

Attachment 4

The Owners of Doncaster Village
91 Amherst Road
CANNING VALE 6155 WA

Strata Plan 47803

NOTICE OF ANNUAL GENERAL MEETING

Dated: 13/05/2025

Pursuant to Section 127 of the Strata Titles Act 1985 and the Strata Titles (General) Regulations 2019, Notice is hereby given that an Annual General Meeting of the Owners of Doncaster Village Strata Plan 47803 will be held on:

DATE: 03/06/2025

START TIME: 05:00 pm

VENUE: Virtual Meeting via WebEx
(please contact your Strata Manager if you do not have access to virtual meetings)
WA

Please complete the attached Proxy Form and return to our office at least 3 DAYS PRIOR to the meeting. A directed proxy means that the person to whom you give the proxy, whether it's the Strata Manager, Chairperson and/or another owner, must vote on any matter strictly according to the instructions on the proxy form. Please note that if your Lot is in joint names, the Proxy Form must be signed by all co-proprietors.

For all complexes that do not form an active Council of Owners, an increase of 50% on management fees from Pro-active will apply for the additional work required by the Strata Managers to gain an instruction from all owners.

Special Note.

Further to section 130 (4) of the Strata Titles Act 1985, if a quorum is not present after 30 minutes has elapsed from the time appointed for a general meeting of a strata company for the strata titles scheme, the persons entitled to vote who are present at the meeting are taken to constitute a quorum for the purpose of that meeting.

If you have any queries regarding the attached annual accounts, please contact the undersigned in writing at least 3 DAYS PRIOR to the meeting so the necessary answers can be provided.

Please note that you are not eligible to vote at this meeting if either of the below is applicable:

1. There is any outstanding monies owed to the strata company, including levies and / or invoices.
2. For co-proprietors, if a valid proxy has not been submitted prior to, or before, the start of the meeting.

See Section 120 (2) (b) and 120 (6) of the Strata Titles Act 1985 for further information.

Kendal Garnett - SM8
Strata Manager
For and on behalf of
The Owners of Strata Plan 47803
sm8@proactivestrata.com.au

THE OWNERS OF STRATA PLAN

Doncaster Village

47803

PROXY FORM

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

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

I / We FILE COPY being the owner/s of lot number/s

unit number/s __ appoint;

Select, tick and complete only one of options 1 to 3

- Option 1: _____ [name of proxy holder] and failing their attendance/participation, the chairperson of the general meeting, or if not at a general meeting, the chairperson of the council; or
- Option 2: The chairperson of the general meeting, or if not at a general meeting, the chairperson of the council; or
- Option 3: _____ [name of proxy holder] to speak and act and to vote for me/us as my/our proxy holder:

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

- Option A: at all general meetings, and for all votes taken outside general meetings, except for voting on any proposed resolution relating to the provision of goods, an amenity or a service to the strata company if my/our proxy holder has a direct or indirect pecuniary or other interest in the provision of the goods, amenity or service; or
- Option B: at all general meetings and for all votes taken outside general meetings; or
- Option C: at the general meeting to be held on _____ [insert date of general meeting] and any adjournment of that meeting.
- Option D: in the vote to be taken outside of a general meeting under a notice dated _____ (insert date of notice of vote).

Date of Execution: _____

Execution by natural owner (s)

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

Signature of sole owner:

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

Execution by corporate owner

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

Sole director and sole secretary

OR

Director

Director/Secretary

OR

Attorney

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

NOMINATION FOR ELECTION TO COUNCIL OF OWNERS

THE OWNERS OF Doncaster Village
STRATA PLAN 47803

PART A

I wish to nominate myself for election to the Council of Owners at the forthcoming Annual General Meeting of Strata Plan 47803

Name: _____

Unit Number: _____

Signature: _____

** Where a company is the nominee, the person authorised by the company to act on its behalf on council is:*

Date: _____

PART B

I wish to nominate the following party for election to the Council of Owners at the forthcoming Annual General Meeting of Strata Plan 47803

Name of Nominee: _____

Unit Number: _____

I Accept Nomination: _____

(Signature of Nominee)

** Where a company is the nominee, the person authorised by the company to act on its behalf on council is:*

Name of Nominator (Print): _____

Unit Number: _____

Date: _____

*** NOTE**

Where a Company is the lot proprietor then in accordance with Section 136 of the Strata Titles Act 1985, the Company is eligible to be a member of the Council. The Company may then authorise an individual to act on its behalf on Council and may later revoke that authority. Nomination by the Company for its election to Council together with advice of details of the authorised individual should be completed by the signing/sealing procedures of the Company as may be appropriate.

