

BAMFIELD & COMPANY

CHARTERED ACCOUNTANTS

ABN 47 549 052 337

27

PRINCIPAL
Mario Raciti CA

4/123 CLARENCE STREET, SYDNEY 2000

Telephone: (02) 9262-1222

Facsimile: (02) 9262-2012

Email: m.raciti@bamfield.com.au

26 September 2012

27 SEP 2012

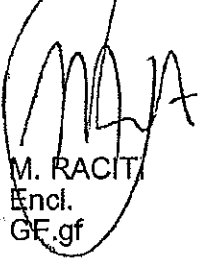
Mr Paul Banoob
C/- Raine & Horne Strata – Sydney
Level 1
Building D
240 Beecroft Road
EPPING NSW 2121

Dear Mr Banoob,

Enclosed please find our audit report on the amended accounts for Strata Plan 52948 for the year ended 31st August, 2012.

We take this opportunity to thank you for your instructions.

Yours faithfully,
BAMFIELD & COMPANY



M. RACITI
Encl.
GF.gf

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**INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF
STRATA PLAN 52948**

SCOPE

We have audited the attached special purpose financial report of Strata Plan 52948 comprising the Statement of Financial Position as at 31 August, 2012, and the Statement of Financial Performance for the year ended on that date, a summary of significant accounting policies and other explanatory notes to the financial statements.

The Responsibility of the Managing Agents for the Financial Report

The Managing Agents of the entity are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in Note 1 to the financial statements, which form part of the financial report, are appropriate to meet the needs of the Members of the Strata Plan. The responsibility of the Managing Agents also includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion to the Members of the Strata Plan on the preparation and presentation of the financial report based on our independent audit. No opinion is expressed as to whether the accounting policies used are appropriate to meet the needs of the Members of the Strata Plan.

We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report and the evaluation of accounting policies and significant accounting estimates.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

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**INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF
STRATA PLAN 52948****SCOPE (Continued)**

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Managing Agents, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to the Members for the purpose of fulfilling the Managing Agents financial reporting requirements of Section 106(1) of the Strata Schemes Management Act 1996, as amended. We disclaim any assumption of responsibility for any reliance on this report or on the financial report, prepared as a special purpose financial report, to which it relates, to any person other than the Members of the Strata Plan, or for any purpose other than that for which it was prepared.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's Independence Declaration

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.

BAMFIELD & COMPANY
CHARTERED ACCOUNTANTS
ABN 47 549 052 337

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**INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF
STRATA PLAN 52948**

AUDITOR'S OPINION

In our opinion, the financial report presents fairly, in all material respects, the financial position of Strata Plan 52948 as at 31 August, 2012 and of its financial performance for the year ended on that date in accordance with the Strata Schemes Management Act 1996, as amended and the accounting policies described in Note 1 to the financial statements.

BAMFIELD & COMPANY

CHARTERED ACCOUNTANTS


.....
Principal: Mario Raciti

Sydney

26 Day of August 2012

Macquarie Gardens Strata Plan No 52948

Income and Expenditure History and Budget for 2013

Years ending 31st August

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Confidential for Strata Plan Members only

