltd

The following Payment Claim has just been submitted by Trent Klouzal.

This is a Payment Claim made under the Building & Construction Industry Security of Payment Act 1999 [NSW].

Gross Amount Claimed	$17,448.75 Includes GST
Net Payment Claimed	**$17,448.75** Includes GST

Claimant's Details

Entity Name	Artazan Property Group (NSW) Pty Ltd
ABN	77 628 534 645
Address	7 Essex Street, The Rocks Sydney New South Wales 2000 **Australia**
Representative Name	Trent Klouzal
Email	trent.klouzal@apg.com.au
Phone	0484736071

Respondent's Details

Entity Name	**The Owners – Strata Plan No 92450**
ABN	15 210 651 057
Address	New South Wales **Australia**
Representative Name	Marulie Dulay
Email	mdulay@premiumstrata.com.au
Phone	02 9281 6440

Project Details

Name	163-Hunter St - Parramatta - SUPERINTENDENT
Address	29 Hunter Street Sydney New South Wales 2150
Contract Reference	163-31 163-Hunter St - Parramatta - SUPERINTENDENT: The Owners – Strata Plan No 92450

Payment Claim Details

Payment Claim Number	4
Payment Claim Date	5th of Sep 2025
Payment Claim Period	31st of Aug 2025 - 30th of Sep 2025

Claimed Contract Summary

		When Complete	Previously Approved	Now claimed to date	Completed This Period	Remaining
Original Contract Works	**A**	$285,000.00	$44,525.00	$60,387.50	$15,862.50	$224,612.50
Approved Variations	**B**	$0.00	$0.00	$0.00	$0.00	$0.00
Revised Contract Works	**C = A + B**	$285,000.00	$44,525.00	$60,387.50	$15,862.50	$224,612.50
Unapproved Variations	**D**	$0.00	$0.00	$0.00	$0.00	$0.00
Revised Contract Works & Unapproved Variations	**E = C + D**	$285,000.00	$44,525.00	$60,387.50	$15,862.50	$224,612.50
Cash Retention Withheld	**F (based on E)**	$0.00	$0.00	$0.00	$0.00	$0.00
Retention Released	**G**	$0.00	$0.00	$0.00	$0.00	$0.00
Amount Due excl. GST	**H = E - F + G**	$285,000.00	$44,525.00	$60,387.50	$15,862.50	$224,612.50
GST	**I = % of H**	$28,500.00	$4,452.50	$6,038.75	$1,586.25	$22,461.25
Amount Due incl. GST	**J = H + I**	$313,500.00	$48,977.50	$66,426.25	$17,448.75	$247,073.75

Artazan Property Group (NSW) Pty Ltd

Line Items

Artazan Property Group (APG)

Item Ref	Description	GST	Subcontract Value	Completed to Date (Cumulative)				Completed This Period	
				Previously Approved		Now Claimed		Claimed	
		%	$	%	$	%	$	%	$
1.0	Pre-Construction	10	$12,800.00	100%	$12,800.00	100%	$12,800.00	0%	$0.00
2.0	Construction	10	$253,800.00	13%	$31,725.00	19%	$47,587.50	6%	$15,862.50
3.0	Post Construction	10	$18,400.00	0%	$0.00	0%	$0.00	0%	$0.00
	Artazan Property Group (APG) TOTAL:		**$285,000.00**		**$44,525.00**		**$60,387.50**		**$15,862.50**

Approved Variations

None

Unapproved Variations

None

Rejected Variations

None

Attachments

The following documents have been attached:

Relevant to Claim

Document Description / Comment	Document Link
OC Payment Schedule	August SI Fee Approval.pdf

Statutory Declaration	APG Stat Dec August 2025.pdf
Subcontractor Statement	APG Stat Dec August 2025.pdf

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Part D

Annexure to the Australian Standard
Superintendent agreement
AS 4904—2009

STATEMENT

REGARDING WORKERS COMPENSATION, PAYROLL TAX AND REMUNERATION (Note 1 – see back of form)

For the purposes of this Statement a "subcontractor" is a person (or other legal entity) that has entered into a contract with a "principal contractor" to carry out work.

This Statement must be signed by a "subcontractor" (or by a person who is authorised, or held out as being authorised, to sign the statement by the subcontractor) referred to in any of s175B *Workers Compensation Act 1987*, Schedule 2 Part 5 *Payroll Tax Act 2007*, and s127 *Industrial Relations Act 1996* where the "subcontractor" has employed or engaged workers or subcontractors during the period of the contract to which the form applies under the relevant Act(s). The signed Statement is to be submitted to the relevant principal contractor.

SUBCONTRACTOR'S STATEMENT (Refer to the back of this form for Notes, period of Statement retention, and Offences under various Acts.

Subcontractor: Artazan Property Group (NSW) Pty Ltd ABN: 77 628 534 645

(Business name)

Of 7 Essex St, The Rocks NSW 2000

(Address of subcontractor)

has entered into a contract with The Owners - Strata Plan No. 92450 ABN: 15 210 651 057

(Business name of principal contractor)

(Note 2)

Contract number/identifier 29 Hunter St, Parramatta NSW 2150

(Note 3)

This Statement applies for work between 01/12/25 and 31/08/25 inclusive,

(Note 4)

subject of the payment claim dated 31/08/25

(Note 5)

I, Joe Toohey a Director or a person authorised by the Subcontractor on whose behalf this declaration is made, hereby declare that I am in a position to know the truth of the matters which are contained in this Subcontractor's Statement and declare the following to the best of my knowledge and belief:

(a) The abovementioned Subcontractor has either employed or engaged workers or subcontractors during the above period of this contract. Tick [X] if true and comply with (b) to (g) below, as applicable. If it is not the case that workers or subcontractors are involved or you are an exempt employer for workers compensation purposes tick [ ] and only complete (f) and (g) below. You must tick one box. **(Note 6)**

(b) All workers compensation insurance premiums payable by the Subcontractor in respect of the work done under the contract have been paid. The Certificate of Currency for that insurance is attached and is dated 13/09/2024.

(Note 7)

(c) All remuneration payable to relevant employees for work under the contract for the above period has been paid.

(Note 8)

(d) Where the Subcontractor is required to be registered as an employer under the *Payroll Tax Act 2007*, the Subcontractor has paid all payroll tax due in respect of employees who performed work under the contract, as required at the date of this Subcontractor's Statement.

(Note 9)

(e) Where the Subcontractor is also a principal contractor in connection with the work, the Subcontractor has in its capacity of principal contractor been given a written Subcontractor's Statement by its subcontractor(s) in connection with that work for the period stated above.

(Note 10)

Signature .....

Full name Joe Toohey

Position/Title General Manager

Date 25.08.25

NOTE: *Where required above, this Statement must be accompanied by the relevant Certificate of Currency to comply with section 175B of the Workers Compensation Act 1987.*

Version 2

Notes

1. This form is prepared for the purpose of section 175B of the *Workers Compensation Act 1987*, Schedule 2 Part 5 *Payroll Tax Act 2007* and section 127 of the *Industrial Relation Act 1996*. If this form is completed in accordance with these provisions, a principal contractor is relieved of liability for workers compensation premiums, payroll tax and remuneration payable by the subcontractor.

   A principal contractor can be generally defined to include any person who has entered into a contract for the carrying out of work by another person (or other legal entity called ***the subcontractor***) and where employees of the subcontractor are engaged in carrying out the work which is in connection with the principal contractor's business.

2. For the purpose of this Subcontractor's Statement, a principal contractor is a person (or other legal entity), who has entered into a contract with another person (or other legal entity) referred to as the subcontractor, and employees/workers of that subcontractor will perform the work under contract. The work must be connected to the business undertaking of the principal contractor.

3. Provide the unique contract number, title, or other information that identifies the contract.

4. In order to meet the requirements of s127 *Industrial Relations Act 1996*, a statement in relation to remuneration must state the period to which the statement relates. For sequential Statements ensure that the dates provide continuous coverage.

   Section 127(6) of the *Industrial Relations Act 1996* defines remuneration '*as remuneration or other amounts payable to relevant employees by legislation, or under an industrial instrument, in connection with work done by the employees.*'

   Section 127(11) of the *Industrial Relations Act 1996* states '*to avoid doubt, this section extends to a principal contractor who is the owner or occupier of a building for the carrying out of work in connection with the building so long as the building is owned or occupied by the principal contractor in connection with a business undertaking of the principal contractor.*'

5. Provide the date of the most recent payment claim.

6. For Workers Compensation purposes an exempt employer is an employer who pays less than $7500 annually, who does not employ an apprentice or trainee and is not a member of a group.

7. In completing the Subcontractor's Statement, a subcontractor declares that workers compensation insurance premiums payable up to and including the date(s) on the Statement have been paid, and all premiums owing during the term of the contract will be paid.
8. In completing the Subcontractor's Statement, a subcontractor declares that all remuneration payable to relevant employees for work under the contract has been paid.
9. In completing the Subcontractor's Statement, a subcontractor declares that all payroll tax payable relating to the work undertaken has been paid.
10. It is important to note that a business could be both a subcontractor and a principal contractor, if a business 'in turn' engages subcontractors to carry out the work. If your business engages a subcontractor you are to also obtain Subcontractor's Statements from your subcontractors.

Statement Retention

The principal contractor receiving a Subcontractor's Statement must keep a copy of the Statement for the periods stated in the respective legislation. This is currently up to seven years.

Offences in respect of a false Statement

In terms of s127(8) of the Industrial Relations Act 1996, a person who gives the principal contractor a written statement knowing it to be false is guilty of an offence if:

(a) the person is the subcontractor;
(b) the person is authorised by the subcontractor to give the statement on behalf of the subcontractor; or
(c) the person holds out or represents that the person is authorised by the subcontractor to give the statement on behalf of the subcontractor.

In terms of s175B of the *Workers Compensation Act* and clause 18 of Schedule 2 of the Payroll *Tax Act 2007* a person who gives the principal contractor a written statement knowing it to be false is guilty of an offence.

Further Information

For more information, visit the WorkCover website www.workcover.nsw.gov.au, Office of State Revenue website www.osr.nsw.gov.au , or Office of Industrial Relations, Department of Commerce website www.commerce.nsw.gov.au . Copies of the *Workers Compensation Act 1987*, the *Payroll Tax Act 2007* and the *Industrial Relations Act 1996* can be found at www.legislation.nsw.gov.au

Part E

Annexure to the Australian Standard
Superintendent agreement
AS 4904—2009

Statutory Declaration

I, Joe Toohey of

7 Essex St,

The Rocks

NSW 2000

hereby solemnly declare and affirm that:

1. I am the representative of ARTAZAN PROPERTY GROUP (NSW) PTY LTD AND ACN 628 534 645 ("the Contractor") in the Office Bearer capacity of GENERAL MANAGER the Contractor having a contract for the management of Project Remediate 29 Hunter St, Parramatta NSW 2150 with THE OWNERS – STRATA PLAN NO 92450 AND ABN 15 210 651 057 ("the contract") and I make the declaration to the best of my knowledge, information and belief after having made inquiries of the Contractor, its servants and agents.

2. All workers who have at any time been engaged by the Contractor or any subcontractor or supplier to the contract, have been paid all moneys due and payable to them in respect of their employment on the work under the contract.

3. All subcontractors, suppliers and consultants to the Contractor have been paid all moneys due and payable to them in respect of materials supplied and work performed for the purpose of the contract.
*[with the exception of the subcontractors, suppliers consultants and amounts listed below:]

*4. From the moneys due to the Contractor, the Contractor requests THE OWNERS – STRATA PLAN NO 92450 AND ABN 15 210 651 057 to pay the following amounts to the following persons to whom they are owed:

5. All payroll tax and workers compensation payments have been paid by the Contractor and any subcontractor, in respect of all workers under the contract.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

Declared at SYDNEY on 25/08/25

Signature .....

in the presence of an authorised witness, who states:

I John Leslie Derrick NSW Justice of the Peace certify the following matters concerning the making of this statutory declaration by the person who made it:

John Leslie Derrick
A Justice of the Peace in and for
The State of New South Wales
131006

*please cross out any text that does not apply

4. *I saw the face of the person OR ~~*I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering,~~ and

2. ~~*I have known the person for at least 12 months OR~~ *I have confirmed the person's identity using an identification document and the document I relied on was

Signature of authorised witness

25/8/25
date

Bailey Wrightson

From: Marulie Dulay <mdulay@premiumstrata.com.au>
Sent: Thursday, 28 August 2025 12:09 PM
To: Bailey Wrightson
Cc: 0816 Project Remediate Hunter Street; Danni Mees; Trent Klouzal
Subject: RE: 29 Hunter St - APG Fee Approval August

Received yes all good.

Kind Regards,

Marulie Dulay
Senior Licensed Strata Manager

T 02 9281 6440 - F 02 9211 5642
A Suite 3, Level 2, 189 O'Riordan St Mascot NSW 2020



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From: Bailey Wrightson <bailey.wrightson@apg.com.au>
Sent: Tuesday, 26 August 2025 10:23 AM
To: Marulie Dulay <mdulay@premiumstrata.com.au>
Cc: 0816 Project Remediate Hunter Street <0816@apg.com.au>; Danni Mees <danni.mees@apg.com.au>; Trent Klouzal <trent.klouzal@apg.com.au>
Subject: 29 Hunter St - APG Fee Approval August

Hi Marulie,

Could we please receive approval for APG's Superintendent fee of **$15,862.50 (ex. GST)** for services rendered in August on the 29 Hunter Street project?

Please see the attached Statutory Declaration and Supporting Statement for this claim.

A summary of APG's claims to date has been provided below for your reference.

August 2025 Monthly Claim to OC:

Stage	Agreed Fee	Claimed to Date	Previously Claimed	This Month
Pre-Construction	$12,800.00	$12,800.00	$12,800.00	$0.00
Construction	$253,800.00	$63,450.00	$47,587.50	$15,862.50

Post-Construction	$18,400.00	$0.00	$0.00	$0.00
Totals (excl. GST)	**$285,000.00**	**$76,250.00**	**$60,387.50**	**$15,862.50**

Any questions, please feel free to reach out.

Kind regards,

BAILEY WRIGHTSON

APG
Sydney | Brisbane | Melbourne

(02) 8035 5450
+61 434 998 448
bailey.wrightson@apg.com.au
07 Essex Street, Sydney, NSW 2000

Thursday, 16th October 2025

HITECH REMEDIAL BUILDERS

RE: **QUOTE No # 9147.4**

Design Practitioner: Nil

Strata Manager: **Premium Strata**

Marulie Dulay mdulay@premiumstrata.com.au
9281 6440

PROPERTY: **29 Hunter Street, PARRAMATTA, NSW, 2150**

OWNERS: **Strata Plan 92450**

HRB has been requested by the Building Manager to provide a quotation to remove and reinstall the sandstone feature tiles.

PRICING BREAKDOWN:

- **Demolition:** **$3,200**
  - Allowed to remove the existing tiles from the fibro cement sheet Marked within the pink area shown in the photo below

- **Preparation of Substrate:** **$3,800**
  - Rake out fibre cement sheet joint and install taping
  - Apply a primer onto existing fibre cement sheet for tile glue to adhere

- **Reinstall Wall Tiles:** **$16,500**
  - Supply and install tile glue and grouting
  - Install tiling and new control joint
  - Works to be undertaken via abseiling

Amount	$ 23,500.00
HBCF	$ 1,800
Subtotal	$ 25,300.00

TOTAL: $27,830.00
inclusive of GST

Hitech Remedial Builders Pty Ltd
ABN 12 108 810 359 **NSW BL** 187 231C
Unit 8, 49-51 Stanley St, Peakhurst NSW 2210
t: 02 9648 2000 | **e:** info@hitechremedial.com | **hitechremedial.com**

HITECH
REMEDIAL
BUILDERS



We offer the following conditions in conjunction with our conforming tender submission.

Access Methodology
Our tender is based on clear uninterrupted access to all areas simultaneously for the duration of the works to all nominated areas of the building where specified works are to be carried out.
Any disruption to or cessation of pre-arranged access will involve additional charges for relocation and re-establishment.

Program
We currently have a lead time of **2 weeks** from receipt of written instructions to proceed.
We estimate a construction period of approximately **2 weeks** from commencement on site, subject to the impact of inclement weather, final extent of repairs, approved scope, and any other factor beyond our direct control.

Concealed Services
We have made no allowance to relocate, remove or replace any existing services in our tender unless specified.