Please forward completed nominations forms to Manager prior to the meeting date.

Agenda for the Annual General Meeting

S/Plan 47803 Doncaster Village 91 Amherst Road

Generated at: 13/05/2025 01:35 pm

03/06/2025 05:00 pm

User: Kendal Garnett - SM8

1. Preliminaries

(a) Record of Attendance & Proxies

(b) Declaration of Quorum

(c) Appointment of Meeting Chairperson

(d) Meeting Open Time

2. Confirmation of Minutes

Motion under notice;

That the previously circulated minutes of the general meeting held on 22/05/2024 be confirmed as an accurate record of those proceedings

3. Election of Council of Owners

Motion under notice;

That the number of members of the Council of the Strata Company be determined at this Annual General Meeting by ordinary resolution. The Council must consist of a minimum of 3 and maximum of 7 members.

Call for nominations, and if required, conduct a ballot to elect Members of the Council. The Strata Company is to elect a client liaison for the purpose of meeting of contractors, and communication with the Strata Manager.

4. Consideration and Adoption of Financials

Please refer to the attached Balance Sheet, Income and Expenditure statement attached.

Motion under notice;

Pursuant to section 127 (3) (b) of the Strata Titles Act 1985, that the statement of accounts for the period 01/05/2024 to 30/04/2025, showing an amount of \$15,600.11 net owners funds, be adopted as presented.

5. Insurance Renewal

The Strata Company is required to comply with various insurance provisions of the Strata Titles Act 1985 (WA). The insurance policy currently in place meets the strata company's obligations under the Strata Titles Act 1985 as well as other limits of cover.

Please refer to the attached Insurance Tax Invoice.

The strata insurers are increasing premiums, primarily as a result of the climatic related claims experienced in the last 3 years, increase in claim costs, especially given the current environment with high inflation, product and labour costs, the increases in premium costs forced on insurers from reinsurers and general increases. The average premium increase is between 24%- 40%.

The last valuation was conducted on 08/05/2024 in the amount of \$286,000.00. The last valuation was conducted by Hemsley Paterson.

Motion under notice;

That by ordinary resolution Pursuant to section 127 (3) (c) of the Strata Titles Act 1985, the Strata Company resolve to accept the insurance details as outlined on the Insurance Schedule appended to this Notice and authorise Pro Active Strata Management to act as Agents for the renewal of the insurance policy, and directs them to renew the policy before expiry.

The Strata Company acknowledges that:

Pro Active Strata Management advise they are distributors for Lync Insurance Brokers and Authorised Representatives for CHU Insurance & Strata Community Insurance. Pro Active Strata Management is able to obtain quotations and provide factual advice on Strata Insurance, Community Title Insurance, Landlords and Contents Insurance products on the Strata Company's and lot owner's behalf. The commission is up to 20% by the insurer or broker for arranging the

insurance & this does not affect your total premium payable. Pro Active Strata Management is only qualified to give factual information and advice about insurance ONLY. Pro Active Strata Management is not qualified to give general advice or personal insurance advice. If the Strata Company requires specialist insurance advice, Pro Active Strata Management can refer the Strata Company to a Lync Insurance Brokers specialist. All owners should read the Product Disclosure Statement and Financial Services Guide which are available for all owners on request and/or via Pro Active Strata Management website.