CONFIDENTIAL TO OWNERS

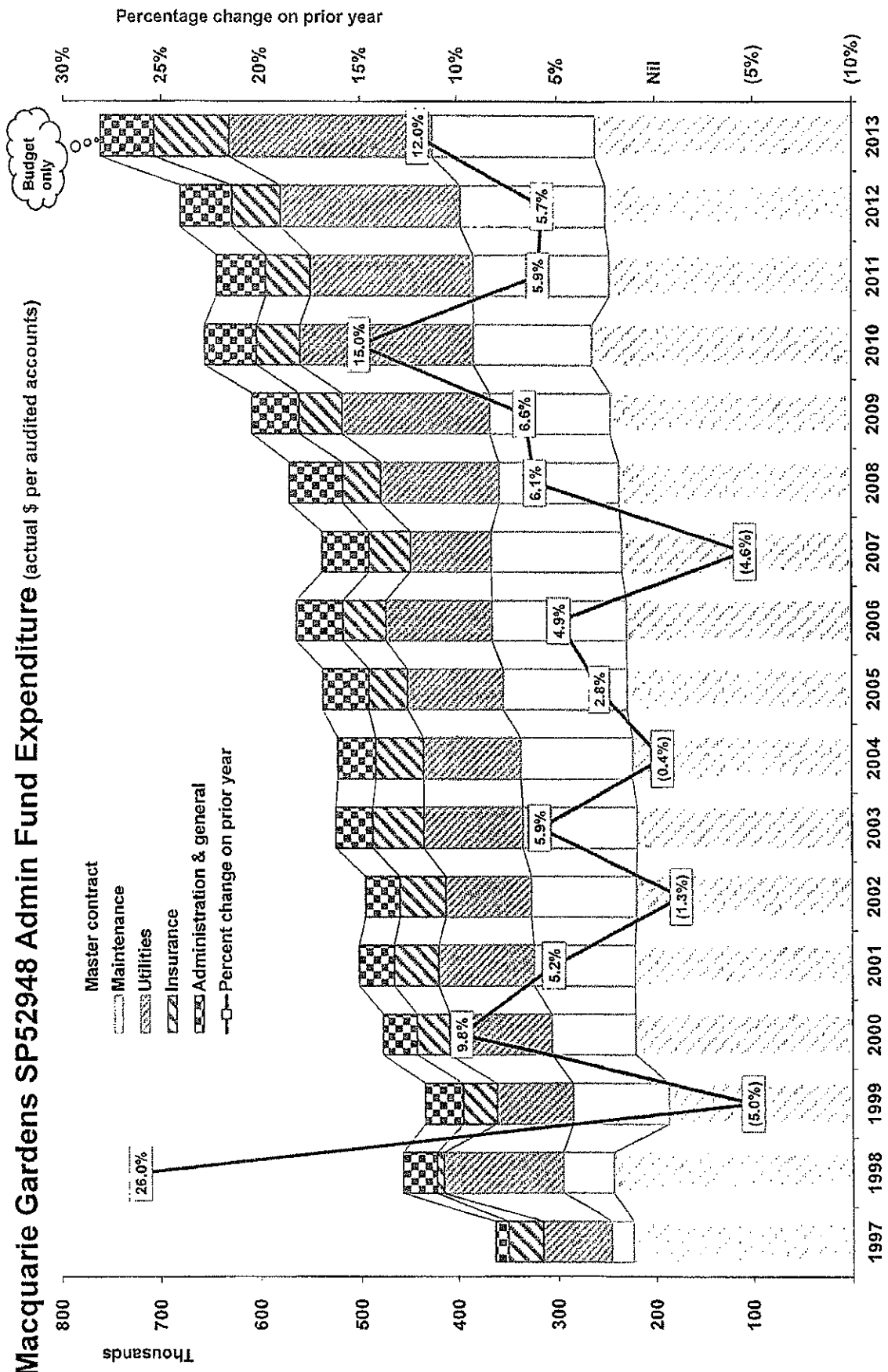
** subject to audit

Administration fund	Income and expenditure per audited accounts					Compared to budget			Next year BUDGET 2013
	2008	2009	2010	2011	2012	2012	Var \$	Var %	
INCOME									
Levies	568,009	562,428	638,083	669,418	668,905	665,200	(6,295)	(0.9)	751,700
Interest	607	584	1,331	2,482	978	800	178	22.2	800
Key deposit	3,880	3,153	2,980	3,156	2,205	2,000	206	10.3	2,000
Insurance claims & reimbursements	1,741	2,265	314	7,808	2,449		2,449		
Levy collection fees	2,298	625	3,982	4,219	1,220	1,000	220	22.0	1,000
Other	357	973	2,276	2,423	2,748	1,000	1,748	174.8	1,000
Total Administration Fund Income	576,891	570,026	648,966	689,506	668,506	670,000	(1,494)	(0.2)	756,500
EXPENDITURE									
Caretaker	108,585	112,605	121,989	112,605	115,381	115,000	(381)	(0.3)	119,000
Gardening	43,348	44,952	48,698	44,952	49,381	46,000	(3,381)	(7.3)	50,000
Maint - pool	6,827	7,302	7,346	8,109	8,705	8,000	(705)	(8.8)	9,000
Security	76,801	79,428	86,047	79,428	82,205	81,000	(1,205)	(1.5)	83,000
Subtotal master contract	235,560	244,287	264,080	245,084	255,673	250,000	(5,673)	(2.3)	261,000
Cleaning gutters	1,130	1,770	1,624	1,192	3,441	1,500	(1,941)	(129.4)	3,500
Cleaning products	3,129	3,411	2,462	3,329	2,902	3,700	799	21.6	3,500
Engineers fees	2,278	600	720						
Maintenance - plumbing	8,732	10,177	10,697	15,427	29,001	15,000	(14,001)	(93.3)	15,000
Maintenance - painting		1,160			1,258	2,000	742	37.1	
Maintenance - garage doors	1,948	1,509	6,234	4,313	3,152	4,000	848	21.2	4,000
Maintenance - electrical	3,925	5,019	5,255	9,821	17,866	9,000	(8,866)	(98.6)	12,000
Maintenance - fire services	7,295	11,403	10,943	8,744	7,145	10,000	2,855	28.6	9,000
Maintenance - garden items	9,623	4,853	5,197	9,519	1,544	11,000			9,000
Maintenance - hot water	6,161	7,711	7,701	6,532	3,312	9,000	5,688	63.2	5,000
Maintenance - glass	1,520	340			8,790	1,000	(7,790)	(779.0)	9,000
Maintenance - carpet cleaning	1,724	895	388	130	1,267	1,800	533	29.6	1,000
Maintenance - globes	2,142	3,128	2,318		2,606	3,000	394	13.1	3,000
Maintenance - lift	28,377	30,494	24,500	23,801	22,346	25,000	2,654	10.6	25,000
Maintenance - pest control	240	953	362	1,362	968	1,000	32	3.2	1,000
Maintenance - pool chemicals	3,524	3,301	3,212	3,849	4,096	4,000	(96)	(2.4)	4,000
Maintenance - general	39,262	34,844	36,711	49,442	49,898	45,000	(4,898)	(10.9)	60,000
Subtotal other maintenance	121,010	121,565	118,304	137,461	159,593	146,000	(13,593)	(9.3)	164,000
Electricity	49,065	50,875	60,200	63,359	74,792	67,000	(7,792)	(11.6)	93,000
Gas usage	22,914	21,786	23,400	22,861	24,398	26,000	1,602	6.2	28,000
Water usage	49,164	78,560	93,056	80,265	81,729	90,000	8,271	9.2	85,000
Subtotal utilities	121,144	151,221	176,656	166,485	180,919	183,000	2,081	1.1	206,000
Insurance	38,583	42,940	43,324	44,558	48,410	49,000	590	1.2	74,000
Insurance valuation			400						2,000
Subtotal Insurance	38,583	42,940	43,724	44,558	48,410	49,000	590	1.2	76,000
Audit fees	480	480	490	480	480	600	120	20.0	600
Bank fees	144	(204)	13	129	208	200	(8)	(4.0)	200
General	6,538	5,003	4,595	2,010	2,124	6,200	4,076	65.7	2,000
Income Tax & GST Return fees	660	823	713	560	725	1,000	275	27.5	1,000
Legal/levy collection	1,942	544	4,309	3,804	4,835	3,000	(1,835)	(61.2)	5,000
Management fee & Key administration	29,342	30,590	31,950	33,456	33,499	31,000	(2,499)	(8.1)	36,000
Agent's disbursements	6,700	6,225	6,800	6,889	6,857	7,000	143	2.0	7,200
Signage	4,491	176	623		171	500	329	65.9	
Toilet paper/soap/sanitary service	463	359	359	606	1,675	500	(1,175)	(234.8)	600
Telephone	2,842	3,399	2,851	1,756	1,861	2,000	139	7.0	2,000
Subtotal administration & general	53,603	47,395	52,703	49,690	52,435	52,000	(435)	(0.8)	54,500
Total Admin Fund Expenditure	569,899	607,407	655,467	643,287	697,030	680,000	(17,030)	(2.5)	761,600
Net Admin Fund Surplus / (Deficit)	6,992	(37,381)	(6,500)	46,218	(28,524)	(10,000)	(18,524)	(185.2)	(5,100)
Accumulated Admin Fund balance	42,559	5,177	(1,323)	44,896	16,372	34,896	(18,524)	(53.1)	11,272

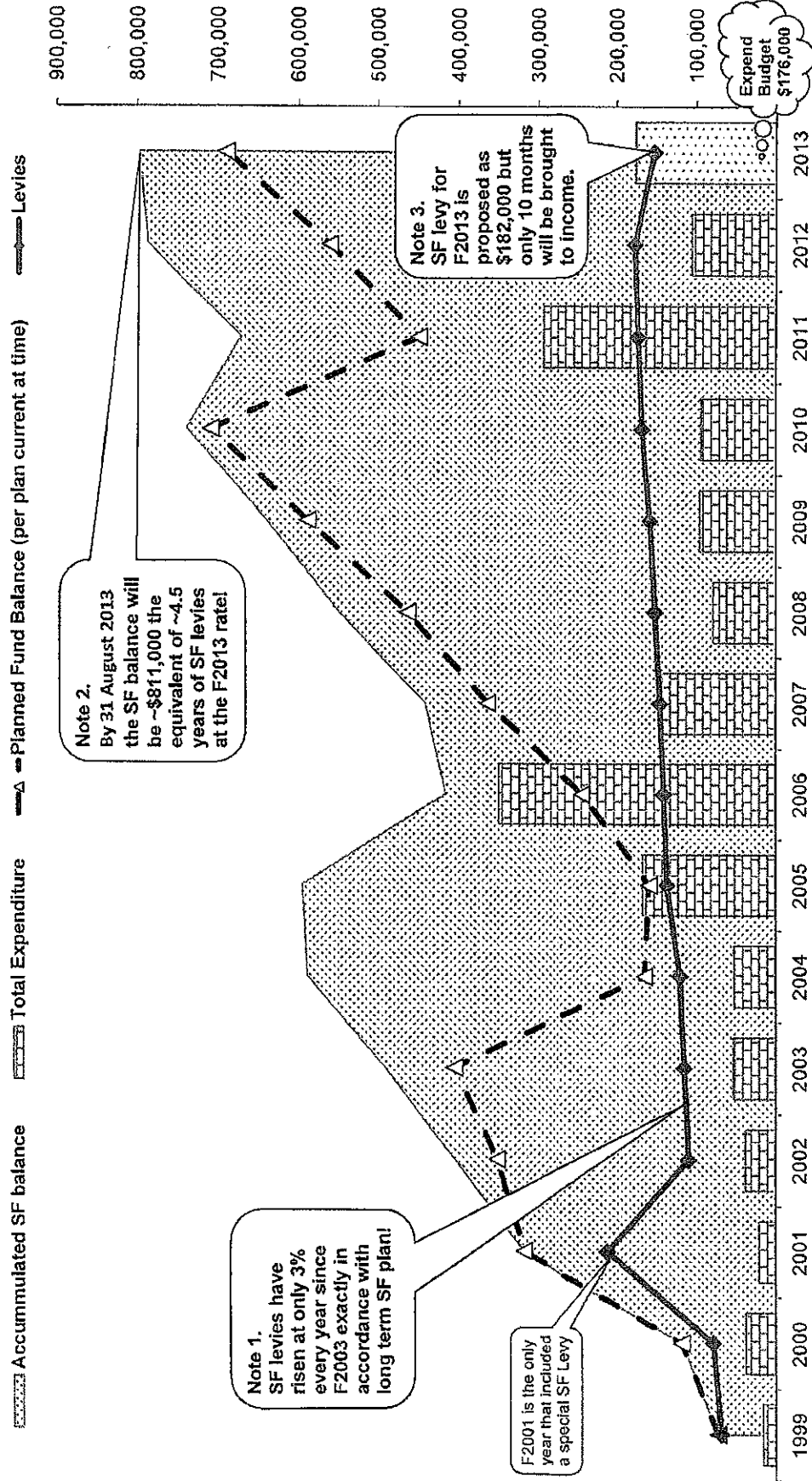
Sinking Fund	Actual income and expenditure per audited accounts					Compared to budget			BUDGET 2013
	2008	2009	2010	2011	2012	2012	Var \$	Var %	
Income									
Levies	150,899	157,608	167,743	173,096	177,002	177,300	(298)	(0.2)	152,000
Interest Arrears	309	211	369	640	185		185		
Interest	32,625	28,587	24,255	48,706	30,610	42,000	(11,390)	(27.1)	35,000
Other Income	2,836			4,200					
Total Sinking Fund income	186,670	186,405	192,366	226,641	207,797	219,300	(11,503)	(5.2)	187,000
Expenditure									
Income tax	8,983	9,700	6,567	6,160	14,997	15,000	3	0.0	11,000
Painting	1,940	1,420	49,740	57,985	15,355	25,000	9,645	38.6	5,000
Major Expenditure	52,365	79,927	17,411	213,058	43,515	50,000	6,485	13.0	140,000
TV Antenna	14,836			1,713					
Engineering fees				11,500					10,000
Landscaping /Driveways		1,000			5,562	10,000	4,438	44.4	10,000
Plumbing		3,740	20,136	2,439		5,000	5,000	100.0	
Total Sinking Fund Expenditure	78,124	95,787	93,854	292,855	79,429	105,000	25,571	24.4	176,000
Sinking fund Surplus (deficit)	108,546	90,618	98,512	(66,214)	128,367	114,300	14,067	12.3	11,000
Accumulated Sinking Fund balance	549,014	639,634	738,146	671,933	800,300	786,233	14,067	1.8	811,300

