



Notice of

Annual General Meeting

FOR THE OWNERS OF:

STRATA PLAN:

64552

ADDRESS:

Baynton Apartments

**55 Gardugarli Drive, BAYNTON WA
6714**

DATE: Tuesday 10th March 2026

TIME: 11:00 AM

Registrations open 15 minutes prior to start time

LOCATION: ZOOM ID: 85004945496; Passcode: 64552

The notice is issued pursuant Section 129 of the Strata Titles Act, on Wednesday 18 February 2026 being not less than 14 days prior to holding of the Meeting.

PH: (08) 9472 1833 **EM:** RECEPTION@RICHARDSONSTRATA.COM.AU



Getting Started With Zoom

What is Zoom?

Zoom is a online audiovisual conferencing app that gives you the ability to attend your Strata meetings remotely, anywhere in the world, via your computer, iPhone or Android device

How do I get Zoom?

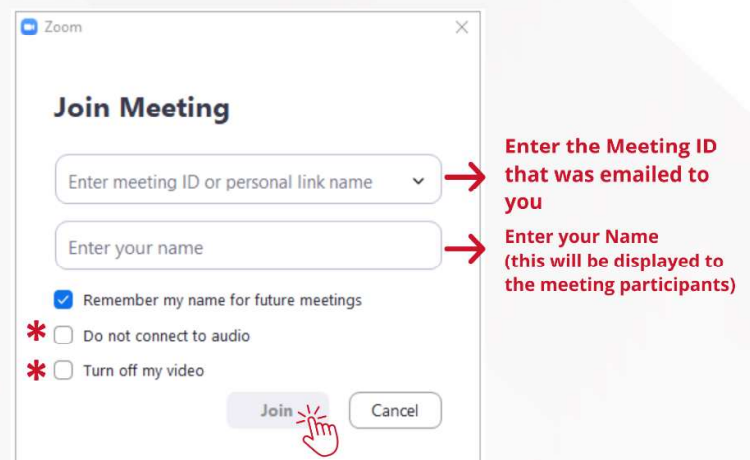
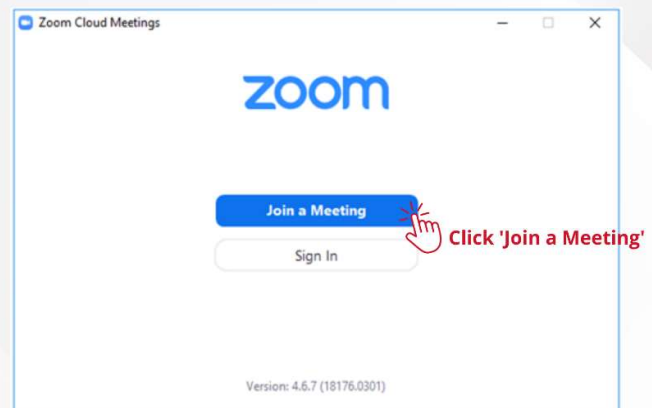
Zoom is FREE to download and use. You can download the Zoom Cloud Meetings App in the Apple App Store or Google Play Store - just search **"Zoom Cloud Meetings"** If using a computer, **please follow the link emailed to you.**

Logging into the meeting

When you are ready to join the meeting, please click the Zoom meeting link that was emailed to you. You'll now be redirected to the App on your mobile device, or if using a computer, the link will take you to the login screen for Zoom. See screenshots →

Once you've clicked 'Join' you will need to enter the **password that was emailed to you**

* **Please note: You can choose to turn off your audio/video if you do not wish to have this broadcasted during the meeting.**



MEETING AGENDA

- Apologies.
- Proxies & Powers of persons present.
- Determination of Quorum and Validity of meeting.

The motions to be considered are as follows:

Motion 1

Appointment of Chairperson for the Meeting

Only required if the Chairperson of the Council is unavailable or unwilling to act.

Motion 2

Confirmation of Previous Minutes

- (a) That the previously circulated Minutes of the General Meeting held on 6th May 2025 be confirmed as a true record of those proceedings.
- (b) Consideration of any matters arising not otherwise provided for by this agenda.

GENERAL BUSINESS

Motion 3

Consideration of Statement of Accounts

That the Statement of Accounts for the period 1st December 2024 to 30th November 2025 showing an amount of **\$984,321.59** net owners funds be adopted as presented.

***Note:** Queries of a financial nature should be notified to the Strata Company in writing no later than three (3) business days prior to the meeting.*

Motion 4

Insurance

- (a) That copies of the current certificates and schedules for the insurance required under section 127 (3)(c) of the Act and managers disclosures, as tabled, be received and incorporated into the records of the Strata Company.
- (b) That the Lync Insurance Brokers Financial Services Guide and CHU Underwriting Agencies Product Disclosure Statement as tabled be received and incorporated into the records of the Strata Company.
- (c) That the Council be directed to renew the insurance prior to its expiry date in such sums as are suggested by the insurer or as recommended by qualified professional advisors.

Motion 5

Insurance - Valuation

That the Council be directed to obtain a building replacement valuation and amend the sum insured to the amount of that valuation using surplus funds.

Motion 6

Constitution of the Council

- (a) That the Council of the Strata Company consist of three (3) proprietors.
- (b) Chairman to call for nominations of candidates for election to the Council;
And, if required will,
- (c) Conduct a ballot to elect members of the Council.

SPECIAL BUSINESS

MEETING AGENDA CONTINUED

Motion 7

10 Year Plan - 5 year revision

That the Council be directed to arrange for the revision of the 10-year plan previously completed on 10th May 2021 as required by the Act, at a cost not to exceed the amount provided for in the budget adopted by this meeting.

Motion 8

Budget of Estimated Expenditure - Administrative Fund

That the Budget of Estimated Expenditure from the Administrative Fund for the period 1st December 2025 to 30th November 2026 amounting to **\$893,365.82** (Excl of GST) be adopted as presented.

Motion 9

Budget of Estimated Expenditure - Reserve Fund

That the Budget of Estimated Expenditure from the Reserve Fund for the period 1st December 2025 to 30th November 2026 amounting to **\$401,000.00** (Excl of GST) be adopted as presented.

Motion 10

Determination of Levies - Administrative Fund

That the Levy of contributions in the financial year to raise a total of **\$858,000.00** (Incl of GST), on proprietors for the Administrative Fund be payable in advance, by instalments due and payable in the amounts and on the dates as shown below;

\$220.00 per unit of entitlement due 1st December 2025

\$220.00 per unit of entitlement due 1st March 2026

\$209.00 per unit of entitlement due 1st June 2026

\$209.00 per unit of entitlement due 1st September 2026

With the amount to remain at \$209.00 per unit of entitlement per quarter until otherwise determined by a future General Meeting of the Strata Company.

Motion 11

Determination of Levies - Reserve Fund

That the Levy of contributions in the financial year to raise a total of **\$88,000.00** (Incl of GST) for the Reserve Fund, be payable in advance, by instalments due and payable in the amounts and on the dates as shown below;

\$16.50 per unit of entitlement due 1st December 2025

\$16.50 per unit of entitlement due 1st March 2026

\$27.50 per unit of entitlement due 1st June 2026

\$27.50 per unit of entitlement due 1st September 2026

With the amount to remain at \$27.50 per unit of entitlement per quarter until otherwise determined by a future General Meeting of the Strata Company.

Motion 12

Matters without notice for discussion/referral to the Council

Note: Such matters may only be raised at the discretion of the Chair and with leave of the meeting.

Dated this Wednesday, 18 February 2026

For and on behalf of The Owners of SP SP 64552, Baynton Apartments, 55 Gardugarli Drive

EXPLANATION OF AGENDA ITEMS

Motion 1. Appointment of Chairperson for the Meeting

Only required if the Chairperson of the Council is unavailable or unwilling to act.

Motion 2. Confirmation of Previous Minutes

The minutes of your last General Meeting will need to be confirmed. A copy of the previous minutes were posted to you shortly after the last General Meeting.

If you have not received a copy of these minutes please contact our office or you may view a copy via your owner portal at www.richardsonstrata.com.au.

If you have forgotten your user name and/or password or have not registered for this service, please email reception@richardsonstrata.com.au.

Motion 3. Consideration of Statement of Accounts

The financial statements presented and annexed to the Notice of this Meeting will need to be confirmed and adopted. Queries of a financial nature should be notified to the Strata Company in writing no later than three (3) business days prior to the meeting.

Any interim financial statements can be found on the portal.

Motion 4. Insurance

A copy of the Certificate of Currency is enclosed with the meeting documents as well as important and any relevant disclosure statements. A copy of the relevant Financial Services Guide and Product Disclosure Statement will be tabled at the meeting.

Should you wish to obtain a copy of these documents, please contact our office.

Motion 5. Insurance - Valuation

Obtaining an insurance valuation is prudent to ensure your assets are adequately protected. It assesses the replacement cost of your property, preventing underinsurance and providing peace of mind in the event of unforeseen disasters. Richardson Strata Management Services recommends a full valuation is conducted a minimum of every 3-4 years with annual desktop valuations being best practice.

Motion 6. Constitution of the Council

We encourage all owners to consider nominating themselves or others for election to the Strata Council. Being a member of the council is a great opportunity to contribute to the management and decision-making processes of our community. For more information on the roles and responsibilities of council members, please refer to the attached links.

* <https://drive.google.com/file/d/1ZcEkSAqdam58nVwttiyiqQbhSXW6n0gyL/view?usp=sharing>

* https://drive.google.com/file/d/1ax6XnizrP_OGEt02d2wi1bFfQ9GJMbOO/view?usp=sharing

Eligibility to Nominate and to be Nominated:

1.A person (including a corporation) is entitled to nominate a candidate for election as a member of the Council only if that person is entitled to vote at the election.

2.Any person entitled to nominate may nominate themselves.

3.A nomination does not need to be seconded.

4.In the event that there are co-owners of a lot, only one of the co-owners shall be eligible to be nominated as a candidate. The eligible co-owner must be nominated by all co-owners of the lot, including the nominee.

5.A corporation that is an owner or co-owner of a lot is eligible to be nominated as a candidate and must provide written consent to its nomination, even if it nominates itself.