General Notes

- We have not allowed for demolition of toppings or finishes greater than standard thicknesses unless investigative works are shown during tendering (screed 60mm thick, render 10mm thick, etc)
- We have not made allowances for Architectural or Engineering Designs unless specified.
- Unless specified, HRB will presume that the Owner will / has supplied all drawings and specifications relevant to the work. The Owner will indemnify HRB against all actions, proceedings, and claims in respect of any breach of copyright.
- Time and Cost extensions will be approved by the Owners if there are no or incomplete Construction Issued Regulated Designs (CIRD) before the construction commencement date.
- This Tender Submission is to be given first priority in the Contract Agreement's Order of Precedence
- Handover documents or Maintenance Manuals will not delay the Practical Completion date achieved onsite
- Our submission is based on Australian Standard Form Contracts (Australian Standards / Master Builders Association NSW / HIA / Australian Institute of Architects / Government Contract)
- Reinstatement of existing finishes will not be worse than originally installed, there is no allowance for 'betterment'.
- All works have been priced to be carried out during the working hours set out by the Local Council guidelines.
- Hourly rate work does not include a final inspection and the repair of defects relating to hourly rate measured works. These costs will be charged in addition to the work already carried out.
- The estimated duration of the works is subject to the impact of inclement weather, final extent of repairs, approved scope, public holidays and governmental authority delays, lead times or duration beyond our direct control.
- Water, electricity, ablutions, and security access shall be provided on site for the duration of the works by the Owner/s.
- We have made no allowance to relocate, remove or replace any concealed services in our tender unless specified.

- Wherever possible, the Owners Corporation shall make available the car parking space/s (or some allowance of space) to enable the establishment of site and storage for our sole use during works.
- This quotation will remain valid for four (4) months and HBCF will be revalued again on approval.
- Our tender is based on clear uninterrupted access and belongings removed to all specified work areas simultaneously unless specified otherwise.
- The Owner/occupant will be responsible for ensuring all personal belongings are removed from the areas specified to be worked on.
- Rate of interest on overdue Invoices and Retention greater than 30 days – 10% per annum, unless specified otherwise plus any legal costs incurred with recovering the overdue amount.
- 'Reasonable' time for inspections of defects is not more than 21 calendar days from the time of
- repairs are completed.
- An increase in provisional sum allowances and/or fixed sum items may affect the Preliminary and access costs.
- A deposit of 10% of the total Contract Sum is payable upon receipt.
- We have assumed the Fire Compliance to the building is current prior to work commencing and is maintained if required by the Owner.
- Damage to Property – Hitech will only be liable for if the injury or damage is due to any negligence, omission or default of Hitech, its servants, or agents or of any its contractors. Hitech will not be negligent or guilty of an omission or default where the actions taken by Hitech are found to be inappropriate or ineffective due to or because of events beyond the control of the Builder such as storms, earthquakes, fire, civil commotion or acts of God.
- Any existing structures together with all the contents thereof on the site of the works are at the sole risk of the Owner who must maintain insurance against the risk of insurable loss or damage thereto [including consequential loss to the Owner]. The Owner is to advise their insurer of the work to the premises and ensure that such cover is in place.

We trust that the above meets your current requirements and if we can be of further assistance, please do not hesitate in contacting the undersigned.

Yours faithfully,



CHRIS STEFANOVSKI
Director

PCG Meeting – Minutes

Project:	Project Remediate 163 - 29 Hunter Street, Parramatta	Project Ref:	816
Date:	1 October 2025	Meeting #:	09
Venue:	Hybrid – On Site & MS Team	Time:	2:00pm
Issued by:	Bailey Wrightson	Pages:	5

ATTENDANCE

Att.	Apol.	Name / Organisation	Code	Distribution (Email)
	✓	Trent Klouzal – APG	TK	Trent.klouzal@apg.com.au
✓		Danni Mees – APG	DM	Danni.mees@apg.com.au
✓		Bailey Wrightson – APG	BW	Baiey.wrightson@apg.com.au
	✓	Marulie Dulay – PS	MD	mdulay@premiumstrata.com.au
	✓	Benjamin He	BH	bhe@premiumstrata.com.au
✓		Joe Bakhos	JB	Rise@premiumbuildingmanagement.com.au
✓		Adrian McKinnon - HY	AM	amckinnon@hansenyuncken.com.au
	✓	Sean MacDonald – HY	SM	smacdonald@hansenyuncken.com.au
✓		Chris Stefanovski – HR	CS	chris.s@hitechremedial.com
✓		Ashley M – HR	AM	Ashley.m@hitechremedial.com
✓		Joshua Zufferey – HR	JZ	joshua.z@hitechremedial.com
	✓	Tash Zreika – PR	TZ	tash.zreika@customerservice.sw.gov.au
	✓	Birat Baral – PR	BB	Birat.Baral@customerservice.nsw.gov.au
	✓	Bhoomi Patel - PR	BP	Bhoomi.Patel@customerservice.nsw.gov.au

REF	ITEM	By Whom	Date	Status
1.0	**Introductions and Apologies**			
2.0	**Program**			
2.1	**Key Dates:** o Site Establishment - 13/06/25 o RZ 1 (Hoarding and Scaffold) – 13/08/25 o RZ 2 (Swinging Staging and Abseiling) – 9/09/25 o RZ 3 (Mast Climbers – West and South) – 23/01/26			

REF	ITEM	By Whom	Date	Status
	o RZ 4 (Rooftop scaffolding) – 17/02/26 o RZ 5 (Mast climbers – East) – 21/07/26 o RZ 6 (EWP works) – 17/12/26 o PC – 14/04/27 Hitech to issue updated programme monthly.	HR	Ongoing	Open
2.2	Status (Current) • RZ1 Scaffolding adjustments complete • RZ2 Scaffold to be widened for material access. To be complete week of 6/10. • Hold point inspection 01 completed 15/09. • Waterproofing investigation inspections completed two days (16/09 & 17/09) • RZ 2 Swing Stage installation complete • RZ1 sub framing to be complete week of 6/10. • RZ1 Panel installation to commence on 20/10.	HR	Note	Open
2.3	Staging of Works • Hitech are proceeding with the staging as per the latest programme.	HR	Note	Open
3.0	**Inspection and Hold Points**			
3.1	Facade consultant, architect, certifier and superintendent to conduct hold point inspections together. Hold point inspection reports to be issued within 48 hours of site inspection.	Sissons & Cityplan	Note	Closed
3.2	First Hold Point inspection was completed on 15/09 for Remediation Zone 1. Cityplan, Hitech, Sissons and Acor's subcontractor Strust were in attendance. Sissons/ Acor and CItyplan's inspection report issued.	Note	-	Open
3.3	Hitech have advised the next hold point inspection will be week of 13 October 2025. APG have issued updated Calendar Invite to project team.	Note	-	Open
3.4	Notices for tenants: - Disruption works notifications to be issued fortnightly.	HR	7/10	Open
3.3	SI Weekly & Monthly report (including updated programme) to be completed on BIM360.	APG	Ongoing	Open
3.4	APG to schedule Beyond Zero WHS inspection following installation of swing stage. APG to issue calendar invite.	APG	TBC	Open
4.0	**Design & Scope**			

REF	ITEM	By Whom	Date	Status
4. 1	RFIs - Hitech confirmed all RFIs are being responded to promptly by design team. - One (1) RFI currently outstanding but being worked through with project team.	HR	Note	Open
4. 2	Access • Access permission to be advised by Hitech for the works. This will be communicated to the OC in advance of any works on site • Building Management require 48 hours notice to arrange access to any residents apartments.	HR	Ongoing	Open
	Hitech advised access to northern apartment terraces will be required for widening of the scaffold. • Hitech to issue updated disruption notice and advise Joe of the access required.	HR	7/10	Open
4. 3	One resident from unit 107 issued complaint to Joe – Joe has requested as much notice as possible to be provided.	HR	Ongoing	Open
4. 4	APG have issued design meeting calendar invites to the project team (alternate weeks to PCG).	Note	-	Closed
5.0	**Procurement**			
5. 1	NTR	HR	Note	-
6.0	**Safety**			
6.1	Audits: HY conducted WHS Site Audit on 1/10 to inspect swing stage installation. Items raised included Signage on access ladders and a Site manager checklist to maintained. Hitech to close out on BIM360. Louis from HY signed off on Scaffold adjustment. Next inspection will be in a few weeks.	HR	3/10	Open
6.2	WHS items raised in audits are to be closed out within 48 hours after an inspection and supporting images provided to HY & APG.	HR	Note	
6.3	Sign On Site & Inductions • Hitech to ensure all personnel are signed in and are inducted (onto Project Remediate) prior to entering site. • Hitech to maintain all relevant project records.	HR	Ongoing	Open
7.0	**Contract Administration**			

REF	ITEM	By Whom	Date	Status
7.1	Hitech confirmed there are no outstanding invoices.	HR	Note	
7.2	Contractor Variations: 1. HBCF variation – APPROVED 2. Assistance with Sissons Site Investigations– Under Review.	APG	5/10	Open
7.3	Consultant Variations 1. Waterproofing investigation and Design – WITHDRAWN 2. Sissons VA 04 for OC – Cladding Embedment APPROVED 3. Sissons VA 05 for OC – Additional Site Investigation. NOT PROCEEDING	Note	-	Open
7.4	Recent NOD: Hitech issued NOD 11 on 10/09 associated with wet weather - Estimated delay of 2 days Hitech issued NOD 12 on 10/09 associated with delay in receive hold point inspection reports - Estimated delay of 3 days	Note	-	Open
7.5	EOT: 001 – Approved 13 Business Days 002 – Approved 4 Business Days 003 – Approved 3 Business Days 004 – Approved 4 Business Days 005 – Under Review	APG	9/10	Open
7.6	Hitech to prepare templates for certificates, chain of custody documents, etc for Cityplan to review.	HR	9/10	Open
8.0	**Key Risks**			
8. 1	Waterproofing Interface with cladding.	Note	-	-
9.0	**New Business**			
9.1	Shutdown Period: 19th December 25 – 5th January 2026	HR	Note	Open

Next Meeting: 15th October 2025

Attachments & Link:

1.1 EOT Register

1.2 Variation Register

1.3 RFI Register

Balance Sheet - Detailed

As at 20/05/2025

The Owners of Strata Plan 92450 — RISE, 29 Hunter Street, PARRAMATTA NSW 2150

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit - Admin	175,492.34
Owners Equity - Admin	156,521.87
	332,014.21
Capital Works Fund	
Operating Surplus/Deficit - Capital Works	1,868,619.69
Owners Equity - Capital Works	66,770.64
	1,935,390.33
Net owners' funds	**$2,267,404.54**
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	217,010.17
Prepaid Expenses--Admin	978.11
Receivable--Levies--Admin	91,769.50
Receivable--Levies (Special)--Admin	6,500.25
Receivable--Other--Admin	5,077.35
Receivable--Owners--Admin	2,106.86
	323,442.24
Capital Works Fund	
Cash at Bank--Capital Works	883,303.21
Receivable--Levies--Capital Works	6,948.55
Receivable--Levies (Special)--Capital Works	338,154.74
Investments - Capital Works -A/C	1,000,000.00
	2,228,406.50
Unallocated Money	
	0.00
Total assets	2,551,848.74
Less liabilities	
Administrative Fund	
Creditor--GST--Admin	(3,007.62)
Creditors--Other--Admin	(5,564.35)
	(8,571.97)
Capital Works Fund	
Creditor--GST--Capital Works	194,719.51
Prepaid Levies (Special)--Capital Works	98,296.66
	293,016.17
Unallocated Money	
	0.00
Total liabilities	284,444.20
Net assets	**$2,267,404.54**

	Current period

premium strata

T (02) 9232 6462
F (02) 9212 5627
premiumstrata.com.au
info@premiumstrata.com.au
Suite 3, Level 2, 280 O'Riordan St
Mascot NSW 2020
Liability limited by a scheme approved under Professional Standards Legislation

Income & Expenditure Statement for the financial year-to-date 01/10/2024 to 20/05/2025

The Owners of Strata Plan 92450 — RISE, 29 Hunter Street, PARRAMATTA NSW 2150

Administrative Fund

	Current period 01/10/2024-20/05/2025
Revenue	
Interest on Arrears - Admin	6,926.42
Key Deposits (No GST)	110.00
Key Purchases (GST)	300.00
Levies Due--Admin	958,147.94
Status Certificate Fees	1,075.00
Strata Roll Inspection Fees	372.00
Total revenue	966,931.36
Less expenses	
Admin - Accounting - BAS & TAX	340.00
Admin - Act as Public Officer	280.00
Admin - Agent Disburst - Archive Storage Fee	194.74
Admin - Auditors - Audit Services	50.00
Admin - Base Management Fees	29,996.05
Admin - BMC Contribution	422,465.15
Admin - Building Management Fees	78,228.99
Admin - Electronic Filing Fee	154.00
Admin - Fixed Agent Disbursements	16,349.13
Admin - Legal & Debt Collection Fees (GST)	(129.53)
Admin - Legal Fees	28,273.28
Admin - Schedule B - Additional Services	(6.36)
Admin - Status Certificate Fees Paid	1,075.00
Admin - Strata Hub Lodgement Fee	399.00
Admin - Strata Inspection Fees Paid	279.00
Insurance - Premiums	33,856.63
Insurance - Valuation	8,000.00
Maint Bldg - Cleaning	72,989.10
Maint Bldg - Electrical	4,894.00
Maint Bldg - Fire Protection	5,370.00
Maint Bldg - Garbage Compactor	2,494.95
Maint Bldg - General Repairs	4,032.72
Maint Bldg - Hot Water Service	1,125.60
Maint Bldg - Lift	12,460.10
Maint Bldg - Lift - Registration	88.00
Maint Bldg - Lift - Telephone	1,543.40
Maint Bldg - Locks, Keys & Card Keys	1,405.00
Maint Bldg - Pest/Vermin Control	2,383.64
Maint Bldg - Plumbing	3,065.00

Administrative Fund

	Current period 01/10/2024-20/05/2025
Maint Grounds - Lawns & Gardening	3,301.60
Rise SF 2 - Fire Monitoring, Alarm and Detection system	(709.09)
Utility - Waste Management	20,311.88
Utility - Water & Sewerage	36,878.04
Total expenses	791,439.02
Surplus/Deficit	175,492.34
Opening balance	156,521.87
Closing balance	**$332,014.21**

Capital Works Fund

	Current period 01/10/2024-20/05/2025
Revenue	
Interest on Arrears - Capital Works	2,579.80
Levies Due (Special) - Capital Works	1,868,007.08
Levies Due - Capital Works	72,367.81
Total revenue	1,942,954.69
Less expenses	
Capital Works Fund - BMC Contribution	36,615.00
Maint Bldg - Defect Rectification Works	33,020.00
Maint Bldg - Electrical	4,700.00
Total expenses	74,335.00
Surplus/Deficit	1,868,619.69
Opening balance	66,770.64
Closing balance	**$1,935,390.33**

Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0048347
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	06/05/2025 to 06/05/2026 at 4:00pm
Plan Number	1218519
The Insured	THE OWNERS - STRATA PLAN 92450 & LOT 2 IN DP 1218519 & THE BMC
Situation	29 HUNTER STREET PARRAMATTA NSW 2150

Policies Selected

Policy 1 – Insured Property
Building: $89,820,000
Common Area Contents: $898,200
Loss of Rent & Temporary Accommodation (total payable): $13,473,000

Policy 2 – Liability to Others
Not Selected

Policy 3 – Voluntary Workers
Not Selected

Policy 4 – Fidelity Guarantee
Not Selected

Policy 5 – Office Bearers' Legal Liability
Not Selected

Policy 6 – Machinery Breakdown
Not Selected

Policy 7 – Catastrophe Insurance
Sum Insured: $13,473,000
Extended Cover - Loss of Rent & Temporary Accommodation: $2,020,950
Escalation in Cost of Temporary Accommodation: $673,650
Cost of Removal, Storage and Evacuation: $673,650

Policy 8 – Government Audit Costs and Legal Expenses
Not Selected

Policy 9 – Lot owners' fixtures and improvements (per lot)
Sum Insured: $250,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Flood Cover is included.

ACP Endorsement

CHU advises that, in line with our underwriting guidelines and your disclosed information and / or your request, the above policy has been amended. This endorsement should be read in conjunction with, and as forming part of, your existing Policy Wording.

