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ANNUAL GENERAL MEETING NOTICE

Strata Plan 10957

PO BOX 937 KARRATHA WA 6714
STRATA@KFNR.COM.AU
+61 8 9144 2200

notice of annual general meeting

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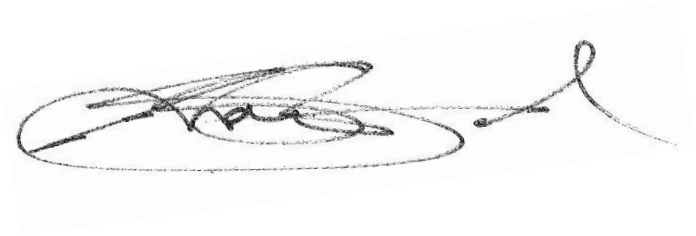
The Owners of
8 Leeds Close Millars Well
Strata Plan 10957

Notice is hereby given that the Annual General Meeting of the above Strata Company will be hosted online via Microsoft Teams (refer to email for details) on **30/07/2026** commencing at **10:00 AM**.

This notice is given by authority and on the instruction of the Secretary of the Strata Company pursuant to Schedule 1, By-law 9 of the Strata Titles Act 1985 (WA), issued on **02/07/2026**, being not less than 14 days prior to the holding of the meeting. This notice is issued electronically to proprietors at their nominated address for service as recorded by the Strata Company and is deemed served in accordance with the Act.

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

1. Minutes of previous General Meeting (AGM held 16/09/2025)
2. Currency Certificate of Insurance 2026/2027
3. Statement of Accounts for the Administration & Reserve Fund 01/07/2025 - 30/06/2026.
4. Budget of estimated expenditure for the Administration Fund 01/07/2026 - 30/06/2027.
5. Funding proposal for the levying of contributions.
6. Forms in respect to the election of members of the Council.
7. Information in respect to voting rights.
8. Form of proxy.



Signed on behalf of Strata Company
Andrew Sherwood
STRATA MANAGER

IMPORTANT NOTICE

Please ensure that you read & understand the attachments prior to the meeting.

Any financial questions requiring detailed response must be submitted in writing at least 48 hours prior to the meeting.

To enable your Strata Company to proceed with the meeting, if you are unable to attend, please ensure that you complete your proxy to prior to the meeting.

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ANNUAL GENERAL MEETING AGENDA

NOTE: UNLESS OTHERWISE SPECIFIED, ALL MOTIONS TABLED ARE ORDINARY RESOLUTIONS

1. PRELIMINARY MATTERS

1.1. Appointment of Chairperson for the meeting.

1.2. Verification of proxies and quorum

1.3. Announcement of those present by invitation & announcement of any apologies received.

1.4. Confirmation previous General Meeting minutes

Proposed Motion: That the previous General Meeting minutes (AGM held 16/09/2025) be adopted as being a true and correct record of proceedings.

MOTION CARRIED / NOT CARRIED

2. GENERAL BUSINESS

2.1. Statement of Accounts:

Consideration of the Statement of Accounts for the Strata Company for the period 01/07/2025 - 30/06/2026 (as tabled).

Proposed Motion: That the Statement of Accounts of the Strata Company be adopted as presented. **MOTION CARRIED / NOT CARRIED**

2.2. Receipt of Currency Certificate – Insurance (no vote required).

The Strata Company acknowledged receipt of the Currency Certificate for insurance as tabled.

2.3. Constitution of Council:

Proposed Motion: That the Council of the Strata Company consist of (propose a number between 3 & 7) members. **MOTION CARRIED / NOT CARRIED**

(a) Call for nominations of candidates for election to the Council

(b) If required, conduct a ballot to elect members of the Council

3. SPECIAL BUSINESS

3.1. Insurance obligations of the Strata Company:

Proposed Motion: That the Strata Company insures against the risks as contained within the tabled Currency Certificate and directs the Council of the Strata Company to renew the insurance policy, including the sum insured, having regard to any current insurance valuation where available. **MOTION CARRIED / NOT CARRIED**