Combined funds	2008	2009	2010	2011	2012	2012	Var \$	Var %	2013
Total levies (excluding GST)	718,908	720,034	805,826	842,514	835,908	842,500	(6,592)	(0.8)	903,700
Total levies including GST	790,799	792,037	886,409	926,765	919,499	926,750			994,070
Average total levy incl GST (5 year rolling)					863,102	890,292			903,756
Average levy incl GST per unit per week	\$ 69.44	\$ 69.55	\$ 77.84	\$ 81.38	\$ 80.74	\$ 81.38			\$ 87.29

Macquarie Gardens SP52948 Admin Fund Expenditure (actual \$ per audited accounts)



Macquarie Gardens SP52948 Sinking Fund (actual \$ per audited accounts)



BALANCE SHEET
FOR 1-15 FONTENROY ROAD
Strata Plan 52948

POSITION AS AT 31st AUGUST 2012

	31/08/2012	31/08/2011
<u>OWNERS' FUNDS</u>		
Administrative Fund	16,372.23	44,895.90
Sinking Fund	800,300.07	671,932.61
	<u>816,672.30</u>	<u>716,828.51</u>
<u>Represented By:</u>		
<u>ASSETS</u>		
Cash at Bank	120,605.64	38,457.35
WBC Mature 25-10-12 5.00%(103)	110,807.36	110,000.00
MBL Investment 231112 4.85 128	100,000.00	411,835.62
Investment NAB 5.10%051212-129	100,000.00	108,054.94
T/Dep.Westpac 5.% to 5.11.2012	223,000.00	105,495.75
Investment NAB 5.15%051212-131	100,000.00	20,000.00
Investment MBL 5.65%081012-132	60,000.00	0.00
Investment NAB 5.00%250113-133	105,833.98	0.00
Sundry Debtors - Note 8	0.00	14,414.37
Gst Receivable	13,563.54	16,200.18
Levies in Arrears - Note 3	33,333.58	37,748.07
	<u>967,144.10</u>	<u>862,206.28</u>
<u>LESS LIABILITIES</u>		
Levies in Advance - Note 3	1,984.11	3,100.73
Sundry Creditors - Note 9	17,511.02	12,251.87
Levies in Advance - Admin	110,000.00	108,906.00
Gst Payable	20,976.67	21,119.17
	<u>150,471.80</u>	<u>145,377.77</u>
<u>NET ASSETS</u>	<u>816,672.30</u>	<u>716,828.51</u>

**INCOME AND EXPENDITURE STATEMENT
FOR 1-15 FONTENOY ROAD
Strata Plan 52948**

FROM 1st SEPTEMBER 2011 TO 31st AUGUST 2012

31/08/2012

31/08/2011

ADMINISTRATIVE FUND

INCOME

Levies Raised	658,905.47	669,418.08
Interest Charged on Arrears	977.59	2,482.54
Insurance Claims Received	0.00	7,808.00
Key Deposits	2,206.00	3,156.00
Recoveries	1,219.98	4,218.69
Reimbursement income	2,449.40	0.00
Statutory Certificates	1,456.09	1,456.00
Inspection Money Received	634.45	376.97
Sundry Income	657.50	589.73
	668,506.48	689,506.01

LESS: EXPENDITURE:

Audit Fees	480.00	480.00
Bank Charges	207.97	128.50
Cleaning Products	2,901.50	0.00
Maintenance - Garden Items	0.00	3,329.12
Maintenance - Carpet Cleaning	1,267.27	130.00
Electricity	74,792.20	63,358.76
Maintenance - Fire Services	7,145.00	7,134.01
Gardening and Lawns	49,380.91	44,951.76
Garden Materials	1,544.08	8,819.40
Gas and Oil	24,398.31	22,860.99
Insurance Premiums	48,409.75	44,558.14
Key Deposits Refund	50.00	388.00
Legal & Debt Recovery Fees	4,835.37	3,803.97
Maintenance - Lift Service	22,346.00	23,801.00
Management Fees	33,498.96	33,455.60
Disbursements	6,857.23	6,889.02
Security	82,206.07	79,427.88
Telephone	1,860.70	1,756.48
Caretaker Fees	115,380.99	112,605.09
Water Usage	81,728.55	80,265.16
Maintenance - Pool	8,705.05	8,108.77
Pool Chemical and Supplies	4,096.40	3,849.41
Tax/BAS Generation Fees	725.44	560.00
Statutory Certificates	1,456.00	1,248.00
Inspections	618.32	373.79
Sanitary Services	1,674.57	606.35
Signage - Other	170.60	0.00
Recreational Facilities	1,160.00	0.00
Gym Repairs	0.00	3,120.00
Repairs & Maintenance (Note 6)	116,789.67	85,916.22
Miscellaneous (Note 7)	2,343.24	1,361.82
	697,030.15	643,287.24
Surplus/-Deficit For Period	-28,523.67	46,218.77
Prior Period Adjustment	0.00	-19,748.67
Balance at beginning of period	44,895.90	18,425.80