All Damage arising directly or indirectly by fire resulting in any claim to the internal or external cladding materials, including 'Aluminium Composite Panels' (ACP) or 'Expanded Polystyrene' (EPS), affixed to buildings as defined under 'Policy 1 - Insured Property a. Buildings' is subject to the Fire Excess shown in the Schedule any one Event.

All Damage arising directly or indirectly by fire resulting in any claim not involving the internal or external cladding materials affixed to buildings specified in this clause, will be otherwise subject to the Standard Excess shown in the Schedule any one Event.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date Printed 06/05/2025

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

Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

NSW GOVERNMENT

Please note:
Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): ☒ an annual fire safety statement (complete the declaration at Section 8 of this form)
☐ a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: ☒ the whole building ☐ part of the building

Address (Street No., Street Name, Suburb and Postcode)
29 Hunter Street, Parramatta, NSW, 2150

Lot No. (if known)	DP/SP (if known)	Building name (if applicable)
	SP 92450	

Provide a brief description of the building or part (building use, number of storeys, construction type etc)
Residential, Commercial, Car park – 28 Storeys above and 4 storeys below ground

Section 3: Name and address of the owner(s) of the building or part of the building

Full Name (Given Name/s and Family Name) *
Owners of SP 92450 c/- Premium Strata Pty Ltd

* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)
Suite 3, lvl 2, 189 O'Riordan Street, Mascot, NSW, 2020

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Access Panels, Doors and Hoppers to fire resisting shafts	BCA 2013 Clause C3.13	1/3/2024	F023135A
Automatic Fail Safe Devices	BCA 2013 Clause C3.4, D2.19, D2.21, D2.22, Spec C3.4 & AS1670.1-2004	1/3/2024	F023135A
Automatic Fire Detection and Alarm Systems	BCA 2013 Clause E2.2 & Specification E2.2a & AS1670.1-2004, AS3786-1993	1/3/2024 9/5/2024	F023135A
Automatic Fire Suppression System	BCA 2013 Clause C2.3, E1.5, E2.2, Spec E1.5, Spec E2.2a & AS2118.1-1999 & Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 for alarm valve location to the basement level, room to be separated with enclosing construction achieving a FRL of 120/120/120	1/3/2024	F023135A
Emergency Lifts	BCA 2013 Clause E3.4	17/05/24	F060357A
Emergency Lighting	BCA 2013 Clauses E4.2 & E4.4 & AS2293.1 – 2005	1/3/2024 14/3/2024	F023135A

Exit & Directional Signage	BCA 2013 Clause E4.4, E4.5, NSW E4.6 & E4.8 AS 2293.1 (2005 Report prepared by Defire (NSW) Pty Ltd Report SY120341 revision 1.6 dated 26/04/2016: 1. In the central fire -isolated stair, exit signs must be located on the level of discharge above the door separating the rising and descending flights and above the final exit door.	1/3/2024 14/3/2024	F023135A
Fire Control Room	BCA 2013 Clause E1.8, Spec 1.8	1/3/2024	F023135A
Fire Dampers	BCA 2013 Clause E2.2 AS/NZS 1668.1 – 1998 AS 1682.2-1990	10/05/2024	F050364A
Fire doorsets	BCA 2013 Clause C3.11 AS1905.1 – 2005 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. The door to the car park located near supply air room must be a fire door with an FRL of -/60/30 2. The sprinkler valve room door opening into the car park to have an FRL of /120/30 and the door opening into the door opening into the fire stair an FRL of /60/30	1/3/2024	F023135A

Fire Engineering Report	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016, report identifies: - Travel distance to a point in choice in travel to podium levels 1 and 2 up to 15m and to levels 3 and 4 up to 11m - Distance between alternate exits (scissor stairs) less than 9m (7.5m) - Form of protection to the hydrant booster assembly without radiant heat shield 2m either side due to proximity of car park entry - The sprinkler alarm valve being located to the basement level, accessed via a fire isolated exit - Deletion of the zone smoke control system to the commercial portions - Ground floor commercial tenancies being provided with a single exit only - The central fire – isolated stair within the building contains both rising and descending stair flights, that discharge into a common fire – isolated passage - Fire control room may be located 600mm above a public road or open space in lieu of 300mm - The level 20 pump room and lobby area are not provided with fire hose reel coverage - The fire hose reel located along the fire stair wall opposite the garbage room within the ground floor lobby is located 5m from the exit in lieu of 4m - An unobstructed width of 950mm is provided instead of 1m within fire-isolated stair 4 servicing residential levels, due to the location of the fire hydrants on each landing - The pump room on level 28 opens directly into the fire-isolated stair	1/3/2024	F023135A

	BCA 2013 Clause C2.12, E1.3 AS 2419.1 – 2005	1/3/2024/ 14/5/2024	F023135A
Fire hydrant systems *Excludes access to pump room*	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016: in relation to the protection to the booster assembly and -/60/30 fire rated door beside roller shutter. Report prepared by Defire (NSW) Pty Ltd report SY120341 revision R2.1 dated 6 May 2019: A relay pump for the hydrant system is not required to be provided to serve the pressure stage above 50m in accordance with clause 7.7 of AS 2419.1-2005. The fire hydrant pumpset for the high zone will be used as a relay pump for the pressure stage above 50m- dual purpose pump and must comply with the following: a) The pumpset must be capable of achieving the required flow and pressure as per table 2.3 of AS2419.1 -2005 – ie. 10L/s each for two hydrants at 700kPa for the top most level with residential units. b) A permanently affixed fade and weather resistance sign shall be installed adjacent to the fire brigade booster assembly stating in upper case letters not less than 15mm high: "WARNING – AUTOMATIC STARTING FIRE HYDRANT/ RELAY PUMPS INSTALLED SYSTEM DOES NOT REQUIRE BOOSTING" In upper case letters not less that 15mm high: "IF PUMP INDICATOR LIGHTS ARE NOT OPERATING, REFER TO TACTICAL FIRE PLANS IN FIRE CONTROL ROOM FOR THE OPERATION OF PUMPS AND BOOSTING BY A FIRE BRIGADE PUMPING APPLIANCE" c) A permanently affixed mimic pump controller panel shall be installed adjacent to the fire brigade booster assembly that includes separate pump running indicator lights for each dual purpose pump and each dual purpose pump only. The wiring to the indicator lights shall be protected from fire and physical damage by cabling having ratings of WS5X and WS51 to WS54 as appropriate. d) The dual purpose pump shall be variable speed. e) The dual purpose fire pump shall be provided with a pressure relief valve, with the discharge piped to waste. The pressure relief valve shall be set to ensure that the pressure		

	in the system pipework will not exceed 2400kPa, or the maximum system test pressure, whichever is the lesser. f) It must be classified as a dual purpose pump and identified by a sign permanently affixed to the pumpset, stating on upper case letters not less that 15mm high: "DUAL PURPOSE FIRE HYDRANT/ RELAY PUMP". The following features/ installations will be provided: • The pump set will be connected in series with the brigade booster connection (2 X 65mm). • A variable speed controller will be installed so that the diesel drive and hence the pump will be capable of operating on variable speed. • When used as a relay pump, the pumpset will provide the required flow and pressure – 10L/s each for two hydrants at 700 kPa for the top most level with residential units. • It will provide unlimited water flow as it is connected permanently to the Sydney Water Main. • It will operate automatically through a pressure switch when operating as a nonrelay pump. • It will be operated automatically with a variable speed controller when used as a relay pump. • A pressure relief valve will be provided at the discharge side pf the pump and will discharge to the waste. • Required signage indicated in clause 6.5.2 (i) and (k) of AS 2419.1-2017 shall be provided. • A full bypass around the pump will be provided so that FRNSW can use the booster connection without the assistance of the dual purpose pump.		
Hose reel systems	BCA 2013 Clause E1.4 AS 2441 - 2005	1/3/2024	F023135A
Fire Seals (protecting openings in fire resisting components of the building)	BCA 2013 Clause C3.15, Spec C3.15, Manufacturer's specification	1/3/2024	F023135A
Lightweight construction	BCA 2013 Clause C1.8, Spec A2.3, Spec C1.8, Manufacturer's Specifications	1/3/2024	F023135A
Mechanical air handling systems	BCA 2013 Clause E2.2, Spec E1.8 (fire control room), Table E2.2a AS/NZS 1668.1 – 1998 (clause 5.5 car park exhaust operation) AS 1668.2 - 2012	10/05/2024	F050364A
Openings in fire-isolated lift shafts	BCA 2013 Clause C3.10 AS1735.11 - 1986	17/05/24	F060357A

Portable fire extinguishers	BCA 2013 Clause E1.6 AS2444-2001 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. An ABE type fire extinguisher having minimum size of 4.5kg must be located within the level 28 pump room and level 28 lobby area.	1/3/2024	F023135A
Pressurising systems (fire stair)	BCA 2013 Clause E2.2, Table E2.2a, Spec E2.2a AS/NZS 1668.1 - 1998	10/05/2024	F050364A
Required automatic exit doors	BCA 2013 Clause D2.19, D2.21	1/3/2024	F023135A
Sound systems and intercom systems and intercom systems for emergency purposes	BCA 2013 Clause E4.9 AS 1670.4 - 2004	1/3/2024 9/5/2024	F023135A
Warning and operational sigs	BCA 2013 Clause C3.6, D2.23, D3.6, E3.3, Spec E1.8 Clause 183 of the Environmental Planning and Assessment Regulation 2000. Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. Directional signage must be provided to indicate entry into the stairway leading to the sprinkler valve room. A sign is to be provided at the entry door to the fire-isolated stair leading to the sprinkler valve room "SPRINKLER VALVE ROOM LOCATED ON BASEMENT LV1" in capital letters 25mm high in a colour contrasting with that of the background. Signage is also required at any door leading to the sprinkler valve room. 2. Signage must be provided within the central fire – isolated stair on the level of discharge on the doorway separating the rising and descending flights, on the wall to direct occupants from the rising flight to the exit, and on the final exit doors. The sign must state "EXIT AT THIS LEVEL". The lettering must be at least 50mm high in a colour contrasting with the background. Signage must be provided within the central fire-isolated stair on the doors below the level of discharge stating "NO EXIT-EXIT ON LEVEL ABOVE". The lettering must be at least 50mm high in a colour contrasting with the background.	1/3/2024	F023135A
Smoke doors	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 for smoke separation at the scissor stairs on level 1 to level 4.	1/3/2024	F023135A

	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016.	10/05/2024	F050364A
Smoke seals	Smoke seals must be fitted to doors opening into the central fire-isolated stair on the levels below the level of discharge to the road- ie basement car park levels, and the level 28 pump room door opening into the fire-isolated stair. The smoke seals must comply with the following requirements: 1. Be medium temperature rated – ie capable of resisting exposure to 200oc for 30 minutes 2. Be fitted to all sides of the door including the door blade Be tested in accordance with AS 1530.7 - 2007		

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

Part of the building inspected	Date(s) inspected	APFS *
All	1/3/2024	F023135A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)*

Full name (Given Name/s and Family Name)	Address	Phone	APFS*	Signature
Michael Langford	C/- 2020 Fire Protection U29, 19 McCauley St, Matraville, NSW, 2036	1300 340 210	F023135A	
Brad Wyber	8 Greenvale Place Castle Hill NSW 2154	0488088666	F050364A	
Darren Powell	6/241 O'Riordan St, Mascot NSW 2020	0400 835 261	F060357A	

* Where applicable – see notes on page 4 for further information.

Section 7: Details of the person making the declaration in section 8 or 9 #

Full name (Given Name/s and Family Name)
MARILIE DULAY

Organisation (If applicable)
PREMIUM STRATA

Title/Position (If applicable)
STRATA MANAGER

Address (Street No, Street Name, Suburb and Postcode)
Suite 3 level 2 O'Riordan Street MASCOT NSW 2020

Phone
9281 6440

Email
mdulay@premiumstrata.com.au

Fire Safety Statement

Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

* The person making the declaration in section 8 or 9 must not be an AFPB listed in section 6 or their employer/employee or direct associate.

Section 8: Annual fire safety statement declaration

I, Click here MARILLIE DULAY (insert full name) being the: ☐ owner ☑ owner's agent

declare that:

a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing:

   i. for an essential fire safety measure specified in the fire safety schedule, to a standard no less than that specified in the schedule, or

   ii. for an essential fire safety measure applicable to the building but not specified in the fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and

b) the building has been inspected by an accredited practitioner (fire safety) and was found, when it was inspected, to be in a condition that did not disclose grounds for a prosecution under Part 15 of the Regulation.

Owner/Agent Signature

Date issued 30/05/24

Section 9: Supplementary fire safety statement declaration

I, Click here (insert full name) being the: ☐ owner ☐ owner's agent

declare that each critical fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing to at least the standard required by the current fire safety schedule for the building.

Owner/Agent Signature

Date issued

Note:

- A fire safety statement for a building must not be issued unless the statement is accompanied by a fire safety schedule for the building in accordance with the Regulation.
- The building owner(s) are also responsible for ensuring that essential fire safety measures are maintained in accordance with section 81 of the Regulation. An agent cannot be made responsible for this requirement.

Fire Safety Statement

Information to help building owners complete the Fire Safety Statement form

Please note:

The following information has been provided to help building owners complete the fire safety statement template and does not comprise part of the form. The following pages do not have to be displayed in the building and need not be submitted to the local council and the Commissioner of Fire and Rescue NSW.

General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- An 'APFS' is an accredited practitioner (fire safety) as defined in the Dictionary in the Regulation.
- The completed fire safety statement form must be submitted to both the local council and Fire and Rescue NSW.
- Please contact your local council for further information about how to submit the completed statement.
- Completed statements need to be emailed to Fire and Rescue NSW at afss@fire.nsw.gov.au. For further information about this process, please visit the '**Error! Hyperlink reference not valid.**' page at www.fire.nsw.gov.au.
- As soon as practicable after issuing the fire safety statement, the building owner must ensure a copy (together with a copy of the current fire safety schedule) is displayed in a prominent location within the building.
- Further information about building fire safety is available on the 'Fire safety in buildings' page of the Department's website at www.planning.nsw.gov.au.

Section 1: Type of statement

- Mark the applicable box to identify if the statement being issued is an annual fire safety statement or a supplementary fire safety statement.
- An annual fire safety statement is issued under Part 12 of the Regulation and relates to each essential fire safety measure that applies to the building.
- A supplementary fire safety statement is issued under Part 12 of the Regulation and relates to each critical fire safety measure that applies to the building.

Section 2: Description of the building or part of the building

- Mark the applicable box to identify whether the statement relates to the whole building or part of the building.
- In addition to the address and other property identifiers, a brief description of the building or part is to be provided. This could include the use(s) of the building (e.g. retail, offices, residential, assembly, carparking), number of storeys (above and/or below ground), construction type or other relevant information.
- If the description relates to part of a building, the location of the part should be included in the description.

Section 3: Name and address of the owner(s) of the building or part of the building

- Provide the name and address of each owner of the building or part of the building.
- The owner of the building or part of the building could include individuals, a company, or an owner's corporation.

Section 4: Fire safety measures

- The purpose of this section is to identify all of the fire safety measures that apply to a building or part of a building.
- The statutory fire safety measures are listed in section 79 of the Regulation.
- Fire safety measures include both essential fire safety measures and critical fire safety measures. They include items such as portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems and lightweight construction.
- Essential fire safety measures are those fire safety measures which are assessed on an annual basis, while critical fire safety measures are those which are required to be assessed at more regular intervals (as detailed on the fire safety schedule). These terms are defined in the Dictionary in the Regulation.
- For annual fire safety statements, the table in section 4 must list each of the essential fire safety measures that apply to the building or part of the building and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within the 3 months prior to the date the annual fire safety statement is issued.