6.A nominee who will not be present at the meeting must complete the consent portion of the nomination form to be eligible for election.

EXPLANATION OF AGENDA ITEMS

Election Procedure:

In accordance with the by-laws, the procedure for the election of candidates to the Council is as follows:

- 1.The Chairperson of the General Meeting will call upon those present and entitled to nominate candidates to do so.
- 2.A nomination is ineffective unless supported by the nominee's consent, which can be given:
 - i.in writing and furnished to the Chairperson at the meeting, or
 - ii.orally by a nominee who is present at the meeting.
- 3.In accordance with the by-laws:
 - i.If the number of candidates equals the number of council members determined as per by-law 4(3), the Chairperson must declare those candidates elected as members of the Council.
 - ii.If the number of candidates exceeds the number of council members determined as per by-law 4(3), the Chairperson must direct that a ballot be held.
- 4.If a ballot is to be held, the Chairperson will:
 - i.Announce the names of the candidates
 - ii.Provide each person entitled to vote and present in person or by proxy with a blank form for each lot for which they are entitled to vote, to be used as a ballot form.
- 5.A person entitled to vote must complete a valid ballot form by:
 - i.Writing the names of candidates, equal in number to the number of council members, ensuring no name is repeated.
 - ii.Indicating the number of each lot in respect of which the vote is cast, and whether the vote is an owner, first mortgagee, or proxy.
 - iii.Signing the ballot form.
 - iv.Returning the ballot form to the Chairperson
- 6.The Chairperson, or a person appointed by the Chairperson, will count the votes recorded on valid ballot forms in favour of each candidate.
- 7.Candidates who receive the highest number of votes (in terms of lots or unit entitlements as required under the Strata Titles Act 1985 section 122), equal to the number of council members determined as per by-law 4(3), will be declared elected to the Council.
- 8.If the number of votes for any candidate equals the lowest number of votes required for election and:
 - i.That number equals the number of votes recorded for any other candidates, and
 - ii.If each of those candidates were declared elected, it would exceed the number of council members required, the election between those candidates must be decided by a show of hands of those entitled to vote and present in person or by proxy.

Nomination and Acceptance:

Please refer to the enclosed forms for nomination and acceptance of nomination. if you have any questions or need further information, do not hesitate to reach out.

Motion 7. 10 Year Plan - 5 year revision

Your property is a designated Strata Company, as defined under the Act. It is a requirement that your Strata Company must have a reserve fund and a 10-year plan that sets out;

- (i) the common property and the personal property of the strata company that is anticipated to require maintenance, repair, renewal or replacement (other than of a routine nature) in the period covered by the plan; and
- (ii) the estimated costs for the maintenance, repairs, renewal or replacement; and
- (iii) other information required to be included by the regulations;

The 10 year plan must be revised at least once in every 5 years and that, when revised, the plan is extended to cover the 10 years following the revision.

The regulations set out wide ranging and detailed requirements for such plans and it is our recommendation that your strata company authorises the council to engage the services of a firm qualified to prepare a 10 year plan which will comply with the regulations.

Motion 8. Budget of Estimated Expenditure - Administrative Fund

Enclosed is a copy of the proposed budget of estimated expenditure from the Administrative Fund. These figures are based on past expenditure and known future expenses within the next Financial Year.

EXPLANATION OF AGENDA ITEMS

Motion 9. Budget of Estimated Expenditure - Reserve Fund

Enclosed is a copy of the proposed budget of estimated expenditure from the Reserve Fund. These figures are based on past expenditure and known future expenses within the next Financial Year.

Motion 10. Determination of Levies - Administrative Fund

The proposed levy amounts for the Administrative Fund will cover the expenditure for the year. The amount shown will need to be multiplied by your unit entitlement to determine the levy amount for your unit - if you are unaware of your unit entitlement, please contact our office.

Motion 11. Determination of Levies - Reserve Fund

The proposed levy amounts for the Reserve Fund will cover the expenditure for the year. The amount shown will need to be multiplied by your unit entitlement to determine the levy amount for your unit - if you are unaware of your unit entitlement, please contact our office.

Motion 12. Matters without notice for discussion/referral to the Council

Any additional items that an owner wishes to raise that is not on the agenda or hasn't already been considered by the meeting for referral to the Council for its consideration.



138 Burswood Road
Burswood WA 6100

Telephone: 9472 1833
Facsimile: 9355 5299

Balance Sheet

Financial Period
01/12/2024 - 30/11/2025

64552

55 Gardugarli Drive BAYNTON

	Administrative Fund	Reserve Fund	TOTAL
ASSETS			
Cash at Bank	746,243.19	460,956.97	1,207,200.16
Levies Receivable	2,915.97	408.79	3,324.76
Total Assets	749,159.16	461,365.76	1,210,524.92
LIABILITIES			
Levies Paid in Advance	208,356.49	0.00	208,356.49
GST Liabilities	(8,614.32)	0.00	(8,614.32)
Accounts Payable	26,461.16	0.00	26,461.16
Total Liabilities	226,203.33	0.00	226,203.33
Net Assets	522,955.83	461,365.76	984,321.59
OWNERS FUNDS			
Opening Balance	488,966.14	493,113.48	982,079.62
Surplus / Deficit for the period	33,989.69	(31,747.72)	2,241.97
Closing Balance	522,955.83	461,365.76	984,321.59
Total Owners Funds	522,955.83	461,365.76	984,321.59

Report Date: 16th January 2026



138 Burswood Road
Burswood WA 6100

Telephone: 9472 1833
Facsimile: 9355 5299

Income & Expenditure Summary

Financial Period

01/12/2024 - 30/11/2025

64552

55 Gardugarli Drive BAYNTON

Administrative Fund

	Actual 01/12/24 - 30/11/25	Budget 01/12/24 - 30/11/25	Actual 01/12/23 - 30/11/24
Income			
Debt Collection Recoveries			
Debt Collection Recoveries	\$529.09	\$0.00	\$600.00
Interest			
Interest On Levy Arrears	\$360.48	\$0.00	\$1,504.40
Levy Income			
Levies Due*	\$727,273.04	\$800,000.00	\$927,272.68
Other Income			
Status Certificate Fees*	\$1,680.00	\$0.00	\$7,280.00
Security Remote / Tag Purchase	\$1,145.41	\$0.00	\$0.00
Total Income	\$730,988.02	\$800,000.00	\$936,657.08
Expenses			
Accounting, Taxation & Banking			
BAS / GST Preparation	\$400.00	\$400.00	\$400.00
Accounting	\$0.00	\$150.00	\$150.00
Air Conditioning			
Airconditioning Maintenance	\$11,499.94	\$10,000.00	\$5,210.00
Building Administration			
Retrieval & Storage	\$144.00	\$144.00	\$144.00
Management Fees - Standard	\$21,369.68	\$21,500.00	\$20,872.68
Management Fees - Non Standard	\$80.00	\$400.00	\$210.00
Meeting Fee	\$75.00	\$150.00	\$150.00
Postage & Petties	\$220.87	\$200.00	\$170.90
Debt Collection	\$529.09	\$0.00	\$600.00
Portal Access	\$300.00	\$300.00	\$300.00
Creditor Compliance	\$300.00	\$300.00	\$300.00
Travel Expenses	\$0.00	\$1,500.00	\$0.00
Building General			
Gym Equipment	\$1,045.00	\$2,500.00	\$1,350.00
Building General Contract			
Building Management *	\$234,479.84	\$232,000.00	\$223,084.97
Cleaning			
Cleaning/Gardening Contract	\$19,892.94	\$19,500.00	\$19,104.32
Electrical			
Electrical - General	\$12,102.05	\$12,000.00	\$10,908.15
Thermal Scan	\$1,570.00	\$1,600.00	\$0.00
Fire Control Contract			
Fire Protection Contract	\$12,432.44	\$13,000.00	\$12,050.44
Fire Equipment Repairs/Replacement	\$10,215.50	\$12,000.00	\$4,493.30
Garden & Grounds			
Plants	\$0.00	\$1,600.00	\$964.22

Report Date: 16th January 2026



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Income & Expenditure Summary

Financial Period

01/12/2024 - 30/11/2025

64552

55 Gardugarli Drive BAYNTON

Administrative Fund

	Actual 01/12/24 - 30/11/25	Budget 01/12/24 - 30/11/25	Actual 01/12/23 - 30/11/24
Insurance			
Premiums	\$133,066.72	\$180,000.00	\$153,480.18
Stamp Duty	\$12,495.61	\$18,000.00	\$14,827.79
Valuation	\$0.00	\$0.00	\$2,060.00
Insurance - Annual Management Fee	\$5,409.09	\$5,000.00	\$5,000.00
Lift Maintenance Contract			
Lift Contract	\$21,763.50	\$21,400.00	\$21,337.05
Lift Repairs			
Lift Repairs	\$3,932.18	\$5,000.00	\$1,469.50
Maintenance & Repairs			
General Repairs	\$13,152.73	\$40,000.00	\$40,106.82
Floor Tile Cleaning	\$0.00	\$12,000.00	\$6,000.00
Outdoor Furniture	\$0.00	\$4,000.00	\$3,087.27
Shade Sails	\$0.00	\$5,000.00	\$0.00
Other			
WHS Reports	\$0.00	\$0.00	\$2,067.27
Pest Control			
Pest Control*	\$2,700.00	\$4,000.00	\$2,700.00
Plumbing			
Plumbing & Drainage	\$9,318.10	\$16,000.00	\$18,548.78
HWS Repairs & Replacements	\$156.25	\$10,000.00	\$0.00
Pool Area, Gym & General Amenities Contract			
Pool Servicing	\$13,388.74	\$14,000.00	\$16,514.98
Security & Intercom			
Telephone Charges	\$3,902.71	\$3,200.00	\$2,975.96
Electricity			
Electricity*	\$115,544.72	\$115,000.00	\$105,651.95
Water			
Water Consumption*	\$33,831.63	\$18,000.00	\$18,554.82
Miscellaneous			
Transfer To Reserve Fund	\$0.00	\$0.00	\$500,000.00
Status Certificate Fees Paid	\$1,680.00	\$0.00	\$7,840.00
Total Expenses	\$696,998.33	\$799,844.00	\$1,222,685.35
Surplus / Deficit	\$33,989.69	\$156.00	(\$286,028.27)
Opening Administrative Balance	\$488,966.14	\$488,966.14	\$774,994.41
Administrative Fund Balance	\$522,955.83	\$489,122.14	\$488,966.14

