

NOTICE OF AN ANNUAL GENERAL MEETING THE OWNERS OF 11 GOCHEAN AVE, BENTLEY - STRATA SCHEME 33173

ADDRESS OF THE STRATA SCHEME:
11 Gochean Avenue, BENTLEY, WA, 6102

An Annual General Meeting of The Owners of 11 Gochean Avenue, Bentley - will be held on

Date: Thursday, 06 August 2026

Time: 09:00 AM

Venue: Boardroom at Empire Estate Agents, 966 Albany Highway, EAST VICTORIA PARK, WA, 6101

This notice is issued by authority of the Strata Company on 02 Jul 2026, being no less than 14 days prior to the holding of the meeting pursuant to Section 129(1) of the Strata Titles Act 1985.

If you cannot attend, please complete the attached Proxy Form and return it as soon as possible to this office. In the absence of a 50% representation of those persons entitled to vote at the meeting either in person, or by proxy, at the appointed time, the meeting may be delayed for 30 minutes.

Pursuant to section 129(2)(d) of the Act you are notified that the method of voting for this meeting will be by those present or by proxy, electronic communication or by a show of hands.

PLEASE RETURN COMPLETED PROXY FORMS AS SOON AS POSSIBLE AND PREFERABLY 48 HOURS BEFORE THE MEETING.

Please also be aware that all levies (contributions) must be paid prior to the meeting, for the owners to be eligible to vote at the meeting.

If you have any queries regarding the attached Agenda, annual accounts, budget and levies, please contact us at least 72 hours prior to the meeting so the necessary answers can be provided.

Bianca Law
Strata Manager
FOR AND ON BEHALF OF THE OWNERS OF STRATA SCHEME Strata Scheme 31124
02 Jul 2026

AGENDA NOTES

ATTENDING THE MEETING IN PERSON OR VOTING BY PROXY

You should bring this notice with you to the meeting. If you cannot attend the meeting and you wish to cast a vote, please complete the enclosed proxy form and return it to our office as soon as possible.

VOTING AT THE MEETING

You can exercise your voting rights at the meeting in person, by proxy or by electronic communication, and where an electronic vote is submitted, the electronic vote will be counted towards the vote over a prior dated proxy or enduring proxy. If you are a corporation your voting rights can only be exercised by a person who holds a duly executed proxy, issued by the corporation.

Voting rights are contingent on financial contributions to the strata company being up to date at the time of the meeting.

RESOLUTIONS

For voting purposes:

- an ordinary resolution is passed if the majority of entitled votes are cast in favour of it;
- a special resolution is passed if at least 50% of the Unit Entitlement and at least 50% of the lots are in favour, and not more than 25% of the votes cast of the lots and the unit entitlement are cast against it
- a resolution without dissent is passed if no vote is cast against it at the meeting or within 28 days after the meeting.

QUORUM

For a general meeting, 50% of owners who are financial must be present either in person, via remote communication or by proxy at the appointed time otherwise the meeting may be delayed.

COUNCIL OF OWNERS

We have provided a brief outline of the Council of Owners role in the conduct of affairs of your Strata Company.

The Council of Owners:

- Is accountable to the owners and acts to protect your interests by ensuring that the duties and powers of your Strata Company are properly performed.
- Delegates most of the day-to-day matters to us as the Strata Managers, and we act on its instruction where major issues or concerns are raised.
- Has the authority to ensure that the strata manager perform to your expectations. It is similar in that respect to the Board of a Company. The Council of Owners appoints the strata manager and our authority is restricted to what is delegated to us by the Council.

We, the strata managers regularly report to and seek instruction from the authorised representative of the Council on financial, insurance, behaviour, maintenance and other significant matters as they arise.

This can include enforcing by-laws, common property issues, major expenses, collection of unpaid levies, disputes with or between owners, insurance claims, budgeting and holding General Meetings.

Guidance

If the Council of Owners are uncertain about any aspects of its duties, we can provide guidance or in special cases will refer the Council of Owners to qualified professionals. Having an active, involved and informed Council of Owners is by far the best way to ensure effective management of your strata company and ensuring that the requirements of the Strata Titles Act 1985 are being complied with.

