1300 80 81 83 458/2249

1300 80 81 83 NV./645

36



Defence Housing

AUTHORITY



QUOTATION FOR WORKS / SERVICES

QUOTATION NO.	PC Taneel	Muff 0421041087	
Your quotation is invited for the und Address: Contact: I Please note all Defence Housing A Authority requirements will apply.	Authority Specifications, Building	ing and Council /	ja H
Quotations close on Wednesday		m. PRICE	R 81
Please supply quote to: -supply and install a suitable split conditioner to the downstairs livin	system wall mounted air ag area. Approx 2.5Hp. /	\$1,500.00	· L
requires brachets, gen Company/Trading Name: Nic			S.
Address: PO Box	4186, Costleca		206
I / We (in block letters) submit my / our price in Accordance the work described above.		herewith	
Signature:	Date:	19/6/07	
APPROVED:	FICE USE ONLY DESIGNATION:		
SIGNATURE DATE:	9	8	. E

Sydney Housing Management Centre
Level 5, 79 George Street - Parramatta NSW 2150
Locked Bag 5033 - Parramatta NSW 2124
Telephone: 02 6886 6700 - Facsimile: 02 6896 5790
Email: Info@dha.gov.au - Internet: www.dha.gov.au
ABN: 72 988 504 934

0247324702

21. MAY. 2007 10:19

DHA ALLOCATIONS 61 2 45872249



QUOTATION FOR WORKS / SERVICES

NO. 7393 P. 1

21/5/2007

Att: Tancel Muff - 0421 041 087
Defence Housing Authority

Address:

2 4 MAY 2007

Please supply quote by Wednesday 24/5/2007 @ 5.00pm

> Supply & Install a suitable split system wall mounted air conditioner to the downstairs living are. Approx 2.5Hp.

Option 1 - Supply and install a Reverse cycle split system air conditioner (LG Electronics S24AHP or equivalent). =\$2,499.00 inc GST

Option 2 - Supply and install a Inverta split system air conditioner (recognised to save on average 20% power consumption. =\$2,699.00 inc GST

Company / Trading Name: DIBCON HOLDINGS PTY LIMITED Address: Unit 1 / 27 Jack Williams Dr, Penrith NSW 2750

Fax Number: 02 47 324 702

Sign

I/We (in block letters). Toward Maiolo herewith Submit my/our price in Accordance with Conditions specified for the performance of the work described above.

ature:		* *	Date: 24/5/2007	+
3		OFFIC	E USE ONLY	
	APPROVED:	2	DESIGNATION:	1
	ATTROVEE	SIGNATURE	9	
Ž.	DATE;			-
	DILIDI			١

Sydney Housing Monagement Centre
Level 5, 79 George Street . Parramatta NSW 2150
Looked Bag 5093 . Parramatta NSW 2124
Telephone: 02 9836 5700 , Pacsimile: 02 8896 5790
Email: info@dha.gov.au . Internet www.dha.gov.au
ABN: 72 968 504 934

Defence Housing

Murray, Taneel

From:

Nicole [nicol.m@bigpond.net.au]

Sent:

Thursday, 12 July 2007 12:21 PM

To:

Murray, Taneel

Subject:

Morning Taneel,

In regards to the above property here is another quote.

- * To supply and install 1x LG 2.5HP reverse cycle split systemA/C unit.
- * Condenser to be mounted at side of house, above head height on brackets .
- * Pipe channel to match existing down pipes (cream).
- * Single phase power connection between switchboard and units included in price.
- * All rubbish to be removed from site.
- * A 5 year warranty is provided on the installation.

Total cost including G.S.T \$2,160.00

PLEASE NOTE: AN ADDITIONAL COST INCLUDED FOR WALL MOUNTING TO BRICK WALL ABOVE HEAD HEIGHT.

Regards

Nicole Meszaros Belfor Ayline

> Level 5, 79 George Street . Parramatta NSW 2150 ocked Bag 5033 Parramatta NSW 2124 Telephone: 02 8836 5700 . Facsimile: 02 8836 5790 Email: info@dha.gov.au . Internet: www.dha.gov.au

Sydney Housing Management Centre



WORK ORDER





Sydney HMC

Defence Housing Authority Level 5, 79 George Street

Parramatta NSW 2150

Ph: 1300 366 615 Fax: 02 4983 5363

4101

BELFOR AYLINE

PO BOX 319 **ERMINGTON** NSW 1700

Order No:

3939875

Raised By:

Taneel Murray

Date Raised:

13/07/2007

Priority:

10 working days

Due By: Patch:

27/07/2007 Richmond 4

Ownership:

H

UPRN:

2611941

DHA Contact:

Taneel Muff

PROPERTY DETAILS:

Address:

Tenant:

Mob:

Work:

Home:

Access Arrangements: please phone 1

9 for access

Warning:

PROBLEM: As per quote of \$2160 please attend property and install 2.5Hp LG split system air conditioner to living area wall and mount motor to external wall above head height.

ITEMS:

Rate

Charge

Type:

Price

AIRQUO001 Airconditioning - Quote

LIVR

Qty UOM

L

\$2160.00

As per quote of \$2160 please attend property and install 2.5Hp LG split system air conditioner to living area wall and mount motor to external wall above head height.



Send to:
Ms Taneel Murray
14 McNamara Avenue
RAAF Base Richmond 2755

Fax: 02 4588 1060

Email-taneel.murray@dha.gov.au

WORK APPROVAL

	RE:
	PART A
	I hereby authorise the Defence Housing Australia to carry out the works at the above property. The works include:- supply and install a split system air conditioner mounted on the wall in the living area for \$2160. I further agree to such expenditure being deducted from rentals due.
	SIGNATU DATE: 13/1/07
1	SIGNATURE DATE: 131 L V T

PART B -		N N	
I do not agree to the works be	ing carried out on	my abovementioned property.	
SIGNATURE:		DATE:	
Comments:		······································	3
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	w w	900 W	
· · · · · · · · · · · · · · · · · · ·	и		

Sydney Housing Management Centre Level 5, 79 George Street . Parramatta NSW 2150 Locked Bag 5933 . Parramatta NSW 2124

Murray, Taneel



From:

AUTHORITY

Sent:

Friday, 13 July 2007 9:23 AM

To:

Murray, Taneel

Subject: RE:

Taneel

Please find attached a scanned and signed copy of the approval to go ahead with the work.

Thank you for all your efforts

From: Murray, Taneel [mailto:Taneel.Murray@dha.gov.au]

Sent: Thursday, 12 July 2007 3:16 PM

To: Subject: RE:

airconditioning

Hi ,

I have received the updated order from the contractor in regards to mounting the air conditioner motor on the outside wall. They have advised the new price is \$2160.00. This is the cheapest quote we have received. The other quote came in at \$2500

Quote 1-

- * To supply and install 1x LG 2.5HP reverse cycle split system A/C unit.
- * Condenser to be mounted at side of house, above head height on brackets .
- * Pipe channel to match existing down pipes (cream).
- * Single phase power connection between switchboard and units included in price.
- * All rubbish to be removed from site.
- * A 5 year warranty is provided on the installation.

If you are happy with this price I will get you to fill out the attached work approval form and send back to me and then we can organise the work to be carried out.

Regards Taneel

--Original Message----

From:

Sent: Monday, 9 July 2007 4:54 PM

To: Murray, Taneel

Subject: RE: - airconditioning

Thanks for the update Taneel

Sydney Housing Management Centre Level 5, 79 George Street . Parramatta NSW 2150



From: Murray, Taneel [mailto:Taner Murray@dha.covalleg

Sent: Monday, 9 July 2007 4:24 PM

AUTHORITY

Subject: RE:

- airconditioning



Sorry for the delay, I have had a few problem trying to get information regarding the back to back installation. I currently have all contractors reassessing their quotes as the unit will need to be moved around to the back yard. This shouldn't change the amounts as it is within 5 metres of the unit however I just want to be sure before I give the go ahead. As soon as I have the definite details I will let you know. I have attached the Works approval form that you will need to fill in once we have the amounts.

Thanks Taneel

----Original Message----

From:

Sent: Monday, 25 June 2007 3:21 PM

To: Murray, Taneel

Subject: RE:

airconditioning

Taneel

I am happy with the quotes you have obtained and thank you for doing that.

I would be happy to proceed with the LG 2.4HP - \$1980- provided the back to back can be achieved, otherwise go ahead with the alternative.

Please let me know what forms etc I need to complete so that you may proceed.