- For supplementary fire safety statements, the table in section 4 must list each of the relevant critical fire safety measures that apply to the building or part and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within 1 month prior to the date the supplementary fire safety statement is issued.
- The accreditation number of the APFS who assessed a fire safety measure listed in section 4 must be nominated against the relevant measure(s) in the column titled 'APFS'. If the APFS is not required to hold accreditation, the name of the APFS must be listed. Further information relating to the accreditation of practitioners is provided at section 6.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

- This section applies only to an annual fire safety statement.
- The purpose of this section is to identify that an APFS has inspected the fire safety notices, fire exits, fire exit doors and the paths of travel to fire exits in the building or part of the building and found there has been no breach of Part 15 of the Regulation.
- The table in section 5 must detail the parts of the building that were inspected. The date(s) of the inspection(s) must be within the 3 months prior to the date the annual fire safety statement is issued.
- The accreditation number of the APFS who inspected the whole or part of the building listed in section 5 must be nominated against the relevant part in the column titled 'APFS'. Further information relating to the accreditation of practitioners is provided at section 6.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)

- An APFS is a person engaged by the building owner(s) to undertake the assessment of fire safety measures in section 4 and the inspection of the buildings exit systems in section 5 (for an annual fire safety statement).
- The purpose of this section is to record the name, address and contact details of each APFS who assessed a fire safety measure listed in section 4 or inspected the building or part of the building as specified in section 5.
- Each APFS listed in the table must also sign the fire safety statement. Alternatively, an APFS could provide the building owner or agent with a separate signed document to indicate their assessment of the fire safety measure/s and the relevant standard of performance. In addition, where the relevant practitioner that inspected the matters in section 5 did not sign the fire safety statement, they would need to address section 5 in a separately signed document.
- A building owner must select an APFS from a register of practitioners accredited under an approved industry accreditation scheme. The accreditation number of each relevant APFS must be listed on the form.
- If the building owner has determined the competence of a person to act as a APFS because the Commissioner for Fair Trading is satisfied there are no practitioners accredited under an industry approved accreditation scheme to assess a specific fire safety measure and has authorised the owner to do so, there is no requirement to include an accreditation number on the form.
- Further information about the approved industry accreditation schemes can be found on the 'Fire safety practitioners' page of the NSW Fair Trading website at www.fairtrading.nsw.gov.au.

Section 7: Details of the person making the declaration in section 8 or 9

- The purpose of this section of the form is to detail the name, address and contact details of the person who is making the required declaration i.e., the person who completes and signs section 8 or section 9 of the form. This could be the owner(s) of the building or a nominated agent of the owner(s).
- Where a person makes the required declaration on behalf of an organisation (as the owner of the building), the name of the organisation and the title/position of the person must be provided. The person making the required declaration as a representative of the organisation must have the appropriate authority to do so.
- Where a person makes the required declaration on behalf of the owner(s) (as the owner's agent), this person must have the appropriate authority from the building owner(s) to undertake this function.
- In the case of a building with multiple owners, one owner may make the required declaration, however each of the other owners must authorise that owner to act as their agent.
- The person making the required declaration must not be an APFS who is listed in section 6 or their employer/employee or direct associate. This recognises the different roles and responsibilities for building owner(s) and the APFS in the fire safety statement process. This is important because the Regulation makes building owners responsible for declaring that fire safety measures have been assessed and the building inspected (for the purposes of section 5) by an APFS. This ensures that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

- In addition, only the building owner(s) can determine that a person is competent to perform the fire safety assessment functions where there is no person who holds accreditation.

Section 8: Annual fire safety statement declaration

- The person completing this section is the person who is making the required declaration for the annual fire safety statement in accordance with section 88 of the Regulation and is the same person as detailed in section 7. The person making this required declaration must identify if they are the owner or the owner's agent.
- **In making the required declaration, the building owner or agent is not declaring that each fire safety measure meets the minimum standard of performance, but rather that each fire safety measure has been assessed, and was found by an APFS to be capable of performing to that standard, as listed in section 4. In performing this function, the building owner or owner's agent could obtain documentation from each APFS to verify that the standard of performance has been met, prior to completing the form.**
- The person who makes the required declaration by completing section 8 or section 9 of the form must not be an APFS who was involved in the assessment of any of the fire safety measures, or inspection of the building for the purposes of the statement, or their employer/employee or direct associate. This is to ensure that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

Section 9: Supplementary fire safety declaration

- The person completing this section is the person who is making the required declaration for the supplementary fire safety statement in accordance with section 90 of the Regulation and is the same person as detailed in section 7. The person making this required declaration must identify if they are the owner or the owner's agent.
- The information provided above in relation to section 8 on what the owner is declaring also applies to a supplementary fire safety statement.

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MINUTES OF THE STRATA COMMITTEE MEETING

Strata Plan 92450

Strata Plan 92450 | Rise

29 Hunter Street, Parramatta

Monday, 17 February 2025 via Zoom Application

The meeting commenced 5:30 PM

Present:	Lot:
Mushtaq Ahmed Sookhan	6
David Cheng	11
Hao (Henry) Yan	13
Amit Sarkar	23
Ryan Lahadiuk	26
Tammy Ngo	41
Molly Kwok	52
Queenie Tran	53

In Attendance:	Of:
Manulie Duley	Premium Strata Pty Ltd
Benjamin He	Premium Strata Pty Ltd
Jose Bekhos	Premium Building Management
Andrew Latham	15
Tanveer Ezaal	20
Yee Cheong Chan	47
Rajendra Rathor	61
Ivan Oetama	62
Shams & Salim Tejani	63

Ankit Gupta	75
Sushseel Dhar	119
Karan Gandhi	126
Xiao-Hong Ge	131

Chairperson:

Marulie Duloy chaired the meeting

MOTION 1
Appointment of Acting Members

RESOLVED that no appointment of acting members pursuant to Section 34 of the *Strata Schemes Management Act, 2015* (NSW) were received.

MOTION 2
Disclosure of Strata Committee Members' Pecuniary Interest & Conflict of Interest

RESOLVED that the Strata Committee received no disclosure by a member of the Strata Committee of the nature of a direct or indirect pecuniary interest and potential conflict of interest in relation to a matter to be considered by the Strata Committee at this meeting.

MOTION 3
Confirmation of Minutes of Strata Committee Meeting

RESOLVED that the minutes of the Strata Committee meeting of the Owners Corporation held on Tuesday, 24 September 2024 was accepted as a true and accurate account of the proceedings at that meeting.

MOTION 4
Project Remediate & General Defects Rectification

4.1 The Strata Managing Agent confirmed that the inspection of sample units was conducted on 2nd to 8th February 2025 and that the Loan Value Ratio Valuation Report is due to be received by the 28th February 2025.

4.2 The Strata Managing Agent confirmed that the private Strata Loan for the general defects works was approved and that the Secretary and Chair are required to execute the Facility Agreement.

The Project Remediate Strata Loan is still pending as the Loan Value Ratio Valuation Report is required to be reviewed by Lannock Finances Credit Assessment team.

4.3 The Strata Managing Agent confirmed that the tentative start date for Project Remediate Cladding Replacement is April 2025. An onsite information session will be held 2 weeks prior to the commencement to provide an opportunity for owners and residents to meet the Project

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Team and receive information on the staging of works, including where the works will commence first including the impacts on residences.

It was **DETERMINED** that the Strata Managing Agent is to follow up receipt of:

- Works methodology
- Construction Management Plan / Project Plan
- Details of Impact

It was **FURTHER DETERMINED** that the Building Manager is to place the gardener on notice about the upcoming termination of their gardening service due to the upcoming defect remediation works.

4.4 The Strata Managing Agent confirmed that the General Defects are to be carried out together with the cladding replacement, however the Owners Corporation needs to execute the contract. It was **DETERMINED** that the works contract is to be reviewed by a lawyer before execution.

4.5 The AS4000-1997 Construction Contract ('Contract') between the owners – Strata Plan No. 92450 and Hi Tech dated 9 December 2024 to carry out general defect remediation works was tabled.

MOTION DEFEATED as per Motion 4.4 the Strata Committee are to proceed with having the contract reviewed.

4.6 The following lawyers' fees estimates to review, provide advice and prepare any amendments to the Contract were tabled.

- Project Lawyers dated 23 August 2024 in the amount of $5,750 excl GST
- DEA Lawyers dated 14 August 2024
    - Option 2 – in the amount of $4,290 – $5,500 incl GST
- Mills Oakley Lawyers dated 15 August 2024
    - Option 2 – in the amount of $4,000 – $5,000 excl GST

RESOLVED that the fee proposal from Mills Oakley was accepted.

4.7 The Strata Committee resolve to delegate and instruct the Secretary and Chair of the Owners Corporation to execute the Contract. **MOTION DEFEATED**

It was **AGREED** that the Contract was to be executed by the Secretary and Chair once the lawyer has reviewed the contract and negotiations with Hi Tech on a final Contract has been completed.

MOTION 5

Financials

5.1 RESOLVED that the Financial Reports as presented by the Strata Managing Agent dated 31 January 2025 be tabled and accepted.

5.2 RESOLVED that the proposed draft budget for the financial year ending 2025 as presented by the Strata was tabled and amended to reduce the insurance premium line item in the BMC Budget to $5,000,000, and therefore reducing the BMC Contribution line item in the Strata Plan's Budget, to allow for the levies to remain the same.

5.3 The following Payment Plan Applications received were tabled.

- Lot 3/Unit 103 – quarterly and special levy
- Lot 12/Unit 206 – special levy
- Lot 21/Unit 403 – quarterly and special levy
- Lot 35/Unit 1901 – quarterly levy
- Lot 108/Unit 2307 – special levy

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- Lot 114/Unit 2301 – quarterly and special levy
- Lot 116/Unit 2303 – quarterly and special levy
- Lot 132/Unit 2707 – quarterly and special levy

RESOLVED that:

- No payment plans were permitted for quarterly levies.
- Lot 83's payment plan was denied, and a counteroffer is to be put forward to the lot owner of $1,000 a month to be paid towards their current arrears and all future levies to be paid on time.
- Lot 116's payment plan was denied, and a counteroffer is to be put forward of $2,000 a month to be paid towards their current arrears and all future levies as they become due and payable are to be paid on time.
- The lower case Payment Plans were approved for the following lots under the condition the financial position of owners are reviewed by the Strata Committee at three months.
    - Lot 3
    - Lot 12
    - Lot 21
    - Lot 102
    - Lot 114
    - Lot 132

  The reviews are to determine whether the payment plans conditions are appropriate.

MOTION 6

Building Manager's Report

RESOLVED that the Building Manager's report dated January 2025 was tabled, discussed and the following actions determined that the Building Manager is to:

- Further investigate the previous installation of LED Lights to confirm:
    - what type of LED lights were quoted on against what was installed
    - obtain written confirmation from Inner Electrical on what is actually installed
- Obtain recommendations and proposals for a periodic jet blast clean of the drains at the building to prevent blockages from developing.
- Prepare a list of the residents currently breaching the parking by-law.
  The Strata Committee agreed that residents who continue their breaches after receiving a formal By-law Breach Letter and further a Notice to Comply will be referred to the NSW Civil & Administrative Tribunal where financial penalties may be ordered.
- Review the access control system to ensure that only 1 fob per lot has access to the garage and all additional fobs allocated to the lot have access to the garage removed

MOTION 7

Media Issues

The Strata Committee discussed the recent media attention of the building and **DETERMINED** to continue to recommend that Owners not approach the media due to the negative reputation it creates for the building.

If Individual Owners decide against the recommendation they are advised that they should seek counsel to avoid any negative impact on the reputation of the building.

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MOTION 8

Government Discussions

The Strata Committee discussed approaching government for assistance and **RESOLVED** that a letter be prepared in a manner that not only requests assistance but provides directions on potential solutions for Government to help the Owners Corporation and others facing similar situations.

This letter will be signed off by the Strata Committee on behalf of the Owners Corporation and will be reviewed with assistance from Mills Oakley Lawyers to ensure it conveys the correct message for assistance.

MOTION 9

Resignation from Strata Committee

9.1 RESOLVED that the resignation of the strata committee member and treasurer Leeno Lam of lot 138 was tabled.

9.2 RESOLVED that the Strata Committee elected Amit Sarkar to take up the vacant office bearers' position of treasurer.

It was **NOTED** that the Strata Committee had received two written nominations to take up the vacant Strata Committee position from Lots 47 & 70. It was **AGREED** that the Strata Managing Agent would circulate a notice to all Owners requesting they provide their nomination should they wish to be on the Strata Committee for fairness and that a subsequent Strata Committee Meeting would be held to formally consider the nominations received.

Termination

There being no further business the chairman declared the meeting closed at 9:18 pm.

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MINUTES OF THE STRATA COMMITTEE MEETING HELD BY WRITTEN VOTE

Strata Plan 92450 | RISE

29 Hunter Street, PARRAMATTA NSW 2150

Held on Friday, 4 April 2025 via Written Vote at Suite 3, Level 2, 189 O'Riordan Street, Mascot NSW 2020
This meeting commenced at 10:00 am

Present:	**Lot:**
Hao (Henry) Yan	13
Amit Sarkar	23
Molly Kwok	52
Queenie Tran	53

In Attendance:	**Of:**
Marulie Dulay	Premium Strata Pty Ltd

Chairperson:

Marulie Dulay chaired the meeting

MOTION 1
Minutes of the last Strata Committee Meeting

RESOLVED that the minutes of the last Strata Committee meeting of the Owner's Corporation held on 17/02/2025 was adopted as a true and accurate account of the proceedings of that meeting.

MOTION 2
Strata Committee Nominations

2.1 RESOLVED to table the previously received Strata Committee Nominations from:

a. Ankit Gupta of Lot 75
b. Rodney Chan of Lot 47

2.2 That the Strata Committee resolve to appoint Ankit Gupta of Lot 75 to take up the vacant position on the Strata Committee. **MOTION DEFEATED**

2.3 Subject to motion 2.2 not being passed, that the Strata Committee resolve to appoint Rodney Chan of Lot 47 to take up the vacant position on the Strata Committee.
MOTION DEFEATED

Termination

There being no further business the chairman declared the meeting closed at 10:30 am.

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NOTICE OF THE STRATA COMMITTEE MEETING HELD BY WRITTEN VOTE

STRATA PLAN 92450 | Rise

29 Hunter Street PARRAMATTA NSW 2150

To be held on Friday, 4 April 2025 at Suite 3, Level 2, 189 O'Riordan St, Mascot NSW 2020
This meeting will commence at 10:00 am

AGENDA

1. Preliminaries (recording of persons in attendance, receive proxies, recording of apologies, announcement of persons entitled to vote and determination of quorum);
2. Opening;
3. To consider the motions on the attached Motions Paper; and
4. Closure.

IMPORTANT | PLEASE NOTE

Strata Committee members are **NOT REQUIRED** to attend the meeting in person but are required to complete the attached voting slip and return to the Secretary of the Strata Committee at the address noted on the voting slip prior to the meeting date.

If you have any questions about this notice, please contact our office on 02 9281 6440 prior to the meeting.

Your strata manager is Marulie Dulay
email: mdulay@premiumstrata.com.au

FEEDBACK

At Premium Strata, we want to continually develop new systems that make life easier for our clients. We value the on-going dialogue we have with our clients and constantly strive to find better ways to service your needs.

As such, we welcome all forms of feedback.

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motions to be considered

MOTION 1
Minutes of the last Strata Committee Meeting

THAT the minutes of the last Strata Committee meeting of the Owner's Corporation held on 17/02/2025 be adopted as a true and accurate account of the proceedings of that meeting.

Explanatory Note: *The minutes of the last meeting have been distributed as required and are attached to this notice of meeting. This motion confirms the accuracy of the minutes and in the event that the minutes are in error the members can move the minutes be amended.*

MOTION 2
Strata Committee Nominations

2.1 **THAT** the Strata Committee **RESOLVE** to table the previously received Strata Committee Nominations from:
   a. Ankit Gupta of Lot 75
   b. Rodney Chan of Lot 47

2.2 **THAT** the Strata Committee **RESOLVE** to appoint Ankit Gupta of Lot 75 to take up the vacant position on the Strata Committee.

2.3 **Subject to motion 2.2 not being passed, THAT** the Strata Committee **RESOLVE** to appoint Rodney Chan of Lot 47 to take up the vacant position on the Strata Committee.

Explanatory Note: *Pursuant to section 32(3), Vacation of office of elected member of Strata Committee, Strata Committee may appoint a person eligible for election as a member to fill a vacancy. This means the Strata Committee can also choose to keep the vacancy and not fill the position.*

IMPORTANT – PLEASE NOTE

Strata Committee members are **NOT REQUIRED** to attend the meeting in person but are required to complete the attached voting slip and return to the Secretary of the Strata Committee at the address noted on the voting slip prior to the date of the meeting to be decided by written vote.