Only Owners May Be Members

The members of the Council of Owners must all be owners and therefore have the same personal and financial interest in the property as all other owners. Each Council Member has one vote at a Council Meeting and this ensures that a dominant personality does not easily run the strata company to suit their personal goals.

Voluntary Role

Council of Owner's members volunteer their time and knowledge on behalf of their fellow owners and while this does require a degree of commitment, it does provide the opportunity to have a first-hand involvement in the management process where most Council members find their involvement to be interesting and rewarding.

Election of the Council of Owners

We encourage you to nominate if you have an interest in maintaining value and harmony in your strata scheme. It is important to have a balance of viewpoints and from our experience; it is often very helpful to have non-resident and new owners as members of the Council of Owners.

The Council of Owners are elected by:

- calling for nominations
- determining the number of members of the strata council; and
- conducting a ballot for the election of member if the nominations exceeds the available positions

As strata managers, we look forward to working with the incoming Council of Owners in the achievement of the collective objectives of the strata company and particularly the decisions which were made at the Annual General Meeting.

MATTERS FOR GENERAL MEETINGS ONLY

The strata company can restrict the strata council from voting on certain matters by resolving that they can only be decided at a general meeting.

Please contact Empire Estate Agents on (08) 9262 0400 or reception@empireagents.au if you have any questions about this notice.



Meeting Agenda

Motion 1

ATTENDANCE

Registered apologies will be acknowledged, the proxy forms will be verified, and all financial attendees are required to sign in on the 'attendance sheet' prior to commence of the meeting.

Motion 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

Motion 3

CHAIRPERSON

Appointment of authorized Chairperson for the Meeting.

Motion 4

METHOD OF VOTING AT ALL GENERAL MEETINGS

Ordinary Resolution

Motion on Notice:

To resolve that, at general meetings of the strata company, voting shall be conducted by owners present in person or by proxy at the meeting venue, or by owners participating via electronic communication (*with electronic invitations issued to those who request such communication*).

- ☐ YES
☐ NO
☐ ABSTAIN

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

Motion 5

MINUTES OF MEETING

Ordinary Resolution

A copy of the previous AGM minutes is included with this notice.

Motion on Notice:

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

- ☐ YES
☐ NO
☐ ABSTAIN

Motion 6

FINANCIAL STATEMENTS

Statutory Motion

Ordinary Resolution

A copy of the financial statement is included with this notice

Motion on Notice:

(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.

- ☐ YES
☐ NO
☐ ABSTAIN

Motion 7

INSURANCE

Ordinary Resolution

To discuss the current level of coverage for the complex. Please refer to the copy of the "Certificate of Currency" included within this notice for details on the current insurance policy.

- ☐ YES
☐ NO
☐ ABSTAIN

Motion on Notice:

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)*

Explanatory notes:

Personal contents - insurance of personal contents is the responsibility of the lot owner including carpets, floating floors, light fittings, curtains, blinds, personal equipment, valuables, dishwashers, whitegoods etc.

Motion 8

ELECTION OF COUNCILLORS

Ordinary Resolution

The meeting is first to determine the number of Councilors positions available for the year, and then the Council be elected in accordance with Section 127(3)(a) of the Strata Tiles Act 1985.

- ☐ YES
☐ NO
☐ ABSTAIN

However, where there is no Council formed for the Strata Company, the managing agent is empowered to prepare and issue ordinary resolution notices, as and when required, to members of the Strata Company to conduct a vote by Resolution Outside of a General Meeting.

Number of Council members

Determine the number of council members, to be between 3 & 7.

Council Election

Receive nominations and conduct election of council (*by ballot if deemed necessary*).

Remote & Electronic Communication

Council to understand that they meet and conduct business via electronic means.

Motion on Notice:

- (1) That the Strata Company has agreed upon a set number of council members
- (2) Nominations and conduction of election of council has been completed & agreed upon.
- (3) That the Strata Company authorizes the council to meet and conduct business via electronic means of remote communication (e.g email or electronic voting systems) as they see fit, with all matters to be determined by a simple majority vote.