Report Date: 16th January 2026



138 Burswood Road
Burswood WA 6100

Telephone: 9472 1833
Facsimile: 9355 5299

Income & Expenditure Summary

Financial Period

01/12/2024 - 30/11/2025

64552

55 Gardugarli Drive BAYNTON

Reserve Fund

	Actual 01/12/24 - 30/11/25	Budget 01/12/24 - 30/11/25	Actual 01/12/23 - 30/11/24
Income			
Interest			
Interest On Levy Arrears	\$43.51	\$0.00	\$99.27
Levy Income			
Levies Due*	\$60,000.00	\$60,000.00	\$60,000.00
Other Income			
Transfer From Admin Fund	\$0.00	\$0.00	\$500,000.00
Total Income	\$60,043.51	\$60,000.00	\$560,099.27
Expenses			
Fire Control			
Fire Tank Waterproofing	\$0.00	\$0.00	\$29,628.00
Garden & Grounds			
Landscaping	\$2,475.00	\$50,000.00	\$0.00
Pedestrian Gates	\$15,120.00	\$15,000.00	\$0.00
Reticulation Repairs	\$0.00	\$12,000.00	\$0.00
Maintenance & Repairs			
Painting Internal	\$0.00	\$0.00	\$151,500.00
Line Marking & Signage	\$0.00	\$0.00	\$17,415.00
Anchor Points	\$44,721.07	\$45,000.00	\$0.00
Fencing	\$22,945.00	\$18,000.00	\$0.00
Painting External	\$2,740.00	\$100,000.00	\$0.00
Pool Paving	\$3,790.16	\$12,000.00	\$0.00
Storeroom Doors	\$0.00	\$30,000.00	\$0.00
Roof Plumbing	\$0.00	\$30,000.00	\$0.00
Cyclone Damage - Under Excess	\$0.00	\$50,000.00	\$0.00
Total Expenses	\$91,791.23	\$362,000.00	\$198,543.00
Surplus / Deficit	(\$31,747.72)	(\$302,000.00)	\$361,556.27
Opening Reserve Balance	\$493,113.48	\$493,113.48	\$131,557.21
Reserve Fund Balance	\$461,365.76	\$191,113.48	\$493,113.48

Report Date: 16th January 2026



Level 4, 55 St Georges Terrace
Perth WA 6000

PO BOX 5721, Perth 6831

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006113233
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	20/09/2025 to 20/09/2026 at 4:00pm
The Insured	THE OWNERS OF BAYNTON APARTMENTS SP 64552
Situation	55 GARDUGARLI DRIVE BAYNTON WA 6714

Sections

Section 1 – Insured Property

Building: \$60,533,204

Common Area Contents: \$605,332

Loss of Rent & Temporary Accommodation (total payable): \$9,079,980

Lot Owners' Fixtures and Improvements (per lot): \$250,000

Optional Extensions:

Catastrophe Insurance Sum Insured: \$18,159,961

Extended Cover - Loss of Rent & Temporary Accommodation: \$2,723,994

Escalation in Cost of Temporary Accommodation: \$907,998

Cost of Removal, Storage and Evacuation: \$907,998

Machinery Breakdown: \$100,000

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

Section 2 – Liability to Others

Sum Insured: \$20,000,000

Section 3 – Voluntary Workers

Death: \$300,000

Total Disablement: \$3,000 per week

Section 4 – Fidelity Guarantee

Sum Insured: \$250,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000



Flood Cover is included.

Date Printed

19/09/2025

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 QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



Lync Insurance Brokers Pty Ltd
 ABN: 31 169 552 372
 Authorised Representative No. 1306015
 of PSC Connect Pty Ltd
 AFSL: 344648
 Level 1, 905 Hay Street (Dynons Plaza), PERTH 6000

Tel: 1300127503

Page 1 of 7

You are reminded that the policy mentioned below falls due for renewal on 20/09/2025. To ensure your continued protection, payment and any declarations should be returned by this date, unless otherwise stated

The Owners Of Baynton Apartments
 Strata Plan 64552
 C/- Richardson Strata Management
 138 Burswood Road,
 BURSWOOD WA 6146

TAX INVOICE

This document will be a tax invoice
 for GST when you make payment

Invoice Date: 19/09/2025

Invoice No: 414908

Our Reference: 64552

Should you have any queries in relation to this account,
 please contact your Account Manager

RSMS (info@lyncinsure.com.au)

RENEWAL

Policy No: HU0006113233

Period of Cover:

From **20/09/2025**
 to **20/09/2026** at 4:00 pm

Class of Policy: Strata - Residential & Mixed
Insurer: QBE INSURANCE
 GPO BOX 2516, SYDNEY, NSW 2001
 ABN: 78 003 191 035
The Insured: The Owners Of Baynton Apartments
 Strata Plan 64552

Details: See attached schedule for a description of the risk(s) insured

Residential Strata Insurance
RNL: 55 Gardugarli Drive, BAYNTON WA 6714

**PLEASE READ IMPORTANT NOTICES OVERLEAF,
 INCLUDING:**

DISCLOSURE

You have an obligation to disclose accurate information to the Insurer at all times before and during the policy period. Please refer to the Important Information on your invoice for your specific obligations.

COMPLAINTS

Clients who are not fully satisfied with our services should contact our Complaints Officer on 1300 949 834. PSC Network Insurance Partners are members of the Australian Financial Complaints Authority; a free service, and follow the principles of the Insurance Brokers Code of Practice. Further information is available from our office. You can contact AFCA directly on 1800 931 678.

Your Premium:

Premium	UW Levy	Fire Levy*	GST	Stamp Duty	Broker Fee
\$113,596.40	\$150.00	\$0.00	\$13,264.67	\$12,495.61	\$18,900.32

PSC receives commission of \$0.00

TOTAL \$158,407.00

(A processing fee applies for Credit Card payments)



Please turn over for further payment methods and instructions



Biller Code: 20362
Ref: 40417881915754949



Pay by credit card (Visa, Mastercard, Amex or Diners)
 at www.deft.com.au
 A surcharge may apply.
DEFT Reference Number: 40417881915754949



*498 404178 81915754949

PSC Network Insurance Partners

Our Reference: 64552

Invoice No: 414908

Due Date: 20/09/2025

Premium \$113,596.40
U'writer Levy \$150.00
Fire Levy \$0.00
GST \$13,264.67
Stamp Duty \$12,495.61
Broker Fee \$18,900.32

AMOUNT DUE \$158,407.00

Schedule of Insurance

Page 2 of 7

Class of Policy:	Strata - Residential & Mixed	Policy No:	HU0006113233
The Insured:	The Owners Of Baynton Apartments Strata Plan 64552	Invoice No:	414908
		Our Ref:	64552

This policy has been placed through

CHU UNDERWRITING AGENCIES
 ABN 18 001 580 070
 PO BOX 5721, ST GEORGES TERRACE, PERTH WA 6000

CHU UNDERWRITING AGENCIES is an underwriting agency who has placed the policy with

QBE INSURANCE
 ABN 78 003 191 035
 GPO BOX 2516, SYDNEY, NSW 2001

Residential Strata Insurance Plan

INSURED: The Owners Of Baynton Apartments Strata Plan 64552
SITUATION: 55 Gardugarli Drive, BAYNTON WA 6714

Policy 1 - Insured Property

Building	\$60,533,204
Common Area Contents	\$605,332
Loss of Rent/Temporary Accommodation (total payable)	\$9,079,980
Lot Owners' Fixtures and Improvements (per lot)	\$ 250,000

Optional Extensions

Catastrophe Insurance Sum Insured	18,159,961
Extended Cover - Loss of Rent & Temporary Accommodation	\$2,723,994
Escalation in Cost of Temporary Accommodation	\$907,998
Cost of Removal, Storage and Evacuation	\$907,998
Machinery Breakdown	\$100,000
Lot Owners' Contents inclusion (per lot)	Not Selected

Policy 2 - Liability to Others

Limit of Liability	\$20,000,000
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Policy 3 - Voluntary Workers

Voluntary Workers - Refer to Table of Benefits	Selected
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Policy 4 - Fidelity Guarantee

Sum Insured	\$250,000
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Policy 5 - Office Bearers Legal Liability

Limit of Liability	\$5,000,000
(please note this is a Claims Made Policy - see Important Information below)	

Policy 6 - Government Audit Costs and Legal Expenses

Government Audit Costs	\$25,000
Appeal Expenses – common property health & safety breaches	\$100,000

Schedule of Insurance

Page 3 of 7

Class of Policy:	Strata - Residential & Mixed	Policy No:	HU0006113233
The Insured:	The Owners Of Baynton Apartments Strata Plan 64552	Invoice No:	414908
		Our Ref:	64552

Legal Defence Expenses \$50,000
(please note this is a Claims Made Policy - see Important Information below)

Flood Cover Included

EXCESSES

Policy 1 - Insured Property

Standard: \$10,000

Unoccupancy: \$10,000

Optional Extensions - Excesses

Machinery Breakdown

Standard: \$1,000

Policy 2 - Liability to Others

Standard: \$1,000

Policy 6 - Government Audit Costs and Legal Expenses

Legal Defence Expenses: \$1,000

Other excesses payable are shown in the Policy Wording

Special Conditions/Endorsements:**Terrorism endorsement**

You have disclosed that:

- a. 20% or more of the Building's area is used for a non-residential purpose; OR
- b. the Building Sum Insured shown above is equal to or greater than \$50,000,000.

Based on Your disclosure this Policy (or part thereof) is a policy to which the Terrorism Insurance Act 2003 (the Act) applies. We have reinsured Our liability under the Act with the Commonwealth Government reinsurer, the Australian Reinsurance Pool Corporation (ARPC). We are required to pay a premium to the ARPC, and that amount, together with the cost of that part of the cover provided by them and administrative costs associated with the legislation, is reflected in the premium charged to You.