Dated 30/03/2025 **Strata Plan No** SP450

For the Secretary of the Strata Committee

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voting paper

TO: The Secretary
The Owners – Strata Plan 92450
C/- Premium Strata Pty Ltd
Suite 3, Level 2
189 O'Riordan Street
MASCOT NSW 2020

Facsimile: (02) 9211 5642
Email: info@premiumstrata.com.au

In accordance with Schedule 2, Part 3, Clause 9 of the Strata Schemes Management Act 2015 and by reference to the motions in the "Notice of a Strata Committee Meeting" scheduled for 4/04/2021:

MOTION 1
Minutes of the last Strata Committee Meeting

☒ Approved ☐ Disapproved ☐ Abstain ☐ Defer

MOTION 2.1
Strata Committee Nominations

☐ Approved ☒ Disapproved ☐ Abstain ☐ Defer

MOTION 2.2
Strata Committee Nominations

☐ Approved ☒ Disapproved ☐ Abstain ☐ Defer

MOTION 2.3
Strata Committee Nominations

☐ Approved ☒ Disapproved ☐ Abstain ☐ Defer

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Print Name	Amit Sarkar
Signature of Member	Amit Sarkar Amit Sarkar (Mar 21, 2025 15:19 GMT+11)
Date	Mar 21, 2025
Unit Number	405

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MINUTES OF THE STRATA COMMITTEE MEETING

Strata Plan 92450

Strata Plan 92450 | Rise

29 Hunter Street, Parramatta

Monday, 17 February 2025 via Zoom Application

The meeting commenced 5:30 PM

Present:	Lot:
Mushtaq Ahmed Sookhan	6
David Cheng	11
Hao (Henry) Yan	13
Amit Sarkar	23
Ryan Lahadiuk	26
Tammy Ngo	41
Molly Kwok	52
Queenie Tran	53

In Attendance:	Of:
Manulie Duley	Premium Strata Pty Ltd
Benjamin He	Premium Strata Pty Ltd
Jose Bekhos	Premium Building Management
Andrew Latham	15
Tanveer Ezaal	20
Yee Cheong Chan	47
Rajendra Rathor	61
Ivan Oetama	62
Shams & Salim Tejani	63

Ankit Gupta	75
Sushseel Dhar	119
Karan Gandhi	126
Xiao-Hong Ge	131

Chairperson:

Marulie Duloy chaired the meeting

MOTION 1
Appointment of Acting Members

RESOLVED that no appointment of acting members pursuant to Section 34 of the *Strata Schemes Management Act, 2015* (NSW) were received.

MOTION 2
Disclosure of Strata Committee Members' Pecuniary Interest & Conflict of Interest

RESOLVED that the Strata Committee received no disclosure by a member of the Strata Committee of the nature of a direct or indirect pecuniary interest and potential conflict of interest in relation to a matter to be considered by the Strata Committee at this meeting.

MOTION 3
Confirmation of Minutes of Strata Committee Meeting

RESOLVED that the minutes of the Strata Committee meeting of the Owners Corporation held on Tuesday, 24 September 2024 was accepted as a true and accurate account of the proceedings at that meeting.

MOTION 4
Project Remediate & General Defects Rectification

4.1 The Strata Managing Agent confirmed that the inspection of sample units was conducted on 2nd to 8th February 2025 and that the Loan Value Ratio Valuation Report is due to be received by the 28th February 2025.

4.2 The Strata Managing Agent confirmed that the private Strata Loan for the general defects works was approved and that the Secretary and Chair are required to execute the Facility Agreement.

The Project Remediate Strata Loan is still pending as the Loan Value Ratio Valuation Report is required to be reviewed by Lannock Finances Credit Assessment team.

4.3 The Strata Managing Agent confirmed that the tentative start date for Project Remediate Cladding Replacement is April 2025. An onsite information session will be held 2 weeks prior to the commencement to provide an opportunity for owners and residents to meet the Project

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Team and receive information on the staging of works, including where the works will commence first including the impacts on residences.

It was **DETERMINED** that the Strata Managing Agent is to follow up receipt of:

- Works methodology
- Construction Management Plan / Project Plan
- Details of Impact

It was **FURTHER DETERMINED** that the Building Manager is to place the gardener on notice about the upcoming termination of their gardening service due to the upcoming defect remediation works.

4.4 The Strata Managing Agent confirmed that the General Defects are to be carried out together with the cladding replacement, however the Owners Corporation needs to execute the contract. It was **DETERMINED** that the works contract is to be reviewed by a lawyer before execution.

4.5 The AS4000-1997 Construction Contract ('Contract') between the owners – Strata Plan No. 92450 and Hi Tech dated 9 December 2024 to carry out general defect remediation works was tabled.

MOTION DEFEATED as per Motion 4.4 the Strata Committee are to proceed with having the contract reviewed.

4.6 The following lawyers' fees estimates to review, provide advice and prepare any amendments to the Contract were tabled.

- Project Lawyers dated 23 August 2024 in the amount of $5,750 excl GST
- DEA Lawyers dated 14 August 2024
    - Option 2 – in the amount of $4,290 – $5,500 incl GST
- Mills Oakley Lawyers dated 15 August 2024
    - Option 2 – in the amount of $4,000 – $5,000 excl GST

RESOLVED that the fee proposal from Mills Oakley was accepted.

4.7 The Strata Committee resolve to delegate and instruct the Secretary and Chair of the Owners Corporation to execute the Contract. **MOTION DEFEATED**

It was **AGREED** that the Contract was to be executed by the Secretary and Chair once the lawyer has reviewed the contract and negotiations with Hi Tech on a final Contract has been completed.

MOTION 5

Financials

5.1 RESOLVED that the Financial Reports as presented by the Strata Managing Agent dated 31 January 2025 be tabled and accepted.

5.2 RESOLVED that the proposed draft budget for the financial year ending 2025 as presented by the Strata was tabled and amended to reduce the insurance premium line item in the BMC Budget to $5,000,000, and therefore reducing the BMC Contribution line item in the Strata Plan's Budget, to allow for the levies to remain the same.

5.3 The following Payment Plan Applications received were tabled.

- Lot 3/Unit 103 – quarterly and special levy
- Lot 12/Unit 206 – special levy
- Lot 21/Unit 403 – quarterly and special levy
- Lot 35/Unit 1901 – quarterly levy
- Lot 108/Unit 2307 – special levy

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- Lot 114/Unit 2301 – quarterly and special levy
- Lot 116/Unit 2303 – quarterly and special levy
- Lot 132/Unit 2707 – quarterly and special levy

RESOLVED that:

- No payment plans were permitted for quarterly levies.
- Lot 83's payment plan was denied, and a counteroffer is to be put forward to the lot owner of $1,000 a month to be paid towards their current arrears and all future levies to be paid on time.
- Lot 116's payment plan was denied, and a counteroffer is to be put forward of $2,000 a month to be paid towards their current arrears and all future levies as they become due and payable are to be paid on time.
- The lower case Payment Plans were approved for the following lots under the condition the financial position of owners are reviewed by the Strata Committee at three months.
    - Lot 3
    - Lot 12
    - Lot 21
    - Lot 102
    - Lot 114
    - Lot 132

  The reviews are to determine whether the payment plans conditions are appropriate.

MOTION 6

Building Manager's Report

RESOLVED that the Building Manager's report dated January 2025 was tabled, discussed and the following actions determined that the Building Manager is to:

- Further investigate the previous installation of LED Lights to confirm:
    - what type of LED lights were quoted on against what was installed
    - obtain written confirmation from Inner Electrical on what is actually installed
- Obtain recommendations and proposals for a periodic jet blast clean of the drains at the building to prevent blockages from developing.
- Prepare a list of the residents currently breaching the parking by-law.
  The Strata Committee agreed that residents who continue their breaches after receiving a formal By-law Breach Letter and further a Notice to Comply will be referred to the NSW Civil & Administrative Tribunal where financial penalties may be ordered.
- Review the access control system to ensure that only 1 fob per lot has access to the garage and all additional fobs allocated to the lot have access to the garage removed

MOTION 7

Media Issues

The Strata Committee discussed the recent media attention of the building and **DETERMINED** to continue to recommend that Owners not approach the media due to the negative reputation it creates for the building.

If Individual Owners decide against the recommendation they are advised that they should seek counsel to avoid any negative impact on the reputation of the building.

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MOTION 8

Government Discussions

The Strata Committee discussed approaching government for assistance and **RESOLVED** that a letter be prepared in a manner that not only requests assistance but provides directions on potential solutions for Government to help the Owners Corporation and others facing similar situations.

This letter will be signed off by the Strata Committee on behalf of the Owners Corporation and will be reviewed with assistance from Mills Oakley Lawyers to ensure it conveys the correct message for assistance.

MOTION 9

Resignation from Strata Committee

9.1 RESOLVED that the resignation of the strata committee member and treasurer Leeno Lam of lot 138 was tabled.

9.2 RESOLVED that the Strata Committee elected Amit Sarkar to take up the vacant office bearers' position of treasurer.

It was **NOTED** that the Strata Committee had received two written nominations to take up the vacant Strata Committee position from Lots 47 & 70. It was **AGREED** that the Strata Managing Agent would circulate a notice to all Owners requesting they provide their nomination should they wish to be on the Strata Committee for fairness and that a subsequent Strata Committee Meeting would be held to formally consider the nominations received.

Termination

There being no further business the chairman declared the meeting closed at 9:18 pm.

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MINUTES OF THE GENERAL MEETING

Strata plan 92450

29 Hunter Street Parramatta

Minutes of the General Meeting of the Owners of Strata Plan 92450
held on Thursday, 5 December 2024 via Zoom Application
This meeting commenced at 6:11 PM.

Present:	Lot:
Ian Poh	1
Vipulkumar Agrawal	4
Anthony Lorbalestier	5
Mushtaq Sobhan	6
Abhishek Rajwade	9
Hao Yan	13
Annie Cheng	14
Hua Li	15
Hongwei Chi	17
Jiehang Zheng	18
Christopher Wong	19
Amit Sarkar	23
Timothy Cant	24
Kathryn Bell & Christopher Copley	25
Ryan Labadie	26
Shivani Marwah	28
Bohui Han	30
Praveen Kumar	31
Mark Fonseka	37
Tammy Ngo	41
Jiaqi Li	42

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Shweta Sharma & Saket Upadhyay	43
Rodney Chan, Jason Chan, Yee Chan	47
Laxmikant Patnaik	49
Sandra Chan & Molly Kwok	52
Queenie Tran	58
Stephanie Vujcic	65
Rajendra Rathor	61
Ivan Oetama	62
Leena Lam	63
Rajeev Jabaje	69
Yan Yang	76
Yee Ching Ho	74
Ankit Gupta	75
Hunter Qu	78
Linda Shum (POA)	81
Harsh Gandhi	83
Rajendra Kalyani	85
Amanda Liew	88
Yun Tang	89
Qun Chen	92
Kerion Du	94
Leyla Rahimi	96
Martin Smith*	103
Paul Botti	112
Swantantra Roy	121
Ashok Sofaya	123
Binyu Fang	125
Karan Ganatri	126
David (Alan) Blair	127

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Yanjun Lu	128
Nicola Macaheil	130
Xiao-Hong Ge	131

Present by Proxy:	Lot:	Proxy to:
David Cheng	11	Ryan Lahodiuk
Edwin Kwok	67	Molly Kwok
Meline Tai & Richard Moore	71	Marulie Duloy (Chairperson)
Daniel McGarrity	72	Carolyn McGarrity

In Attendance:	Of:
Marulie Duloy	Premium Strata Pty Ltd
Benjamin He	Premium Strata Pty Ltd
Lisa Wan	Premium Strata Pty Ltd
Joe Bonkos	Premium Building Management

Chairperson:

Marulie Duloy chaired the meeting

MOTION 1
Minutes of Previous General Meeting

RESOLVED that the minutes of the last General meeting of the Owner's Corporation held on Tuesday, 24 September 2024 was adopted as a true and accurate account of the proceedings of that meeting

PROJECT REMEDIATE

MOTION 2

Project Remediate | Construct Only Remediation Head Contract

The Owners – Strata Plan No 92430 **RESOLVED** to enter into a construct only remediation head contract to carry out remediation of combustible cladding on the Owners Corporation's building (Remedial Works) with Hitech Remedial Builders Pty Ltd in the amount of $8,346,000.00 plus GST (Option B)

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MOTION 3

Project Remediate | HBCF Insurance Exemption Acknowledgement & Consent Application

Subject to the Owners Corporation resolving to enter into all Project Remediate Contracts, that the Owners Corporation resolve to agree to an application being made to obtain an exemption from Home Building Compensation Fund insurance in accordance with the option chosen in motion 2 and authorises the strata managing agent to complete the HBCF Insurance Exemption Acknowledgement and Consent to Application – Project Remediate form (to be tabled at the meeting) with name and details of the remediation contractor chosen in motion 2. **MOTION DEFEATED**

MOTION 4

Project Remediate | Cost Saving Option (reinstate planter box/landscaping by the OC

Subject to the Owners Corporation resolving to enter into all Project Remediate Contracts, that the Owners Corporation resolve in respect of the Remediation Contract:

(a) If option A in motion 2 is chosen, which of the following options it chooses to have:

Item	If this cost saving option is chosen	Then the contract price in option A will be reduced by this amount (plus GST)
1	Option 1 OC is to reinstate garden	-$10,000.00

Item	If this additional cost option is chosen	Then the contract price in option A will be increased by this amount (plus GST)
1	N/A	N/A

(b) If option B in motion 2 is chosen, which of the following options it chooses to have:

Item	If this cost saving option is chosen	Then the contract price in option B will be reduced by this amount (plus GST)
1	Option 1 OC is to reinstate garden	-$2,000.00

Item	If this additional cost option is chosen	Then the contract price in option B will be increased by this amount (plus GST)
1	N/A	N/A

(c) If option C in motion 2 is chosen, which of the following options it chooses to have:

Item	If this cost saving option is chosen	Then the contract price in option C will be reduced by this amount (plus GST)
1	N/A	N/A

Item	If this additional cost option is chosen	Then the contract price in option C will be increased by this amount (plus GST)
1	N/A	N/A

To approve a variation to the Remediation Contract in accordance with the options chosen in this motion. **MOTION DEFEATED**

MOTION 5

Project Remediate | Tripartite Deed with Remediation Contractor & Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and Hitech Remedial Builders Pty Ltd in respect of the Remedial Works and authorises the strata managing agent to complete the tripartite deed with the name and details of Hitech Remedial Builders Pty Ltd.

MOTION 6

Project Remediate | Superintendent Agreement Artazan Property Group

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a superintendent agreement with Artazan Property Group (NSW) Pty Ltd based on Hitech Remedial Builders Pty Ltd's cost amount to provide superintendent services in respect of the Remedial Works according to the following table:

Option	Name of contractor	Superintendent Fee (plus. GST)
B	Hitech Remedial Builders Pty Ltd	$285,000.00

MOTION 7

Project Remediate | Tripartite Deed with Artazan Property Group & Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and Artazan Property Group (NSW) Pty Ltd in respect of the services to be provided by the superintendent.

MOTION 8

Project Remediate | Independent Assurer's Agreement City Plan Services

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into an independent assurer's agreement with City Plan Services Pty Ltd for $31,781.40 plus GST to provide assurer services in respect of the Remedial Works.

MOTION 9

Project Remediate | Tripartite Deed with City Plan Services & Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and City Plan Services Pty Ltd in respect of the services to be provided by the assurer.

MOTION10

Project Remediate | Deed of Novation with Sissons Architects and Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a deed of novation with Hansen Yuncken Pty Ltd and Sissons Architects Pty Ltd to novate to the Owners Corporation in place of Hansen Yuncken Pty Ltd the design consultant agreement between Hansen Yuncken Pty Ltd and Sissons Architects Pty Ltd in respect of the Remedial Works.

MOTION11

Project Remediate | Tripartite Deed with Sissons Architects and Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and Sissons Architects Pty Ltd in respect of the services to be provided by the Lead Design Consultant.

MOTION12

Project Remediate | Deed of Novation with Warringtonfire and Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a deed of novation with Hansen Yuncken Pty Ltd and Warringtonfire Australia Pty Ltd to novate to the Owners Corporation in place of Hansen Yuncken Pty Ltd the design consultant agreement between Hansen Yuncken Pty Ltd and Warringtonfire Australia Pty Ltd in respect of the Remedial Works.

MOTION13

Project Remediate | Tripartite Deed with Warringtonfire and Hansen Yuncken Pty Ltd

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a tripartite deed with Hansen Yuncken Pty Ltd and Warringtonfire Australia Pty Ltd in respect of the services to be provided by the assurer.