Explanatory notes:

Yes = I would like to nominate to be on the Strata Council

No = I object to being nominated on the Strata Council

Abstain = you agree to a strata council being nominated as per the Act but do not wish to be on the Strata Council

Motion 9

MANAGEMENT AGREEMENT - EMPIRE ESTATE AGENTS

Ordinary Resolution

The current Strata Management Agreement between the Strata Company and Empire Estate Agents has now expired. The Council of Owners has reviewed the performance of the Strata Manager and is satisfied with the services provided.

- ☐ YES
☐ NO
☐ ABSTAIN

Motion In Notice:

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.

Explanatory notes: Agreement will be provided to 2x council of owner members to sign

Motion 10

10 YR BMR/ MAINTENANCE

Ordinary Resolution

To consider the 10 year plan completed by Reserve Fund Plans on 05/08/2022 setting out:

- the maintenance, repairs and renewal or replacement of common property in the scheme and the personal property of the strata company likely to be needed over the next ten years, and
- the estimated cost for the maintenance, repairs and renewal or replacement.

- ☐ YES
☐ NO
☐ ABSTAIN

Motion on Notice:

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

Explanatory notes:
As per 10YR BMR
-Conduits and Utility Services
-Reticulation
-Last year items - Bin Area & Signage

Motion 11

BUDGET

Ordinary Resolution

Consideration of the budgets of estimated expenditure from the Administrative & Reserve Fund. The Proposed Budget (To Apply From 01/07/2026) is attached.

- ☐ YES
☐ NO
☐ ABSTAIN

Motion in Notice:

(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.

Motion 12

ADMINISTRATIVE FUND CONTRIBUTIONS

Ordinary Resolution

Determination of the Administration Fund Levy Contributions

- ☐ YES
☐ NO
☐ ABSTAIN

Motion on Notice:

- 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 Proposed Levy Schedule (To Apply From 01/07/2026) is attached.

Motion 13

RESERVE FUND CONTRIBUTIONS

Ordinary Resolution

Determination of the Reserve Fund Levy Contributions

- ☐ YES
☐ NO
☐ ABSTAIN

Motion on Notice:

- 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
- That the administrative fund contributions are payable quarterly in advance as per the amounts and on the dates stipulated below: t

- \$125.00 per unit entitlement due on 01/10/2026*
- \$125.00 per unit entitlement due on 01/01/2027*
- \$125.00 per unit entitlement due on 01/04/2027*
- \$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 Proposed Levy Schedule (To Apply From 01/07/2026) is attached.

Motion 14

MATTERS WITHOUT NOTICE FOR DISCUSSION AND REFERRAL TO THE COUNCIL

Any other matters raised can be referred to the Council for further consideration following the meeting.

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 1:00pm**. This date will be subjected to the final approval of the COO and the managing agent's availability.

- ☐ YES
☐ NO
☐ ABSTAIN

All lot owners to be provided with the required notice for the Annual General Meeting in accordance with the Act.



I/We require that this voting paper, completed by me/us, be recorded as my/our vote in respect of the motions set out above.

I/We have signed the bottom of each page comprising this voting paper.

Signature(s) of Voter(s):.....

Name(s) of Voter(s):.....

Lot No(s):.....

(For most matters you need only complete a single voting paper but list your multiple Lots of each page.)

Date:.....

Note: If a Corporate Owner, ensure the Corporate Owner Nominee Form is returned with the voting paper to enable validation of the voting paper by the Secretary.

Attachments

- Consent for Council Nomination
- Proxy for Specific General Meeting
- Enduring Form of Proxy for All General Meetings
- Meeting_11 Gochean Avenue, Bentley_25 Jul 2025
- Statement of Financial Position - 300626
- Statement of Financial Performance - 300626
- SP 31124 Certificate of Currency - 25.2.26 to 25.2.27 (WRSC23000902)
- Reserve Fund Plans - RFP - SP31124 - 11 Gochean Avenue, Bentley - 8 Aug 2022
- Proposed Budget - 010726
- Proposed Levy Schedule - 010726

**CONSENT FOR COUNCIL NOMINATION
THE OWNERS OF 11 GOCHEAN AVENUE, BENTLEY -- STRATA
PLAN Strata Scheme 31124**

ADDRESS OF THE STRATA SCHEME:

11 Gochean Avenue, BENTLEY, WA, 6102

I/We:

Being the Proprietor/s of Unit/s / Lot do hereby nominate the
following person to act as Councilor.