3.2. Execution of Documents (Section 118. Strata Titles Act)

Proposed Motion: That the Strata Company as per section 118 of the Strata Titles Act, authorises any two members of the Council to execute any document on its behalf as required. **MOTION CARRIED / NOT CARRIED**

3.3. Consideration of Budget of estimated expenditure for the Administration Fund:

Proposed Motion: That the budget of estimated expenditure (as tabled) be adopted as the budget of the Strata Company for the Administration Fund for the period **01/07/2026 - 30/06/2027**. **MOTION CARRIED / NOT CARRIED**

3.4. Determination of Levy of Contributions for the Administration Fund 01/07/2026 - 30/06/2027:

Proposed Motion:

(a) That the levy of contributions for the Administrative Fund be raised in proportion to the unit entitlements of the respective lots to raise a total of **$45,000.00** per annum as tabled below:

Note: The table below outlines the total amount to be raised per period (usually per quarter), which will be split according to the unit entitlements.

Total	Period	Date Due	Notes
$8,250.00	01/07/2026 - 30/09/2026	01/07/2026	**ALREADY RAISED**
$12,250.00	01/10/2026 - 31/12/2026	01/10/2026	
$12,250.00	01/01/2027 - 31/03/2027	01/01/2026	
$12,250.00	01/04/2027 - 30/06/2027	01/04/2026	
$45,000.00			

(b) At the expiry of the last tabled instalment, the levies will continue to be raised in proportion to the unit entitlements of the respective lots to raise a sum of **$11,250.00** per quarter, or until the Strata Company agrees otherwise **MOTION CARRIED / NOT CARRIED**

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

Note: Matters may be raised for discussion and, where required, referred to the Council of the Strata Company or the Strata Manager for consideration and action. No binding resolutions may be passed on matters not included on the agenda.

3.6. Close of meeting.

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PREVIOUS MINUTES

The Owners of
8 Leeds Close Millars Well
Strata Plan 10957

Minutes of the Annual General Meeting of the above Strata Company hosted online via Microsoft Teams on **16/09/2025** commencing at **10:30 AM**.

Proprietors present or person as proxies for proprietors:

Tracy Kitching ..... Lot 3
Hayden Bryan ..... Lot 2
Andrew Sherwood ..... Proxy for Lot 1
Chairperson ..... for lot 4 & 5

Persons present by invitation:

Andrew Sherwood – First National Real Estate Karratha
Julie Oliver - First National Real Estate Karratha

1. PRELIMINARY MATTERS

1.1. Chairman

Andrew Sherwood was appointed to Chair the meeting and acted in that capacity throughout the meeting.

1.2. The Chairman announced that all proxies had been verified as valid, that there was a quorum of proprietors present and the meeting was validly constituted and declared open at 11:00 am.

1.3. Apologies – Nil

1.4. Confirmation of the minutes of the previous General Meeting and consideration of any matters arising not otherwise provided for by this agenda:

The meeting resolved that the previous General Meeting minutes (AGM held 3/09/2024) be adopted as being a true reflection of those proceedings. **MOTION CARRIED**

2. GENERAL BUSINESS

2.1. Statement of Accounts:

Consideration of the statement of accounts for the Administrative Fund for the period 01/07/2024 - 30/06/2025 (as tabled).

The meeting resolved that the Statement of Accounts be adopted as presented.
MOTION CARRIED

2.2. Receipt of Currency Certificate – Insurance (no vote required).

The Strata Company acknowledged receipt of the Currency Certificate for insurance as provided with the agenda of this meeting.

2.3. Constitution of Council:

The meeting resolved that the Council of the Strata Company consist of 3 proprietors.
MOTION CARRIED

The following owners were nominated and declared elected to Council:

Petra Necasova .....lot 1
Hayden Bryan.....,,,,,,,lot 2
Tracy Kitching .....lot 3

3. SPECIAL BUSINESS

3.1. Insurance obligations of the Strata Company:

Preamble: As the Strata Scheme has now converted to a survey-strata scheme; the scheme owners are NOT (under the Strata Titles Act) required to insure the buildings under one policy. For the avoidance of doubt, this will mean that the individual lot Owner may choose to insure their own lot separately or continue as is. The current expiry date on the policy is 31/05/2026.