6. Execution of Documents

The motion under notice;

That by ordinary resolution that the Strata Company in accordance with section 118(2)(a) of the Strata Titles Act 1985 (Act) authorises any of the following;

1. members of the council of the Strata Company acting jointly; AND
2. the representative of Pro-Active Strata Management on behalf of the Strata Company after written instructions from the Council of Owners.

to execute any documents necessary, desirable, or related to the operation of functions of the Strata Company or as deemed appropriate by the Strata Company.

7. Debt recovery

Motion under notice -

That the below Debt Recovery Procedure be adopted;

1. Reminder notice issued to the registered levy address and/or via email when the account is 15 days in arrears.
2. Final notice issued to the registered levy address and/or via email when the account is 30 days in arrears giving 14 days to pay all outstanding amounts. All costs to be on-billed to the lot proprietor if a debt recovery bylaw has been registered.
3. A Letter of Demand will be issued to the registered levy address and/or via email from GV Lawyers. All costs to be on-billed to the lot proprietor if a debt recovery bylaw has been registered.
4. After instructions from the Council of Owners, a general procedure claim is to be filed at the Magistrates Court by a Lawyer.

Please note: Only the above procedure will be followed. Calls to owners regarding payment / arrears are not made by Pro Active Strata Management. All costs relating to debt recovery will be paid by the Strata Company and may be on-billed to the lot proprietor if a debt recovery bylaw has been registered.

8. Alterations and Additions

After the change in the Strata Titles Act, all owners who wish to alter, improve, replace or change their lot or common property are required to complete the appropriate documentation, and may require the approval of the Strata Company, not just the Council of Owners. If you wish to make any changes, please contact your Strata Manager to discuss this matter before proceeding to obtain the appropriate documentation.

9. 10 Year Maintenance Plan

Section 100 (2A) - A designated strata company must ensure —

(a) that there is a 10 year plan that sets out (i) the common property and the personal property of the strata company that is anticipated to require maintenance, repair, renewal or replacement (other than of a routine nature) in the period covered by the plan; and (ii) the estimated costs for the maintenance, repairs, renewal or replacement; and (iii) other information required to be included by the regulations; and

(b) that the 10-year plan is revised at least once in each 5 years and that, when revised, the plan is extended to cover the 10 years following the revision.

Motion under notice;

Those items on the ten-year maintenance plan have been reviewed by the Strata Company.

Ten-year maintenance plans need to be updated 5 years - the next updated plan is due on the 05/05/2026.

Please note, an indicative figure for this work has been included in the proposed budget.

10. Budget of Expenditure

Please refer to the attached Proposed Budget

Motion under notice;

That the budget of estimated expenditure inclusive of GST, totaling \$33,273.30 for the Admin fund and \$2,494.00 for the Reserve fund, be adopted for the 01/05/2025 to 30/04/2026 financial year and additionally, that the estimated expenses budget be adopted and remain effective throughout the next financial year until the next Annual General Meeting.

Explanatory for Motion 10

Please note that any applications or preparation of any kind in relation to approvals under the Strata Titles Act of any type ARE NOT covered under the standard Strata Management fees. Pro-Active Strata Management charge \$160.00 per hour with a minimum charge of 4 hours for work on these items. The Strata Company will need to decide whether the Strata Company or the owner will pay these costs.

11. Determination of Levy

Please refer to the attached Proposed Levy Schedule

Motion under notice;

That the levy of contributions on proprietors for the financial year, totaling \$20,600.00 for the Admin fund and \$2,500.00 for the Reserve fund be payable quarterly in advance in the amounts and on the dates shown in the below levy schedule, AND further, that the collection of the total levy budget will persist through the next financial year until the next Annual General Meeting

ADMIN

Due Date	Period	\$ per unit entitlement
01/05/2025	01/05/2025 - 31/07/2025	Preissued \$5.15
01/08/2025	01/08/2025 - 31/10/2025	\$5.15
01/11/2025	01/11/2025 - 31/01/2026	\$5.15
01/02/2026	01/02/2026 - 30/04/2026	\$5.15
01/05/2026	01/05/2026 - 31/07/2026	Preissue \$5.15