Thanks



From: Murray, Taneel [mailto:Taneel.Murray@dha.gov.au]

Sent: Monday, 25 June 2007 3:16 PM

To:

Subject: RE:

airconditioning



Good timing, I have just received your last 2 quotes, they are as follows:

LG 2.4HP - \$1980- conditions of price (providing the a/c is accessible and back to back installation.)

LG S24HP (7 kilowatts)- \$2500 (contractor has advised that the unit requires mounting on the wall to allow continued use of the side access- cost included in price)

If you would like to organise your own quotes please just let me know and we can organise access, or alternatively if you are happy with the quotes we have supplied then just let me know if you would like to go ahead and I will speak to the contractors. DHA can also organise to have the payments taken out of your future rentals.

Thanks Taneel

> Sydney Housing Management Centre Level 5, 79 George Street . Parramatta NSW 2150

Locked Bag 5033 . Parramatta NSW 2124
Telephone: **02 8836 5700** . Facsimile: 02 8836 5790
Email: info@dha.gov.au . Internet: www.dha.gov.au
ABN: 72 968 504 934

Original Message	
From:	
Sent: Sunday, 24 June 2007 5:57 PM T Y	
To: Murray, Taneel	
Subject: RE:	 airconditioning
Hi Taneel	15 15
Do you have any further quotes for me for a	air-conditioning 1/14

Do you have any further quotes for me for air-conditioning 1/14- 16 Hannah Ave., Kellyville.

I will be going overseas for holidays at the end of July and am keen to advance the project, sign forms etc before I go.

Thank you

From: Murray, Taneel [mailto:Taneel.Murray@dha.gov.au]

Sent: Thursday, 24 May 2007 2:08 PM

To:

Subject: RE: - airconditioning

Hi /,

I just wanted to let you know I organised for a couple of quotes for the installation of an air conditioner as the prices I had were only if you were installing a system in the bedroom and one to the living area.

I have only received one quote back at this point in time and it is as follows.

- LG Electronics 2.4Hp supplied and installed \$2499.00
- supply and installed an Inverta split system air conditioner (recognised to save an average 20% power consumption)

When I receive the other quotes I will let you know.

Thanks Taneel

----Original Message----

From:

Sent: Wednesday, 9 May 2007 6:57 PM

To: Murray, Taneel

Subject: airconditioning

Dear Taneel

Further to our telephone conversation today, could you please arrange to provide me with prices to purchase and install a split system air-conditioner into the ground floor of my investment property at 1/14- 16 Hannah Ave., Kellyville

Thank you



V 215

24

Telephone: **02 8836 5700** . Facsimile: 02 8836 5790 Email: info@dha.gov.au . Internet: www.dha.gov.au ABN: 72 968 504 934

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23 AUG 2006



To Whom It May Concern:

APPROVAL FOR PAY TV INSTALLATION -

I am writing to inform you that we have received a request for installation of Foxtel Pay TV at your above property.

The connection would be satellite. If you approve, Foxtel will attach a mount to the back wall of the house. When the current tenants leave, the satellite will be removed but the mount will be left so as you won't have obvious holes in your wall. Any requirement for maintenance or costs associated with the Pay TV service remains with the tenant.

If Cable is available in this area, a plug similar to the antenna connection will be installed. This also will be done by a qualified technician.

Your approval in writing is required before any works commence. The tenant has agreed to the conditions above.

If you would like to let me know via fax on 8836 5790, signing this letter 'approved' or 'not approved' will suffice.

Your promptness with this matter would be appreciated. If you have any queries don't hesitate to contact me on (02) 8836 5734.

Yours sincerely

JASON'BALDWIN
Property Registrar
Defence Housing Authority

Sydney Housing Management Centre Level 5, 79 George Street . Parramatta NSW 2150 Locked Bag 5033 . Parramatta NSW 2124 Telephone: **02 8836 5700** . Facsimile: 02 8836 5790 Email: info@dha.gov.au . Internet: www.dha.gov.au ABN: 72 968 504 934



Baldwin, Jason

From:

Haddock, Greg

Sent:

Monday, 28 August 2006 11:20 AM

To:

Baldwin, Jason

Subject:

FW: Attention Jason Baldwin re

----Original Message----From:

Sent: Sunday, 27 August 2006 6:14

To: Public Information

Subject: Attention Jason Baldwin re

Dear Jason

I am the owner of the above DHA property and understand that correspondance has been received regardn the installation of a foxtel antenna in the property.

I understand that my apporval is needed

T am currently overseas and do not expect to return to Sydney until late Sept.

I am not in a position to sign an approval form as I am travelling but I do approve the installation as described and will be happy to authorise that the work proceeds and will sign the form on my return.

I can be texted or a message left on my mobile should you wish to discuss the matter further. Mobile is



28 AUG 2006

Dear Sir/Madam

RE: PAY TV INSTALLATION -

We would like to confirm that your request to install Pay TV in your service residence is now approved. Please read the below conditions carefully to ensure that no further problems arise.

This approval is subject to the following conditions:

- 1. All costs of installing, maintaining and removing Pay TV is at your own expense.
- 2. If any damage occurs to the property whilst installing Pay TV it is your responsibility to rectify any problems.
- 3. If Satellite, the Satellite dish <u>MUST</u> be installed at the back of the property not in view from the front or sides of the lot.
- 4. This approval is for the property stated above only, and can not be transferred to any other residence.
- 5. You must remove the installation before vacating the property and return the area to its original condition.

Please call Foxtel on 131 999 and quote your address for installation.

If you have any further queries regarding this particular matter, please contact me on 8836 5734.

Yours sincerely

Jason Baldwin Property Registrar

> Sydney Housing Management Centre Level 5, 79 George Street . Parramatta NSW 2150 Locked Bag 5033 . Parramatta NSW 2124



41



-> Attention Jason Bullion

UG 2006

HOUSE FILE

Vhom It May Concern:

PROVAL FOR PAY TV INSTALLATION -

writing to inform you that we have received a request for installation of Foxtel TV at your above property.

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urs sincerely

SON BALDWIN
perty Registrar
fence Housing Authority

Jason
Further to my Email
in August
I approve the installation
for pay TV

Sydney Housing Management Centre Level 5: 79 George Street , Parrametta NSW 2150 Locked Bag 5033 , Parrametta NSW 2124 Telephone: **92 9936** 5790 , Faceliniter OZ 9636 5790 Email: info@dite.gov.au , Internet: www.dha.gov.au , ABN: 72 988 504 934

S8 9 10 Px



Date: 2 109/2006 Time: 10:02:30 PM

Page 1 of 2 17

CSIMILE COVER PAGI

Jason Baldwin

28/09/2006 at 10:02:28 PM

Subject:

sent:

From:

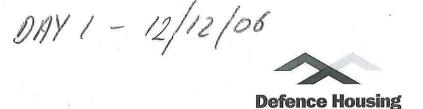
2 (including Cover) Pages:

C. 10x 22 PROPERTY INSPECTION REPORT



☑ Pre Vacation Inspection ☐ Annual Inspection ☐ Pre Uplift Inspection ☐ Uplift Inspection Address of Property: **Unit No:** Taneel Consultant: Lock Box/Other: Property identified for (circle one): DHA PRE 96 POST 96 ONBASE Ownership (circle one): 9,12,06 Confirmed Uplift Date: Reinspection Date (if required): Work Circle: Heating Cooling Dishwasher Microwave Dryer Washing Machine Trade FLOOR COVERINGS Order EL - Elect. STRUCTURE Model / Make: Raised Location Code PAINT PL - Plumber CA - Carpenter PA - Painter √ if work COMMENTS required F n

43



WORKS PROGRAMME

AUTHORITY

DUE DATE - 29/12/06

PROPERTY CONSULTANT- Taneel M PHONE - 0421041087

ADDRESS:

LOCK BOX- 24570

TRADE	CONTRACTOR	START DATE	FINISH	COMMENTS
Carpenter	Lifestyle Home modifications	12/12/06	15/12/06	×
Plumber	Conway Plumbing	12/12/06	15/12/06	
Electrician	Myjen Electrics	18/12/06	19/12/06	
Grounds Maintenance	T&B Cleaning	11/12/06	28/12/06	-
Cleaner	T&B Cleaning	20/12/06	21/12/06	
Carpet Cleaner	T&B Cleaning	22/12/06	22/12/06	-
	8 41			
* * * * * * * * * * * * * * * * * * *				
A Section of the sect	lers have been se s may be left at p			2

THE PROGRAMME ABOVE SHOWS FIRM DATES

SHOULD YOU FORSEE ANY PROBLEMS IN EXECUTING THE ORDERED WORK WITHIN THE TIME FRAME GIVEN, PLEASE CONTACT THE PROPERTY CONSULTANT AS SOON AS POSSIBLE.