The meeting resolved that the Strata Company:

(a) meets its required insurance obligations by insuring against the risks as contained within the tabled Currency Certificate and directs the Council of Owners to renew the insurance policy in a sum and on terms deemed appropriate by the Council or as recommended by the insurer .
MOTION CARRIED

3.2. Pest Control:

The meeting resolved that, notwithstanding that the buildings are no longer common property, that the Strata Company has a termite inspection carried out to all lots and common property at the cost of the strata company.
MOTION CARRIED

3.3. Execution of Documents (Section 118. Strata Titles Act)

The meeting resolved that the Strata Company as per section 118 of the Strata Titles Act, authorises any two members of the Council to execute any document on its behalf as required.
MOTION CARRIED

3.4. Consideration of Budget of estimated expenditure for the Administration Fund:

The meeting resolved that the budget of estimated expenditure (as tabled) be adopted as the budget of the Strata Company for the Administration Fund for the period **01/07/2025 - 30/06/2026**.
MOTION CARRIED

3.5. Determination of Levy of Contributions for the Administration Fund 01/07/2025 - 30/06/2026:

The meeting resolved:

(a) That the levy of contributions for the Administrative Fund be raised in proportion to the unit entitlements of the respective lots to raise a total of **$33,000.00** per annum as tabled below:

Note: The table below outlines the total amount to be raised per period (usually per quarter), which will be split according to the unit entitlements.

Total	Period	Date Due	Notes
$9,500.10	01/07/2025 - 30/09/2025	01/07/2025	**ALREADY RAISED**
$7,833.30	01/10/2025 - 31/12/2025	01/10/2025	
$7,833.30	01/01/2026 - 31/03/2026	01/01/2026	
$7,833.30	01/04/2026 - 30/06/2026	01/04/2026	
$33,000.00			

(b) At the expiry of the last tabled instalment, the levies will continue to be raised in proportion to the unit entitlements of the respective lots to raise a sum of **$8,250.00** per quarter, or until the Strata Company agrees otherwise **MOTION CARRIED**

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

- Rear Drains – To ensure that the rear drains do not overflow during cyclone season, Strata Manager to send a reminder to all Owners, requestion that they clear-out their drains. Reminder to be sent end of October and prior to any notified cyclone.

3.7. Close of meeting.

There being no further business, the meeting was declared closed at **11:25 AM.**

_____ _____

CHAIRPERSON DATE

Seaville Holdings Pty Ltd ATF Brady Real Estate Trust T/as
First National Real Estate Karratha (ABN 79 752 642 773)
Licensed Real Estate and Business Agent (TC 38225)
Suite 5, 2609 Sharpe Avenue, Karratha 6714
+61 8 9144 2200 | strata@kfnr.com.au

Approved Budget
to apply from 01/07/2025

8 Leeds Close, Millars Well — 8 Leeds Close, Millars Well WA 6714

Administrative Fund

		Approved budget	Actual 01/07/2024-30/06/2025	Previous budget
Revenue				
145900	Admin--Section 110 Fee	0.00	280.00	0.00
143000	Levies Due--Admin	33,000.00	38,000.10	38,000.00
	Total revenue	33,000.00	38,280.10	38,000.00
Less expenses				
153810	Admin--Agent Additional Services	400.00	874.43	550.00
153806	Admin--Agent Disburst--Telephone/Fax calls	0.00	0.17	0.00
151400	Admin--Bank Charges	66.00	66.00	66.00
151600	Admin--Consultants	0.00	1,617.00	4,500.00
154000	Admin--Management Fees--Standard	2,500.00	2,450.76	2,450.00
154300	Admin--Meeting Fee Expenses	0.00	249.26	0.00
154400	Admin--Other Expenses--Admin	105.60	105.60	105.60
155700	Admin--Section 110 Fee	0.00	280.00	0.00
159100	Insurance--Premiums	24,500.00	23,709.97	22,000.00
167200	Maint Bldg--General Repairs	500.00	0.00	500.00
172000	Maint Bldg--Pest/Vermin Control	1,800.00	825.00	1,250.00
172200	Maint Bldg--Plumbing & Drainage	0.00	0.00	800.00
191300	Utility--Water Rates & Consumption	3,200.00	3,290.70	3,200.00
	Total expenses	33,071.60	33,468.89	35,421.60
Surplus/Deficit		(71.60)	4,811.21	2,578.40
	Opening balance	7,436.69	2,625.48	2,625.48
Closing balance		$7,365.09	$7,436.69	$5,203.88