This additional premium totals \$2,855.45 and is subject to government taxes and charges, such as GST and Stamp Duty, where applicable.

As Your disclosure indicates that the Act now applies to this policy, the General Exclusion 'Act of Terrorism' is deleted and replaced with the following.

1. Act of Terrorism

Death, injury, illness, loss, damage, liability, cost or expense directly or indirectly caused by, contributed to, resulting from or arising out of, or in connection with any:

- a. Act of Terrorism, regardless of any other cause or event contributing concurrently or in any sequence to the loss;
- b. action in controlling, preventing, suppressing, retaliating against, or responding to any Act of Terrorism.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered

The premium includes the Government Terrorism Levy, if applicable.

As per QM562-0725

Schedule of Insurance

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Class of Policy:	Strata - Residential & Mixed	Policy No:	HU0006113233
The Insured:	The Owners Of Baynton Apartments Strata Plan 64552	Invoice No:	414908
		Our Ref:	64552

The above schedule is only a brief summary of the cover provided by your policy and does not, nor is it intended to provide full details of policy terms, conditions, endorsements, exclusions or excesses.

PLEASE READ THE POLICY. Contact our office if there is anything you do not understand or wish to query

Important Information

Please read the following important information. Contact your Broker if there is anything you do not understand, or if you have any questions.

DUTY OF DISCLOSURE/ DUTY NOT TO MAKE A MISREPRESENTATION

Before you enter into an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, that may affect the insurer's decision to insure you and on what terms. You have this duty until the insurer agrees to insure you. You have the same duty before you renew, extend, vary, or reinstate an insurance contract.

For Personal, Domestic and Household insurance contracts, you have an additional duty to take reasonable care not to make a misrepresentation to the insurer. To ensure you meet your duty, your responses to the insurers' questions must be truthful, accurate and complete.

IF YOU DO NOT TELL THE INSURER SOMETHING

If you do not tell the insurer anything you are required to, they may cancel your contract, or reduce the amount they will pay you if you make a claim, or both. If your failure to tell the insurer is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

UNDER INSURANCE

Your contract of insurance may contain an average or under insurance provision. This means that if you under insure, you will have to bear part of any loss yourself.

INSURING THE INTEREST OF OTHER PARTIES

If you require another party to be covered by your policy, you must request this in advance. Most policy conditions will not provide indemnity to other parties (e.g. mortgagees, lessors, principals etc.) unless their interest is noted on the policy.

CLAIMS MADE POLICIES

Some policies (for example, professional indemnity insurance) are "claims made" policies. This means that claims that are first advised to you (or made against you) and reported to your insurer during the period that the policy is current are insured under that policy, irrespective of when the incident causing the claim occurred (unless there is a date beyond which the policy does not cover – this is called a "retroactive date. In order to ensure that your entitlement to claim under the policy is protected, you must report all incidents that may give rise to a claim to the Insurers without delay after they come to your attention and before the policy expires.

COOLING OFF

All Retail Products are subject to a "cooling off period" of a minimum of 14 days and details of this are contained in the PDS. During this time, if you are not happy with a Retail Product, you may withdraw from the new contract at no cost to you other than our broker's fee, which is not refundable.

CANCELLATION OF YOUR POLICY.

If there is a refund or reduction of your premium as the result of a cancellation or alteration to a policy or based on a term of your policy (such as a premium adjustment provision), we will retain any fee we have charged you. We will also retain our commission or charge you a cancellation fee equal to the reduction in commission. We will also retain any adviser fee we have charged you.

PREMIUM FUNDING

Premium funding allows you to spread out the cash flow associated with paying your insurance premiums over the next twelve months. We receive a commission from the funder for arranging the funding contract, full details are available on request. Please note that should the insurance policy be cancelled, before the expiry date for whatever reason, the Premium Funder will charge you the full interest applicable to the contract, as detailed in the Loan Application Form. Typically there will be no refund of our commission on the refund premium and no refund of any fee we may have charged you for arranging the cover. We also reserve the right to charge you a

Schedule of Insurance

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Class of Policy:	Strata - Residential & Mixed	Policy No:	HU0006113233
The Insured:	The Owners Of Baynton Apartments Strata Plan 64552	Invoice No:	414908
		Our Ref:	64552

policy cancellation handling fee. In some cases insurers also apply minimum premiums to policies, which may further reduce the refund that you might otherwise receive.

The impact of the above on you is that any refund you receive for the mid term cancellation of your policy will usually be significantly less than a pro rata calculation would produce and in extreme cases may involve you having to make an additional final payment even though the policy has been cancelled. Therefore prior to cancelling a policy and replacing it with another cover we strongly recommend that you discuss your situation with us so that we can advise the exact extent and impact of the early cancellation provisions mentioned above."

CREDIT TERMS & PAYMENT

Unless agreed otherwise, Credit Terms are strictly in accordance with the period specified on the invoice, if you fail to pay the full premium within the agreed period your cover will lapse. The insurer will be entitled to a premium for the time held covered but you will be uninsured from the date your cover was cancelled.

PRIVACY

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement by visiting www.pscconnect.com.au/privacy or upon request.

PAYMENT OPTIONS (New Business & Renewal Invoices)

DEFT Payment systems - DEFT is a service of Macquarie Bank

Internet

Pay over the internet from your credit card at: www.defit.com.au

PSC Connect accepts Mastercard, Visa, American Express and Diners club Cards*

***Payments by credit card will attract a surcharge**

BPAY

Contact your participating bank, credit union or building society to make a payment directly from your cheque or savings account.

You will be required to enter the Biller Code and BPAY reference number as detailed on the front of the invoice.

Schedule of Insurance

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Class of Policy:	Strata - Residential & Mixed	Policy No:	HU0006113233
The Insured:	The Owners Of Baynton Apartments Strata Plan 64552	Invoice No:	414908
		Our Ref:	64552

Insurance Risks Checklist

Risks may be uninsured for a number of reasons, including:

- **Self-Insurance** - This is where you have elected NOT to insure certain risks. You will be responsible to cover all the losses yourself.
- **Under Insurance:** If your sums insured or declared insurable values are inadequate and the policy contains a co-insurance or average clause, you may not receive the full amount of the loss.
- **A Policy Deductible / Excess** – You must bear the first part of the loss up to the amount of the excess.
- **Inadequate Loss Limits:** If the sum insured is less than the amount of your exposure, any loss in excess of the sum insured will not be insured.
- **Excluded Perils:** Some policies exclude certain perils, example - flood, storm surge and subsidence. You will not be insured for an excluded peril unless you ask for the cover.

We have indicated below a number of risks we believe may be important for you to consider. This list does not include all the policies available in the various insurance markets and is only intended to provide a summary of covers to assist in your assessment of whether such insurance protection may be needed.

Please note this list includes covers that you may have already purchased.

- **Flood:** 'Flood' means the covering of normally dry land by water that has escaped or been released from the normal confines of any lake, river, creek or other natural watercourse, whether or not altered or modified; or any reservoir, canal or dam.
- **Cyber Insurance:** First Party Costs - reimburses the Insured for the costs they would incur to respond to a breach, such as IT Forensic Costs, Credit Monitoring Costs, Public Relations Expenses and Cyber Extortion Costs (including ransom payments to hackers). Third Party Claims - covers the Insured's liability to third parties from a failure to keep data secure, such as claims for compensation by third parties, investigations, defence costs and fines and penalties from breaching the Privacy Act.
- **Management Liability:** This policy incorporates - Directors & Officers Liability, Statutory Liability, Crime cover, Employment Practices and Tax Audit expenses.
- **Business Interruption:** The Business Interruption policy covers the insurable profits that would have been earned if the business was operating as usual. It is designed to put a business in the same financial position that it would have been in if no loss had occurred.

All these covers may not apply to your circumstances. However, as a business can change, we suggest that this list be reviewed regularly to ensure that your current insurance program is still satisfactory in meeting your needs. Please contact your Adviser if you require any additional information.

Property/Asset Protection

- Burglary/Theft
- Business Interruption
- Business package
- Commercial Strata
- Contractors Plant & Equipment
- Fidelity Guarantee/Employee Fraud
- Fire & Perils / Industrial Special Risks
- Flood
- General Property
- Glass Breakage / Signs
- Money

Liability

- Association Liability
- Cyber Liability
- Contractual Liability
- Drone Liability
- Directors & Officers Liability
- Employment Practices Liability
- Environmental Impairment Liability
- Libel & Slander / Defamation
- Management Liability

- Public and Products Liability
- Product Performance Guarantee
- Product Recall
- Professional Indemnity
- Statutory Liability
- Taxation & Audit Expenses
- Trade Credit

Marine

- Carriers Liability
- Charters Legal Liability
- Marine Hull
- Marine Inland Transit
- Marine Overseas Transit
- Marine Liability

Machinery & Electronic Equipment

- Boiler & Pressure Vessel Explosion
- Computer Breakdown & Business Interruption
- Cyber Protection
- Electronic Equipment/ Breakdown
- Machinery Breakdown & Business Interruption

Commercial Motor

- Heavy Motor / Machinery
- Motor Vehicle
- Motor Vehicle downtime

Construction

- Advanced Profits
- Construction Risks and Liability
- Contract Works

Personnel

- Corporate Travel
- Group Personal Accident
- Individual Personal Accident
- Key Person Cover
- Workers Compensation

Domestic

- Home – Building & Contents
- Landlords
- Strata
- Motor/Boat
- Caravan/Trailer

Schedule of Insurance

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Class of Policy:	Strata - Residential & Mixed	Policy No:	HU0006113233
The Insured:	The Owners Of Baynton Apartments Strata Plan 64552	Invoice No:	414908
		Our Ref:	64552

Any general advice in this document does not take into account your personal objectives, financial situation and needs. Please read the relevant Product Disclosure Statement/Policy Wording before acquiring any product mentioned in this document.



INSURANCE MANAGEMENT DISCLOSURE

Richardson Strata Management Services is committed to maintaining transparency and trust in all our dealings. In alignment with the Strata Community Association (SCA) Insurance Best Practice Guides, we provide full disclosure of all fees and commissions earned from insurance services. This document outlines the key elements of our insurance management process and the financial items disclosed.