INCOME AND EXPENDITURE STATEMENT
FOR 1-15 FONTENOY ROAD
Strata Plan 52948

FROM 1st SEPTEMBER 2011 TO 31st AUGUST 2012

	31/08/2012	31/08/2011
<u>BALANCE AT END OF PERIOD</u>	<u>16,372.23</u>	<u>44,895.90</u>

**INCOME AND EXPENDITURE STATEMENT
FOR 1-15 FONTENOY ROAD
Strata Plan 52948**

FROM 1st SEPTEMBER 2011 TO 31st AUGUST 2012

31/08/2012

31/08/2011

SINKING FUND

INCOME

Levies Raised	177,002.28	173,095.56
Interest Charged on Arrears	184.66	639.88
Interest Received From Banks	9,648.28	3,699.82
Interest on Investments	20,961.36	45,006.03
Easement / Insurance Claim SF	0.00	4,200.00
	207,796.58	226,641.29

LESS: EXPENDITURE:

Carpet Replacement	3,865.50	30,171.82
Consultants Fees	0.00	11,500.00
Income Tax Expense	3,146.90	4,619.56
PAYG Tax Instalments	11,850.00	1,540.00
Driveway, Paths & Letterboxes	5,562.00	0.00
General Service Replacement	5,349.27	173,690.42
Painting and Surface Finishes	15,355.00	57,985.00
Major Plumbing Works	0.00	2,439.00
Pools	5,855.00	2,667.27
Roofing and Guttering	28,445.45	0.00
Security System	0.00	6,529.00
Cable TV/ Antenna Replacements	0.00	1,713.18
	79,429.12	292,855.25
Surplus/-Deficit For Period	128,367.46	-66,213.96
Balance at beginning of period	671,932.61	738,146.57
	800,300.07	671,932.61

BALANCE AT END OF PERIOD

NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR 1-15 FONTENOY ROAD
Strata Plan 52948

POSITION AS AT 31st AUGUST 2012

31/08/2012

31/08/2011

Note 1 Basis of Accounting

This financial report is a special purpose report prepared for the Owners of the Plan to enable compliance with the requirements of Section 106(1) of the strata Schemes Management Act 1996 as amended.

As it is unlikely that users of this financial report exist who are unable to command the preparation of reports tailored so as to satisfy specifically all of their information needs, the plan is not a reporting entity. Therefore, except where otherwise stated, no Accounting Standards or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The accounts have been prepared in accordance with conventional historical costs principles, together with the basic concepts of a going concern. The accounts have not been adjusted for changes in the general purchasing power of the dollar and for changes in the price of specific assets. As the accounts have been prepared for the specific purpose as set out above, they report on historical facts and do not contain an assessment of operational issues such as adequacy of the sinking fund.

Note 2 Accounting for Income & Expenses

The accrual basis of accounting is applied to all levies due and payable as well as insurance claims. Any other income and all expenditure is accounted for on a cash basis and is brought to account when the income is received or the expense paid, except where otherwise stated (See Note 9).

Note 3 Levies in Arrears / Advance

The item(s) shown as levies in Arrears / Advance in the Balance Sheet represents the position of all levies in arrears or advance at the balance date plus any other charges incurred during this period. Individual balances are as per Debtors Financial Status Report. This report may include levies raised late this period & not yet due.

Note 4 Insurance Premiums

No commission is received by Raine and Horne Strata Management Pty Ltd as at balance date.

Note 5 Income Tax

Assessable income such as interest, dividends and other income derived by the Plan from the investment of funds or derived from other personal property as defined in Taxation Ruling IT 2505, is taxable at the current rate of 30%. Assessable income received by the plan in respect of common property is taxable in the hands of individual owners as determined by Taxation Ruling IT 2505.

NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR 1-15 FONTENOY ROAD
Strata Plan 52948

POSITION AS AT 31st AUGUST 2012

	31/08/2012	31/08/2011
<u>Note 6 Repairs & Maintenance</u>		
Maintenance Globes & Tubes	2,606.25	0.00
Driveway, Paths & Letterboxes	720.00	0.00
Maintenance - Glass	8,790.30	1,644.09
Maintenance - Electrical	17,865.82	9,821.08
Maintenance - Garage Doors	3,152.12	4,313.18
Maintenance - General	34,060.52	42,727.60
Intercom Repairs	1,699.74	0.00
Locks and Keys	1,779.75	340.00
Maintenance - Painting	1,258.16	0.00
Maintenance - Plumbing	21,441.00	15,426.73
Cleaning Gutters	3,441.00	1,191.91
Rubbish Removal	690.00	1,610.00
Sewer and Drain Services	7,560.00	0.00
Tree Lopping and Removal	0.00	700.00
TV Antenna Repairs	381.82	0.00
Ventilation and Fans Repairs	0.00	1,610.00
Water Penetration Repairs	8,031.00	0.00
Heating and Hot Water Services	3,312.19	6,531.63
	<u>116,789.67</u>	<u>85,916.22</u>
<u>Note 7 Miscellaneous Expenses</u>		
Maintenance - Pest Control	967.82	1,361.82
Sundry Expenses	1,375.42	0.00
	<u>2,343.24</u>	<u>1,361.82</u>
<u>Note 8 Sundry Debtors</u>		
Payment to ATO refunded on 05/09/2011	0.00	11,761.00
Net Levy payments received in ANZ	0.00	2,426.52
Unidentified Receivables	0.00	657.80
Levy payment belongs to SP16271 L17	0.00	-430.95
	<u>0.00</u>	<u>14,414.37</u>
<u>Note 9 Sundry Creditors</u>		
Unallocated Credits	0.00	184.50
Accrued recurrent expenses:-		
- Electricity	7,502.58	6,096.97
- Water Rates	10,008.44	5,970.40
	<u>17,511.02</u>	<u>12,251.87</u>

Raine & Horne Strata - Strata Management Division - 9868 2999
 Raine & Horne Epping - Real Estate Sales Division - 9868 2888
 Raine & Horne Epping - Property Management Division - 9868 2888

This business is independently owned by
 Body Corporate Management Services Pty Ltd
 ABN 63 001 615 587

Raine & Horne
 Strata Sydney

All correspondence to:
 PO Box 881 Epping NSW 1710
 Email: strata@bcms.com.au
 website: www.bcms.com.au

Proposed Levy Schedule to apply from 01/09/2012

The Owners of SP 52948

1-15 Fontenoy Road, MACQUARIE PARK NSW 2113

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Total
1	1	40.00	847.00	200.20	1,047.20
2	2	41.00	868.20	205.20	1,073.40
3	3	44.00	931.70	220.25	1,151.95
4	4	31.00	656.45	155.20	811.65
5	5	44.00	931.70	220.25	1,151.95
6	6	41.00	868.20	205.20	1,073.40
	7	39.00	825.85	195.20	1,021.05
8	8	41.00	868.20	205.20	1,073.40
9	9	44.00	931.70	220.25	1,151.95
10	10	44.00	931.70	220.25	1,151.95
11	11	44.00	931.70	220.25	1,151.95
12	12	39.00	825.85	195.20	1,021.05
13	13	41.00	868.20	205.20	1,073.40
14	14	42.00	889.35	210.25	1,099.60
15	15	46.00	974.05	230.25	1,204.30
16	16	46.00	974.05	230.25	1,204.30
17	17	45.00	952.90	225.25	1,178.15
18	18	41.00	868.20	205.20	1,073.40
19	19	43.00	910.55	215.25	1,125.80
20	20	44.00	931.70	220.25	1,151.95
21	21	44.00	931.70	220.25	1,151.95
22	22	44.00	931.70	220.25	1,151.95
23	23	47.00	995.25	235.25	1,230.50
24	24	43.00	910.55	215.25	1,125.80
25	25	44.00	931.70	220.25	1,151.95
26	26	45.00	952.90	225.25	1,178.15
27	27	45.00	952.90	225.25	1,178.15
28	28	46.00	974.05	230.25	1,204.30
29	29	46.00	974.05	230.25	1,204.30
30	30	44.00	931.70	220.25	1,151.95
31	31	46.00	974.05	230.25	1,204.30
32	32	47.00	995.25	235.25	1,230.50
33	33	52.00	1,101.10	260.30	1,361.40
34	34	48.00	1,016.40	240.25	1,256.65
35	35	51.00	1,079.95	255.30	1,335.25
36	36	46.00	974.05	230.25	1,204.30
37	37	50.00	1,058.75	250.25	1,309.00
38	38	51.00	1,079.95	255.30	1,335.25