Sydney Housing Management Centre Level 5, 79 George Street . Parramatta NSW 2150 Locked Bag 5033 . Parramatta NSW 2124 Telephone: **02 8836 5700** . Facsimile: 02 8836 5790 Email: info@dha.gov.au . Internet: www.dha.gov.au ABN: 72 968 504 934 FAXED 12 DEC 2006

Defence Hous AUTHORITY the home of service

		(3)
12/12/06		
Date of Issu		
Property // Service August Contractor MY Service August Service Au		n 20
Contractor M7 32	80 Y	
Work Order 245 9985		= =

No. 16053

INSTRUCTIONS TO CONTRACTOR

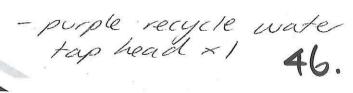
Overthard Dean 3fel PUSH (MAT RECOME NEW BOOM The following items require attention 2. Meplace Glosse to "Stell the bandse down opener 3. Rentre missial orson what cover to change, 4 CHARGE Smoke PLAN BATTENECS GND \$15T Flo

Contractor's Signature

DHA Supervisor

WELCOME TO THE AREA.

	PLEASE TAKE THE TIME TO FILL IN YOUR DETAILS B	ELOW.			
	TE IS IMPORTANT THAT THE CORRECT NUMBERS ARE	E GIVEN	TO THE AUT	HORITY	1
	TO ENGURE ANY WORKS CARRIED OUT ARE DONE SO	OHTIW	UT DELAY.		98
,	PLEASE ATTACH THIS TO YOUR CONDITION REPORT	AND RE	TURN TO TH	R	
	OFFICE WITHIN 14 DAYS OF OCUPANCY.			so .	
17	ADDRESS Unit			1 2.6	
a. 2	ADDRESS _GVIII				10
M	SURNAME	n n	2 88		
9	HOME NUMBER				96
E NE	WORK NUMBER SERVING MEMBER				
				VEY	35 . 93
=	WORK NUMBER SPOUSE	.			
	MOBILE NUMBER SERVING MEMBER	-		* 00 00 00	
æ	MOBILE NUMBER SPOUSE	N acional Pi			
* 5 9			1 ⁸	8 9 .	



Defence Housing

Receipt of Keys Form

The following keys have been provided for this residence at

LOCK	ID NUMBER	NUMBER OF KEYS
Front Door	Plain silver	5
Front Security Door	27116	14
Sliding Doors	Keyed alike to front security	
Sliding Security Doors	Keyed alike to front security	
Internal Garage	Silver key-blue mark	3
Laundry Door	Keyed alike to front	1
Laundry Security Door	Keyed alike to front security	-
Patio Bolts	LW4	2 🗸
Window Locks	32339	8 🗸
Remote	Garage x 2	3
Letterbox	60174	2 🗸
Meter box	E1363	1 1

	Taneel	29/12/00
Signature	Printed Name	Date
Incoming Tenant		41
I acknowledge receipt of th	e listed keys on occupation of the	e above residence
***************************************		29/12/06
Signature	Printed Name	Date

DHA Representative

DEFENCE HOUSING AUTHORITY

HOUSING CONDITION REPORT



Address:			
Name:		122 (122	1
Contact Details:			
	8	(W)(M)
			(W)
no Complete:	(8		9
	ed for cleanl	iness and ar	y urgent repairs have been scheduled.
You should now:	NID TO LL	DED ODE	
10 1871 76 170 N CONTRACTOR N		Christian Actions Compa	including personal details above)
2. Complete MAINTEN	ANCE REQ	UEST FOI	RM, if necessary.
instructed in the Welco	n inspection- ome Kit. re number mple — Co	return the Cred from 6	EREEN copies of the forms as entry going clockwise through home.
	Cond	ition	Comments
Entrance/Hall	A	Tenant	
Walls/Ceiling	Y	N	Cluster of nine hooks
Floor/Coverings	Y		Carpet stain near window
Door	Υ .		
Windows/Screens	Y		= #
Blinds/Drapes	Y		Stained in corners
Light Fittings/GPO's	N		Light fitting need new

Please indicate Y for Yes

N for No

Office Use Only

Entered:/20

Defence Housing Authority

HOUSING CONDITION REPORT

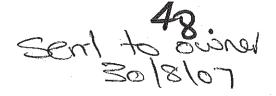
*NOTE: THIS IS A CONDITION REPORT ONLY, NO MAINTENANCE IS ACTIONED FROM THIS REPORT

r	5		
ENTRANCE/HALL	A	Tenant	COMMENTS
Walls/Ceiling	Y		
Floor/Coverings	Y		Marks on Dong
Doors	Y		Marks on Dom
Windows/Screens	-		
Blinds/Drapes	_		
Light Fittings/GPO's	У		oyster
LOUNGE	A	Tenant	COMMENTS
Walls/Ceiling	Y		
Floor/Coverings	V	M I	tiles
Doors	Y		,
Windows/Screens	-		
Blinds/Drapes	-		4 . 8
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Fan	-		0 , , , , , , , , , , , , , , , , , , ,
Heater/Air Con	-		
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Floor/Coverings	Y		tilej
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Blinds/Drapes	7		Verticals ousterx1, DGFOx2
Light Fittings/GPO's	Y		process / MCPOX2
Fan	7 -		0
Heater/Air Con	-		gas outlet point
FAMILY	A	Tenant ⁴	COMMENTS
Walls/Ceiling	P	Jenant	COMMENTS
Floor/Coverings	12		tiles
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Windows/Screens			glass sld to verandah.
Blinds/Drapes	V		10 edicate
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Fan			195447 ×1, 0410×1
Heater/Air Con	-		
KITCHEN	A	T	
Walls/Ceiling	_	Tenant	COMMENTS
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Doors	7		100)
Windows/Screens	Y		Purity server man L
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B(/Drapes	1		Verticall
Light Fittings/GPO's	Y		oyster, sgroxs, ogroxs, phone point
Cupboards/Drawers	У	_	
Sink & Taps			1/12 S/J bow/
Benchtops/Tiling	Y		granite
Oven/C-Top/Griller	y		
Range Hood	7		Charles
Dishwasher			space only
Microwave			
RUMPUS	A	Tenant	COMMENTS
Walls/Ceiling			
Floor/Coverings	10.7		
Doors			
Windows/Screens			
Blinds/Drapes	\sqcup		
Light Fittings/GPO's			
Heater/Fan			
STUDY	Α	E TENERAL	TenantCOMMENTS
Walls/Ceiling			
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Doors			
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Fan/Air Con			
Blinds/Drapes			
billios/Diapes	1 1		