DISCLOSURE OF FINANCIAL ITEMS

The SCA Best Practice Guide recommends the disclosure of the following eight financial items as part of the strata insurance quotation and invoicing processes:

1. **BASE PREMIUM:** The premium quoted by the Underwriter to the Broker or Strata Manager (intermediary). The base premium may include commission. It can be further detailed as a base premium gross (includes commission) or base premium net (excludes commission).
2. **ESL OR FSL (EMERGENCY SERVICES LEVY OR FIRE SERVICES LEVY):** The amount added to a quotation or bill for strata insurance mandated by the local jurisdiction. If other mandatory government charges or fees are included in the billing jurisdiction, they should be listed here.
3. **STAMP DUTY:** A duty charged by all jurisdictional (state or territory) governments on all strata insurance policies, except for the Australian Capital Territory (ACT).
4. **UNDERWRITING AGENCY FEE:** A fee charged by the Underwriting Agency for work related to the placement of the strata insurance policy.
5. **BROKER FEE:** An amount added by the Broker to the invoice received from the Underwriter, included in the Broker's invoice to the Strata Company.
6. **GST (Goods and Services Tax):** An Australian/Federal Government tax charged on all components of the premium and other insurance charges, excluding Stamp Duty.
7. **COMMISSION:** The amount included within the base premium, paid or credited by the Underwriter to the Broker or Strata Manager.
8. **ALLOCATION OF STRATA INSURANCE REMUNERATION:** Details the sharing arrangement between the Strata Manager and Broker of total fees and/or commissions, expressed as a percentage and/or total dollar value.

SCHEDULE OF INSURANCE – STRATA PLAN

The table below shows the disclosed financial items for the previous and current year:

FINANCIAL ITEM	LAST YEAR		THIS YEAR	
	20.09.2024 – 20.09.2025		20.09.2025 – 20.09.2026	
BASE PREMIUM	\$133,787	\$305	\$113,596	\$310
ESL OR FSL	N/A	N/A	N/A	N/A
STAMP DUTY	\$14,716	\$Nil	\$12,495	\$Nil
UNDERWRITING AGENCY FEE	\$150	\$Nil	\$150	\$Nil
BROKER FEE	\$18,000	\$100	\$18,900	\$110
GST	\$15,193	\$40	\$13,264	\$42
TOTAL INSURANCE COSTS (INCL. GST)	\$181,849	\$446	\$158,407	\$462
COMMISSION	\$Nil	\$Nil	\$Nil	\$Nil
ALLOCATION OF STRATA INSURANCE REMUNERATION	\$5,500 (SM-IMF) \$18,100 (Broker)		\$5,950 (SM-IMF) \$19,010 (Broker)	
TOTAL STRATA INSURANCE REMUNERATION	\$23,600		\$24,960	



COMPULSORY INSURANCE COVER

We recognise the intricate nature of insurance legislation, and the compliance risks it poses. Your Strata Company is required to comply with various insurance provisions of the Strata Titles Act, 1985 (WA) ("Act") and Section 97 sets out the full insurance requirements. These requirements are insured under the current policy, details of which are shown on the attached Insurance documentation & Certificate of Currency.

BUILDINGS, FIXTURES, AND IMPROVEMENTS

The Sum Insured for 'Buildings' must be for the replacement value as defined by the Act. We recommend that an independent valuation be carried out at a minimum of three yearly intervals to ensure that this cover is kept in line with current and projected building replacement costs and other increases in expenditure with annual desktop valuations in between.

PUBLIC LIABILITY

In the case of public liability risks, the minimum amount under the Act is \$10 million. Many Strata Companies now insure for a minimum of \$20 million in Residential Schemes and up to \$50 million where there is any commercial use of lots or common property. We recommend that the Strata Scheme review this.

WORKERS COMPENSATION

Workers' compensation insurance is a mandatory requirement for strata buildings in Western Australia, and this has been duly factored into and included in your policy.

DISCRETIONARY INSURANCE COVER

In addition to the compulsory insurances required under the Act, a Strata Company also has other risks it should consider covering because of its financial or legal responsibilities for which it may become liable. The Strata Company has the discretionary power to insure for other risks such as personal accident for voluntary workers, fidelity guarantee, office bearer's liability, machinery breakdown, catastrophe cover, government audit costs, and proprietors' fixtures and improvements.

DISCLOSURE OF INSURANCE-RELATED DEFECTS

If in acting as Strata Managers, we are notified of an insurance related defect and as agent or distributor we are required to disclose the defect to the insurer, we will not neglect our duty/responsibility based on advice from the Council of a Strata Company not to notify the insurer of the defect.

IMPORTANT NOTICE

When seeking and comparing your existing policy with other quotations, ensure there is a 'like for like' comparison to avoid any reduction in cover or increase in risk for the Strata Company and its owners. For more information, please speak to your Strata Manager or your Broker.

GENERAL ADVICE WARNING

The above information is not personal advice. This advice is general only, and before making a decision to insure, the Product Disclosure Statement and Financials Services Guide should be carefully reviewed, which are held as part of the records of the Strata Company.

DECLARING A SHAREHOLDING IN ANOTHER BUSINESS

K Richardson, R Murphy, and K Murphy, Directors of Richardson Strata Management Services (RSM Strata Investments Pty Ltd) is related by a separate entity and are minor shareholders in Lync Insurance Brokers Pty Ltd.

Lync Insurance Brokers Pty Ltd is not directly affiliated with Richardson Strata Management Services (RSM Strata Investments Pty Ltd).





138 Burswood Road
Burswood WA 6100

Telephone: 9472 1833
Facsimile: 9355 5299

Proposed Budget

Financial Period
01/12/2025 - 30/11/2026

64552

55 Gardugarli Drive BAYNTON

Administrative Fund

	Proposed Budget	Actual	Accepted Budget
	01/12/25 - 30/11/26	01/12/24 - 30/11/25	01/12/24 - 30/11/25
Income			
Debt Collection Recoveries			
Debt Collection Recoveries	\$0.00	\$529.09	\$0.00
Interest			
Interest On Levy Arrears	\$0.00	\$360.48	\$0.00
Levy Income			
Levies Due*	\$780,000.00	\$727,273.04	\$800,000.00
Other Income			
Security Remote / Tag Purchase	\$0.00	\$1,145.41	\$0.00
Status Certificate Fees*	\$0.00	\$1,680.00	\$0.00
Total Income	\$780,000.00	\$730,988.02	\$800,000.00
Expenses			
Accounting, Taxation & Banking			
BAS / GST Preparation	\$400.00	\$400.00	\$400.00
Accounting	\$150.00	\$0.00	\$150.00
Air Conditioning			
Airconditioning Maintenance	\$10,000.00	\$11,499.94	\$10,000.00
Building Administration			
Retrieval & Storage	\$144.00	\$144.00	\$144.00
Management Fees - Standard	\$22,512.73	\$21,369.68	\$21,500.00
Management Fees - Non Standard	\$200.00	\$80.00	\$400.00
Meeting Fee	\$150.00	\$75.00	\$150.00
Postage & Petties	\$200.00	\$220.87	\$200.00
Debt Collection	\$0.00	\$529.09	\$0.00
Portal Access	\$400.00	\$300.00	\$300.00
Creditor Compliance	\$400.00	\$300.00	\$300.00
Travel Expenses	\$1,500.00	\$0.00	\$1,500.00
Building General			
Gym Equipment	\$2,500.00	\$1,045.00	\$2,500.00
Building General Contract			
Building Management *	\$232,000.00	\$234,479.84	\$232,000.00
Cleaning			
Cleaning/Gardening Contract	\$20,000.00	\$19,892.94	\$19,500.00
Electrical			
Electrical - General	\$12,000.00	\$12,102.05	\$12,000.00
Thermal Scan	\$1,600.00	\$1,570.00	\$1,600.00
Fire Control Contract			
Fire Protection Contract	\$13,000.00	\$12,432.44	\$13,000.00
Fire Equipment Repairs/Replacement	\$12,000.00	\$10,215.50	\$12,000.00
Garden & Grounds			
Plants	\$1,600.00	\$0.00	\$1,600.00

Report Date: 17th February 2026



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Proposed Budget

Financial Period
01/12/2025 - 30/11/2026

64552

55 Gardugarli Drive BAYNTON

Administrative Fund

	Proposed Budget	Actual	Accepted Budget
	01/12/25 - 30/11/26	01/12/24 - 30/11/25	01/12/24 - 30/11/25
Insurance			
Premiums	\$148,000.00	\$133,066.72	\$180,000.00
Stamp Duty	\$14,500.00	\$12,495.61	\$18,000.00
Insurance - Annual Management Fee	\$5,409.09	\$5,409.09	\$5,000.00
Lift Maintenance Contract			
Lift Contract	\$22,000.00	\$21,763.50	\$21,400.00
Lift Repairs			
Lift Repairs	\$5,000.00	\$3,932.18	\$5,000.00
Maintenance & Repairs			
General Repairs	\$28,000.00	\$13,152.73	\$40,000.00
Shade Sails	\$5,000.00	\$0.00	\$5,000.00
Floor Tile Cleaning	\$12,000.00	\$0.00	\$12,000.00
Outdoor Furniture	\$6,000.00	\$0.00	\$4,000.00
Pest Control			
Pest Control*	\$4,000.00	\$2,700.00	\$4,000.00
Plumbing			
Plumbing & Drainage	\$30,000.00	\$9,318.10	\$16,000.00
HWS Repairs & Replacements	\$4,000.00	\$156.25	\$10,000.00
Pool Area, Gym & General Amenities Contract			
Pool Servicing	\$14,000.00	\$13,388.74	\$14,000.00
Pool Cleaner	\$3,500.00	\$0.00	\$0.00
Security & Intercom			
Telephone Charges	\$3,200.00	\$3,902.71	\$3,200.00
Electricity			
Electricity*	\$116,000.00	\$115,544.72	\$115,000.00
Water			
Water Consumption*	\$22,000.00	\$33,831.63	\$18,000.00
Miscellaneous			
Status Certificate Fees Paid	\$0.00	\$1,680.00	\$0.00
Transfer To Reserve Fund	\$120,000.00	\$0.00	\$0.00
Total Expenses	\$893,365.82	\$696,998.33	\$799,844.00
GST	\$73,686.58		\$76,384.40
Surplus / Deficit	(\$113,365.82)	\$33,989.69	\$156.00
Opening Administrative Balance	\$522,955.83	\$488,966.14	\$488,966.14
Administrative Fund Balance	\$409,590.01	\$522,955.83	\$489,122.14
Number of units of entitlement:	1000		1000
Amount per unit of entitlement:	\$780.00		\$800.00