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Total
39	39	52.00	1,101.10	260.30	1,361.40
40	40	53.00	1,122.30	265.30	1,387.60
41	41	53.00	1,122.30	265.30	1,387.60
42	42	50.00	1,058.75	250.25	1,309.00
43	43	54.00	1,143.45	270.30	1,413.75
44	44	55.00	1,164.65	275.30	1,439.95
45	45	59.00	1,249.35	295.30	1,544.65
46	46	59.00	1,249.35	295.30	1,544.65
47	47	58.00	1,228.15	290.30	1,518.45
48	48	54.00	1,143.45	270.30	1,413.75
49	49	43.00	910.55	215.25	1,125.80
50	50	42.00	889.35	210.25	1,099.60
51	51	31.00	656.45	155.20	811.65
52	52	31.00	656.45	155.20	811.65
53	53	43.00	910.55	215.25	1,125.80
54	54	42.00	889.35	210.25	1,099.60
55	55	43.00	910.55	215.25	1,125.80
56	56	42.00	889.35	210.25	1,099.60
57	57	31.00	656.45	155.20	811.65
58	58	31.00	656.45	155.20	811.65
59	59	40.00	847.00	200.20	1,047.20
60	60	41.00	868.20	205.20	1,073.40
61	61	44.00	931.70	220.25	1,151.95
62	62	43.00	910.55	215.25	1,125.80
63	63	39.00	825.85	195.20	1,021.05
64	64	39.00	825.85	195.20	1,021.05
65	65	42.00	889.35	210.25	1,099.60
66	66	43.00	910.55	215.25	1,125.80
67	67	46.00	974.05	230.25	1,204.30
68	68	45.00	952.90	225.25	1,178.15
69	69	41.00	868.20	205.20	1,073.40
70	70	41.00	868.20	205.20	1,073.40
71	71	44.00	931.70	220.25	1,151.95
72	72	44.00	931.70	220.25	1,151.95
73	73	48.00	1,016.40	240.25	1,256.65
74	74	47.00	995.25	235.25	1,230.50
75	75	43.00	910.55	215.25	1,125.80
76	76	43.00	910.55	215.25	1,125.80
77	77	45.00	952.90	225.25	1,178.15
78	78	46.00	974.05	230.25	1,204.30
79	79	52.00	1,101.10	260.30	1,361.40
80	80	49.00	1,037.60	245.25	1,282.85
81	81	44.00	931.70	220.25	1,151.95
82	82	44.00	931.70	220.25	1,151.95

The Owners of SP 52948

1-15 Fontenoy Road, MACQUARIE PARK NSW 2113

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Total
83	83	49.00	1,037.60	245.25	1,282.85
84	84	50.00	1,058.75	250.25	1,309.00
85	85	55.00	1,164.65	275.30	1,439.95
86	86	54.00	1,143.45	270.30	1,413.75
87	87	47.00	995.25	235.25	1,230.50
88	88	47.00	995.25	235.25	1,230.50
89	89	52.00	1,101.10	260.30	1,361.40
90	90	53.00	1,122.30	265.30	1,387.60
91	91	58.00	1,228.15	290.30	1,518.45
92	92	57.00	1,207.00	285.30	1,492.30
93	93	51.00	1,079.95	255.30	1,335.25
94	94	51.00	1,079.95	255.30	1,335.25
95	95	56.00	1,185.80	280.30	1,466.10
96	96	56.00	1,185.80	280.30	1,466.10
98	98	37.00	783.50	185.20	968.70
99	99	37.00	783.50	185.20	968.70
100	100	37.00	783.50	185.20	968.70
101	101	31.00	656.45	155.20	811.65
102	102	37.00	783.50	185.20	968.70
103	103	37.00	783.50	185.20	968.70
104	104	36.00	762.30	180.20	942.50
105	105	38.00	804.65	190.20	994.85
106	106	37.00	783.50	185.20	968.70
107	107	37.00	783.50	185.20	968.70
108	108	37.00	783.50	185.20	968.70
109	109	36.00	762.30	180.20	942.50
110	110	47.00	995.25	235.25	1,230.50
111	111	39.00	825.85	195.20	1,021.05
112	112	38.00	804.65	190.20	994.85
113	113	38.00	804.65	190.20	994.85
114	114	37.00	783.50	185.20	968.70
115	115	47.00	995.25	235.25	1,230.50
116	116	49.00	1,037.60	245.25	1,282.85
117	117	41.00	868.20	205.20	1,073.40
118	118	40.00	847.00	200.20	1,047.20
119	119	40.00	847.00	200.20	1,047.20
120	120	38.00	804.65	190.20	994.85
121	121	49.00	1,037.60	245.25	1,282.85
122	122	50.00	1,058.75	250.25	1,309.00
123	123	42.00	889.35	210.25	1,099.60
124	124	41.00	868.20	205.20	1,073.40
125	125	41.00	868.20	205.20	1,073.40
126	126	38.00	804.65	190.20	994.85
127	127	50.00	1,058.75	250.25	1,309.00

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Total
128	128	52.00	1,101.10	260.30	1,361.40
129	129	44.00	931.70	220.25	1,151.95
130	130	42.00	889.35	210.25	1,099.60
131	131	42.00	889.35	210.25	1,099.60
132	132	39.00	825.85	195.20	1,021.05
133	133	52.00	1,101.10	260.30	1,361.40
134	134	55.00	1,164.65	275.30	1,439.95
135	135	47.00	995.25	235.25	1,230.50
136	136	46.00	974.05	230.25	1,204.30
137	137	46.00	974.05	230.25	1,204.30
138	138	42.00	889.35	210.25	1,099.60
139	139	55.00	1,164.65	275.30	1,439.95
140	140	57.00	1,207.00	285.30	1,492.30
141	141	48.00	1,016.40	240.25	1,256.65
142	142	47.00	995.25	235.25	1,230.50
143	143	47.00	995.25	235.25	1,230.50
144	144	44.00	931.70	220.25	1,151.95
145	145	57.00	1,207.00	285.30	1,492.30
146	146	36.00	762.30	180.20	942.50
147	147	36.00	762.30	180.20	942.50
148	148	32.00	677.60	160.20	837.80
149	149	32.00	677.60	160.20	837.80
150	150	37.00	783.50	185.20	968.70
151	151	47.00	995.25	235.25	1,230.50
152	152	46.00	974.05	230.25	1,204.30
153	153	36.00	762.30	180.20	942.50
154	154	30.00	635.25	150.15	785.40
155	155	30.00	635.25	150.15	785.40
156	156	37.00	783.50	185.20	968.70
157	157	46.00	974.05	230.25	1,204.30
158	158	47.00	995.25	235.25	1,230.50
159	159	38.00	804.65	190.20	994.85
160	160	42.00	889.35	210.25	1,099.60
161	161	42.00	889.35	210.25	1,099.60
162	162	39.00	825.85	195.20	1,021.05
163	163	47.00	995.25	235.25	1,230.50
164	164	49.00	1,037.60	245.25	1,282.85
165	165	39.00	825.85	195.20	1,021.05
166	166	44.00	931.70	220.25	1,151.95
167	167	44.00	931.70	220.25	1,151.95
168	168	41.00	868.20	205.20	1,073.40
169	169	49.00	1,037.60	245.25	1,282.85
170	170	50.00	1,058.75	250.25	1,309.00
171	171	41.00	868.20	205.20	1,073.40