Address of Property			
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Walls/Ceiling	Y	renant	Dant RH
Floor/Coverings	Ý		Sent KIT
Doors	- 4	1	* ,
Windows/Screens	-		
Blinds/Drapes			
Light Fitting/GPO's	TY		oysterx2, 04Pox/
Cupboards	Ý		9370112, 04,01
LAUNDRY	A	Tenant	COMMENTS
Walls/Ceiling	Y		Partit Clarice
Floor/Coverings	4		, cop
Doors	Y		to side Point Chips
Windows/Screens	У		Pant Chips to side paint Chips screen x 1 ver + call
Blinds/Drapes	V		Verticali
Tubs	Y		
Cupboards	Y		
Dryer	·+-		wall mount
BATHROOM	A	Tenant	COMMENTS
Walls/Ceiling	Y		
Floor/Coverings	Y		
Doors	Y		
Windows/Screens	У		screenx/ ogsfer, DGPOx/
Light Fittings/GPO's	1X		045/er, DGPO=1
Exhaust Fan/Tastie	Y		/
Taps	Y		
T Rail	Y		single x1, double x2
Mirrors	Y		
Shower/screen	Y		
Bath	Y,		
Vanity	Y		Water Damage 05 SEC 18 9/1055-
Blinds //	N		00 SCU 18 9195.
TOILET d/J.	A	Tenant	COMMENTS
Walls/Ceiling/	Y		
Floor/Coverings	-		
Doors	Y		(12
Windows/Screens	Y		Sireen x/
Pedestal	A		
Cistern Toilet Paper Holder	1		
ENSUITE ENSUITE	A	Tenant	COMMENTO
Walls/Ceiling	У	renant	COMMENTS
Floor/Coverings	ý		E control dilas
Doors	Ý		Wart on Don Forms
Windows/Screens	Ý		CIPPOXI
Light Fittings/GPO's	ý	11 29	5 cracked tiles Wart on Door frame screen x/ oyster Dapox/
Ex_st Fan/Tastic_	Y		1
Taps	Y		
Towel Rail	Y		Single x/
Vanity/Mirrors	y		
Toilet	Y		
Toilet Roll Holder	Y		fl and the second secon
BEDROOM 1 /Main)	Α	Tenant	COMMENTS
Walls/Ceiling / /	Y		marks 1-14 Wall
Floor/Coverings	Y		8
Doors	Ý		
Windows/Screens	Y		Screenze.
Fan/Air Con	-		
Blinds/Drapes	Y		Vertical,
	Y		oyster, OGPOX3 IV & phone point
Light Fittings/GPO's			
Robes	Y		, , , , , , , , , , , , , , , , , , , ,
Robes BEDROOM 2	Ϋ́A	Tenant	COMMENTS
Robes BEDROOM 2 Walls/Ceiling	У А У		
Robes BEDROOM 2 Walls/Celling Floor/Coverings	ў А У У		Slue Mark 4 Stick Marks
Robes BEDROOM 2 Walls/Celling Floor/Coverings Doors	ý А У У У		Slue mark 4 Hick Marks
Robes BEDROOM 2 Walls/Ceilling Floor/Coverings Doors Windows/Screens	ў А У У		
Robes BEDROOM 2 Walls/Ceilling Felors Doors Windows/Screens Fan/Air Con	ý А У У У У		Sireen = 4
Robes BEDROOM 2 Walls/Ceilling Floor/Coverings Doors Windows/Screens	ý А У У У		Slue mark 4 Hick Marks

Address of Property			
BEDROOM 3	A	Tenant	COMMENTS
Walls/Ceiling	Y		Mark with & Marky
Floor/Coverings	V		Marks 4/8
Doors	Y		a a
Windows/Screens	Y		Screenx/
Fan/Air Con	-		
Blinds/Drapes	У		byster DGPOx2
Light Fittings/GPO's	Y	-	Verticals
Robes	Y		
BEDROOM 4	Α	Tenant	COMMENTS
Walls/Ceiling	V		Danesze in Wall
Floor/Coverings	Y		Market in Congress
Doors	Y	Tri .	chips in Door france
Windows/Screens	Y		screenx1
Fan/Air Con	-		
Blinds/Drapes	Y		Verticali.
Light Fittings/GPO's	У		oyster, DGPOx2, phone point
Robes .	Ý		
OTHER Sed 5	Α	Tenant	COMMENTS
Walls/Ceiling	Y		-Dead Dent in Walls Marks on Wall (3)
Floor/Coverings	y		to the world III.
Doors	ý		ii ii
Windows/Screens	Ý		Screenx 2
Fan/Air Con	-		Directing
Blinds/Drapes	Y	33	Verticals
Lig ittings/GPO's	1		pyster 14POx2
Robes	Y		98,0,0,000
EXTERIOR GROUNDS	A	Tenant	COMMENTS
Shed		Tellant	GOMMENTO.
Clothes Hoist	×		
Paths/Driveway	Ý		
	Ý		# W
Fences/Gates Garden/Lawns/Edges	V		
	y		
External Lights	y		
Letter-Box	-	A.I	covered verandale. Kitchen Exit steps
Pergola	_		Covered verandali. Kitchen Sxit steps
TV Aerial	Y		Crock D.V.
Hot Water System	_	T1	COMMENTS
EXTRA	A	Tenant	COMMENTS
Phone	Y		lounge & upstairs hall
Smoke Detectors	ý		lounge & upstairs hall
Bins	-		COMMENTS
GARAGE/CARPORT	A	Tenant	Paint lifted 4H Marks on RIN Wall
Walls/Ceiling	y,	_	Pant lifted Litt Warks on 1914 Wall
FK .	A A		
Doors	7		
Windows/Screens	_		
Blinds			
Remote Control	γ,	-	0.000-1
Light Fittings/GPO's	Y		DGPOXI
Bench/Shelving	-	_	
GENERAL COMMENTS			3 9
5 Bedra			property with open live.
		m,	
area- 4	10	und	5-1016 coverage
		1	
	/	1	
		-0	20
		27	1/2/2006 29,12,120 26
DHA RELOCATION Con	sulta	nt :	V TENANT
1			1 2









C/O DEFENCE HOUSING AUTHORITY - NSSC 24 MORT ST

BRADDON ACT 2612

Dear Customer,

Rouse Hill recycled water scheme - pricing update

I am writing to you in relation to your property or properties within the Rouse Hill recycled water scheme.

The Rouse Hill recycled water scheme serves parts of:

- Acacia Gardens

- Kellyville Ridge

- Beaumont Hills

- Parklea

- Castle Hill

- Quakers Hill

- Glenwood - Kellyville Rouse HillStanhope Gardens.

The Independent Pricing and Regulatory Tribunal (IPART) has set new prices for recycled water. From 1 July 2007 the price per thousand litres (a kilolitre) will rise to \$0.713. The quarterly recycled service charge for residential customers will fall to \$4.69. For more information please visit www.ipart.nsw.gov.au and click on 'water'.

The price of drinking water will be \$1.339 per kilolitre from 1 July 2007.

For more information on recycled water or for water saving tips, please visit www.sydneywater.com.au, email recycledwater@sydneywater.com.au or phone Sydney Water on 13 20 92.

Sydney Water Customer Service

Recycled water is treated to a high standard, but is not for drinking.





RENEWAL INVITATION AND RENEWAL SCHEDULE Landlords Residential Property Insurance

C/- DEFENCE HOUSING AUTHORITY

26 BRISBANE AVE BARTON ACT 2600 Ground Floor 485 La Trobe Street Melbourne VIC 3000 www.cgu.com.au

General Enquiries or Change of Details: 1800 302 022

24 Hour Claims: 1300 306 497

Page 1 of 6

Date of this notice:

24/06/07

Policy Number:

06L 3569841 03

Intermediary

st.george

2611941

Date Amount Due:

01/08/07

Amount Due:

\$1150.51

Your current policy expires at 4.00 p.m. on 01/08/07

10% off your St.George Motor Insurance



As a current St.George Protect customer you can now insure your car through St.George and receive 10% off the standard premium.*

A/C Payabic

Visit your local St George branch or call **13 33 30** to take advantage of this offer and remember to mention that you already have a St George Protect Home or Landlords policy to ensure you get the discount.

Discount not available for St.George Protect insurance policies purchased over the Internet. Discount offer may be withdrawn at any time without notice.

*CGU's normal underwriting terms and conditions and acceptance criteria apply.

In arranging this insurance policy, St.George Bank Limited ABN 92 055 513 070 acts under its own Australian Financial Services Licence and under an agreement with the insurer, CGU insurance Limited ABN 27 004 478 371.

Neither St.George Bank Limited nor any member of the St.George Group guarantees benefits payable under the insurance policy. A Product Disclosure Statement (PDS) is available from St.George Bank. You should read the PDS before making decisions about these Products.

GD1392-0207

IXX INSURED COPY 07

Insurer: CGU Insurance Limited ABN 27 004 478 371 AFS Licence No. 238291. An IAG Company.

WFS2436

CGU Insurance - Premium Payment

Dillpav

Billpay Code: 3020

Ref: 2235 6984 1030 7090 7115 0518 5

In person at any Post Office, phone 13 18 16 or go to postbillpay.com.au

POST billpay



*3020 22356984103 070907 1150.51 85

Policy Number:

06L 3569841 03

Intermediary Details: ST GEORGE BANK LTD 1266001

Date Amount Due:

01/08/07

Amount Due:

\$1150.51

What You Need To Tell Us

Please note that a renewal of insurance is a new insurance contract. You are required to disclose any matters that could affect your insurance cover.

If you answer 'Yes' to any of the following questions, contact our Customer Enquiries Centre 1800 302 022.

- 1. Has any insurer refused or cancelled cover on any of your policies or required special terms to insure you?
- 2. Have you or any other person who receive insurance protection under the proposed policy been charged or convicted of any criminal offence in the past 12 months?
- 3. Are there any other material facts which should be disclosed? (Refer to What You Need To Tell Us in the policy booklet).

How to Pay



By Direct Debit:

Monthly or annual instalments automatically debited from your bank, building society or credit union account. For further information, please phone 1800 302 022.