Report Date: 17th February 2026



138 Burswood Road
Burswood WA 6100

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Facsimile: 9355 5299

Proposed Budget

Financial Period
01/12/2025 - 30/11/2026

64552

55 Gardugarli Drive BAYNTON

Reserve Fund

	Proposed Budget	Actual	Accepted Budget
	01/12/25 - 30/11/26	01/12/24 - 30/11/25	01/12/24 - 30/11/25
Income			
Interest			
Interest On Levy Arrears	\$0.00	\$43.51	\$0.00
Levy Income			
Levies Due*	\$80,000.00	\$60,000.00	\$60,000.00
Other Income			
Transfer From Admin Fund	\$120,000.00	\$0.00	\$0.00
Total Income	\$200,000.00	\$60,043.51	\$60,000.00
Expenses			
Building General			
Balcony Repairs	\$100,000.00	\$0.00	\$0.00
Fire Control			
Fire Panel	\$46,000.00	\$0.00	\$0.00
Garden & Grounds			
Landscaping	\$20,000.00	\$2,475.00	\$50,000.00
Pedestrian Gates	\$0.00	\$15,120.00	\$15,000.00
Reticulation Repairs	\$12,000.00	\$0.00	\$12,000.00
Maintenance & Repairs			
Anchor Points	\$6,000.00	\$44,721.07	\$45,000.00
Fencing	\$0.00	\$22,945.00	\$18,000.00
Painting External	\$100,000.00	\$2,740.00	\$100,000.00
Pool Paving	\$12,000.00	\$3,790.16	\$12,000.00
Storeroom Doors	\$30,000.00	\$0.00	\$30,000.00
Roof Plumbing	\$20,000.00	\$0.00	\$30,000.00
Cyclone Damage - Under Excess	\$50,000.00	\$0.00	\$50,000.00
10 Year Plan	\$5,000.00	\$0.00	\$0.00
Total Expenses	\$401,000.00	\$91,791.23	\$362,000.00
GST	\$37,100.00		\$33,200.00
Surplus / Deficit	(\$201,000.00)	(\$31,747.72)	(\$302,000.00)
Opening Reserve Balance	\$461,365.76	\$493,113.48	\$493,113.48
Reserve Fund Balance	\$260,365.76	\$461,365.76	\$191,113.48
Number of units of entitlement:	1000		1000
Amount per unit of entitlement:	\$80.00		\$60.00

Report Date: 17th February 2026



Richardson Strata
Management Services

138 Burswood Road
Burswood W.A. 6100
Telephone: 9472 1833
Facsimile: 9355 5299

64552

55 Gardugarli Drive BAYNTON

Contribution Summary

01/12/2025 - 30/11/2026

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total				
1	1	11	Administrative Reserve	01/12/25	\$2,420.00	01/03/26	\$2,420.00	01/06/26	\$2,299.00	01/09/26	\$2,299.00	\$9,438.00
				01/12/25	\$181.50	01/03/26	\$181.50	01/06/26	\$302.50	01/09/26	\$302.50	\$968.00
			Total Due		\$2,601.50		\$2,601.50		\$2,601.50		\$2,601.50	\$10,406.00
2	4	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	01/09/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
			Total Due		\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
3	3	11	Administrative Reserve	01/12/25	\$2,420.00	01/03/26	\$2,420.00	01/06/26	\$2,299.00	01/09/26	\$2,299.00	\$9,438.00
				01/12/25	\$181.50	01/03/26	\$181.50	01/06/26	\$302.50	01/09/26	\$302.50	\$968.00
			Total Due		\$2,601.50		\$2,601.50		\$2,601.50		\$2,601.50	\$10,406.00
4	2	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	01/09/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
			Total Due		\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
5	15	11	Administrative Reserve	01/12/25	\$2,420.00	01/03/26	\$2,420.00	01/06/26	\$2,299.00	01/09/26	\$2,299.00	\$9,438.00
				01/12/25	\$181.50	01/03/26	\$181.50	01/06/26	\$302.50	01/09/26	\$302.50	\$968.00
			Total Due		\$2,601.50		\$2,601.50		\$2,601.50		\$2,601.50	\$10,406.00
6	18	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	01/09/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
			Total Due		\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00

Contribution Summary

01/12/2025 - 30/11/2026

64552
55 Gardugarli Drive BAYNTON

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total				
7	17	11	Administrative Reserve	01/12/25	\$2,420.00	01/03/26	\$2,420.00	01/06/26	\$2,299.00	\$2,299.00	\$9,438.00	
				01/12/25	\$181.50	01/03/26	\$181.50	01/06/26	\$302.50	01/09/26	\$302.50	\$968.00
			Total Due		\$2,601.50		\$2,601.50		\$2,601.50		\$2,601.50	\$10,406.00
8	16	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	01/09/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
			Total Due		\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
9	57	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	01/09/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
			Total Due		\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
10	56	11	Administrative Reserve	01/12/25	\$2,420.00	01/03/26	\$2,420.00	01/06/26	\$2,299.00	01/09/26	\$2,299.00	\$9,438.00
				01/12/25	\$181.50	01/03/26	\$181.50	01/06/26	\$302.50	01/09/26	\$302.50	\$968.00
			Total Due		\$2,601.50		\$2,601.50		\$2,601.50		\$2,601.50	\$10,406.00
11	55	11	Administrative Reserve	01/12/25	\$2,420.00	01/03/26	\$2,420.00	01/06/26	\$2,299.00	01/09/26	\$2,299.00	\$9,438.00
				01/12/25	\$181.50	01/03/26	\$181.50	01/06/26	\$302.50	01/09/26	\$302.50	\$968.00
			Total Due		\$2,601.50		\$2,601.50		\$2,601.50		\$2,601.50	\$10,406.00
12	58	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	01/09/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
			Total Due		\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00



Richardson Strata
Management Services

138 Burswood Road
Burswood W.A. 6100
Telephone: 9472 1833
Facsimile: 9355 5299

64552

55 Gardugarli Drive BAYNTON

Contribution Summary

01/12/2025 - 30/11/2026

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
13	71	12	Administrative Reserve	01/12/25	\$2,640.00	01/06/26	01/09/26	\$10,296.00
				01/12/25	\$198.00	01/06/26	01/09/26	\$1,056.00
				Total Due	\$2,838.00	\$2,838.00	\$2,838.00	\$11,352.00
14	70	11	Administrative Reserve	01/12/25	\$2,420.00	01/06/26	01/09/26	\$9,438.00
				01/12/25	\$181.50	01/06/26	01/09/26	\$968.00
				Total Due	\$2,601.50	\$2,601.50	\$2,601.50	\$10,406.00
15	69	12	Administrative Reserve	01/12/25	\$2,640.00	01/06/26	01/09/26	\$10,296.00
				01/12/25	\$198.00	01/06/26	01/09/26	\$1,056.00
				Total Due	\$2,838.00	\$2,838.00	\$2,838.00	\$11,352.00
16	72	11	Administrative Reserve	01/12/25	\$2,420.00	01/06/26	01/09/26	\$9,438.00
				01/12/25	\$181.50	01/06/26	01/09/26	\$968.00
				Total Due	\$2,601.50	\$2,601.50	\$2,601.50	\$10,406.00
17	34	13	Administrative Reserve	01/12/25	\$2,860.00	01/06/26	01/09/26	\$11,154.00
				01/12/25	\$214.50	01/06/26	01/09/26	\$1,144.00
				Total Due	\$3,074.50	\$3,074.50	\$3,074.50	\$12,298.00
18	33	9	Administrative Reserve	01/12/25	\$1,980.00	01/06/26	01/09/26	\$7,722.00
				01/12/25	\$148.50	01/06/26	01/09/26	\$792.00
				Total Due	\$2,128.50	\$2,128.50	\$2,128.50	\$8,514.00



Richardson Strata
Management Services

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Contribution Summary

01/12/2025 - 30/11/2026

64552

55 Gardugarli Drive BAYNTON

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
19	32	9	Administrative Reserve	01/12/25	\$1,980.00	01/06/26	\$1,881.00	\$1,881.00
				01/12/25	\$148.50	01/06/26	\$247.50	\$247.50
			Total Due		\$2,128.50		\$2,128.50	\$8,514.00
20	31	9	Administrative Reserve	01/12/25	\$1,980.00	01/06/26	\$1,881.00	\$1,881.00
				01/12/25	\$148.50	01/06/26	\$247.50	\$247.50
			Total Due		\$2,128.50		\$2,128.50	\$8,514.00
21	30	13	Administrative Reserve	01/12/25	\$2,860.00	01/06/26	\$2,717.00	\$2,717.00
				01/12/25	\$214.50	01/06/26	\$357.50	\$357.50
			Total Due		\$3,074.50		\$3,074.50	\$12,298.00
22	29	12	Administrative Reserve	01/12/25	\$2,640.00	01/06/26	\$2,508.00	\$2,508.00
				01/12/25	\$198.00	01/06/26	\$330.00	\$330.00
			Total Due		\$2,838.00		\$2,838.00	\$11,352.00
23	5	13	Administrative Reserve	01/12/25	\$2,860.00	01/06/26	\$2,717.00	\$2,717.00
				01/12/25	\$214.50	01/06/26	\$357.50	\$357.50
			Total Due		\$3,074.50		\$3,074.50	\$12,298.00
24	8	12	Administrative Reserve	01/12/25	\$2,640.00	01/06/26	\$2,508.00	\$2,508.00
				01/12/25	\$198.00	01/06/26	\$330.00	\$330.00
			Total Due		\$2,838.00		\$2,838.00	\$11,352.00