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Total
172	172	46.00	974.05	230.25	1,204.30
173	173	46.00	974.05	230.25	1,204.30
174	174	42.00	889.35	210.25	1,099.60
175	175	50.00	1,058.75	250.25	1,309.00
176	176	52.00	1,101.10	260.30	1,361.40
177	177	42.00	889.35	210.25	1,099.60
178	178	47.00	995.25	235.25	1,230.50
179	179	47.00	995.25	235.25	1,230.50
180	180	44.00	931.70	220.25	1,151.95
181	181	52.00	1,101.10	260.30	1,361.40
182	182	55.00	1,164.65	275.30	1,439.95
183	183	46.00	974.05	230.25	1,204.30
184	184	49.00	1,037.60	245.25	1,282.85
185	185	49.00	1,037.60	245.25	1,282.85
186	186	47.00	995.25	235.25	1,230.50
187	187	55.00	1,164.65	275.30	1,439.95
188	188	57.00	1,207.00	285.30	1,492.30
189	189	46.00	974.05	230.25	1,204.30
190	190	50.00	1,058.75	250.25	1,309.00
191	191	50.00	1,058.75	250.25	1,309.00
192	192	49.00	1,037.60	245.25	1,282.85
193	193	57.00	1,207.00	285.30	1,492.30
194	194	52.00	1,101.10	260.30	1,361.40
195	195	49.00	1,037.60	245.25	1,282.85
196	196	49.00	1,037.60	245.25	1,282.85
197	197	49.00	1,037.60	245.25	1,282.85
198	198	52.00	1,101.10	260.30	1,361.40
199	199	56.00	1,185.80	280.30	1,466.10
200	200	54.00	1,143.45	270.30	1,413.75
201	201	55.00	1,164.65	275.30	1,439.95
202	202	55.00	1,164.65	275.30	1,439.95
203	203	55.00	1,164.65	275.30	1,439.95
204	204	55.00	1,164.65	275.30	1,439.95
205	205	58.00	1,228.15	290.30	1,518.45
206	206	58.00	1,228.15	290.30	1,518.45
207	207	55.00	1,164.65	275.30	1,439.95
208	208	50.00	1,058.75	250.25	1,309.00
209	209	55.00	1,164.65	275.30	1,439.95
210	210	55.00	1,164.65	275.30	1,439.95
211	211	60.00	1,270.50	300.30	1,570.80
212	212	57.00	1,207.00	285.30	1,492.30
213	213	54.00	1,143.45	270.30	1,413.75
214	214	54.00	1,143.45	270.30	1,413.75
215	215	54.00	1,143.45	270.30	1,413.75

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

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Total
216	216	54.00	1,143.45	270.30	1,413.75
217	217	54.00	1,143.45	270.30	1,413.75
218	218	54.00	1,143.45	270.30	1,413.75
219	219	54.00	1,143.45	270.30	1,413.75
		10,000.00	\$211,752.70	\$50,054.40	\$261,807.10



Our Ref: 1115

19th September 2012

The Owners
 Strata Plan 52948
 C/- Raine & Horne Strata Sydney
 Level 1, Building D
 240 Beecroft Road
EPPING 2121

Dear Sir

Re: **Strata Plan 52948**
1-15 Fontenoy Road, Macquarie Park

PROPOSED ACCESS PATH & STAIRS

We thank you for the opportunity to submit our quotation to carry out the work as per the specifications from Murdocca and Associates at the abovementioned situation.

Our price would be \$27,404.00 plus GST.

We trust our quotation meets with your approval. Please do not hesitate to contact us should you require any further information or assistance.