By Phone & Internet:

Phone 13 18 16 or go to <u>postbillpay.com.au</u> (pay by Visa, Mastercard or register to pay by savings or cheque account)



Billpay code: 3020

Reference: 2235 6984 1030 7090 7115 0518 5



In Person:

Present your schedule at any Post Office to pay by cash, cheque, EFTPOS or credit card (Visa and Mastercard). EFTPOS and credit card payments are only accepted at Australia Post outlets with electronic facilities.



By Mail: Tear off the slip below and return with your cheque (made payable to CGU Insurance). Mail to CGU INSURANCE G.P.O. BOX 4962 MELBOURNE 3001





Page 3 of 6

Details of your policy cover

This Schedule must be attached to and read as part of the Company's policy.

Policy Number:	06L 3569841 03	Intermediary	
Insured:		ST GEORGE BANK LTD	
	C/- DEFENCE HOUSING AUTHORITY 26 BRISBANE AVE BARTON 2600	4-16 MONTGOMERY STREET KOGARAH 2217	
Policy Type:	Landlords Residential Property Insurance	Intermediary Number:	1266001
Period of Insurance:	From 01/08/07 To 01/08/08	Intermediary Phone:	1800 302 022
Situation of Property Insured		Mortgagee/Interested Party	
		ST GEORGE BANK	

SUM

	2011	
WHAT IS INSURED	INSURED	PREMIUM
*** SEE IMPORTANT CHANGES ON THIS DOCUMENT *** MORTGAGEE AS ABOVE		
SITUATION AS ABOVE		
BUILDINGS 1 TOWNHOUSE	\$303900	\$564.40
INCLUDING REPLACEMENT BENEFIT CONTENTS		
ALL OTHER CONTENTS \$11	600	•
TOTAL CONTENTS SUM INSURED	\$11600	\$80.99
LOSS OF RENT	\$23500	\$33.81
RENT DEFAULT AND THEFT BY A TENANT		\$90.64
POLICY EXCESS \$100	,	
ADDITIONAL EXCESSES APPLY FOR CLAIMS FOR	EARTHQUAKE,	
TSUNAMI, VANDALISM OR MALICIOUS ACTS BY	TENNANTS,	
DELIBERATE OR INTENTIONAL ACTS BY TENANT	S, RENT DEFAULT	
AND THEFT BY A TENANT. IF COVER HAS BEEN	REQUESTED IT	
WILL BE SHOWN ON YOUR POLICY SCHEDULE.		
LIABILITY (AMOUNT OF COVER - \$1000000)		\$43.45

TOTAL BASIC PREMIUM \$813.29

FIRE SERVICE LEVY \$146.27

GOODS AND SERVICES TAX \$95.96

STAMP DUTY \$94.99

TOTAL \$1150.51

THIS IS AN INVITATION TO INSURE. UPON RECEIPT OF THE 'AMOUNT PAYABLE' THIS POLICY WILL BE RENEWED FOR THE PERIOD OF INSURANCE SHOWN PROVIDED THAT

Continued on following page

YOUR REMITTANCE IS RECEIVED BY THE 'DATE PAYMENT DUE' SHOWN.

WHAT YOU NEED TO TELL US

IF YOU ACCEPT OUR INVITATION, A NEW INSURANCE CONTRACT IS CREATED AND YOU ARE REQUIRED TO TELL US ANYTHING THAT YOU KNOW OR SHOULD KNOW COULD AFFECT OUR DECISION TO INSURE YOU.

IF YOU DO NOT TELL US THIS INFORMATION, WE CAN REDUCE THE AMOUNT OF A CLAIM, OR WE CAN CANCEL YOUR POLICY. IF YOUR FAILURE TO TELL US IS FRAUDULENT, WE CAN TREAT YOUR POLICY AS IF IT NEVER EXISTED.

IF YOU ANSWER "YES" TO ANY OF THE FOLLOWING QUESTIONS YOU MUST ADVISE US IN WRITING, PROVIDING FULL DETAILS.

IN THE LAST 12 MONTHS:

- (1) HAS ANY INSURER REFUSED, CANCELLED, OR IMPOSED AN EXCESS ON ANY OF YOUR POLICIES OR REQUIRED SPECIAL TERMS TO INSURE YOU?
- (2) HAVE YOU OR ANY OTHER PERSON WHO WOULD RECEIVE INSURANCE PROTECTION UNDER THE PROPOSED POLICY BEEN CHARGED OR CONVICTED OF ANY CRIMINAL OFFENCE?
- (3) HAVE THERE BEEN ANY CHANGES TO THE INSURED PROPERTY WHICH MIGHT INCREASE THE RISK OF LOSS OR DAMAGE?
- (4) ARE THERE ANY OTHER MATERIAL FACTS WHICH SHOULD BE DISCLOSED? (PLEASE REFER TO THE DUTY OF DISCLOSURE SECTION IN YOUR POLICY BOOKLET.)

Do you authorise us to send you marketing material such as special offers and discounts?

Please call us at the telephone number on the front page of the schedule if you do not want to receive this material.

IMPORTANT NOTICE - POLICY EXCESS

For each separate identifiable incident for which your policy provides—cover any applicable excess will apply for each incident giving rise to a claim.

TO PROVIDE SOME PROTECTION AGAINST INCREASED COSTS, THE SUM INSURED ON BUILDINGS &/OR CONTENTS HAS BEEN INCREASED BY 5.0%.

YOU MAY SELECT DIFFERENT SUMS INSURED IF YOU WISH.

WORKERS COMPENSATION INSURANCE IS COMPULSORY IF YOU HAVE EMPLOYEES.
THIS COVER IS NOT PROVIDED UNLESS SPECIFICALLY SHOWN ON THE SCHEDULE.
CGU INSURANCE CAN ARRANGE SEPARATE COVER IN THOSE STATES WHERE
LEGISLATION PERMITS.

Cooling - Off Period

If you decide that you do not wish to continue with this policy, you have twenty-one days after the commencement of this insurance to request cancellation. We will provide you with a full refund of premium paid, provided you have not made a claim under the policy.

Continued on following page

(---

Your Renewal

In line with modern business practice, we do not automatically provide receipts for payment of renewals. If you require confirmation of your renewal, or you require a tax invoice, you can contact us.

Under the requirements of the Financial Services Reform Act 2001, we have prepared a Product Disclosure Statement (PDS) for this insurance. This PDS has been prepared to assist you in understanding the insurance policy and making an informed choice about your insurance requirements. If you would like a copy of the PDS, please contact us.

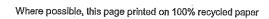
You can contact us:

By phoning the telephone number on the front page of the schedule, or By writing to CGU Insurance Limited

GPO Box 4962 Melbourne 3001,

or

By completing our e-Form or e-Mail at www.cgu.com.au





PREMIER STRATA MANAGEMENT PTY LIMITED

A.B.N. 60 056 277 215

6/175 Briens Road, Northmead 2152 - PO Box 3030, Parramatta 2124 Phone (02) 9630 7500 Fax (02) 9630 1915 E-mail: strata@tpg.com.au

RECEIVED

0 4 MAR 2008

RICHMOND

28 February 2008

0 4 MAR 2003 SYDNEY IL

The Owners

Dear Owners

RE:

We attached the minute of the recent Annual General Meeting for the above mentioned building.

We also attach a copy of the Management Agreement which requires owners to sign the loose copy of page 2 of the document and return it to our office via post, fax or email.

The full copy of the management agreement is for your records and does not need to be returned to our office.

If you have any further queries regarding this matter please do not hesitate to contact the writer.

Yours faithfully

Debbie Montibeler
Premier Strata Management
On Behalf of DP 270363

- (a) charge the Association for Disbursements according to the rate specified in the Schedule of Charges which may include a margin above cost to the Agent;
- (b) keep fees paid to the Agent or the Association for information which the Association must supply under the Act;
- (c) keep commissions paid to it by Insurance companies with which the agent has an agency agreement. The amount of commission will be advised in writing at each Annual General Meeting and the agent advises he has agreements with QBE, CHU, Strata Unit Underwriters, REI Insurance.

The Management Fee, the Additional Fees and the charges for Disbursements will be reviewed at each annual general meeting with the acceptance of the new annual budget for costs.

Executed As An Agreement

THE COMMON SEAL OF THE ASSOCIATION - DP 270363

Was affixed on 30 January 2008

SIGNED FOR AND ON BEHALF OF

in the presence of two lot owners who have been authorised at a meeting to sign this agreement and have each received a copy of this agreement.