MOTION14

Project Remediate | Deed Poll – Owners Corporation Contribution

The Owners – Strata Plan No. 92450 **RESOLVED** to enter into a deed poll – owners corporation contribution (Deed Poll) in favour of the State of New South Wales by which the Owners Corporation will pay to the State a contribution to the investigation, triage, design and other costs incurred by the State in respect of the Owners Corporation's building before the date of this meeting in the following estimated amount:

Option	*Name of contractor*	*Advance (plus, GST)*
B	*Hitech Remedial Builders Pty Ltd*	*$407,485*

MOTION15

Project Remediate | Authority to Execute Contracts, Forms & Applications

An Amendment was proposed to remove reference to executing the HBCF Insurance Exemption Acknowledgement & Consent Application.

The Amendment was put to a vote and **CARRIED**.

The Owners – Strata Plan No. 92450 **RESOLVED** to:

a. Nominate SP82450, Manulie Dulay of Premium Strata Pty Ltd to sign the Project Remediate Contracts (except the Loan Contract) using Adobe; and

b. Authorise SP82450, Manulie Dulay of Premium Strata Pty Ltd on its behalf to sign the Confirmation of Use of Electronic Signature – Adobe.

c. Authorise Benjamin He to witness the affixing of the seal to the Project Remediate Contracts (except the Loan Contract).

MOTION 16

Valuation Quotes | Loan Value Ratio (LVR)

RESOLVED that quotes received to prepare a Loan Value Ratio Valuation on the Building for the purposes of Motion 17 (for the credit assessment) were tabled and the quotation from Velocity Valuations dated 7 November 2021 in the amount of $8,000.00 plus GST for a sample of 45 units and report was accepted.

MOTION 17

Lannock | Approval to Enter into Loan Contract

The Owners – Strata Plan No. SP82450 **RESOLVED** the following:

1. **RESOLVED** that the Owners Corporation enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 638 391 288) to fund the Owners Corporation's obligations to pay money under the Project Remediate Contracts including for the Remedial Works (Loan Contract).
2. **RESOLVED** that the Owners Corporation's seal be affixed to the Loan Contract in the presence of any of the following:
   (a) at least two strata committee members, one of whom must be the chairperson or secretary; or
   (b) the strata managing agent and one member of the strata committee; or
   (c) the strata managing agent alone.
3. **RESOLVED** that the Owners Corporation acknowledge in respect of the Loan Contract that:
   (a) a copy of the proposed Loan Contract, the terms and conditions and a prescribed notice, were tabled at the meeting;
   (b) the maximum amount of credit available under the Loan Contract is $12,415,482.00;
   (c) Members of the Owners Corporation will have to approve the levying of additional contributions to ensure the Owners Corporation can perform its obligations in relation to each advance under the Loan Contract; and
   (d) a drawdown instruction may be signed by any of the following:
   - Any two members of the strata committee; or
   - The strata managing agent and a strata committee member; or
   - The strata managing agent alone; or
   - The Credit Provider, if in receipt of a valid Certificate or OPR Tax Invoice.

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PRIVATE CONTRACTOR BY OWNERS' CORPORATION

MOTION 18

Cladding and General Defect | Noviion Engineering

RESOLVED that the tender analysis from Noviion Engineering dated 17 November 2024 for the remediation of combustible cladding and general defects was tabled and accepted.

MOTION 19

General Defect | Hi Tech Remedial Builders in conjunction with Project Remediate

The Owners – Strata Plan No. 92450 **RESOLVED** to table and approve the tender from Hi-Tech Remedial Builders for the remediation of General Defects in the total amount of $4,243,214 excluding painting and allowing for a $400,000 contingency only (Option A).

MOTION 20

Cladding and General Defect | Noviion Engineering

20.1 That the Owners – Strata Plan No. 92450 resolve to table and approved one of the following quotes received from builders to carry out remediation of combustible cladding and general defects.

a) Unicorn Building: $12,226,000.00 excluding GST (Option A)
b) Wynn Construction Group: $11,693,800.00 excluding GST (Option B)

MOTION DEFEATED

20.2 Subject to the above motion being passed, that the Owners – Strata Plan No. 92450 resolve to table and approve one of the below Options for external painting.

a) Unicorn Building: $610,000.00 excluding GST (Option A)
b) Wynn Construction Group: $487,000.00 excluding GST (Option B)

MOTION DEFEATED

MOTION 21

Noviion Engineering | Designer & Project Superintendent Appointment

An Amendment was proposed to remove reference of the combustible cladding and only allow for the design and supervision of the general defects (waterproofing).

The Amendment was put to a vote and **CARRIED.**

RESOLVED that Noviion Engineering be appointed as the Designer and Superintendent for the remediation of the general defects as per the pricing included under Design and Supervision Amounts for the Waterproofing Remediation of the tender analysis dated the 17/11/2024.

MOTION 22

Special Levy | Cladding and/or General Defects

An Amendment was proposed to reduce the special levy from $4,009,600 to $4,670,000.00 and that the due dates and relevant amounts be:

- 15/01/2025 in the amount of $467,000.00 incl GST (being 10% of the total)
- 15/02/2025 in the amount of $467,000.00 incl GST (being 10% of the total)
- 15th of each month for 10 months commencing 15/03/2025 in the amount of $373,600.00 incl GST (being the remainder 80% of the total)

The Amendment was put to a vote and **CARRIED**.

The Owners – Strata Plan No. 92450 **RESOLVED** in accordance with Section 81 (4) of the Strata Schemes Management Act, 2015 (NSW) to raise a special levy in the amount of $4,670,000.00 incl GST for the specific purpose covering the cost of the funds for the cladding and general repair works stipulated in the private builder's quotations to be paid over 12 instalments due and payable as follows:

i. 15/01/2025 in the amount of $467,000.00 incl GST (being 10% of the total)

ii. 15/02/2025 in the amount of $467,000.00 incl GST (being 10% of the total)

iii. 15th of each month for 10 months commencing 15/03/2025 in the amount of $373,600.00 incl GST (being the remainder 80% of the total)

It was **AGREED** that the Strata Managing Agent would circulate a letter regarding the approved special levy and a levy summary.

MOTION 23

Lannock Loan | Cladding and/or General Defects

The Owners – Strata Plan No. 92450 considered the required funding amount and **RESOLVED** the following motion, including determining the maximum loan amount to be $4,670,000.00 incl GST being the same amount raised for the special levy in Motion 22.

1. **RESOLVED** that the Owners Corporation enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 153 391 283) to fund the Owners Corporation's obligations to meet working capital requirements, fund remediation works and to comply with its obligations under law (Loan Contract), each edition (depending on loan amount) annexure to this Agenda.
2. **RESOLVED** that the Owners Corporation's seal be affixed to the loan contract in the presence of (strike out those which do not apply):

   Any two members of the executive Committee; or

   The Strata Manager and one member of the Committee; or

   The Strata Manager alone
3. **RESOLVED** that the Owners Corporation acknowledges the following things:
   (a) a copy of the proposed Loan Contract, the terms and conditions, the information memorandum and a prescribed notice, was tabled at the meeting;
   (b) the maximum amount of credit available under the Loan Contract is $5,000,000.00 or $10,000,000.00 or such increased amount as approved by a subsequent General Meeting;
   (c) Members of the Owners Corporation has the authority to approve the raising of additional levies to ensure the Owners Corporation can perform its obligations in relation to each advance under the Loan Contract;
   (d) the Owners Corporation acknowledges that it has sought such advice (including legal advice) as it believes appropriate prior to entering into the loan contract, and
   (e) a drawdown instruction may be signed by (strike out those which do not apply):
      i. Any two members of the executive Committee; or

II. The Strata Manager and one member of the Committee; or
III. The Strata Manager alone

It was **FURTHER AGREED** that:

1. Any withdrawals made under the above loan, is to be for the term period of 3 years.
2. The purpose of facilitating the Loan is to ensure the Owners Corporation's cashflow for payment under the general defects contract, should individual lot Owners fail to meet their financial obligations of the Special Levy as resolved in Motion 22.
3. The Loan Agreement provides guarantee to the appointed Private Builder to allow for progress payments.

MOTION 24

Seek Government Support for Building Remediation | Motion Requisitioned by Lot 75

The Owners Corporation of [29 Hunter Street, Parramatta, NSW 2150] successfully obtained a Supreme Court ruling mandating that [Toplace Pty Limited & JKN Para 1 Pty Limited] address significant construction defects in the building. These construction defects impact the safety, structural integrity, and long-term value of the property, creating both financial and safety risks for the residents.
Toplace has since gone into administration, rendering them unable to fulfill the court-mandated remediation and leaving the Owners Corporation without an accessible and viable remedy to address the issues.
The Owners Corporation does not have alternate financial resources to undertake the replacement of cladding and remediation of general defects, given the financial limitations of the current owners.
Taking any kind of additional loan poses a significant financial risk on the individual property owners who have already been paying special levies [all these years] to fund the increased insurance premium and cost of legal and technical experts, in addition to their regular mortgage obligations. We already have [25 Owners] who are unable to pay the current operational levies. Given the insolvency of the assigned builder and the burden of these expenses being prohibitively high for the individual property owners posing a financial risk, The Owners Corporation of [ISSE Building, 29 Hunter Street, Parramatta, NSW, 2150] hereby **RESOLVED** to formally seek support from the relevant government authorities to undertake the remediation or pay for the full cost (to replace the cladding to comply with the fire safety order as well as remediate the general building defects, including the waterproofing failures and water ingress issues) to ensure building safety and code compliance.

Termination

There being no further business the chairman declared the meeting closed at 1:36 pm.

T 02 9251 5440 premiumstrata@bigpond.com.au Suite 3, Level 2, 389 Old Princes Hwy
F 02 9251 5642 info@premiumstrata.com.au Sutherland NSW 2232

premium strata
exceeding expectations
T 02 9281 6440
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Suite 3, Level 2, 189 O'Riordan St,
Mascot NSW 2020

28th February 2025

Owners & Residents
29 Hunter Street
PARRAMATTA NSW 2150

Strata Plan 92450 – 29 Hunter Street Parramatta NSW 2150

RE: Remediation Works Update

Dear Owners and Residents,

As the strata managing agents for the above-mentioned scheme, we write to you in relation to the remediation works at 29 Hunter Street, Parramatta.

Lendlease Yunaska have confirmed that the remediation works are scheduled to start on Wednesday, 7th May 2025 and are expected to occur over approximately 18 months.

Please find attached to this letter the following documents, for your information.

Document	What it contains	Actions Required
1. Information Sheet – *Your Key Contacts*	1. Key contacts 2. Communications channels during Construction, including emergency management and construction updates	3. To be emailed to Authorised Representative as part of Introductory Materials. 4. For distribution to Strata Managers, Building Managers and to members of your owners corporation.
2. Poster – *Commencement of Works*	5. Timing for start of onsite works 6. What to expect during onsite work – hours, scaffolding, access 7. Key messages about minimising impacts 8. Contact details	9. To be emailed to Authorised Representative as part of Introductory Materials. 10. To be displayed in common areas. 11. Can also be printed and distributed to residents.
3. Poster and flyer – *Important Fire Safety Message*	12. A video message from Fire and Rescue NSW.	13. To be emailed to Authorised Representative as part of Introductory Materials. 14. The poster is to be displayed in common areas of the building (eg entry and exit doors, and lifts), and it will be on display for the duration of the remediation works.

4. Cladding Removal and Fire Safety in High-Rise Buildings	15. A brochure from Fire and Rescue NSW that provides fire safety tips and explains what you need to minimise the risk of fire while your cladding is being replaced	16. For distribution to all residents (you may wish to distribute to each letterbox)

How we'll keep you updated on the works

During the remediation works, your remediation contractor will keep you updated on how the work is progressing. We will also send you a monthly progress report, including information from your Superintendent, Independent Assessor and Contractor.

In the monthly report, you can expect an update on how the work is progressing, financial status of the works and other information relevant to your project. The report will be sent by email at the end of each month while the remediation work is happening.

How you can contact the team during the works

You can expect a lot of activity to take place during the remediation works, and we are always available to answer your questions and resolve any issues that arise.

Here's how to get in contact:

When	Who to contact	Contact details
Monday to Friday: 7.00am - 5.00pm	Artarzan Property Group	Trent Klouzal 0484 736 071 trent.klouzal@apg.com.au
After hours Also available 24 hours a day, 7 days a week	Project Remediate Construction Helpline	Call 1800 719 679
Any time in an emergency	Emergency Services - Triple Zero	Call 000

Should you have any questions, please don't hesitate to contact our office.

Yours faithfully,

Premium Strata Pty Ltd

Marulie Dulay

Licensed Strata Manager

Searcher4

From	Mona Fakhry
Sent	2/05/2025 4:30:12 PM
To:	Silvio Trgovcic, Sean MacDonald, Marulie Dulay
Subject	29 Hunter Street, Parramatta (SP 92450) | Fire Safety Order - Cladding Replacement | Project Remediate - Project 163 | SR 298460 - Approval to commence works
Attachments	image001.png, image002.png, image003.png, image004.png, image005.png, image006.jpg, Hunter St -Program Feb 25.pdf, RE: SC143 Project Remediate - Project 163: 29 Hunter Street, Parramatta - LGA Submission - Council RFI 21/03/25

Good afternoon all,

Council now considers the Terms relating to approval to commence replacement complied with.

Please ensure the WHS & environmental management plan and interim measures are actioned per the attached and in accordance with Term 5 of the Order.

Per works program submitted (attached herewith), practical completion is anticipated for Monday 28 August 2026.

Should there be any changes to the approval documentation submitted / plans during remediation, Council is to be notified immediately.

Thank you for your assistance with this matter. Good luck with the works.

Kind regards,

Mona Fakhry
Building Surveyor Fire Safety | Building Compliance
02 9806 5381 | 0479 170 411

City of Parramatta

316 Victoria Road, Rydalmere NSW 2116 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au

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https://www.cityofparramatta.nsw.gov.au/

Council acknowledges the Traditional Owners of the land, the Dharug Peoples and pays respect to their Elders past and present.

https://atparramatta.com/warami

Disclaimer

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NSW GOVERNMENT | Customer Service

Office of the Building Commissioner

Dear Authorised Representative

Re: Keep Warm Communications

We are mindful that your Strata Scheme has yet to resolve how it will attend to the replacement of flammable cladding on your building. We are now well into Project Remediate, with all but a few eligible buildings to commence the 30-percent design development journey. There remain a number of Owners Corporations who are yet to formally join Project Remediate or to commit to their cladding replacement following the tendering of their project. We understand that making the best choice for your building is a big decision. Our Project Remediate team remain ready to provide further information. You can contact us at any stage by email at projectremediate@customerservice.nsw.gov.au.

It is important that all remaining projects who may commit to joining Project Remediate do so soon. The program aims to have most buildings completed by the end of 2024, however some larger projects will take longer. Late joining projects will also fall into this category. Projects entering the program typically take nine months to achieve tender award and a further nine months to complete. The government is committed to completing all the eligible projects they can by the end of 2025 noting that some have extended replacement durations due to size or complexity.

We urge that your owners corporations be mindful that the program is now entering its concluding stages. We remain available to assist you in any way, bearing in mind a looming end date.

A continuing question is - can we remediate using private contractors?

Of course, Owners Corporations can attend to the replacement of their cladding orders, however you need to be mindful of a range of critical issues before doing so.

This includes:

Ensuring that the scoping of the cladding replacement and associated works are properly evaluated is essential. It is important that the actual condition of your building is also known upfront. Our experience is that oftentimes owners who undertake these works themselves, miss the opportunity to avoid contract variations that could and should have been included in the work. Others potentially miss the chance to make their cladding system resilient for the longer term. We are aware of some projects experiencing double the cost of the initial contract when scope or replacement risks are not factored in from the outset.

Ensuring that the intended scope of work is designed and contracted in a way where your expected replacement outcomes are assured is also necessary. We have seen a range of materials substitutions and corner cutting that will leave legacy issues for Strata Owners. Check that you are informed of exactly what work is being performed and how that work meets the required standards and that you will receive installation assurance. Compliance with the *Design and Building Practitioners Act 2020 (NSW)* is required irrespective of whether cladding remediation is undertaken in Project Remediate or not.