Total units of entitlement	6	6
Levy contribution per unit entitlement	$5,500.00	$6,333.33

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INSURANCE CERTIFICATES



Enquiries: 13 11 55
Claims: 13 25 24
(24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance

Policy number: **HPS047597225**
The insured: **Owners of Strata Plan 10957**

Certificate of Insurance

This Certificate of Insurance is based on the information you gave us. Please review this information and the *Your duty to us: no misrepresentation* section at the end of your Certificate of Insurance carefully. If any of the information shown on your Certificate of Insurance is incorrect or has changed please call us on **13 11 55**.

Please also check the amount of cover meets your needs.

Cover Details - Strata Insurance

Insured address:	**8 LEEDS CL, MILLARS WELL WA 6714**	
Period of insurance:	**From 31 May 2026 until 11.59pm 31 May 2027**	
Sum insured:	**Strata Building**	**$3,373,900**
	Legal Liability	**$20 million**

Excess Details

You may be able to reduce your premium if you choose a higher standard excess.

Building	Standard Excess:	**$1,000**

You will also have to pay the following excesses in addition if they apply to the circumstance of your claim:

Water damage excess:	**$200**
Theft or burglary by lot occupiers or their guests excess:	**$500**
Malicious acts and vandalism by lot occupiers or their guests excess:	**$500**
Unoccupied excess:	**$1,000**

Insurance is issued by AAI Limited ABN 48 005 297 807 trading as Suncorp Insurance

Enquiries: 13 11 55
Claims: 13 25 24
(24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance

What you have told us

This document sets out the information that we have relied on to decide if we can insure you and on what terms including the information you have previously told us in response to our questions. If any of this information has changed, or is incorrect, please contact us.

You have told us the following about the insured address

- It is a unit block
- It has a mix of owner occupied & tenanted units
- There is no business activity operating at or from the insured address
- It is in good condition and well maintained.
  This includes, but is not limited to, there are: no leaks, holes, damage, rust, or wood rot in the roof, gutters, windows, walls, floors, fences, or anywhere else; no damage to foundations, walls, steps, flooring, ceilings, gates, and fences and is structurally sound; no damage from or infestation of termites, ants, vermin, or other pests; no broken, missing glass or boarded-up windows. Refer to the PDS for further details.
- It is not undergoing any renovations

Please contact us if any of this information is incorrect or has changed

You have told us the following about the construction of the building

- It is a single level building, with brick walls, steel/colorbond roof, built between 1980 to 1989
- The building does not have a lift and does not have a swimming pool/spa
- The building does not have recreational areas
- The building does not have any balconies

Please contact us if any of this information is incorrect or has changed

You have told us the following about the security of the insured address

- There is no additional door or building security
- It has no monitored smoke detectors

Please contact us if any of this information is incorrect or has changed

Insurance history

You have told us that in the past 3 years:

- You or anyone to be insured under this policy have NOT had an insurer decline or cancel a policy, impose specific conditions on a policy, or refuse a claim
- You or anyone to be insured under this policy have NOT had any insurance claims on strata insurance (excluding any claims made on this policy)

Please contact us if any of this information is incorrect or has changed

Insurance is issued by AAI Limited ABN 48 005 297 807 trading as Suncorp Insurance

Your duty to us: no misrepresentation

Before you buy, renew, make changes to, or reinstate your policy you have a duty to us under the Insurance Contracts Act to take reasonable care not to make a misrepresentation.

To make sure that you meet this duty to us, it is important that you answer all questions truthfully and accurately. Where we remind you of your previous answers to our questions, it's important that you check your responses carefully as your duty also extends to telling us if any of this information shown on your Certificate of Insurance is incorrect or has changed.