Person nominated and Lot No:

Signatures of all co-proprietors:

..... Date: / /

The appointment of a Council of Owners is a requisite for the Strata Company to conform to the provisions of the Act. As a Council of Owners must consist of not less than three nor more than seven proprietors it is essential that at least three persons signify their willingness to act preferably by returning the Nomination Form.

PROXY FOR SPECIFIC GENERAL MEETING
THE OWNERS OF 11 GOCHEAN AVENUE, BENTLEY - - STRATA PLAN Strata
Scheme 31124

ADDRESS OF THE STRATA SCHEME:

11 Gochean Avenue, BENTLEY, WA, 6102

At the Annual General Meeting of Strata Company on

Thursday, 06 August 2026 at 09:00 AM

Important notes: please read these carefully before completing **both** pages of this form.

1. A proxy holder does not have to be an owner but must be an adult of full age and capacity.
2. A corporate owner (e.g. a corporate super fund trustee) can only vote by a proxy holder.
3. Co-owners of a lot can only vote by a proxy holder, appointed by **all** the co-owners (the proxy holder can be one of the co-owners).
4. If a sole adult owner (not a co-owner) and his or her proxy holder both attend/participate, only the owner can vote.
5. If the options in this form do not meet your requirements, seek advice.

I /We, _____

being the owner/s of lot number/s _____ (unit number/s _____) appoint:

Select and complete only one of options 1 to 3

[] **Option 1:** _____ [name of proxy holder] and failing their attendance/participation, the chairperson of the general meeting, or if not at a general meeting, the chairperson of the council; or

[] **Option 2:** The chairperson of the general meeting, or if not at a general meeting, the chairperson of the council; or

[] **Option 3:** _____ [name of proxy holder]

to speak and act and to vote for me/us as my/our proxy holder:

Select and complete only one of options A to D, as appropriate

[] **Option A:** at all general meetings, and for all votes taken outside general meetings, except for voting on any proposed resolution relating to the provision of goods, an amenity or a service to the strata company if my/our proxy holder has a direct or indirect pecuniary or other interest in the provision of the goods, amenity or service; or

[] **Option B:** at all general meetings and for all votes taken outside general meetings; or

[] **Option C:** at the general meetings to be held on _____ [insert date of general meeting] and any adjournment of that meeting.

[] **Option D:** in the vote to be taken outside of a general meeting under a notice dated _____ [insert date of notice of vote].

Date of execution: _____ 20_____

Execution by natural owner (s)

This form must be signed by each natural owner or by their appointed attorney)

Signature of sole owner:

OR:

Signatures of **all** co-owners
(including proxy holder if a co-owner):

Execution by corporate owner

*This form must be signed by the sole director and sole secretary **OR** two directors or a director and secretary **OR** by the company's appointed attorney*

Sole director and sole secretary

OR

Director

Director/Secretary

OR

Attorney

If signing by an attorney, please provide a copy of the Power of Attorney.

**ENDURING FORM OF PROXY FOR ALL GENERAL MEETINGS
THE OWNERS OF 11 GOCHEAN AVENUE, BENTLEY - - STRATA PLAN Strata
Scheme 31124**

ADDRESS OF THE STRATA SCHEME:

11 Gochean Avenue, BENTLEY, WA, 6102

Important notes: please read these carefully before completing **both** pages of this form.

1. A proxy holder does not have to be an owner but must be an adult of full age and capacity.
2. A corporate owner (e.g. a corporate super fund trustee) can only vote by a proxy holder.
3. Co-owners of a lot can only vote by a proxy holder, appointed by **all** the co-owners (the proxy holder can be one of the co-owners).
4. If a sole adult owner (not a co-owner) and his or her proxy holder both attend/participate, only the owner can vote.
5. If the options in this form do not meet your requirements, seek advice.