Contribution Summary

01/12/2025 - 30/11/2026

64552
55 Gardugarli Drive BAYNTON

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total			
25	7	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$2,508.00	
			01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
				\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
26	6	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$2,508.00	
			01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
				\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
27	19	13	Administrative Reserve	01/12/25	\$2,860.00	01/03/26	\$2,860.00	01/06/26	\$2,717.00	\$2,717.00	
			01/12/25	\$214.50	01/03/26	\$214.50	01/06/26	\$357.50	01/09/26	\$357.50	\$1,144.00
				\$3,074.50		\$3,074.50		\$3,074.50		\$3,074.50	\$12,298.00
28	22	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$2,508.00	
			01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
				\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
29	21	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$2,508.00	
			01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
				\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
30	20	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$2,508.00	
			01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
				\$2,838.00		\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00

Contribution Summary

01/12/2025 - 30/11/2026

64552
55 Gardugarli Drive BAYNTON

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
31	61	12	Administrative Reserve Total Due	01/12/25	\$2,640.00	01/06/26	01/09/26	\$10,296.00
				01/12/25	\$198.00	01/06/26	01/09/26	\$1,056.00
					\$2,838.00	\$2,838.00	\$2,838.00	\$11,352.00
32	60	12	Administrative Reserve Total Due	01/12/25	\$2,640.00	01/06/26	01/09/26	\$10,296.00
				01/12/25	\$198.00	01/06/26	01/09/26	\$1,056.00
					\$2,838.00	\$2,838.00	\$2,838.00	\$11,352.00
33	59	14	Administrative Reserve Total Due	01/12/25	\$3,080.00	01/06/26	01/09/26	\$12,012.00
				01/12/25	\$231.00	01/06/26	01/09/26	\$1,232.00
					\$3,311.00	\$3,311.00	\$3,311.00	\$13,244.00
34	62	12	Administrative Reserve Total Due	01/12/25	\$2,640.00	01/06/26	01/09/26	\$10,296.00
				01/12/25	\$198.00	01/06/26	01/09/26	\$1,056.00
					\$2,838.00	\$2,838.00	\$2,838.00	\$11,352.00
35	75	12	Administrative Reserve Total Due	01/12/25	\$2,640.00	01/06/26	01/09/26	\$10,296.00
				01/12/25	\$198.00	01/06/26	01/09/26	\$1,056.00
					\$2,838.00	\$2,838.00	\$2,838.00	\$11,352.00
36	74	12	Administrative Reserve Total Due	01/12/25	\$2,640.00	01/06/26	01/09/26	\$10,296.00
				01/12/25	\$198.00	01/06/26	01/09/26	\$1,056.00
					\$2,838.00	\$2,838.00	\$2,838.00	\$11,352.00



Richardson Strata
Management Services

138 Burswood Road
Burswood W.A. 6100
Telephone: 9472 1833
Facsimile: 9355 5299

64552

55 Gardugarli Drive BAYNTON

Contribution Summary

01/12/2025 - 30/11/2026

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
37	73	14	Administrative Reserve	01/12/25 \$3,080.00	01/03/26 \$3,080.00	01/06/26 \$2,926.00	01/09/26 \$2,926.00	\$12,012.00
				01/12/25 \$231.00	01/03/26 \$231.00	01/06/26 \$385.00	01/09/26 \$385.00	\$1,232.00
			Total Due	\$3,311.00	\$3,311.00	\$3,311.00	\$3,311.00	\$13,244.00
38	76	12	Administrative Reserve	01/12/25 \$2,640.00	01/03/26 \$2,640.00	01/06/26 \$2,508.00	01/09/26 \$2,508.00	\$10,296.00
				01/12/25 \$198.00	01/03/26 \$198.00	01/06/26 \$330.00	01/09/26 \$330.00	\$1,056.00
			Total Due	\$2,838.00	\$2,838.00	\$2,838.00	\$2,838.00	\$11,352.00
39	41	14	Administrative Reserve	01/12/25 \$3,080.00	01/03/26 \$3,080.00	01/06/26 \$2,926.00	01/09/26 \$2,926.00	\$12,012.00
				01/12/25 \$231.00	01/03/26 \$231.00	01/06/26 \$385.00	01/09/26 \$385.00	\$1,232.00
			Total Due	\$3,311.00	\$3,311.00	\$3,311.00	\$3,311.00	\$13,244.00
40	40	9	Administrative Reserve	01/12/25 \$1,980.00	01/03/26 \$1,980.00	01/06/26 \$1,881.00	01/09/26 \$1,881.00	\$7,722.00
				01/12/25 \$148.50	01/03/26 \$148.50	01/06/26 \$247.50	01/09/26 \$247.50	\$792.00
			Total Due	\$2,128.50	\$2,128.50	\$2,128.50	\$2,128.50	\$8,514.00
41	39	9	Administrative Reserve	01/12/25 \$1,980.00	01/03/26 \$1,980.00	01/06/26 \$1,881.00	01/09/26 \$1,881.00	\$7,722.00
				01/12/25 \$148.50	01/03/26 \$148.50	01/06/26 \$247.50	01/09/26 \$247.50	\$792.00
			Total Due	\$2,128.50	\$2,128.50	\$2,128.50	\$2,128.50	\$8,514.00
42	38	9	Administrative Reserve	01/12/25 \$1,980.00	01/03/26 \$1,980.00	01/06/26 \$1,881.00	01/09/26 \$1,881.00	\$7,722.00
				01/12/25 \$148.50	01/03/26 \$148.50	01/06/26 \$247.50	01/09/26 \$247.50	\$792.00
			Total Due	\$2,128.50	\$2,128.50	\$2,128.50	\$2,128.50	\$8,514.00



Richardson Strata
Management Services

138 Burswood Road
Burswood W.A. 6100
Telephone: 9472 1833
Facsimile: 9355 5299

64552

55 Gardugarli Drive BAYNTON

Contribution Summary

01/12/2025 - 30/11/2026

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total		
43	37	14	Administrative Reserve	01/12/25	\$3,080.00	01/03/26	\$3,080.00	01/06/26	\$2,926.00	\$12,012.00
				01/12/25	\$231.00	01/03/26	\$231.00	01/06/26	\$385.00	\$1,232.00
					\$3,311.00		\$3,311.00		\$3,311.00	\$13,244.00
44	36	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
45	35	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
46	9	14	Administrative Reserve	01/12/25	\$3,080.00	01/03/26	\$3,080.00	01/06/26	\$2,926.00	\$12,012.00
				01/12/25	\$231.00	01/03/26	\$231.00	01/06/26	\$385.00	\$1,232.00
					\$3,311.00		\$3,311.00		\$3,311.00	\$13,244.00
47	12	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
48	11	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00



Richardson Strata
Management Services

138 Burswood Road
Burswood W.A. 6100
Telephone: 9472 1833
Facsimile: 9355 5299

Contribution Summary

01/12/2025 - 30/11/2026

64552

55 Gardugarli Drive BAYNTON

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total		
49	10	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/09/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
50	23	14	Administrative Reserve	01/12/25	\$3,080.00	01/03/26	\$3,080.00	01/06/26	\$2,926.00	\$12,012.00
				01/12/25	\$231.00	01/03/26	\$231.00	01/06/26	\$385.00	\$1,232.00
					\$3,311.00		\$3,311.00		\$3,311.00	\$13,244.00
51	26	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
52	25	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
53	24	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00
54	65	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00		\$2,838.00	\$11,352.00



Richardson Strata
Management Services

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Contribution Summary

01/12/2025 - 30/11/2026

64552

55 Gardugarli Drive BAYNTON

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
55	64	12	Administrative Reserve	01/12/25	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00	\$11,352.00
56	63	14	Administrative Reserve	01/12/25	\$3,080.00	01/06/26	\$2,926.00	\$12,012.00
				01/12/25	\$231.00	01/06/26	\$385.00	\$1,232.00
					\$3,311.00		\$3,311.00	\$13,244.00
57	66	12	Administrative Reserve	01/12/25	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00	\$11,352.00
58	79	12	Administrative Reserve	01/12/25	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00	\$11,352.00
59	78	12	Administrative Reserve	01/12/25	\$2,640.00	01/06/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/06/26	\$330.00	\$1,056.00
					\$2,838.00		\$2,838.00	\$11,352.00
60	77	14	Administrative Reserve	01/12/25	\$3,080.00	01/06/26	\$2,926.00	\$12,012.00
				01/12/25	\$231.00	01/06/26	\$385.00	\$1,232.00
					\$3,311.00		\$3,311.00	\$13,244.00



Richardson Strata
Management Services

138 Burswood Road
Burswood W.A. 6100
Telephone: 9472 1833
Facsimile: 9355 5299

64552

55 Gardugarli Drive BAYNTON

Contribution Summary

01/12/2025 - 30/11/2026

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
61	80	12	Administrative Reserve Total Due	01/12/25	\$2,640.00	01/06/26	01/09/26	\$10,296.00
				01/12/25	\$198.00	01/06/26	01/09/26	\$1,056.00
					\$2,838.00	\$2,838.00	\$2,838.00	\$11,352.00
62	48	14	Administrative Reserve Total Due	01/12/25	\$3,080.00	01/06/26	01/09/26	\$12,012.00
				01/12/25	\$231.00	01/06/26	01/09/26	\$1,232.00
					\$3,311.00	\$3,311.00	\$3,311.00	\$13,244.00
63	47	9	Administrative Reserve Total Due	01/12/25	\$1,980.00	01/06/26	01/09/26	\$7,722.00
				01/12/25	\$148.50	01/06/26	01/09/26	\$792.00
					\$2,128.50	\$2,128.50	\$2,128.50	\$8,514.00
64	46	9	Administrative Reserve Total Due	01/12/25	\$1,980.00	01/06/26	01/09/26	\$7,722.00
				01/12/25	\$148.50	01/06/26	01/09/26	\$792.00
					\$2,128.50	\$2,128.50	\$2,128.50	\$8,514.00
65	45	9	Administrative Reserve Total Due	01/12/25	\$1,980.00	01/06/26	01/09/26	\$7,722.00
				01/12/25	\$148.50	01/06/26	01/09/26	\$792.00
					\$2,128.50	\$2,128.50	\$2,128.50	\$8,514.00
66	44	14	Administrative Reserve Total Due	01/12/25	\$3,080.00	01/06/26	01/09/26	\$12,012.00
				01/12/25	\$231.00	01/06/26	01/09/26	\$1,232.00
					\$3,311.00	\$3,311.00	\$3,311.00	\$13,244.00