Signature
Print Name
Print Name Designation Owner Lot No THE Common
and Signature Seal Seal Signature
Signature
Print Name
Designation Owner Lot No
being the persons authorised under Section 8 of the Act to attest the affixing of the seal.

Signature ...

Print Name: Dominic Votano

Version 1.0: Modified on 28 February 2008

THE AGENT

PREMIER STRATA MANAGEMENT AGENCY AGREEMENT

DATE OF AGREEMENT

30 January 2008

BETWEEN

COMMUNITY ASSOCIATION DP 270363

("The Association")

AND

PREMIER STRATA MANAGEMENT PTY LIMITED

ABN 60 056 277 215

("The Agent")

\ddress)

6/175 Briens Road, Northmead, 2152

Licence No 873 622

(Phone)

02 9630 7500 Fax 02 9630 1915

Email

strata@tpg.com.au

MANAGEMENT FEE

\$1,342.00 inc GST per annum for the first year and to be reviewed annually in accordance with the accepted budget of the Association at each Annual General Meeting.

TERM OF AGREEMENT

and is for a period of 3 years rolling over This agreement commences on onto a quarter by quarter basis after this term and it may be terminated by either party by giving not 'ss than 3 months notice to terminate the agreement at any time after the expiry of the original ιerm.

The Management Fee has been negotiated between the parties to this agreement and is to be paid quarterly in advance. Other charges, fees and disbursements are to be paid quarterly in arrears.

Fees, Disbursements and charges will be paid to the Agent in accordance with this agreement and will be reviewed at each Annual General Meeting with the acceptance of the Annual Budget.

The Association will pay the Agent, the Management Fee for the Agreed Services and the Additional Fees for Additional Services at the rates specified in the Schedule of Charges within 28 days of receipt of a written statement setting out the Additional Fee and the Additional Services performed for the Additional Fee.

In addition to the Management Fee and Additional Fees, the Agent is entitled to:

Version 1.0: Modified on 28 February 2008

- (a) charge the Association for Disbursements according to the rate specified in the Schedule of Charges which may include a margin above cost to the Agent;
- (b) keep fees paid to the Agent or the Association for information which the Association must supply under the Act;
- (c) keep commissions paid to it by Insurance companies with which the agent has an agency agreement. The amount of commission will be advised in writing at each Annual General Meeting and the agent advises he has agreements with QBE, CHU, Strata Unit -Underwriters, REI Insurance.

The Management Fee, the Additional Fees and the charges for Disbursements will be reviewed at each annual general meeting with the acceptance of the new annual budget for costs.

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SIGNED FOR AND ON BEHALF OF

in the presence of two lot owners who have been authorised at a meeting to sign this agreement and have each received a copy of this agreement.

ignature
rint Name
esignation Owner Lot No
id Seat /
gnature
rint Name
esignation Owner Lot No
eing the persons authorised under Section 8 of the Act to attest the affixing of the seal.

Signature(.

Print Name: Dominic Votano

Version 1.0: Modified on 28 February 2008

THE AGENT

Terms and Conditions

The Association appoints the Agent under Section 50 of the Community Land Management Act 1989 (the agent) to be its Managing Agent and delegates to the Agent the agreed and additional services permitted under the Act and noted on the pages stating agreed and additional services

The Association does not delegate to the Agent its power to make:

- a) a delegation under Section 50(1) of the Act;
- b) a decision that is required to be decided by the Association in general meeting;
- c) a determination relating to levying or payment of contributions.
- d) Decisions or recommendations on the correct insurances for the building
- e) Decisions or recommendations on financial management, Sinking Funds and Sinking Fund forecasts, Investments and financial advice
- f) Inspections, decisions or recommendations on the safety aspects, standards of construction, suitability or compliance of the building, common property or any products with Australian, International or any other relevant standards.
- g) Inspections, decisions or recommendations on matters relating to Occupational , Health and Safety, Superannuation, Taxation, Legal, Architectural, Engineering, Building, Construction, Dangerous Goods, Asbestos, Pest management, Lift Maintenance and Lift Compliance, Fire safety, monitoring and compliance.

In the case of an emergency where the Agent is reasonably unable to obtain instructions from the Association the Agent may supply Additional Services at the hourly rates specified in the Schedule of Charges.

The Association indemnifies the agent from all actions, claims, demands, costs, expenses and liabilities for any action which is not delegated duty of the agent under this agreement.

The Agent is not liable to the Association if the Agent fails or omits to do any act it is obliged to do, if such failure or omission arises from the Association's failure to make the appropriate decision in relation to such act, or to have sufficient moneys available to the Agent to enable the Agent to carry out its obligations under this Agreement.

COMMUNITY TITLE MANAGEMENT AGENCY AGREEMENT

SERVICES INCLUDED IN MANAGEMENT FEE

Accounting

- 1. Establish & maintain a separate trust account
- 2. Issue levy notices, postage and printing extra
- 3. Monitor & arrange for recovery of levy arrears at cost to owner in arrears
- 4. Pay invoices on behalf of Association
- Provide statutory reconciled accounts including balance sheet, statement of income & expenditure and levy status report
- 6. Assist auditor in providing accounts & records for audit
- 7. Prepare administrative fund budget & arrange for sinking fund budget

Insurance

- 8. Arrange insurance valuation as required
- 9. Obtain quotes for insurance renewal

Secretarial

- 10. Submit quotes to executive committee & renew insurances
- 11. Maintain strata roll & minute book
- 12. Maintain correspondence file
- 13. Record & retain section 47, 48 & 49 notices
- 14. Issue minutes of delegated performance
- 15. Maintain common seal
- 16. Attend to routine written & oral communication
- 17. Provide after hours emergency phone numbers of tradesmen on request

Meetings

- 18. Prepare & distribute notices of Annual General Meetings
- 19. Attend Annual General held during office hours
- 20. Prepare & distribute minutes of Annual General Meetings
- 21. Arrange for venue for meetings

By-Laws

22. Generally advise the Association regarding by-laws

Repairs & Maintenance

- 23. Attend to routine repairs, maintenance and replacement of the Association's property on request by the Association
- 24. Obtain quotations for repair, maintenance & replacement of the Association's property

SERVICES NOT INCLUDED IN MANAGEMENT FEE

Executive Committee Meetings

- 1. Prepare & distribute notices of executive committee meetings
- 2. Attend executive committee meetings
- 3. Prepare & distribute minutes of meetings.

Special General Meetings

- 4. Prepare & distribute notices of special general meetings
- 5. Attend special general meetings
- 6. Prepare & distribute minutes of meetings

Repairs & Maintenance

- 7. Arrange and execute contracts pursuant to the Home Building Act
- 8. Make inspections of the common property with tradesmen
- 9. Make and arrange insurance claims
- 10. Meet with builders, tradesmen, architects and engineers regarding work

By-Laws

11. Prepare and issue notices under Section 13A

Accounting

- 12. Prepare and lodge tax returns.
- 13. Prepare and lodge business activity statements

Additional

- 14. Attend any hearing, tribunal or meeting with engineers, accountants, lawyers
- 15. Any other services that can be provided by the managing agent but not included in schedules will be subject to additional charges in accordance with schedule of additional charges and disbursements as provided from time to time by the managing agent.

PREMIER STRATA MANAGEMENT AGENCY AGREEMENT

Schedule of Charges

Schedule of Agreed Services as completed within this agreement details the services included for the fee in the Fee Agreement. For work performed which is not included in the Schedule of Agreed Services the following additional fees and charges will apply. In addition this schedule sets the amounts recoverable by the Company Manager for disbursements.