If any of the information shown on your Certificate of Insurance is incorrect or has changed please call us.

If your duty is breached and you give us information that is not true and accurate or you do not tell us if the information shown on your certificate of insurance that you have previously given to us is incorrect or has changed, we may be able to reduce or refuse to pay a claim or cancel your policy, or both.

If your failure in your duty is fraudulent, we may be able to refuse to pay a claim and treat the contract as if it never existed.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you must contact us' section of your PDS. If you don't contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

Other Important Information

The Product Disclosure Statement (PDS) is an important legal document that contains details of your insurance if you purchase this product from us. Before you decide to buy this product from us, please read this PDS carefully. If you purchase this product, your policy comprises of this PDS and your certificate of insurance which shows the details particular to you.

Your Privacy

We appreciate privacy is important to you. Suncorp is committed to protecting your personal information. For further information, please refer to our customer privacy statement by visiting www.suncorp.com.au/privacy or call us on 13 11 55.

For complaints concerning Suncorp products or services, you can phone us on 1300 264 053; write to us at: Suncorp Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on idr@suncorp.com.au. You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as Suncorp (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.

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FINANCIAL REPORTS

Seaville Holdings Pty Ltd ATF Brady Real Estate Trust T/as
First National Real Estate Karratha (ABN 79 752 642 773)
Licensed Real Estate and Business Agent (TC 38225)
Suite 5, 2609 Sharpe Avenue, Karratha 6714
+61 8 9144 2200 | strata@kfnr.com.au

ANNUAL REPORTS

for the financial year to 30/06/2026

Survey-Strata 10957

8 Leeds Close, Millars Well WA 6714

Manager: Andrew Sherwood

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Statement of Key Financial Information

8 Leeds Close, Millars Well 8 Leeds Close, Millars Well WA 6714

Name of Fund: Administrative Fund

Reporting Period: 01/07/2025 to 30/06/2026 $

Balance carried forward from previous reporting period:	7,436.69	
Total income received during reporting period:	33,749.95	(2)
Total interest earned by fund during reporting period:	97.31	(3)
Total contributions paid during reporting period:	33,749.95	
Total unpaid contributions payable for reporting period:	0.00	(4)
Total expenditure for maintenance during reporting period:	40,146.94	(5)
Total expenditure for administration costs during reporting period:	0.00	
Balance of Fund at end of reporting period:	387.06	

List of principal items of expenditure proposed for next reporting period: (6)

Admin--Agent Additional Services	400.00
Admin--Bank Charges	66.00
Admin--Management Fees--Standard	2,500.00
Admin--Other Expenses--Admin	105.60
Insurance--Premiums	35,000.00
Maint Bldg--General Repairs	500.00
Maint Bldg--Pest/Vermin Control	1,800.00
Site Visit	250.00
Utility--Water Rates & Consumption	3,200.00
Total Expenses	43,821.60

Notes:
(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.
(2) Total income received represents the total receipts (inclusive of GST) and may include amounts not represented on this report. Unallocated receipts are not included on this report as they are not assigned to a fund.
(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.
(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.
(5) All expenditure for the plan is shown under maintenance. As the plan is not GST registered all amounts shown in expenditure totals are inclusive of GST.
(6) As the plan is not GST registered all amounts listed for proposed expenditure are inclusive of GST.

Name of Fund: Reserve Fund

Reporting Period: 01/07/2025 to 30/06/2026 $

Balance carried forward from previous reporting period:	0.00	
Total income received during reporting period:	0.00	(2)
Total interest earned by fund during reporting period:	0.00	(3)
Total contributions paid during reporting period:	0.00	
Total unpaid contributions payable for reporting period:	0.00	(4)
Total expenditure for maintenance during reporting period:	0.00	(5)
Total expenditure for administration costs during reporting period:	0.00	
Balance of Fund at end of reporting period:	0.00	

List of principal items of expenditure proposed for next reporting period: (6)

Total Expenses	0.00

There are no principal items of expenditure to report.