RESERVE

Due Date	Period	\$ per unit entitlement
01/05/2025	01/05/2025 - 31/07/2025	Preissued \$0.25
01/08/2025	01/08/2025 - 31/10/2025	\$1.00
01/11/2025	01/11/2025 - 31/01/2026	\$0.63
01/02/2026	01/02/2026 - 30/04/2026	\$0.63
01/05/2026	01/05/2026 - 31/07/2026	Preissue \$0.63

The Strata Company is required to comply with various insurance provisions of the Strata Titles Act 1985 (WA). To ensure that the Strata Company is compliant with these obligations at all times, it needs to ensure that sufficient funds are available to renew its insurance policy when it falls due.

12. General Business

Matter without notice regarding common property for discussion and referral to the Council.

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

13. Future AGM

Motion under notice

That the next AGM for the strata company be tentatively booked for 28/05/2026.

*Please note this date may be changed if unforeseen circumstances arise, however the Strata Manager will contact the Council of Owners should this be the case.

14. Close of Meeting

15. Sundry Notes

SUNDRY NOTES

FINANCIAL REPORTS

Should you have any account queries or questions relating to particular items of the accounts of the Strata Company please fax them to 9382 8338 or sm8@proactivestrata.com.au by no later than 72 HOURS PRIOR TO THE MEETING so that the provision of answers can be supplied prior to the meeting.

PROXY FORMS

Please return the 72 HOURS PRIOR TO THE MEETING to allow an attendance register to be prepared prior to the meeting. Please ensure that if you are unable to attend the meeting that you are represented by a proxy holder or you may nominate your Strata Company Chair, a Strata Council Member or the Strata Manager to vote on your behalf. If you choose the latter option, please indicate prior to the meeting any matters that you would like clarified and how you wish to vote on the issues raised. Proxy Forms can be faxed to 9382 8338

A proxy form must be filled in if there is MORE THAN ONE (1) OWNER LISTED ON THE TITLE DEED FOR THE UNIT. THIS INCLUDES MARRIED COUPLES EVEN IF BOTH INTEND TO ATTEND THE MEETING TOGETHER.

To fill in the proxy form name the person who will be entitled to vote and move motions, then all proprietors sign the proxy form confirming acceptance of the arrangement.

If none of the co-proprietors of a unit are able to attend the meeting you may nominate some other person to act as your proxy. A proxy holder need not be an owner. If you are not sure who to elect you may like to consider electing the Chairperson, a member of the Strata Council, or the Strata Manager as your nominated proxy.

If the Lot (unit) is in the name of a company then the company must fill in the proxy form nominating a natural person to vote on its behalf.

If co-proprietors or a company do not fill in a proxy form they are NOT ENTITLED TO VOTE

Please note that proprietors who are unable to attend the entire meeting should also complete the proxy form so that the meeting continues to be quorate.

VOTING

Please note that ONLY FINANCIAL PROPRIETORS may move a motion or cast a vote excepting in the case of a Resolution Without Dissent or Unanimous Resolution which allows non-financial proprietors to vote. Financial proprietors will be issued with a voting slip to enable the Strata Company to clearly identify those proprietors with voting rights.

VISITORS

The strata company is not a public company and the meeting is open for proprietors or their proxy holders only.

Proprietors are reminded that the Strata Company prefers that visitors not attend the meeting. In the event that you invite a visitor please note that the meeting may object to the visitor's presence and in that instance the visitor will be asked to leave.

VOTING PROCEDURES

Generally resolutions are passed by voting on a show of hands.

The Strata Titles Act requires some resolutions to be passed either by a Unanimous Resolution or Special Resolution or by a Resolution without Dissent. The Notice of Meeting will state which of these types of resolutions are required.

In the case of a Unanimous Resolution or Resolution Without Dissent an owner does not have to be financial to vote however co-proprietors must have filled in a proxy form.

POLL VOTE - An owner may demand that a particular resolution be determined by way of a poll vote. If a poll vote is demanded then the unit entitlement of each owner voting for or against the resolution has to be counted.