Note: These amounts are inclusive of GST

Hourly rate for Principal/Director/ Licensed Manager	\$220.00 per hour	
Hourly rate for Strata Managers	\$165.00 per hour	
Adjourned meeting charges	\$165.00 per meeting	
Attend meeting outside office hours (weekdays)	\$165.00 per hour	
Attend property Weekends/Public Holidays	\$220.00 per hour	

Issue levy notices	\$2.20 per levy notice
sue notice of overdue levy (Demand Letter)	\$55.00 per notice
	(charged to unit owner)
Place instructions for recovery outstanding levies and	\$165.00 per notice
bankruptcy proceedings	(charged to unit owner)
Ongoing monitoring of all debt recovery matters	\$55.00 per month
	(charged to unit owner)
Provide client payment history	\$11.00 per owner
Provide copies of Minutes	66c Per copy
Word processing	\$110.00 per hour
	(min 1 hr)
Additional Financial reports	\$15.00 per report
Archive records storage fee	\$2.20 per month per box
Minute Books	\$17.50 per book
"No Parking" stickers	\$3.00 per sticker
ectify deficiencies in records as at takeover	\$110.00 per hour
Photocopying, collating, stapling and enveloping	66c per copy
Delivery of mail by Australia Post or Hand	66c per envelope
Facsimile inwards or outwards	\$1.10 per page
Process insurance Claims	\$55.00 each
Scanning of documents	\$5.00 + \$1.10 per page
Facsimile long distance outwards	\$1.10 per fax
Telephone charges - STD & IDD	\$1.10 minute
Accounting Fee for preparation of BAS reports, tax returns	\$88.00 per return or
and application of TFN	application
Annual accounting fee	\$330.00 per annum
Mailing and Delivery Charges -	55c per envelope
Courier Charges	\$27.50
Common Seals	\$27.50 per seal
Taking and releasing deposits for keys	\$22,00 per action

Version 1.0: Modified on 28 February 2008



PREMIER STRATA MANAGEMENT PTY LIMITED

A.B.N. 60 056 277 215

6/175 Briens Road, Northmead 2152 - PO Box 3030, Parramatta 2124 Phone (02) 9630 7500 Fax (02) 9630 1915 E-mail: strata@tpg.com.au

MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS OF COMMUNITY ASSOCIATION DP 270363 HELD AT 6/175 BRIENS ROAD, NORTHMEAD, ON WEDNESDAY 30 JANUARY 2008 COMMENCING AT 3.30 PM

PRESENT IN PERSON OR BY PROXY: Ms R
Mr J
Westpac Funds Management

(lot 3) (lot 3)

(lot 2)

Mrs M

(lot 5) (lot 6)

CHAIRPERSON:

Mrs

QUORUM:

It was noted that a quorum was present.

MINUTES:

It was RESOLVED that the minutes of the previous General Meeting held

24 January 2007 be confirmed and adopted.

INSURANCE:

It was RESOLVED that building insurance be renewed at an amount of \$64,000.00.

. Эс

FURTHER INSURANCE:

It was RESOLVED that fidelity guarantee and office bearers insurance be accepted and polices taken out on renewal for the following year.

EXECUTIVE COMMITTEE:

As there were no nominations, no one was elected to the executive committee for the following year. Further it was resolved that no limitations be placed on the decision making powers of the executive committee for the following year.

ACCOUNTS:

It was RESOLVED that the Annual Statement of Accounts for the period ending 31 December 2007 be received and adopted.

AUDITOR:

It was RESOLVED not to arrange an independent audit of the financial statements.

BUDGET:

It was RESOLVED that the following budget be accepted on a unit entitlement basis from 1 April 2008 with levies due in four equal payments due on 1 April 2008, 1 July 2008, 1 October 2008 and 1 January 2009.

Administrative Fund

\$ 6,000.00

Sinking Fund

\$ 2,000.00

Total Funds

\$ 8,000,00

BUILDING REPORT:

It was RESOLVED by owners present that there was no need to arrange for pest, safety and maintenance reports at present.

MANAGEMENT AGREEMENT:

It was RESOLVED that a new management agreement be signed by two members of the Community Association reappointing Premier Strata Management as Strata Managers of the building.

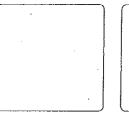
CLOSE:

There being no further business to discuss the meeting closed at 3.45 pm.

Baulkham Hills Shire Council

13 June, 2008









C/- Defence Housing Authority

Attn: NSSC Accounts Payable, 26 Mort St

BRADDON ACT 2612

Dear Sir / Madam



NOTICE OF PROPOSED INTEGRATED DEVELOPMENT - SUBDIVISION

Application No:

524/2008/ZB

Premises

Lot 161 DP 1007387, Lot 105 DP 1072158

Proposed Development

A proposed subdivision creating 90 lots, using proposed lot numbers 1 - 90.

Council has received a Integrated development application on the abovementioned property for its consideration.

Under the integrated provisions of the Environmental Planning & Assessment Act the application has been referred to NSW Rural Fire Services, Department of Water & Energy & Department of Environment & Climate Change for comments.

The application, plans and any accompanying documentation are available for inspection at the Customer Service Centre at Council's Administration Office between the hours of 8:30am and 4:30pm Monday to Friday. (Public Holidays excepted). The Customer Service Staff or the Duty Subdivision Engineer will be able to answer general enquiries. The Council Officer responsible for the application is **Ben Hawkins**.

It should be noted that at the time submissions from adjoining or affected property owners are received, no analysis or reporting has occurred. Therefore, Council's Officers are not in a position to express an opinion about the quality of the application or to answer questions about the applicant's intent.

If you feel that the enjoyment of the use of your land will be affected by the proposed development, you may make a written submission to the General Manager about the proposal. In this regard please refer to the attached information sheet "Should I Make a Submission". Written submissions will be received up until 4:30pm on 30 June 2008.

In making a submission it is suggested that you take into consideration the following:-



English;

This letter contains important information. If you do not speak English and require a translation/interpreter you can either:

- Come to Council's Administration Centre where we will be happy to assist
- Contact the Telephone Interpreter Service on 13 14 50 and ask them to call Council on 9843-0555 and enquire on your behalf.

Korean

이 편지는 중요한 정보를 포함하고 있습니다. 만일 영어를 몰라서 번역이나 동역이 필요하시면 다음 중 한 가지를 하십시 오:

- 카운슬의 행정 센터로 오시면 저희가 기꺼히 도와 드립니다.
- 전화 13 14 50 로 전화 통역 서비스에 연락해서 통역에게 9843-0555로 카운슐에 전화하여 당신 대신에 문의해 달라고 부탁하십시오.

Chinese

這封信包含有重要的訊息,如果您不會說英語和要求 一個翻譯員/傳譯員,您可以:

- 來市議會的行政中心,我們很樂意幫助您。
- · 打電話 13 14 50.到電話傳譯服務處,請他 們打電話9843-0555到市議會幫您諮詢有關 詳情。

Arabic

هذه الرسالة تحتوي على معلومات هامة. إذا كنت لا تتكلم الإنجليزية وتحتاج الى ترجمة /مترجم فيمكنك أن:

- تأتي إلى مركز إدارة المجلس حيث يساعدنا أن نساعدك
- تتصل بخدمة الترجمة الهاتفية على ١٣١-١٣١ واطلب منهم الإتصال بالمجلس على ١٥٥٥-٩٨٤٣ ويقوموا بالإستفسار بالنيابة عنك.

Italian

Questa lettera contiene informazioni importanti. Se non parli inglese e hai bisogno di una traduzione o di un interprete puoi:

- o venire all'ufficio amministrativo centrale del municipio (Council's Administration Centre) dove saremo ben lieti di aiutarti.
- o contattare il servizio telefonico d'interpretariato
 (Telephone Interpreter Service) al numero
 13 14 50 e chiedere loro di chiamare il municipio
 al numero 9843-0555 e chiedere ragguagli per te.

Greek

Το γράμμα αυτό περιλαμβάνει σημαντικές πληροφορίες. Αν δεν μιλάς Αγγλικά και χρειάζεσε μετάφραση/ διερμηνέα μπορείς να:

- Έλθεις στο Δοιηκηπκό Κέντρο της Δημαρχείας όπου ευχαρίστως θα σε βοηθήσουμε, η
- Τηλεφώνησε στη Τηλεφωνική Υπηρεσία Διερμηνέων στο 13 14 50 και πες τους να τηλεφωνήσουν στη Δημαρχεία στο 9843-0555 και να ζητήσουν πληροφορίες εκ μέρους σου.

- 1. Property owners are entitled to lodge applications to develop their own land to meet their reasonable expectations;
- 2. An adjoining owner does not have the right to prevent the approval of the application but is entitled to ask that his/her legitimate interests are considered before a determination is made. The interests of the property owner will be considered in conjunction with submission from adjoining owners;
- 3. The lodging of a submission or an objection does not imply that it will automatically be acceded to; and
- 4. In considering Development Applications, the provisions of the Environmental Planning and Assessment Act must be taken into consideration. This act details those matters which Council may give consideration in assessing applications.

Please note that your submission may be made public as it may form part of a public report. You may also wish to track this application by visiting Council's Website www.baulkhamhills.nsw.gov.au and click on DA Tracking.

To assist Council's staff to contact you to discuss the matter, would you please <u>provide</u> <u>daytime and after hours telephone numbers and facsimile number</u> (if applicable) in your written submission.