Notes:
(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.
(2) Total income received represents the total receipts (inclusive of GST) and may include amounts not represented on this report. Unallocated receipts are not included on this report as they are not assigned to a fund.
(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.
(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.
(5) All expenditure for the plan is shown under maintenance. As the plan is not GST registered all amounts shown in expenditure totals are inclusive of GST.
(6) As the plan is not GST registered all amounts listed for proposed expenditure are inclusive of GST.

Seaville Holdings Pty Ltd ATF Brady Real Estate Trust T/as
First National Real Estate Karratha (ABN 79 752 642 773)
Licensed Real Estate and Business Agent (TC 38225)
Suite 5, 2609 Sharpe Avenue, Karratha 6714
+61 8 9144 2200 | strata@kfnr.com.au

Balance Sheet

As at 30/06/2026

8 Leeds Close, Millars Well	8 Leeds Close, Millars Well WA 6714	
	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(7,049.63)	4,811.21
Owners Equity--Admin	7,436.69	2,625.48
	387.06	7,436.69
Reserve Fund		
Operating Surplus/Deficit--Reserve	0.00	0.00
	0.00	0.00
Net owners' funds	$387.06	$7,436.69
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	5,887.06	12,186.74
	5,887.06	12,186.74
Reserve Fund		
	0.00	0.00
Unallocated Money		
Cash at Bank--Unallocated	0.02	0.00
	0.02	0.00
Total assets	5,887.08	12,186.74
Less liabilities		
Administrative Fund		
Prepaid Levies--Admin	5,500.00	4,750.05
	5,500.00	4,750.05
Reserve Fund		
	0.00	0.00
Unallocated Money		
Prepaid Levies--Unallocated	0.02	0.00
	0.02	0.00
Total liabilities	5,500.02	4,750.05
Net assets	$387.06	$7,436.69

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Income & Expenditure Statement for the financial year to 30/06/2026

8 Leeds Close, Millars Well

8 Leeds Close, Millars Well WA 6714

Administrative Fund

	Current period 01/07/2025-30/06/2026	Annual budget 01/07/2025-30/06/2026	Previous year 01/07/2024-30/06/2025
Revenue			
Admin--Section 110 Fee	0.00	0.00	280.00
Interest on Arrears--Admin	97.31	0.00	0.00
Levies Due--Admin	33,000.00	33,000.00	38,000.10
Total revenue	33,097.31	33,000.00	38,280.10
Less expenses			
Admin--Agent Additional Services	394.09	400.00	874.43
Admin--Agent Disburst--Telephone/Fax calls	0.00	0.00	0.17
Admin--Bank Charges	66.00	66.00	66.00
Admin--Consultants	0.00	0.00	1,617.00
Admin--Management Fees--Standard	2,640.16	2,500.00	2,450.76
Admin--Meeting Fee Expenses	249.26	0.00	249.26
Admin--Other Expenses--Admin	96.80	105.60	105.60
Admin--Search Fees	71.40	0.00	0.00
Admin--Section 110 Fee	0.00	0.00	280.00
Admin--Storage Fees	8.80	0.00	0.00
Insurance--Premiums	32,006.54	24,500.00	23,709.97
Maint Bldg--General Repairs	0.00	500.00	0.00
Maint Bldg--Pest/Vermin Control	1,178.00	1,800.00	825.00
Site Visit	237.92	0.00	0.00
Utility--Water Rates & Consumption	3,197.97	3,200.00	3,290.70
Total expenses	40,146.94	33,071.60	33,468.89
Surplus/Deficit	(7,049.63)	(71.60)	4,811.21
Opening balance	7,436.69	7,436.69	2,625.48
Closing balance	$387.06	$7,365.09	$7,436.69

Reserve Fund

	Current period 01/07/2025-30/06/2026	Annual budget 01/07/2025-30/06/2026	Previous year 01/07/2024-30/06/2025
Surplus/Deficit	0.00	0.00	0.00
Opening balance	0.00	0.00	0.00
Closing balance	$0.00	$0.00	$0.00

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Proposed Budget
to apply from 01/07/2026