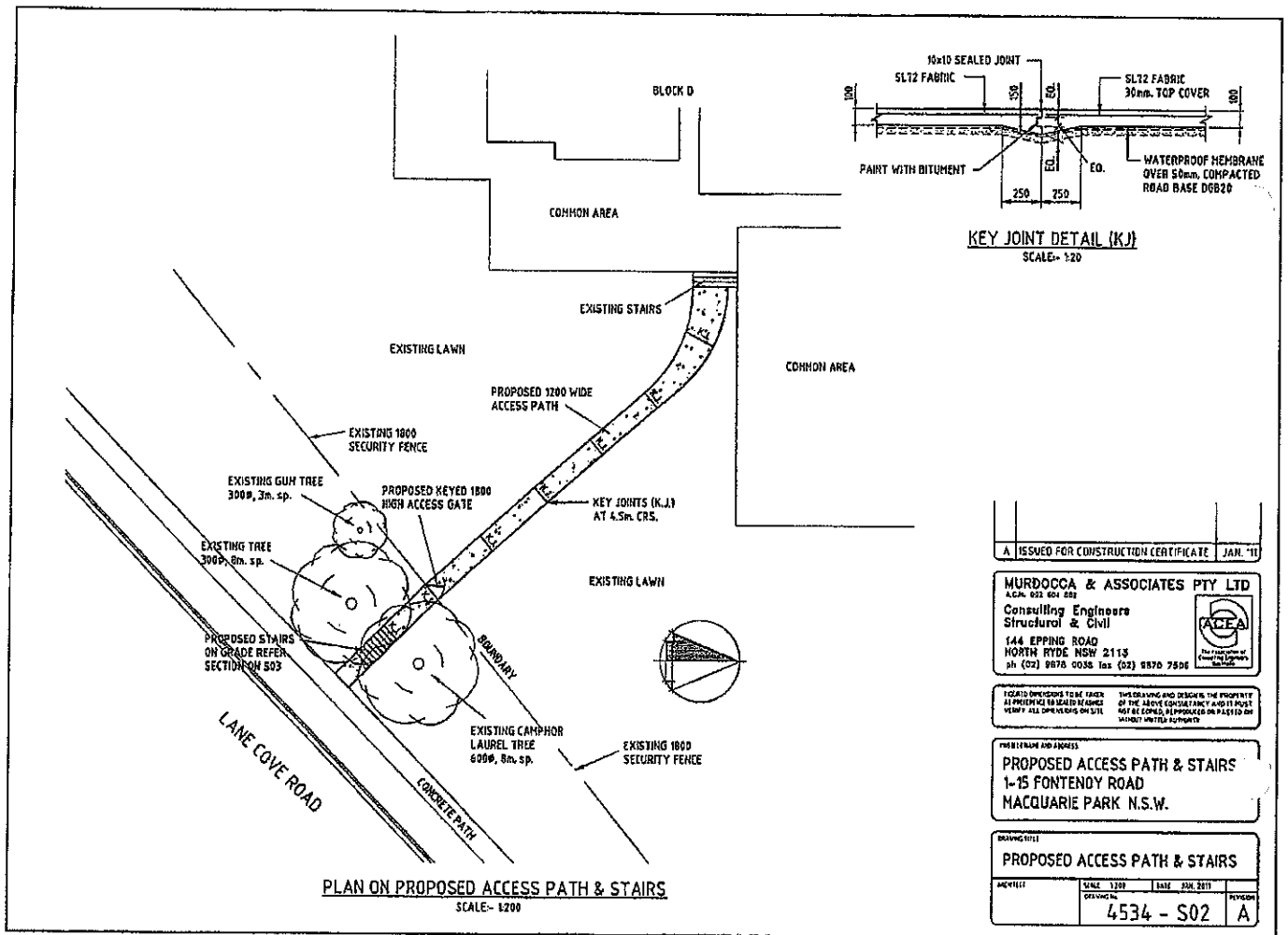
Yours sincerely

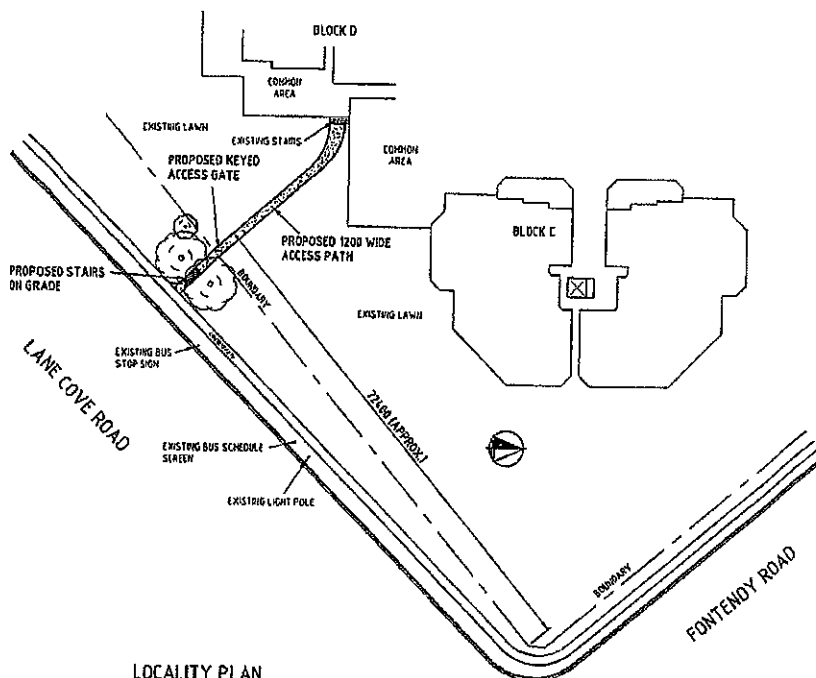
INSURANCE BUILDERS AUSTRALIA PTY LTD

*Our price is valid for a period of 30 days from the date of this quotation.
 All workmanship carried out to meet current building codes and regulations*

PO Box 4440 North Rocks NSW 2151 ABN 43 132 619 633 | HIA Member Lic No. 210249C
 P 02 9871 2700 | F 02 9871 2900 | E liz@insurancebuildersaustralia.com







LOCALITY PLAN
SCALE - 1:500

GENERAL

- G1. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
- G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- G3. DURING CONSTRUCTION THE STAKE PURVE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- G4. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING:
- G5. ALL DETAILS ARE SUBJECT TO CONFIRMATION UPON OPENING UP.

FOUNDATIONS & EXCAVATION

- F1. ALL SLABS TO BE FOUNDED ON NATURAL MATERIAL.

CONCRETE

- C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH ASSOCIATED STANDARDS.
- C2. CONCRETE QUALITY -

ELEMENT	1% MPA (28 DAYS)	SLOPE	MAX. AGG. SIZE	REINFT. TYPE
SLABS	25	1:1	20	A

- C3. CLEAR COVER TO REINFORCEMENT SHALL BE - REFER DETAILS.
- C4. REINFORCED CONCRETE SLABS SHOWN ON THESE DRAWINGS ARE HOLLOW AND NO OTHER MATERIALS ARE TO BE USED IN THESE SECTIONS.
- C5. DEPTH OF BEAMS IS GIVEN FIRST AND INCLUDES SLAB THICKNESS, BOTH SHALL BE POURED IN ONE OPERATION.
- C6. LOCATION OF ALL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER.
- C7. ALL CONCRETE TO BE EFFICIENTLY COMPACTED WITH AN APPROVED VIBRATOR.
- C8. ALL CONCRETE SHALL BE CURED BY AN APPROVED METHOD.
- C9. NO ADDITIVES SHALL BE USED WITHOUT APPROVAL.
- C10. REINFORCEMENT SHALL BE - REFER DETAILS.
- C11. DEFORMED BARS SHALL BE HOT ROLLED DEFORMED BARS TO AS4021.
- C12. PROVIDE SQUARE PEGS TO AS4021.
- C13. PROVIDE LAPS AT LOCATIONS SHOWN AND OF DIMENSIONS AS FOLLOWS UNLESS NOTED OTHERWISE.

BAR SIZE	LAP
12	500

Typical Fabric Lap
50 min.
Fabric shall be lapped
2 Transverse Bars Plus 50mm

MURDOCCA & ASSOCIATES PTY LTD
A.C.N. 007 604 822
Consulting Engineers
Structural & Civil
144 EPPING ROAD
NORTH RYDE NSW 2113
ph (02) 8076 0038 fax (02) 9870 7506



ALL DIMENSIONS TO BE BASED
ON THE DRAWINGS AND NOT TO BE
VERIFIED BY THE BUILDER.

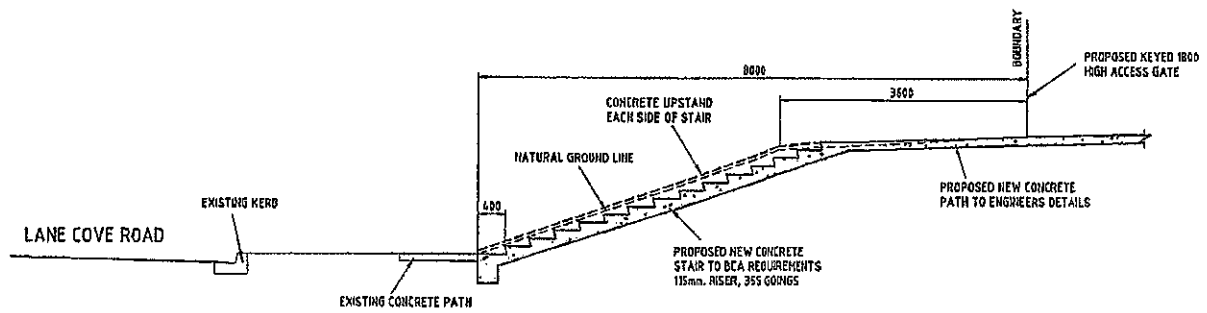
THE DRAWING AND DESIGN IS THE PROPERTY
OF THE FIRM. IT IS NOT TO BE
REPRODUCED OR USED IN ANY
MANNER WITHOUT WRITTEN AUTHORITY.

A ISSUED FOR CONSTRUCTION CERTIFICATE JAN. '11

PROPOSED ACCESS PATH & STAIRS
1-15 FONTENOY ROAD
MACQUARIE PARK N.S.W.