If you make a submission you will be advised following determination of the matter.

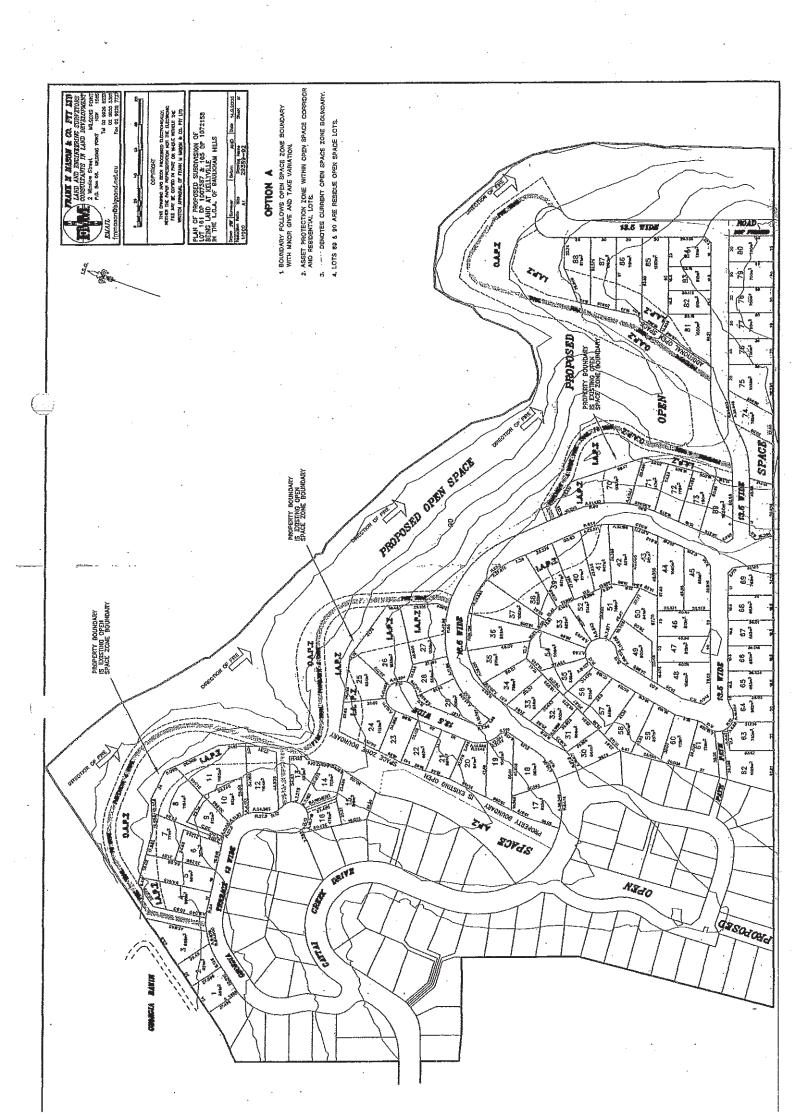
Yours Faithfully



Andrew Brooks

MANAGER - SUBDIVISION CONTROL

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SHOULD I MAKE A SUBMISSION

Baulkham Hills Council:

Who can make a submission?

Any person who feels that the enjoyment of his or her property may be affected by a proposed development may lodge a submission.

The degree to which the submission may impact on an application will depend on a range of maters including the proximity to the site of the application, the content and relevance of this submission.

In making a submission, it is suggested that that you take into consideration the following:-

- Property owners are entitled to lodge applications to develop their own land to meet their reasonable requirements;
- An adjoining owner does not have the right to prevent the approval of the application but is entitles to ask that his/her
 legitimate interests are considered before a determination is made. The interests of the property owner will be considered in
 conjunction with submissions from adjoining owners.
- The lodging of a submission or an objection does not imply that it will automatically be acceded to.
- In considering a development application, the provisions of the Environmental Planning and Assessment Act must be taken
 into consideration. This Act details those matters to which Council may give consideration in assessing applications.

How do I make a submission?

All submissions need to be in writing and specify the writer's name, address, day and evening phone number and fax number if available. The grounds in which you wish to make a submission must be set out clearly and with some justification for the grounds that you nominate. Petitions may also be used for submissions providing that they satisfy the same guidelines mentioned above.

Please note that your submission may be made public as it may form part of a public report. Personal details will not be made public.

What matters can I raise?

As the application relates to a planning or building matter, any submissions must relate to these broad areas. Matters associated with the design and consequences that flow from the application are also relevant considerations.

Is the number of submissions important?

Generally, the number of submissions does not have a bearing on the likely outcome of a specific application. Often, any impacts of an application are localised and greater weight is given to submissions where impacts can be clearly substantiated.

What happens if I make a submission?

Your submission will be considered in conjunction with any other submission on the application. These are then addressed collectively. The number of individual submissions are, however, shown together with a plan noting the location of these submissions. As the reporting process is open, it is important to note that the your submission will be made public and could appear in a document available to the general public.

It is important to note that confidentiality cannot be guaranteed as the Freedom of Information Act provides measures for possible access to certain documents. Personal details or affairs, however, will not be made public.

Who decides?

Baulkham Hills Shire Council currently has three levels of decision making. These are:-

- Delegated Authority specified staff can made decisions on behalf of Council, subject to specific requirements. One of these requirements is that there are no objections to an application.
- Development Assessment Unit (DAU) this is a staff committee to deal with applications which attract some concerns but generally can be controlled by conditions. The meeting is held on a Thursday and is not a public meeting. All Councillors receive a copy of the weekly DAU agenda and can have any matter referred to Council for consideration by giving notice by 5pm the following Monday, or after the DAU meeting. Any decisions of the DAU are void if this occurs.
- Council (including Environment & Planning Review Committee) the elected Council considers applications that have regional significance or are of particular interest. Applicants and people making submissions on a matter before Council, are notified and may request to be heard before Council if notice is given by 3pm, on the Monday before the meeting.

How is a decision made?

A decision is reached using a range of criteria. These include all development applications (whether for building works, subdivision or development) are assessed in accordance with the Environmental Planning & Assessment Act 1979. (EPA Act). Section 79C contains the relevant assessment criteria. Copies of Section 79C are available from the Customer Service Centre. Care, however, must be used in interpretation as cases in the Land and Environment Court have established parameters and benchmarks.

Council's Local Environmental Plan 2005 (BHLEP2005) establishes what uses are permissible in all the zones of the shire. The Development Control Plan (DCP) provide specific detail and controls on how a development should occur. These controls can be varied, however, any variations must be justified. The documents are also subject to public comment prior to adoption by the Council. It is important to note that state planning legislation and controls override local planning controls through the use of State Environmental Planning Policies (SEPPs) and Regional Environmental Plans (REPs).

How do I find out what is happening to my submission?

Any person may either the officer who is responsible for the carriage of the application, the Customer Service Centre or Environment and planning Services Group regarding progress of their submission. Following receipt of submissions, a decision is made on what level of decision making is required. You may be contacted for further clarification or advised that the application is being referred to Council. In all cases the applicant and each person who makes the submission, including petitioners, will be advised of the decision.

How fast will the application be dealt with?

A report will be prepared on the application following the end of the notification period. There is a 40 day period from the date of an application being lodged to decide the application otherwise the applicant may lodge an appeal with the Land and Environment Court. While the application may still be determined after this time, if the matter comes before the court, it then takes the place of the Council and may determine the application on the grounds that it (the court) thinks appropriate.

Do I have the right to appeal?

There are no rights of appeal for objections to the decision on the building, development or subdivision application, with the exception of a 'designated development' application. These forms of development include major industries, extractive industries etc.

General

This document provides a summary only of some of the issues dealing with the development, building and subdivision areas and it should not be seen as a complete explanation of the issues addressed. More information is available from the Environment and Planning Services Group or email councilbuilding@bhsc.nsw.gov.au.

Further enquiries

If you are unsure please ask - time spent early may avoid delays later.

Should you have any further enquiries please contact the:

Customer Service Centre

Baulkham Hills Shire Council PO Box 75 CASTLE HILL NSW 1765 Phone: 9843 0555

Hours: 8.30am to 4.30pm, Monday to Friday

DISCLAIMER

This fact sheet provides a summary of the major issues concerning development applications. The requirements contained within this fact sheet relate to all applications lodged with Council's Environment and Planning Services department for which they are applicable. Any person using this document must do so on the basis that not every scenario and issue can be addressed, and discussion with the relevant staff at Council's Customer Service Centre should be undertaken. This document is subject to change without notice.