I /We,

being the owner/s of lot number/s _____ (unit number/s _____) appoint:

Select and complete only one of options 1 to 3

- [] **Option 1:** _____ [name of proxy holder] and failing their attendance/participation, the chairperson of the general meeting, or if not at a general meeting, the chairperson of the council; or
- [] **Option 2:** The chairperson of the general meeting, or if not at a general meeting, the chairperson of the council; or
- [] **Option 3:** _____ [name of proxy holder]

to speak and act and to vote for me/us as my/our proxy holder at any future General Meeting. I/We understand that this form of proxy will remain in force until rescinded in writing.

Select and complete only one of options A to D, as appropriate

- [] **Option A:** at all general meetings, and for all votes taken outside general meetings, except for voting on any proposed resolution relating to the provision of goods, an amenity or a service to the strata company if my/our proxy holder has a direct or indirect pecuniary or other interest in the provision of the goods, amenity or service; or
- [] **Option B:** at all general meetings and for all votes taken outside general meetings; or

[] **Option C:** at the general meetings to be held on _____ [insert date of general meeting] and any adjournment of that meeting.

[] **Option D:** in the vote to be taken outside of a general meeting under a notice dated _____ [insert date of notice of vote].

Date of execution: _____ 20_____

Execution by natural owner (s)

This form must be signed by each natural owner or by their appointed attorney)

Signature of sole owner:

OR:

Signatures of **all** co-owners
(including proxy holder if a co-owner):

Execution by corporate owner

*This form must be signed by the sole director and sole secretary **OR** two directors or a director and secretary **OR** by the company's appointed attorney*

Sole director and sole secretary

OR

Director

Director/Secretary

OR

Attorney

If signing by an attorney, please provide a copy of the Power of Attorney.

Minutes of the Annual General Meeting

Strata Company for 11 Gochean Avenue, Bentley Strata Plan 31124

Meeting Date	25 Jul 2025		
Meeting Location	Boardroom at Empire Estate Agents, 966 Albany Highway, EAST VICTORIA PARK, WA, 6101		
Time	12:00 PM	Opened: 12:00 PM	Closed: 12:41 PM
ITEM 1 – ATTENDANCE - Lots Represented	Lot 2	Jamie Anne Newton	Electronic vote
	Lot 5	Robert David Pilkington & Raquel Jabonero	Electronic vote
	Lot 8	Tim Highfield	Owner present
	Lot 9	Bianca Law	Proxy present
	Lot 10	Michael Sealey	Proxy present

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 (Empire Estate Agents) was appointed as Chairperson for the duration of the meeting.	

Motion 4	
MINUTES OF MEETING	Ordinary Resolution
To resolve that the minutes of the previous Annual General Meeting (AGM) held on 18/07/24 be adopted as a true & correct record.	
Motion CARRIED.	

Motion 5

METHOD OF VOTING AT ALL GENERAL MEETINGS

Ordinary Resolution

Motion on Notice:

To resolve that, at general meetings of the strata company, voting shall be conducted by owners present in person or by proxy at the meeting venue, or by owners participating via electronic communication (*with electronic invitations issued to those who request such communication*).

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 6

FINANCIAL STATEMENTS

Ordinary Resolution Statutory Motion

(a) That the financial statement of accounts for the period of 01/07/2024 - 30/06/2025, showing an amount of \$14,114.86 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.

Motion CARRIED.

Motion 8

ELECTION OF COUNCILLORS

Ordinary Resolution

Number of Council members;

That the managing agent addressed the meeting and explained, the meeting first needs to determine the size of the Council, with the Minium number of members being three (3) and the maximum number being seven (7).

That the meeting discussed the required number of Council Members, **no consensus** was reached, meaning all lot owners will form part of the Council.

Council Election;

That the managing agent (Chairperson of the meeting) called for nominations (as above). That the following owners, having signified their willingness to serve in the capacity of councillors, and there being no other nominations, were elected unopposed:

Lot	Unit	Name
1	1	Jason Sawkins
2	2	Jamie Newton
3	3	Pamela Felton
4	4	Luke Hoyle
5	5	Robert Pilkington
6	6	Aime Nganare
7	7	Cale Flanders
8	8	Timothy Highfield
9	9	Hsin Chieh Ho
10	10	Anny Yap

Remote & Electronic Communication;

That the meeting discussed the tabled motion, with it resolved, that the Strata Company authorised the Council to meet and conduct business via electronic means (*e.g; Email or electronic voting system*), with all matters to be determined by a simple majority vote.