Importantly, you need to be confident that the fire safety order will be lifted at the end of the work and that your building will be returned to an insurable state. It's also essential to know that the contractor will fix any problems with your façade that are uncovered and not just covered up.

The above are all important considerations. Funding of your remediation is also an important consideration. To assist in making your choice, a list of key questions to consider is here or on our website Replace flammable cladding through Project Remediate | NSW Government.

Can we speed up the process?

As an owner, there are a number of ways in which you can speed up the process at this stage.

In most instances we have received the 30% design decision for buildings already in the program, and we are currently underway with the completion of the design and tender phases. We then arrange the 100% design presentation where owners will be informed of the tender quotes, and proposed the timetable of works. As with any construction quote, the estimated costs of work are valid for a set period of time only. They're fixed for 60 days, which is standard within the industry.

So, it's very important that owners at this stage, hold their EGM and agree on a way forward within that tender validity period. This is the only way to lock in the tender prices.

Seeing is believing

These days we have multiple buildings undergoing their cladding remediation. If you'd like to see how Project Remediate work is being performed, then we have planned two field days during October and November 2023 to enable undecided owners to view a project firsthand. The first will be at Waitara on 20 October 2023, and the second will be in Sydney's western suburbs in the week commencing 20 November 2023. We would propose arranging for Project Remediate's Managing Contractor to present an overview of how the project has been progressed to that point and to answer specific questions you may like answered. You will also see the extent to which Project Remediate goes to ensure that work is performed safely and how the interests of building occupants are being managed.

If you have interest in either of these two field visits during October and November 2023, please contact the Customer Engagement Team on ph 1800 730 102 to register your interest.

Please contact our team at any time if you have questions and need answers to help decide the best way forward, at projectremediate@customerservice.nsw.gov.au

Yours sincerely



David Chandler OAM
NSW Building Commissioner

CITY OF PARRAMATTA

Our Reference: 298460
Contact Mona Fakhry
Telephone: 9806 5050
Fax: 9806 5917
Email: council@cityofparramatta.nsw.gov.au

The Owners Strata Plan 92450
C/- Premium Strata Pty Ltd
Suite 3. Level 2
189 O'Riordan Street
MASCOT NSW 2020

31 March 2025

Dear Sir/Madam,

Order pursuant to Section 9.35(1)(b) of the *Environmental Planning and Assessment Act 1979* (NSW) ("the Act")

Subject:	**Order Pursuant to Section 9.35(1)(b) of the Environmental Planning and Assessment Act 1979 (NSW) ("the Act")**
Premises:	**CP SP 92450 – 29 Hunter Street, Parramatta NSW 2150 ("Premises")**

Reference is made to Council's Notice of intention to Give an Order dated 11 September 2023 with respect to the building cladding.

Council, as the appropriate authority under the Act, having considered the representations dated 6 December 2024 received, has determined that circumstances now exist for the Order to be given.

Attached for your immediate attention and action is the Order which you are advised to read thoroughly. You should also give proper consideration to the consequences that may result should the Order not be complied with.

By way of service please find enclosed Order.

Should you require additional information please contact Regulatory Services on 9806 5050.

Yours Sincerely,

Mona Fakhry
Building Surveyor – Fire Safety
Building Compliance Officer (Technical) | Regulatory Services

Attachment 1 – Order (6 pages)
Attachment 2 – Building Product Use Ban (5 pages)
Attachment 3 – Fire safety schedule (12 pages)

DEVELOPMENT CONTROL ORDER

Pursuant to Section 9.35(1)(b) of the Environmental Planning and Assessment Act 1979 (NSW)

Date: **31 March 2025**

Order: **Fire Safety Order ("Order") - Schedule 5, Part 2, Item 1**

To whom: **The Owners of Strata Plan SP92450 – As the owner of the premises ("Owner").**

Premises: **CP SP 92450 - 29 Hunter Street, Parramatta NSW 2150**

Council, under the powers conferred on it by Section 9.35(1)(b) of the Environmental Planning and Assessment Act 1979 (**the Act**), orders you as the Owner **(Owner)** of the premises, to take the actions specified in the terms of the order set out below, within the time period set out below, and for the reasons set out below.

Circumstances:

On 10 August 2018, a Notice was issued by the Commissioner of Fair Trading under section 9(1) of the Building Product (Safety) Act 2017, titled 'Building Product Use Ban' (**Ban**).

The Ban prohibited the use of a building product known as Aluminium Composite Panels **(ACP)** comprising a core of greater than 30% polyethylene by mass (**prohibited building product**). The Ban became effective on 15 August 2018.

The prohibited building product is considered unsafe, for any external cladding, external wall, external insulation, façade or rendered finish, including in a Type A construction as defined in the Building Code of Australia, as it poses a high fire safety risk due to its combustabilty and the potential for the rapid spread of fire.

The City of Parramatta Council (**Council**) has been made aware through a Report prepared by AED Group, dated 25 March 2019, submitted to Council (**Report**) that the building (**Building**) situated at the Premises known as 29 Hunter Street Parramatta NSW 2150 is partially constructed with the prohibited building product. The Building is a Type A construction.

Council has visually inspected the premises and undertook a site inspection on 7 September 2023, and identified your builiding as having external wall cladding installed. Further investigation is necessary to ensure your building is safe, and if not, carry out the necessary measures to make it safe.

The Council is of the opinion that the Building in its current state is unsafe and as such, there is a risk of the loss of human life and property, should the prohibited building product, or any part of it, catch fire. There are inadequate fire safety measusures to

prevent fire or prevent the spread of fire. The Council is also of the opinion that the construction of the building with the prohibited product does not ensure the safety of persons in the event of fire.

The Council, as the responsible authority for such matters, considers that in view of the circumstances, a reasonable basis exists for the issue of this Fire Safety Order.

Terms of the Order (Things to be done for the purpose of ensuring adequate fire safety)

In order to ensure the Building is safe, and adequate fire safety measures are taken to prevent the loss of human life and property (**make the Building safe**) the following things are required to be done within ***'The Period for Compliance with the Order for Things to be Done'*** below:

(A) Section A - prior to any work being undertaken

1. ~~Engage the services of a suitably experienced and qualified registered professional a Fire Engineer Certifier – fire safety (Formerly C10), or a Building surveyor – unrestricted (Formerly A1) as defined in the *Building and Development Certifiers Regulation 2020* to provide the following to Council:~~

   a) ~~A full assessment and detailed report (**Report**) concerning the Prohibited Building Product, which is likely to be contained in any external cladding, external wall, external insulation, façade or rendered finish of the Building, and the extent of its use as a Prohibited Building Product in the construction of the Building. The Report is to include details of the collection of samples from multiple locations and results of their analysis by an accredited testing laboratory, to determine whether the product is prohibited under the Ban. The testing is to meet the appropriate Australian standard, as identified in the Ban Notice, for fire tests on building materials,components and structures.~~

   b) ~~A certification that the Building:~~

      (i) ~~does ***not*** contain the Prohibited Building Product, or if contained, is not deemed combustible by successfully passing a test in accordance with Australian Standard identified in the Ban Notice, and that the Building does not require any work to be carried out relating to the Prohibited Building Product to make the Building safe; or,~~

      (ii) ~~**does** contain the Prohibited Building Product and requires things to be done to ensure adequate fire safety measures are taken to make the Building safe.~~

2. In the event the Building is certified under (1)(b)(ii), a further more detailed report (**Detailed Report**) is to be submitted to Council with recommendations of the things required to be done to ensure adequate measures have been taken to make the

Building safe including the removal and replacement of the Prohibited Building Product and any rectification works. The Detailed Report is to include:

(i) plans of the location of the existing Prohibited Building Product contained in the Building;

(ii) the method by which the Building is to be rectified and the Prohibited Building Product removed;

(iii) design plans for all proposed rectification works and where the replacement materials are to be located on the Building;

(iv) specifications of the proposed replacement materials;

(v) details of the colour(s) of the proposed replacement materials which are to be in accordance with the conditions of the approval under which the cladding was originally installed, as well as any artwork design incorporated within the facade finishes.

(vi) a timetable for the rectification works to be carried out;

(vii) identification of any impacts the rectification works to the Building may have upon the surrounding locality and how these impacts will be mitigated;

(viii) identification of the impacts the rectification works will have on the occupants of the Building and how those impacts are to be addressed;

(ix) demonstration that the Building Code of Australia will be complied with once the Prohibited Building Product is removed and rectification works are carried out and completed;

(x) a plan of the proposed interim and long term measures, including the rectification works, to be undertaken that mitigates the fire risk to the occupants continuing use of the Building; and,

(xi) a timetable to have both the interim and long term measures, including the rectification works, implemented to ensure and promote adequate fire safety.

3. No works are to be undertaken until written confirmation is received from Council that all documents identified in **section (A),** have been submitted and are to Council's satisfaction (**Approved Plans**).

(B) Section B - works to be carried out

4. Once you receive written confirmation from Council under **Term 3**, you are to carry out the works in accordance with the **Approved Plans**. All works are to be carried out under the direct supervision of a suitably qualified and experienced registered professional a Fire Engineer Certifier – fire safety (Formerly C10), or a Building surveyor – unrestricted (Formerly A1) as defined in the *Building and Development Certifiers Regulation 2020*.

5. Interim strategy in accordance with the **Approved Plan** - to incorporate quarterly maintenance inspections of applicable essential fire safety measures to be implemented immediately following commencement of works, up until the completion of all cladding remediation to ensure building occupants can safely evacuate in the event of a fire emergency. Council is to be provided with inspection records.

(C) Section C - once the works have been completed

6. Upon completion of the rectification works, final certification from the appointed accredited engineer/certifier is to be submitted to Council, confirming that the works have been carried out in accordance with the Approved Plans and Building Code of Australia.

7. Upon completion of the works, a final fire safety certificate is to be submitted to Council's satisfaction.

8. A copy of Certification is to be provided to Council officer Mona Fakhry, at 316 Victoria Road, Rydalmere NSW 2116.

Reasons for Order

Council has visually inspected premises throughout its local government area, and identified your building as having external wall cladding installed with aluminium composite panels.

In reference to façade assessment report prepared by AED Group, reference 8935.18 Rev 1, dated 25 March 2019, identified external combustible cladding installed on the building façade.

In reference to written legal representation received by Linda Holland of Mills Oakley, dated 6 December 2024, confirming that the Owners Corporation are to proceed with Project Remediate in replacing the combustible cladding on the building.

As the Owners have voluntarily opted-in the NSW Government Project Remediate program to replace cladding; ACP cladding with more than 8 per cent combustible content will be removed in full.

The Building is clad with the Prohibited Building Product, there is a potential risk to life and property should there be a fire. If the Prohibited Building Product caught fire, there is a great chance that it would spread rapidly.

It is necessary to issue this Order to notify you of Council's concerns and direct you to do things to ensure the Building is safe, or whether it needs to be made safe, and that there are adequate fire safety measures to prevent fire and its rapid spread.

The investigations conclude that there is a safety risk, and that the fire safety measures to prevent fire are inadequate. Recommendations must be made by the appointed expert as to the works required to be carried out and the necessary fire safety measures to be taken, to prevent the loss of life and property, and make the building safe - this will require the removal of the Prohibited Building Product and rectification works to the Building to be undertaken.
Council will need to be satisfied that any proposed works to be carried are appropriate. Therefore, all investigations, reports, plans and other related documents, will need to be provided to Council for it to assess.

The things required to be done must be carried out promptly and comply with the strict timetable provided immediately below.

Time Period for Compliance

- The requested documentation (Detailed Report) required in Term 2 , is to be submitted to Council for review in **three (3) months** from the date of this order.
- The works required to be done in accordance with the Approved plans under Term 4 are to be carried out and completed, within **Twelve (12) months** from the date of Council's written confirmation to commence given under Term 3.
- The certification required in **section (C)**, is to be submitted to Council within **fourteen (14) days** from the completion of work(s) under Term 5 and 6.

It is an offence not to comply with this Order.

Your attention is drawn to the provisions of Environmental Planning and Assessment Act 1979:

Non-compliance with the Order:

If the order is not complied with, the Council may commence legal proceedings for an offence of failing to comply with the development control Order. Upon conviction for an offence under the Act a court can impose the following maximum penalties:

- $5 million dollars in the case of a corporation or $1 million dollars in the case of an individual for a Tier 1 offence,
- $2 million dollars in the case of a corporation or $500,000 in the case of an individual for a Tier 2 offence

- $1 million dollars in the case of a corporation or $250,000 in the case of an individual for a Tier 3 offence.

In the most serious cases, in addition to any fines, the court may also impose imprisonment.

These penalties are the maximum that the relevant Court can impose, and the Court has significant discretion in deciding the amount of any penalty below that maximum. However, as a guide, the relevant Penalty Infringement Notice for this offence provides for a penalty amount of $3000 for an individual and $6000 for a corporation.

In addition, the Council may also choose to exercise its powers pursuant to Schedule 5, Part 11, Clause 33 of the Act to do all such things that are necessary or convenient to give effect to the Order and recover all costs incurred as a debt due back to the Council.

Compliance Cost Notice:

You are advised that Schedule 5, Part 12, Clause 37 of the Environmental Planning and Assessment Act, 1979 enables Council to issue a Compliance Cost Notice to recover costs and expenses incurred for ensuring compliance with Orders issued under Section 9.35(1)(b) of the Act. A compliance cost notice will require a person who is subject of an Order to pay all or any reasonable costs and expenses in connection with monitoring action and ensuring the Order is complied with.

Right of Appeal:

Section 8.18 A person who is given a development control order may appeal to the Court against the order within 28 days after the development control order is given to the person or, if an order is given subsequently that forms part of the development control order, within **twenty-eight (28) days** after the subsequent order is given to the person.

Notes for your assistance

Should you require any assistance understanding the Order or you require further information please contact Mona Fakhry on 9806 5050, Monday – Friday 8:30 am – 4:30 pm, to discuss your options.

However, Council cannot provide legal advice to you and Council recommends that you seek and obtain that advice from an independent lawyer.

Yours sincerely,

Mona Fakhry
Building Surveyor - Fire Safety
Building Compliance (Technical) | Regulatory Services

BUILDING PRODUCT USE BAN

NOTICE UNDER SECTION 9(1) OF THE *BUILDING PRODUCTS (SAFETY) ACT 2017*

I, Rosemary Ann Webb, Commissioner for Fair Trading, Department of Finance, Services and Innovation:

PROHIBIT the use of aluminium composite panels (ACP) with a core comprised of greater than 30 per cent polyethylene (PE) by mass ('the building product') in any external cladding, external wall, external insulation, façade or rendered finish in:

- Class 2, 3 and 9 buildings with a rise in storeys of three or more and Class 5, 6, 7 and 8 buildings with a rise in storeys of four or more (Type A construction as defined in the Building Code of Australia); and
- Class 2, 3 and 9 buildings with a rise in storeys of two or more and Class 5, 6, 7 and 8 buildings with a rise in storeys of three or more (Type B construction as defined in the Building Code of Australia),

subject to the following exceptions:

a) the building product is not deemed combustible by successfully passing a test in accordance with Australian Standard 1530.1-1994 'Methods for fire tests on building materials, components and structures' (AS 1530.1);

or

b) the building product and proposed external wall assembly has successfully passed a test for both the EW (external wall fire spread) and BB (building-to-building fire spread) classifications in accordance with Australian Standard 5113 'Fire Propagation testing and classification of external walls of buildings' (AS 5113) and the proponent of the use of the building product tested to AS 5113 documents by statutory declaration that the building product will be installed in a manner identical to the tested prototype wall assembly or façade,

and

c) the AS 1530.1 or AS 5113 test results to be relied upon to except a building product from the ban are produced by an Accredited Testing Laboratory, and describe the methods and conditions of the test and the form of construction of the tested building product or prototype wall assembly or façade, and are dated on or after 1 July 2017.

This building product use ban commences Wednesday 15 August 2018 and remains in force until it is revoked.

DATED the 10th day of August 2018.

ROSEMARY ANN WEBB
COMMISSIONER FOR FAIR TRADING
DEPARTMENT OF FINANCE, SERVICES AND INNOVATION

Notations

For the purposes of this Notice:

Accredited Testing Laboratory means:

i. an organisation accredited by the National Association of Testing Authorities (NATA) to undertake the relevant tests; or

ii. an organisation outside Australia accredited to undertake the relevant tests by an authority, recognised by NATA through a mutual recognition agreement; or

iii. an organisation recognised as being an *Accredited Testing Laboratory* under legislation at the time the test was undertaken.