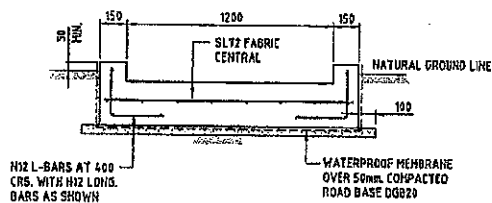
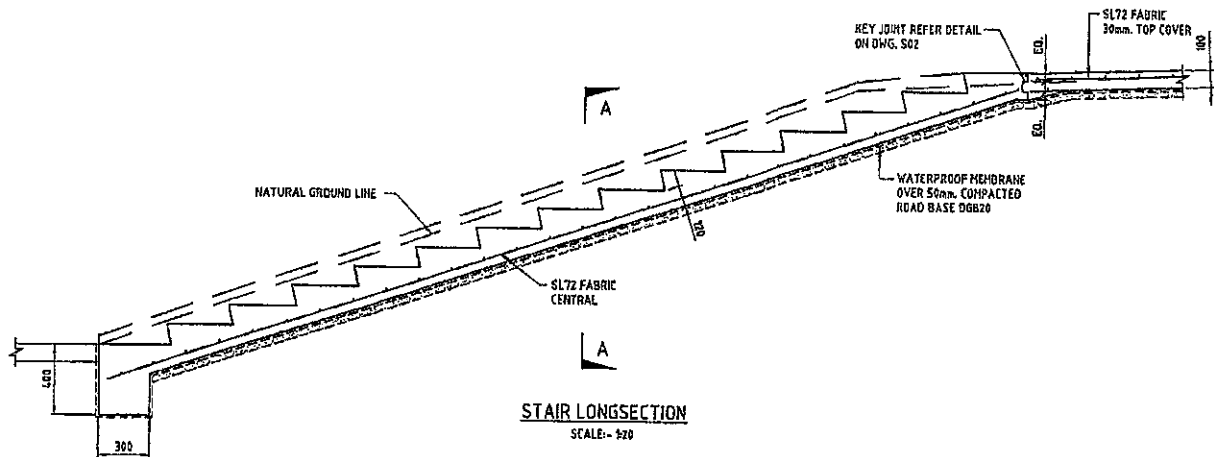
ACCESS PATH & STAIRS

PROJECT NO. 4534 - S01



ACCESS PATH & STAIR LONGSECTION
SCALE:- 1:50

A		ISSUED FOR CONSTRUCTION CERTIFICATE		JAN. '11	
MURDOCCA & ASSOCIATES PTY LTD A.C.N. 095 601 582 Consulting Engineers Structural & Civil 144 EPPING ROAD NORTH RYDE NSW 2113 ph (02) 9878 0038 fax (02) 9870 7508					
I HEREBY CERTIFY THAT THE DRAWING AND DESIGN IS THE PROPERTY OF THE ABOVE CONSULTING ENGINEER AND IS NOT TO BE REPRODUCED OR PASSED ON WITHOUT WRITTEN AUTHORITY.					
PROJECT NAME AND ADDRESS PROPOSED ACCESS PATH & STAIR 1-15 FONTENAY ROAD MACQUARIE PARK N.S.W.					
DRAWING TITLE ACCESS PATH & STAIRS LONGSECTION					
APPROVED	SCALE	1:50	DATE	JAN 2011	REVISION
					4534 - S03 A



A ISSUED FOR CONSTRUCTION CERTIFICATE JAN. '11

MURDOCCA & ASSOCIATES PTY LTD
A.C.N. 002 431 442
Consulting Engineers
Structural & Civil
144 EPPING ROAD
NORTH RYDE NSW 2113
ph (02) 9878 0038 fax (02) 9878 7505

FOOTED DIMENSIONS TO BE TAKEN
AS INDICATED TO EXCEED DIMENSIONS
VERIFY ALL DIMENSIONS ON SITE
THIS DRAWING AND DESIGN IS THE PROPERTY
OF THE ABOVE CONSULTING ENGINEERS AND IS NOT
TO BE COPIED, REPRODUCED OR PASSED ON
WITHOUT WRITTEN PERMISSION

PROJECT NAME AND ADDRESS
PROPOSED ACCESS PATH & STAIRS
1-15 FONTENAY ROAD
MACQUARIE PARK N.S.W.

DRAWING TITLE
STAIRS SECTIONS
ARCHITECT SCALE 1:20 DATE JAN 2011
DRAWING NO. 4534 - S04 REVIEWER A



Our Ref: 1116

19th September 2012

The Owners
 Strata Plan 52948
 C/- Body Corporate Services
 Locked Bag 22
HAYMARKET 1238

Dear Sir

Re: **Strata Plan 52948**
1-15 Fontenoy Road, Macquarie Park

We thank you for the opportunity to submit our quotation to carry out the following work at the abovementioned situation.

1. To construct an elevated gate house at the entrance to the property consisting of:
 - a timber framed construction approximately 4m x 2m
 - pitched roof 22 degree angle
 - 4 x openable one-way windows with flyscreens 1.2 high x 1.5 long
 - blueboard exterior cladding
 - plasterboard internal walls and ceiling including insulation
 - gyprock cornices
 - guttering (headland red), eaves and stormwater connecting to existing pit
 - treated pine stairs
 - metal door frame
 - solidcore flush panel door with lock
 - colorbond roof (headland red)
 - compressed fibro flooring
 - painting of plasterboard, blueboard, door, door frame and louvres (headland red)
2. To remove all rubbish from the site on completion of the job.

Our price would be \$36,690.00 plus GST.



We have not allowed for any electrical work at this stage as details of requirements are needed eg. number of powerpoints, data access etc.

We have only allowed for plumbing costs to connect guttering to the stormwater at this stage until details are received of further plumbing requirements.

We trust our quotation meets with your approval. Please do not hesitate to contact us should you require any further information or assistance.

Yours sincerely

INSURANCE BUILDERS AUSTRALIA PTY LTD

*Our price is valid for a period of 30 days from the date of this quotation.
All workmanship carried out to meet current building codes and regulations*

PO Box 4440 North Rocks NSW 2151 ABN 43 132 619 633 | IIA Member Lic No. 210249C
P 02 9871 2700 | F 02 9871 2900 | E llz@insurancebuildersaustralia.com



Strata Plan No. 52948

In order to update our records and to provide better communication to you, please complete and return this form to Raine & Horne Strata.

Owners Name	
Unit Number	
Lot Number (if Known)	
Correspondence/Levy Address: (If you want all notices and levies to be sent to this address)	
Agent Name and Address: (If applicable)	Does agent pay levies yes / no
Contact Phone Number/s	
Contact Email	
By Fax: (02) 8216 0331	By Post: Locked Bag 22 Haymarket NSW 1238
	By Email: strata@bcms.com.au

Thank you

Peter Bone
Strata Manager

PROXY APPOINTMENT FORMSTRATA SCHEMES MANAGEMENT ACT 1996

I/We.....DATE

the owners of Lot Strata Plan No 52948

appoint THE MEETING CHAIRPERSON or(delete "the meeting chairperson" if nominating an individual).....

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings)

Period or number of meetings for which appointment of proxy has effect*months/meetings.

* Delete whichever does not apply

(Note: The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater.)

*1 This form authorises the proxy to vote on my/our behalf on all matters

OR

*2 This form authorises the proxy to vote on my/our behalf on the following matters only:

.....

(Specify the matters and any limitations on the manner in which you want the proxy to vote.)

*Delete paragraph 1 or 2, whichever does not apply.

*3 If a vote is taken on whether(the strata managing agent) should remain in office or another managing agent is to be appointed, I/we want the proxy to vote as follows:

.....

*Delete paragraph 3 if proxy is not authorised on this matter.

Signature of owner(s)

Notes

- 1 A proxy is not authorised to vote on a matter:
 - a) if the person who appointed the proxy is present at the relevant meeting and personally votes on the matter, OR
 - b) so as to confer a pecuniary or other material benefit on the proxy, if the proxy is a strata managing agent, caretaker or on-site residential property manager.
- 2 This form is ineffective unless it contains the date on which it was made and is given to the Secretary of the Owners Corporation:
 - a) In the case of a large strata scheme (more than 100 lots – excluding parking or utility lots), at least 24 hours before the first meeting in relation to which it is to operate; or
 - b) In any other case, at or before the first meeting in relation to which the instrument is to operate.
- 3 This form will be revoked by a later proxy appointment form delivered to the secretary of the owners corporation in the manner described in the preceding paragraph.