8 Leeds Close, Millars Well — 8 Leeds Close, Millars Well WA 6714

Administrative Fund

	Proposed budget	Actual 01/07/2025-30/06/2026	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	97.31	0.00
Levies Due--Admin	45,000.00	33,000.00	33,000.00
Total revenue	45,000.00	33,097.31	33,000.00
Less expenses			
Admin--Agent Additional Services	400.00	394.09	400.00
Admin--Bank Charges	66.00	66.00	66.00
Admin--Management Fees--Standard	2,500.00	2,640.16	2,500.00
Admin--Meeting Fee Expenses	0.00	249.26	0.00
Admin--Other Expenses--Admin	105.60	96.80	105.60
Admin--Search Fees	0.00	71.40	0.00
Admin--Storage Fees	0.00	8.80	0.00
Insurance--Premiums	35,000.00	32,006.54	24,500.00
Maint Bldg--General Repairs	500.00	0.00	500.00
Maint Bldg--Pest/Vermin Control	1,800.00	1,178.00	1,800.00
Site Visit	250.00	237.92	0.00
Utility--Water Rates & Consumption	3,200.00	3,197.97	3,200.00
Total expenses	43,821.60	40,146.94	33,071.60
Surplus/Deficit	1,178.40	(7,049.63)	(71.60)
Opening balance	387.06	7,436.69	7,436.69
Closing balance	$1,565.46	$387.06	$7,365.09
Total units of entitlement	6		6
Levy contribution per unit entitlement	$7,500.00		$5,500.00

Seaville Holdings Pty Ltd ATF Brady Real Estate Trust T/as
First National Real Estate Karratha (ABN 79 752 642 773)
Licensed Real Estate and Business Agent (TC 38225)
Suite 5, 2609 Sharpe Avenue, Karratha 6714
+61 8 9144 2200 | strata@kfnr.com.au

Proposed Levy Schedule to apply from 01/07/2026

8 Leeds Close, Millars Well

8 Leeds Close, Millars Well WA 6714

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Reserve Fund	Quarterly Total	Annual Total
1	1	1.00	1,875.00	0.00	1,875.00	7,500.00
2	2	1.00	1,875.00	0.00	1,875.00	7,500.00
3	3	1.00	1,875.00	0.00	1,875.00	7,500.00
4	4	1.00	1,875.00	0.00	1,875.00	7,500.00
5	5	1.00	1,875.00	0.00	1,875.00	7,500.00
6	6	1.00	1,875.00	0.00	1,875.00	7,500.00
		6.00	$11,250.00	$0.00	$11,250.00	$45,000.00

voting and forms

VOTING RIGHTS

- On a show of hands each owner has one vote for each lot owned.
- On a poll, each owner has a number of votes equal to the unit entitlement of the lot or lots owned.
- Votes may be cast personally or by proxy.

ELIGIBILITY TO EXERCISE VOTING RIGHTS

An owner is not entitled to vote on an ordinary or special resolution if any contributions or other amounts payable to the Strata Company are outstanding at the time of the meeting.

This restriction does not apply to resolutions without dissent or unanimous resolutions.

Voting rights may also be affected where a representative is appointed under the Strata Titles Act 1985.

PROXIES

An owner may appoint a proxy to attend, speak and vote on their behalf at a general meeting. A proxy need not be an owner of the Strata Company.

NOMINATING A CANDIDATE FOR ELECTION AS A MEMBER OF THE COUNCIL

A person is entitled to nominate a candidate for election to the Council only if they are entitled to vote at the meeting. A person may nominate themselves.

A nomination is only effective if the nominee consents to the nomination, either in writing prior to the meeting or verbally at the meeting if present.

ELECTRONIC SUBMISSIONS

Owners may appoint a proxy or nominate for election to the Council of the Strata Company using the links below.

PROXY APPOINTMENTS

If you are unable to attend the meeting, you may appoint a proxy to attend and vote on your behalf using the following link:

PROXY FORM Lodge your Proxy Form Here

Unless otherwise instructed, your appointed proxy will vote in favour of all motions.

COUNCIL NOMINATIONS

Nominations for election to the Council of the Strata Company may be submitted using the following link:

COUNCIL NOMINATION Lodge your Council of Owners Nomination Form Here

A nomination is only effective if the nominee consents to the nomination.