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Contribution Summary

01/12/2025 - 30/11/2026

64552

55 Gardugarli Drive BAYNTON

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total				
67	43	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	01/09/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
				Total Due		\$2,838.00			\$2,838.00		\$2,838.00	\$11,352.00
68	42	12	Administrative Reserve	01/12/25	\$2,640.00	01/03/26	\$2,640.00	01/06/26	\$2,508.00	01/09/26	\$2,508.00	\$10,296.00
				01/12/25	\$198.00	01/03/26	\$198.00	01/06/26	\$330.00	01/09/26	\$330.00	\$1,056.00
				Total Due		\$2,838.00			\$2,838.00		\$2,838.00	\$11,352.00
69	13	16	Administrative Reserve	01/12/25	\$3,520.00	01/03/26	\$3,520.00	01/06/26	\$3,344.00	01/09/26	\$3,344.00	\$13,728.00
				01/12/25	\$264.00	01/03/26	\$264.00	01/06/26	\$440.00	01/09/26	\$440.00	\$1,408.00
				Total Due		\$3,784.00			\$3,784.00		\$3,784.00	\$15,136.00
70	14	16	Administrative Reserve	01/12/25	\$3,520.00	01/03/26	\$3,520.00	01/06/26	\$3,344.00	01/09/26	\$3,344.00	\$13,728.00
				01/12/25	\$264.00	01/03/26	\$264.00	01/06/26	\$440.00	01/09/26	\$440.00	\$1,408.00
				Total Due		\$3,784.00			\$3,784.00		\$3,784.00	\$15,136.00
71	27	16	Administrative Reserve	01/12/25	\$3,520.00	01/03/26	\$3,520.00	01/06/26	\$3,344.00	01/09/26	\$3,344.00	\$13,728.00
				01/12/25	\$264.00	01/03/26	\$264.00	01/06/26	\$440.00	01/09/26	\$440.00	\$1,408.00
				Total Due		\$3,784.00			\$3,784.00		\$3,784.00	\$15,136.00
72	28	16	Administrative Reserve	01/12/25	\$3,520.00	01/03/26	\$3,520.00	01/06/26	\$3,344.00	01/09/26	\$3,344.00	\$13,728.00
				01/12/25	\$264.00	01/03/26	\$264.00	01/06/26	\$440.00	01/09/26	\$440.00	\$1,408.00
				Total Due		\$3,784.00			\$3,784.00		\$3,784.00	\$15,136.00



Richardson Strata
Management Services

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Contribution Summary

01/12/2025 - 30/11/2026

64552

55 Gardugarli Drive BAYNTON

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
73	68	16	Administrative Reserve	01/12/25 \$3,520.00	01/03/26 \$3,520.00	01/06/26 \$3,344.00	01/09/26 \$3,344.00	\$13,728.00
				01/12/25 \$264.00	01/03/26 \$264.00	01/06/26 \$440.00	01/09/26 \$440.00	\$1,408.00
			Total Due		\$3,784.00		\$3,784.00	
74	67	16	Administrative Reserve	01/12/25 \$3,520.00	01/03/26 \$3,520.00	01/06/26 \$3,344.00	01/09/26 \$3,344.00	\$13,728.00
				01/12/25 \$264.00	01/03/26 \$264.00	01/06/26 \$440.00	01/09/26 \$440.00	\$1,408.00
			Total Due		\$3,784.00		\$3,784.00	
75	82	16	Administrative Reserve	01/12/25 \$3,520.00	01/03/26 \$3,520.00	01/06/26 \$3,344.00	01/09/26 \$3,344.00	\$13,728.00
				01/12/25 \$264.00	01/03/26 \$264.00	01/06/26 \$440.00	01/09/26 \$440.00	\$1,408.00
			Total Due		\$3,784.00		\$3,784.00	
76	81	16	Administrative Reserve	01/12/25 \$3,520.00	01/03/26 \$3,520.00	01/06/26 \$3,344.00	01/09/26 \$3,344.00	\$13,728.00
				01/12/25 \$264.00	01/03/26 \$264.00	01/06/26 \$440.00	01/09/26 \$440.00	\$1,408.00
			Total Due		\$3,784.00		\$3,784.00	
77	54	9	Administrative Reserve	01/12/25 \$1,980.00	01/03/26 \$1,980.00	01/06/26 \$1,881.00	01/09/26 \$1,881.00	\$7,722.00
				01/12/25 \$148.50	01/03/26 \$148.50	01/06/26 \$247.50	01/09/26 \$247.50	\$792.00
			Total Due		\$2,128.50		\$2,128.50	
78	53	9	Administrative Reserve	01/12/25 \$1,980.00	01/03/26 \$1,980.00	01/06/26 \$1,881.00	01/09/26 \$1,881.00	\$7,722.00
				01/12/25 \$148.50	01/03/26 \$148.50	01/06/26 \$247.50	01/09/26 \$247.50	\$792.00
			Total Due		\$2,128.50		\$2,128.50	



Richardson Strata
Management Services

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Contribution Summary

01/12/2025 - 30/11/2026

64552

55 Gardugarli Drive BAYNTON

Lot	Unit	UoE	Fund	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
79	52	16	Administrative Reserve	01/12/25 \$3,520.00 01/12/25 \$264.00 Total Due \$3,784.00	01/03/26 \$3,520.00 01/03/26 \$264.00 Total Due \$3,784.00	01/06/26 \$3,344.00 01/06/26 \$440.00 Total Due \$3,784.00	01/09/26 \$3,344.00 01/09/26 \$440.00 Total Due \$3,784.00	\$13,728.00 \$1,408.00 \$15,136.00
80	51	9	Administrative Reserve	01/12/25 \$1,980.00 01/12/25 \$148.50 Total Due \$2,128.50	01/03/26 \$1,980.00 01/03/26 \$148.50 Total Due \$2,128.50	01/06/26 \$1,881.00 01/06/26 \$247.50 Total Due \$2,128.50	01/09/26 \$1,881.00 01/09/26 \$247.50 Total Due \$2,128.50	\$7,722.00 \$792.00 \$8,514.00
81	50	12	Administrative Reserve	01/12/25 \$2,640.00 01/12/25 \$198.00 Total Due \$2,838.00	01/03/26 \$2,640.00 01/03/26 \$198.00 Total Due \$2,838.00	01/06/26 \$2,508.00 01/06/26 \$330.00 Total Due \$2,838.00	01/09/26 \$2,508.00 01/09/26 \$330.00 Total Due \$2,838.00	\$10,296.00 \$1,056.00 \$11,352.00
82	49	12	Administrative Reserve	01/12/25 \$2,640.00 01/12/25 \$198.00 Total Due \$2,838.00	01/03/26 \$2,640.00 01/03/26 \$198.00 Total Due \$2,838.00	01/06/26 \$2,508.00 01/06/26 \$330.00 Total Due \$2,838.00	01/09/26 \$2,508.00 01/09/26 \$330.00 Total Due \$2,838.00	\$10,296.00 \$1,056.00 \$11,352.00
		1000	TOTAL	\$236,500.00	\$236,500.00	\$236,500.00	\$236,500.00	\$946,000.00

Baynton Apartments Strata Plan 64552

Nomination for Election to Council- AGM

1. Proprietor/s nominating him or herself, a co-proprietor or in the case of a corporate, itself.

The Chairman

The Owners of Baynton Apartments Strata Plan 64552

I/we _____
being Co-proprietors/proprietor of lot ____ hereby nominate (please print)

..... (name of the person or corporate proprietor who is being nominated) as a candidate for election to the Council at the Annual General Meeting of the Strata Company to be held on Tuesday 10th March 2026 or at any adjournment thereof.

Name/s of nominator/s (please print):

Signature/s of nominator/s:

**Director/Secretary/Attorney/Officer/Agent*

(*in the case of an incorporated proprietor, the signatory must delete those not applicable)

Dated: _____

Consent to Nomination for Election to Council

I/we _____
hereby advise that I/we consent to being nominated as a candidate for election to the Council of the Strata Company at the Annual General Meeting to be held on Tuesday 10th March 2026 (or at any adjournment thereof) and, if elected, to serve as a member of the Council.

Name: _____ (Please print) of lot: _____

Signature of Nominee: _____ Dated: _____

**Director/Secretary/Attorney/Officer/Agent*

(*in the case of an incorporated proprietor, the nominee must delete those not applicable:)

Notes:

1. This form of nomination and consent to nomination must be in the hands of the Chairperson of the Annual General Meeting prior to the close of nominations for that election.
2. In the case of a **sole proprietor** written consent is only required if the candidate, being a natural person, is not personally present at the meeting.
3. In the case of **co-proprietors** of a lot the nomination must be in favour of one co-proprietor and signed by all co-proprietors, including the nominee.
4. In the case of a **corporate proprietor** the nomination and consent must be in writing and need to be signed by a properly authorised person.)

**Richardson Strata Management Services** (08) 9472 1833 (08) 9355 5299 reception@richardsonstrata.com.au 138 Burswood Road, BURSWOOD
WA 6100 www.richardsonstrata.com.au

18 February 2026

Baynton Apartments
55 Gardugarli Drive
BAYNTON WA 6714

Dear Sir / Madam,

In accordance with Schedule 1, by law 8 (2)(a), we provide notice that a Council Meeting will be held directly after the completion of the General Meeting being held Tuesday 10th March 2026 at ZOOM ID: 85004945496; Passcode: 64552.

AGENDA

1. Appointment of Office Bearers
 - Chairperson
 - Secretary
 - Treasurer
2. Invoice Approval arrangements

Where possible, the treasurer should be responsible for approving payment of invoices for the Strata Company. Any alternative arrangements are to be clearly documented.
3. Business Arising from Annual General Meeting
4. Any other business / Date for next Council Meeting

Closure of Meeting