Proponent is taken to be one of the following persons:

i. the person recommending or specifying the use of the building product;

ii. the person who uses the building product; or

iii. the Owner within the meaning of the *Building Products (Safety) Act 2017* ('the Act').

Rise in storeys has the meaning given to it in Clause C1.2 of the BCA.

Under the Act, it is an offence for a person to cause a building product to be used in a building in contravention of a building product use ban.[1]

It is also an offence under the Act for a person to, in trade or commerce, represent that a building product is suitable for use in a building if that use would contravene a building product use ban.[2]

Part 4 of the Act makes provision for the identification and rectification of buildings where a building product the subject of a building product use ban has been used in the building for a use that is prohibited by the building product use ban. For the purposes of that Part of the Act, it does not matter if the building product was used in the building before the building product use ban is in force.[3]

Reasons for Decision

On 23 March 2018, I published a Notice under section 13 of the Act (the Notice) calling for submissions by 23 April 2018 on whether a building product use ban was warranted for the use of ACPs, particularly panels containing a polyethylene core, and/or polystyrene products, and/or other similar substances in any external cladding, external wall, external insulation, façade or rendered finish on a building of 2 or more storeys (use in external cladding).

I received 28 public submissions in response to the Notice. The submissions were provided by a range of stakeholders including developers, builders, industry associations, fire safety consultants, composite panel suppliers and individuals.

In deciding whether to impose a building product use ban, I have had regard to all public submissions that were received in response to the Notice.

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[1] Section 15(1), *Building Products (Safety) Act 2017*.
[2] Section 15(2), *Building Products (Safety) Act 2017*.
[3] Section 17(2), *Building Products (Safety) Act 2017*.

I have also considered:

(a) advice from NSW Fire and Rescue;
(b) independent expert advice specifically sought by the Department of Finance, Services and Innovation from building safety professionals with relevant technical knowledge and professional expertise;
(c) the post incident analysis report of the Lacrosse Building fire by The Metropolitan Fire and Emergency Services Board dated 25 November 2014;
(d) the Economic References Committee, *Non-conforming building products – Interim report: Aluminium composite cladding* dated 6 September 2017;
(e) the *Australian Government response to the Interim report: Aluminium Composite Cladding* dated 26 February 2018;
(f) the Phase 1 expert report of Professor Luke Bisby dated 2 April 2018 submitted to the Grenfell Tower Inquiry;
(g) the approaches which have been adopted by other Australian Regulators, namely Victoria, Tasmania and South Australia on the use of certain types of composite panelling; and
(h) publications of the NSW Cladding Taskforce.

In reaching a decision, I have had regard to:

- the likely contribution of specific types of ACPs to building fire safety
- whether certain types of ACPs are unsafe within the meaning of the Act and should be banned from use in certain classes of building, and
- whether any compliance tests exist to sufficiently manage the safety risks posed by certain products.

Having considered all of this information, I am satisfied that the building product is unsafe for use in any external cladding, external wall, external insulation, façade or rendered finish in buildings of Type A and Type B construction, as defined in the Building Code of Australia, subject to specified exceptions. I therefore decided to prohibit the use of the building product in the terms of the building product use ban set out above. My reasons for making this decision are as follows:

1) Fires which are associated with ACP with a PE core on Type A and Type B construction pose a safety risk

Recent public events have demonstrated the safety risk associated with the use of ACP with a PE core in multi storey buildings, including Type A and Type B construction. Events such as the Lacrosse building fire in Melbourne on 25 November 2014 and the Grenfell Tower fire in London on 14 June 2017 demonstrated that there are likely to be public safety risks associated with the use of certain types of cladding, including ACP with a PE core. Similar fire events in China, France and the United Arab Emirates have also been linked to the use of combustible cladding.

Fires on multi storey buildings have a range of inherent complexities resulting from the height of the building and may require more specialised equipment. Fires which are associated with external cladding consisting of ACP with a PE core, such as the Lacrosse Building fire and the Grenfell Tower fire, introduce additional risk owing to the rapid vertical spread of fire associated with these building products. Such fires must be carefully managed to respond to the potentially higher incidence of fatalities which are more likely to be caused by such a fire.

The Lacrosse Building fire was managed by an internal sprinkler system that was found to have operated well above specification in the majority of the units impacted by the fire to stop its spread. It therefore cannot be presumed that a sprinkler system would operate to mitigate the spread of fire in similar circumstances.

NSW Fire and Rescue identify building products including ACP with a PE core as a safety risk capable of causing rapid fire spread. The use of such building products may put fire fighters and occupants in unsafe situations including exposure to falling debris in the instance of fire.

2) ACP with a core comprised of greater than 30 per cent PE by mass used in contravention of the National Construction Code (NCC) poses a safety risk within the meaning of the Act

The various types of ACP are distinguished by the composition of their core. The composition of the core is important as it is considered to significantly influence the fire properties of the panel. The majority of ACPs have a core material that is a mixture of PE, mineral fillers and/or fire retardants. The CSIRO, who were asked to provide advice by the Australian Government on the various types of ACPs currently manufactured, described three 'classes' of core composition:

1) Less than three per cent PE – such composition produces a product classified as 'A2' ACP under European fire certification;
2) Approximately 30 per cent PE – such composition produces a product classified as 'FR' (fire retardant) under European fire certification; and
3) Approximately 100 per cent PE.

Unlike European fire certification, the NCC does not consider or make distinctions based on the composition of panels, including the core, as it requires ACP to be non-combustible as defined by AS 1530.1. However, some Australian suppliers identify their ACP products as complying with A2 or FR European standards to represent that the ACP product is non-combustible.

PE is a thermoplastic substance which has poor fire performance and is quickly prone to melting and dripping when exposed to high temperatures, such as in the event of a fire. The heat from a fire can quickly conduct through the outer ACP, noting the width of these panels is no greater than 6mm, and ignite the highly flammable core. These materials combust in a manner that makes fire response extremely challenging for emergency services.

Cladding, including ACP with a PE core of some proportion, is often used for the purposes of aesthetics to act as a cover for part or all of the external walls of a building. In the event of a fire, the use of ACP with a PE core on a multi storey building can significantly increase the amount of energy that is released by the cladding and contribute to the rapid spread of fire.

A ban directed only to ACP with a core comprised of greater than 30 per cent PE targets the impact of the product ban and focuses regulatory intervention on the types of ACP panels that are most likely to pose a safety risk. This threshold aligns with the FR European standard which is considered the benchmark for an ACP product to be of low flammability.

Given that the Victorian Building Authority also enforces a restriction on ACP with a core specifically comprised of 30 per cent or more PE by mass, it is considered appropriate to align NSW's building product use ban with the requirements of the second largest state in which construction work is performed. It is noted however that the Victorian approach differs from the NSW approach. Under the Victorian approach products are required to be submitted to the Victorian Building Appeals Board to be determined whether the proposed use of the product complies with the relevant Act and Regulations. In this regard, the Victorian approach equates to an 'approval' under the Victorian planning and building regime. The NSW approach under the proposed ban creates a specific gateway which affected products must navigate, but still requires that the product and the related construction use is separately and additionally subject to all the normal planning assessment and approvals, including compliance with the NCC, under NSW laws.

3) At present, the NCC is not sufficient to regulate building products and cannot be relied on in isolation to address the safety risks associated with the use of ACP with a core comprised of greater than 30 per cent PE by mass

The NCC is a national performance-based code which outlines mandatory performance requirements for the building and construction industry. Under the NCC, ACP with a PE core is permitted for use if the product satisfies the performance requirements of the NCC.

However, misapplication of or non-compliance with the performance requirements of the NCC raises a significant risk and concern for the safety of buildings and the community.

The operation of the NCC presents challenges to entities in the building industry and regulators. Concerns with the combustibility of external cladding (specifically ACP with a PE core) and the role of the NCC have been noted in reports by domestic and international bodies. There is evidence that NSW is directly affected as the NSW Cladding Taskforce identified over 400 buildings as "having cladding in a quantity, location and/or arrangement which potentially increases fire risks" despite the requirements of the NCC.

Victoria, South Australia and Tasmania have determined it appropriate to implement new measures in addition to existing requirements under the NCC to respond to the challenge of non-compliant cladding.

Based on the sources considered, a genuine concern exists that the NCC cannot be relied on in isolation to address the safety risks associated with the use of ACP with a core comprised of greater than 30 per cent PE by mass.

4) A building product use ban can be imposed subject to exceptions that will enable the use of the building product if a nominated test is satisfied

Expert advice and other sources which I considered identified recognised testing that applies to the building product as determined by Australian Standards and/or in certain circumstances called upon by the NCC, including AS 1530.1 and/or AS 5113. I have formed the view that the safety risk posed by ACP with a core comprised of greater than 30 per cent PE by mass can be managed if the product meets the testing requirements of AS 1530.1 and/or AS 5113. For this reason, the building product use ban is subject to exceptions that permit the use of the building product in Type A and Type B construction if the building product is tested in accordance with either AS 1530.1 or AS 5113.

AS 1530.1 is an individual product test which determines the combustibility of a building material within the criteria given in Clause 3.4 of the Standard. Separately AS 5113 sets out the procedures for the fire propagation testing and classification of external walls of buildings according to their tendency to limit the spread of fire via the external wall and between adjacent buildings. AS 5113 is more appropriate for testing entire wall assemblies or façades consisting of external cladding, rather than an individual product. This Standard is applicable to fire propagation via all external vertical or near vertical surfaces and covers all types of external wall systems, including façades, outer skins, core materials, cavities and attachments. The application of AS 5113 as part of a building product use ban is considered appropriate to ensure that building products that pose a safety risk, including to the lives of occupants, fire fighters and the community, are not used in NSW.

In order to meet the requirements of the proposed exception it is considered appropriate that tests be supported with a report from an Accredited Testing Laboratory which describes the methods and conditions of the test, the form of construction of the tested prototype. Where AS 5113 is relied upon, a statutory declaration will be required by the proponent of the use of the building product to declare that the building product will be installed in a manner identical to the tested prototype wall assembly or façade. This additional step is required to ensure that proponents understand and verify that the prototype wall assembly tested is in fact the wall assembly subsequently used and installed.

To ensure that testing takes account of the understanding of the fire performance of ACP products since the Grenfell Tower Fire, test reports against AS 1530.1 and/or AS 5113 are required to have been undertaken no earlier than 1 July 2017.

ESSENTIAL FIRE SAFETY MEASURES - SCHEDULE
Relevant to the Approved Certificate

Reference: ESS/336/2016
Property Address: 29 Hunter Street, PARRAMATTA NSW 2150,

The following Essential Services are installed within the building:

FIRE SAFETY MEASURE	BUILDING CODE OF AUSTRALIA REFERENCE	MINIMUM STANDARD OF PERFORMANCE (To be specified in the Fire Safety Statement)
Existing		
Access panels, doors and hoppers to fire resisting shafts	BCA 2013 Clause C3.13	
Automatic fail safe devices	BCA 2013 Clause C3.4, D2.19, D2.21, D2.22, Spec C3.4	AS 1670.1 - 2004
Automatic fire detection and alarm systems	BCA 2013 Clause E2.2 & Specification E2.2a,	AS 1670.1 (2004), AS 3786 (1993),
Automatic fire suppression system	BCA 2013 Clause C2.3, E1.5, E2.2, Spec E1.5, Spec E2.2a	AS 2118.1 – 1999 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 for alarm valve location to the basement level, room to be fire separated with enclosing construction achieving a FRL of 120/120/120
Emergency lighting	BCA 2013 Clause E4.2 & E4.4	AS 2293.1 (2005)
Emergency lifts	BCA 2013 Clause E3.4	
Exit & directional signage	BCA 2013 Clause E4.4, E4.5, NSW E4.6 & E4.8	AS 2293.1 (2005) Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016: 1. In the central fire-isolated stair, exit signs must be located

		on the level of discharge above the door separating the rising and descending flights and above the final exit door.
Fire control room	BCA 2013 Clause E1.8, Spec 1.8	
Fire dampers	BCA 2013 Clause E2.2	AS/NZS 1668.1 – 1998 AS 1682.2 - 1990
Fire doorsets	BCA 2013 Clause C3.11	AS 1905.1 – 2005 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016 1. The door to the car park located near supply air room must be a fire door with an FRL of -/60/30. 2. The sprinkler valve room door opening into the car park to have an FRL of -/120/30 and the door opening into the fire stair an FRL of -/60/30
Fire Engineering Report	Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6 dated 26/04/2016, report identifies: • Travel distance to a point in choice in travel to podium levels 1 and 2 up to 15m and to levels 3 and 4 up to 11m • Distance between	

	alternate exits (scissor stairs) less than 9m (7.5m) • Form of protection to the hydrant booster assembly without radiant heat shield 2m either side due to proximity of car park entry • The sprinkler alarm vale being located to the basement level, accessed via a fire isolated exit • Deletion of the zone smoke control system to the commercial portions • Ground floor commercial tenancies being provided with a single exit only • The central fire-isolated stair within the building contains both rising and descending stair flights, that discharge into a common fire-isolated passage	

	• Fire control room may be located 600mm above a public road or open space in lieu of 300mm • The level 28 pump room and lobby area are not provided with fire hose reel coverage • The fire hose reel located along the fire stair wall opposite the garbage room within the ground floor lobby is located 5m from the exit in lieu of 4m • An unobstructed width of 950mm is provided instead of 1m within fire-isolated stair 4 servicing residential levels, due to the location of the fire hydrants on each landing • The pump room on level 28 opens directly into the fire-isolated stair	
Fire hydrant systems	BCA 2013 Clause C2.12, E1.3	AS 2419.1 – 2005 Report prepared by Defire (NSW) Pty Ltd report SY120341 revision 1.6

		dated 26/04/2016: in relation to the protection to the booster assembly and -/60/30 fire rated door beside roller shutter. Report prepared by Defire (NSW) Pty Ltd report SY120341 revision R2.1 dated 8 May 2019: A relay pump for the hydrant system is not required to be provided to serve the pressure stage above 50m in accordance with clause 7.7 of AS 2419.1-2005. The fire hydrant pumpset for the high zone will be used as a relay pump for the pressure stage above 50m- dual purpose pump- and must comply with the following: a) The pumpset must be capable of achieving the required flow and pressure as per table 2.3 of AS2419.1 -2005 – ie. 10L/s each for two hydrants at 700kPa for the top most level with residential units. b) A permanently affixed fade and weather resistance sign shall be installed adjacent to the fire brigade booster assembly stating- a. In upper case letters not less than 15mm high: "WARNING – AUTOMATIC STARTING FIRE HYDRANT/ RELAY PUMPS INSTALLED SYSTEM DOES NOT REQUIRE BOOSTING"

		b. In upper case letters not less that 15mm high: "IF PUMP INDICATOR LIGHTS ARE NOT OPERATING, REFER TO TACTICAL FIRE PLANS IN FIRE CONTROL ROOM FOR THE OPERATION OF PUMPS AND BOOSTING BY A FIRE BRIGADE PUMPING APPLIANCE" c. A permanently affixed mimic pump controller panel shall be installed adjacent to the fire brigade booster assembly that includes separate pump running indicator lights for each dual purpose pump and each dual purpose pump only. The wiring to the indicator lights shall be protected from fire and physical damage by cabling having ratings of WS5X and WS51 to WS54 as appropriate. d. The dual purpose pump shall be variable speed. e. The dual purpose fire pump shall be provided with a pressure relief valve, with the discharge piped to waste. The pressure relief valve shall be set to ensure that the pressure in the system pipework will not exceed 2400kPa, or the maximum system test pressure, whichever is the lesser.

		f. It must be classified as a dual purpose pump and identified by a sign permanently affixed to the pumpset, stating on upper case letters not less that 15mm high: "DUAL PURPOSE FIRE HYDRANT/ RELAY PUMP". The following features/ installations will be provided: • The pump set will be connected in series with the brigade booster connection (2 X 65mm). • A variable speed controller will be installed so that the diesel drive and hence the pump will be capable of operating on variable speed. • When used as a relay pump, the pumpset will provide the required flow and pressure – 10L/s each for two hydrants at 700 kPa for the top most level with residential units. • It will provide unlimited water flow as it is connected permanently to the Sydney Water Main. • It will operate automatically through a pressure switch when operating as a non-relay pump. • It will be operated automatically with a variable speed controller