

Minutes of the Annual General Meeting

Strata Company for 11 Gochean Avenue, Bentley - Strata Plan Strata Scheme 31124

Meeting Date	06 Aug 2026		
Meeting Location	Boardroom at Empire Estate Agents, 966 Albany Highway, EAST VICTORIA PARK, WA, 6101		
Time	09:00 AM	Opened: 09:00 AM	Closed: 09:30 AM
ITEM 1 – ATTENDANCE -- Lots Represented	Lot 1 Lot 2 Lot 8 Lot 9 Lot 10	Jason Sawkins Jamie Anne Newton Tim Highfield Hsin Chieh Ho Anny Yap	Proxy present Owner present (pre-voted) Owner present (pre-voted) Owner present (pre-voted) Owner present (pre-voted)
Additional Attendees	Bianca Law of Empire Estate Agents		

Item 2

QUORUM

Pursuant to Section 130 of the amended Strata Titles Act 1985 (Act) confirmation that 50% representation of persons, entitled to vote either in person, by remote communication or, by proxy is properly constituted and may proceed to the conduct of business of the Scheme

Item 3

CHAIRPERSON

Bianca Law of Empire Estate Agents was appointed Chairperson for the duration of the meeting.

Motion 4

METHOD OF VOTING AT ALL GENERAL MEETINGS

Ordinary Resolution

Voting shall be by show of hands, unless a poll is demanded, in which case voting will proceed as directed by the Chairperson.

Motion CARRIED.

Motion 5

MINUTES OF MEETING

Ordinary Resolution

To resolve that the minutes of the previous Annual General Meeting (AGM) held on 25/07/2025 be adopted as a true & correct record.

Motion CARRIED.

Motion 6

FINANCIAL STATEMENTS

Ordinary Resolution Statutory Motion

(a) That the financial statement of accounts for the period of 01/07/2025- 30/06/2026, showing an amount of \$23,816.11 net owners' funds was considered.

Motion CARRIED.

Motion 7

INSURANCE

Ordinary Resolution

That the copy of the current Certificate of Currency outlining the scheme for the insurance required under section 127(3)(c) of the Act, as tabled, was received and incorporated into the records of the Strata company.

Summary of Current Coverage:

Insurance Provider: SCI

Broker: Competitive Insurance Solutions Pty Ltd

Expiration of current policy: 25/02/2027

Building sum insured: \$5,115,600.00

Excess: \$1,000.00 Insured Property - *(Can change dependent on claim, T&C of insurance provider to be considered).*

Last premium amount: \$9,080.00 (Workers Compensation Included)

Last Insurance Valuation: 24/07/2024 - Next Due: 24/07/2027 *(Estimated)*

Motion CARRIED.

Motion 8

ELECTION OF COUNCILLORS

Ordinary Resolution

The Chairperson called for nominations for the Council of Owners.
No nominations were received from the proprietors present or represented by proxy. As a result, no Council of Owners was elected, and the Strata Company will operate without a Council of Owners until such time as one is appointed in accordance with the *Strata Titles Act 1985* and the scheme by-laws.

Motion CARRIED.

Motion 9

MANAGEMENT AGREEMENT - EMPIRE ESTATE AGENTS

Ordinary Resolution

That the Strata Company resolves to renew the Strata Management Agreement with Empire Estate Agents, commencing upon execution of the new agreement, on the terms and conditions set out in the attached Management Agreement.

The Council of Owners is authorised to execute the agreement on behalf of the Strata Company and undertake all actions necessary to give effect to this resolution.

Motion CARRIED.

Motion 10

10 YR BMR/ MAINTENANCE

Ordinary Resolution

\$4,500.00 has been factored into the Reserve Fund budget for 10 year plan expenditure items.

Motion CARRIED.

Motion 11

BUDGET

Ordinary Resolution

- (1) That the attached budget of estimated expenditure from the Administration fund for the period 01/07/2026 to 30/06/2027 amounting to total expenses being \$24,504.00 was considered; and
- (2) That the attached budget of estimated expenditure from the Reserve fund for the period 01/07/2026 to 30/06/2027, amounting to total expenses of \$6,500.00, was considered.

The Approved Budget (To Apply From 01/07/2026) is attached.

Motion CARRIED.

Motion 12

ADMINISTRATIVE FUND CONTRIBUTIONS

Ordinary Resolution

- a. To resolve that contributions to the administrative fund are **to be \$28,000.00** as estimated and determined in accordance with Section 100(1) of the Strata Titles Act 1985;
- b. That the administrative fund contributions are payable quarterly in advance as per the amounts and on the dates stipulated below:
 - (i) \$700.00 per unit entitlement due on 01/10/2026
 - (ii) \$700.00 per unit entitlement due on 01/01/2027
 - (iii) \$700.00 per unit entitlement due on 01/04/2027
 - (iv) \$700.00 per unit entitlement due on 01/07/2027, and continue on a quarterly basis in the next financial year until otherwise determined by the Strata Company at a general meeting.