Motion CARRIED.

Motion 9

SECTION 118 - EXECUTION OF DOCUMENTS

Ordinary Resolution

Motion on Notice:

That by ordinary resolution the council be authorised to;

1. Enter into and, if required to, execute contracts, agreements, commitments, undertakings or other legally binding arrangements, which are either desirable or necessary for the achievement of the strata company's objectives and the performance of the functions of the strata company; and,
2. If the strata company has a common seal, and when desirable or necessary to do so, to use the common seal which must be attested to by the signatures of two members of the Council of the strata company.

"Please note that nothing in this motion provides authority to execute Strata Company documents that require resolution without dissent, unanimous resolution, or special resolution at a duly convened general meeting."

Motion CARRIED.

Motion 10

MAINTENANCE

Ordinary Resolution

That it is resolved that \$5,000.00 has been factored into the Reserve Fund budget for common property expenditure items.

Motion CARRIED.

Motion 11

BUDGET

Ordinary Resolution

- (1) That the attached budget of estimated expenditure from the Administration fund for the period 01/07/2025 to 30/06/2026 amounting to \$26,654.00 was adopted; and
- (2) That the attached budget of estimated expenditure from the Reserve fund for the period 01/07/2025 to 30/06/2026 amounting to \$5,000.00 was adopted.

Motion CARRIED.

Motion 12

ADMINISTRATIVE FUND CONTRIBUTIONS

Ordinary Resolution

Motion on Notice:

- 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 01/10/2025
 - (ii) \$700.00 per unit entitlement due on 01/01/2026
 - (iii) \$700.00 per unit entitlement due on 01/04/2026
 - (iv) \$700.00 per unit entitlement due on 01/07/2026, 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 01/07/2025) is attached.

Motion CARRIED.

Motion 13

RESERVE FUND CONTRIBUTIONS

Ordinary Resolution

- a. To resolve that contributions to the reserve fund are **to be \$3,000.00** 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) \$75.00 per unit entitlement due on 01/10/2025
 - (ii) \$75.00 per unit entitlement due on 01/01/2026
 - (iii) \$75.00 per unit entitlement due on 01/04/2026
 - (iv) \$75.00 per unit entitlement due on 01/07/2026, 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 01/07/2025) is attached.

Motion CARRIED.

Item 14

MATTERS WITHOUT NOTICE FOR DISCUSSION AND REFERRAL TO THE COUNCIL

14.1 – BUDGET

The budget was thoroughly discussed during the meeting, with adjustments made to support a reduced levy. It was agreed that some items within the budget could be removed or postponed to assist with this goal.

14.2 – PARKING

Parking within the complex was raised as a concern. It was suggested that a friendly reminder be sent to all residents regarding the importance of not parking in a way that 'boxes in' other vehicles. Residents are encouraged to use common sense and be mindful of others when parking.

14.3 – INVESTMENT ACCOUNT

The upcoming maturity of the investment account was discussed. As no majority vote was received on how to proceed, it was agreed that the funds will be reinvested for a further 3 months at the current rates offered by Macquarie Bank.

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 27th July 2026 at 1:00pm**. This date will be subjected 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.