The Approved Levy Schedule (To Apply From 01/07/2026) is attached.

Motion CARRIED.

Motion 13

RESERVE FUND CONTRIBUTIONS

Ordinary Resolution

- a. To resolve that contributions to the reserve fund are **to be \$5,000.00** as estimated and determined in accordance with Section 100(2) of the Strata Titles Act 1985; and
- b. That the administrative fund contributions are payable quarterly in advance as per the amounts and on the dates stipulated below:
 - (i) \$125.00 per unit entitlement due on 01/10/2026
 - (ii) \$125.00 per unit entitlement due on 01/01/2027
 - (iii) \$125.00 per unit entitlement due on 01/04/2027
 - (iv) \$125.00 per unit entitlement due on 01/07/2027, and continue on a quarterly basis in the next financial year until otherwise determined by the Strata Company at a general meeting.

The Approved Levy Schedule (To Apply From 01/07/2026) is attached.

Motion CARRIED.

Item 14

MATTERS WITHOUT NOTICE FOR DISCUSSION AND REFERRAL TO THE COUNCIL

14.1 - It was noted that no proprietors were in attendance at the meeting, with votes being submitted by proxy only. The Chair encouraged proprietors to attend future general meetings where possible, as attendance provides an opportunity to discuss matters affecting the scheme, ask questions, and contribute to the decision-making process of the Strata Company.

Motion 15

NEXT AGM

Ordinary Resolution

To be resolved that the meeting will discuss the scheduling of the subsequent Annual General Meeting (AGM), with a potential date being **Monday 02nd August 2027 at 1:00 pm**. This date will be subject to the final approval of the COO and the managing agent's availability.
All lot owners to be provided with the required notice for the Annual General Meeting in accordance with the Act.

Motion CARRIED.

Approved Budget to apply from 01/07/2026

The Owners of 11 Gochean Avenue, Bentley -
Strata Scheme 31124

11 Gochean Avenue, BENTLEY WA 6102

Administrative Fund

Approved budget

Revenue

Levies Due--Admin	28,000.00
<i>Total revenue</i>	28,000.00

Less expenses

Admin--Agent Disbursements	264.00
Admin--Management Fees--AGM	440.00
Admin--Management Fees--Standard	3,400.00
Insurance--Premiums	10,500.00
Maint Bldg--Electrical	1,000.00
Maint Bldg--General Repairs	750.00
Maint Bldg--Gutter Cleaning	1,200.00
Maint Grounds--Irrigation Systems	750.00
Maint Grounds--Lawns & Gardening	4,500.00
Utility--Electricity	200.00
Utility--Water & Sewerage	1,500.00
<i>Total expenses</i>	24,504.00

Surplus/Deficit

Opening balance	3,024.10
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Closing balance

\$6,520.10

Total units of entitlement	10
Levy contribution per unit entitlement	\$2,800.00

Reserve Fund

**Approved
budget**

Revenue

Levies Due--Reserve	5,000.00
<i>Total revenue</i>	<u>5,000.00</u>

Less expenses

Maint Bldg--10 Year Plan	4,500.00
Maint Bldg--General Replacement	2,000.00
<i>Total expenses</i>	<u>6,500.00</u>

Surplus/Deficit

(1,500.00)

Opening balance	20,792.01
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Closing balance

\$19,292.01

Total units of entitlement	10
Levy contribution per unit entitlement	\$500.00

Approved Levy Schedule to apply from 01/07/2026

The Owners of 11 Gochean Avenue, Bentley -
Strata Scheme 31124

11 Gochean Avenue, BENTLEY WA 6102

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Reserve Fund	Quarterly Total	Annual Total
1	1	1.00	700.00	125.00	825.00	3,300.00
2	2	1.00	700.00	125.00	825.00	3,300.00
3	3	1.00	700.00	125.00	825.00	3,300.00
4	4	1.00	700.00	125.00	825.00	3,300.00
5	5	1.00	700.00	125.00	825.00	3,300.00
6	6	1.00	700.00	125.00	825.00	3,300.00
7	7	1.00	700.00	125.00	825.00	3,300.00
8	8	1.00	700.00	125.00	825.00	3,300.00
9	9	1.00	700.00	125.00	825.00	3,300.00
10	10	1.00	700.00	125.00	825.00	3,300.00
		10.00	\$7,000.00	\$1,250.00	\$8,250.00	\$33,000.00