Statement of Financial Position

As at 30/06/2026

966 Albany Highway
PO Box 1176
EAST VICTORIA PARK WA 6981
Phone: (08) 9262 0400
Email: reception@empireagents.au

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

11 Gochean Avenue, BENTLEY WA 6102

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	6,595.51
Owners Equity--Admin	(3,571.41)
	<u>3,024.10</u>
Reserve Fund	
Operating Surplus/Deficit--Reserve	3,105.74
Owners Equity--Reserve	17,686.27
	<u>20,792.01</u>
Net owners' funds	<u><u>\$23,816.11</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	3,803.19
Receivable--Levies--Admin	1,390.30
Receivable--Owners--Admin	21.94
	<u>5,215.43</u>
Reserve Fund	
Cash at Bank--Reserve	10,263.31
Investments--Reserve	10,602.39
Receivable--Levies--Reserve	148.96
Receivable--Owners--Reserve	2.35
	<u>21,017.01</u>
Unallocated Money	<u>0.00</u>
Total assets	<u><u>26,232.44</u></u>
Less liabilities	
Administrative Fund	
Creditors--Other--Admin	91.33
Prepaid Levies--Admin	2,100.00
	<u>2,191.33</u>
Reserve Fund	
Prepaid Levies--Reserve	225.00
	<u>225.00</u>
Unallocated Money	<u>0.00</u>
Total liabilities	<u><u>2,416.33</u></u>
Net assets	<u><u>\$23,816.11</u></u>

Statement of Financial Performance for the financial year to 30/06/2026

966 Albany Highway
PO Box 1176
EAST VICTORIA PARK WA 6981
Phone: (08) 9262 0400
Email: reception@empireagents.au

The Owners of 11 Gochean Avenue, Bentley - 11 Gochean Avenue, BENTLEY WA 6102
Strata Scheme 31124

Administrative Fund			
	Current period	Annual budget	Variance
	01/07/2025-30/06/2026	01/07/2025-30/06/2026	(\$)
Revenue			
Interest on Arrears--Admin	35.92	0.00	35.92
Levies Due--Admin	26,500.00	28,000.00	(1,500.00)
<i>Total revenue</i>	26,535.92	28,000.00	(1,464.08)
Less expenses			
Admin--Agent Disbursements	264.00	264.00	0.00
Admin--Management Fees--AGM	440.00	440.00	0.00
Admin--Management Fees--Standard	3,150.00	3,000.00	150.00
Insurance--Premiums	9,080.00	11,000.00	(1,920.00)
Maint Bldg--Electrical	345.86	2,000.00	(1,654.14)
Maint Bldg--General Repairs	0.00	750.00	(750.00)
Maint Bldg--Gutter Cleaning	0.00	1,200.00	(1,200.00)
Maint Grounds--Irrigation Systems	656.73	800.00	(143.27)
Maint Grounds--Lawns & Gardening	4,320.00	5,000.00	(680.00)
Maint Grounds--Lawns & Gardening--Mulching	0.00	500.00	(500.00)
Utility--Electricity	198.79	200.00	(1.21)
Utility--Water & Sewerage	1,485.03	1,500.00	(14.97)
<i>Total expenses</i>	19,940.41	26,654.00	(6,713.59)
Surplus/Deficit	6,595.51	1,346.00	5,249.51
Opening balance	(3,571.41)	(3,571.41)	0.00
Closing balance	\$3,024.10	-\$2,225.41	\$5,249.51

Reserve Fund			
	Current period	Annual budget	Variance
	01/07/2025-30/06/2026	01/07/2025-30/06/2026	(\$)
Revenue			
Interest on Arrears--Reserve	3.35	0.00	3.35
Interest on Investments--Reserve	602.39	0.00	602.39
Levies Due--Reserve	2,500.00	3,000.00	(500.00)
<i>Total revenue</i>	3,105.74	3,000.00	105.74
Less expenses			
Maint Bldg--10 Year Plan	0.00	2,000.00	(2,000.00)
Maint Bldg--General Replacement	0.00	3,000.00	(3,000.00)
<i>Total expenses</i>	0.00	5,000.00	(5,000.00)
Surplus/Deficit	3,105.74	(2,000.00)	5,105.74
Opening balance	17,686.27	17,686.27	0.00
Closing balance	\$20,792.01	\$15,686.27	\$5,105.74



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	WRSC23000902
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	The Owners of 11 Gochean Avenue Bentley Strata Plan 31124 11 Gochean Avenue, Bentley, WA, 6102
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 25/02/2026 Expiry Date: 4:00pm on 25/02/2027
INTERMEDIARY	Competitive Insurance Solutions Pty Ltd
ADDRESS	PO Box 191, Mount Hawthorn, WA, 6915
DATE OF ISSUE	17/02/2026

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$5,115,600
		Common Area Contents	\$51,156
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$767,340
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$10,000,000
SECTION 3	Voluntary Workers		Included
SECTION 4	Workers Compensation		Selected
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$767,340
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further

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