RESOLUTION PASSED - A declaration by the Chair that the resolution has passed or failed is conclusive evidence of that fact without proof of the number or proportion of votes recorded in favour or against the resolution. If the votes for or against the resolution are equal in number the motion is deemed to have failed.

VOTES FOR ELECTION OF COUNCIL MEMBERS - An owner has one vote for each lot (unit) owned.

RESOLUTION WITHOUT DISSENT

(1) A Resolution Without Dissent is a resolution -

(a) passed at a duly convened general meeting of the strata company of which sufficient notice has been given and at which a sufficient quorum is present; and

(b) against which no vote is cast by a person entitled to exercise the powers of voting on the resolution conferred under this Act -

(i) voting at the meeting either personally or by proxy; or

(ii) voting in accordance with subsection (2)

(2) A person entitled to exercise the powers of voting conferred under this Act is also to be taken to vote -

(a) in support of a resolution if he signifies in writing served in accordance with subsection (3) that he agrees to the resolution; or

(b) against the resolution if he signifies in writing served in accordance with subsection (3) that he disagrees with the resolution,

within 28 days after the day of the meeting, whether that writing is signed by the person or by another person who at the time of the signing is entitled to exercise the power of voting in place of that person.

(3) The writing referred to in subsection (2) is not effective unless it is served on the strata company.

SPECIAL RESOLUTION

(1) A Special Resolution of a strata company shall be passed at a duly convened general meeting-

- (a) of which sufficient notice has been given; and
- (b) without limiting subsection (5), at which a sufficient quorum is present.

(2) A special resolution is passed if -

- (a) if it supported by votes, within the meaning in subsections (4) and (5) -
 - (i) having a value of not less than 50% of the aggregate unit entitlement of the lots in the scheme; and
 - (ii) of the proprietors of not less than 50% of the lots in the scheme; and

(b) the votes, within the meaning in subsection (4) and (5) against the resolution

- (i) do not have a value of 25% or more of the aggregate unit entitlement of the lots in the scheme; or
- (ii) are not cast by the proprietors of 25% or more of the lots in the scheme.

(4) References in subsection (2) to votes are to the votes of persons entitled to exercise the powers of voting conferred under this Act voting at the meeting either personally or by proxy.

(5) Despite subsection (4), a person entitled to exercise the powers of voting conferred under this Act is also to be taken to vote -

- (c) in support of a resolution if he signifies in writing served in accordance with subsection (6) that he agrees to the resolution; or
- (d) against the resolution if he signifies in writing served in accordance with subsection (6) that he disagrees with the resolution,

within 28 days after the day of the meeting, whether that writing is signed by the person or by another person who at the time of the signing is entitled to exercise the power of voting in place of that person.

(6) The writing referred to in subsection (5) is not effective unless it is served on the Strata Company.

UNANIMOUS RESOLUTION

(a) a resolution that is passed unanimously at a duly convened general meeting of the strata company -

- (i) of which at least 14 days' notice specifying the proposed resolution has been given; and
- (ii) at which all persons entitled to exercise the powers of voting conferred under this Act are present and vote, either personally or by proxy; or

(c) a resolution that is passed unanimously at a duly convened general meeting of the strata company by every person entitled to exercise the powers of voting conferred under this Act who is present and votes either personally or by proxy and agreed to, in writing signed by him, within 28 days after the day of the meeting by every other person who was entitled to exercise the powers of voting conferred under this Act at the meeting, or by every person who at the time of his signature was entitled to exercise those powers in place of such other persons.

Pro-Active Strata Management

PO Box 7032 SHENTON PARK WA 6008 ABN: 40 650 688 869

Ph: (08) 9382 8313 Email: assist@proactivestrata.com.au

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Balance Sheet - S/Plan 47803
"DONCASTER VILLAGE"
91 AMHERST ROAD, CANNING VALE, WA 6155
For the Financial Period 01/05/2024 to 30/04/2025
FINAL

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Trust Account Strata Plan 47803	\$7,209.70	\$12,284.26	\$19,493.96
Accounts Receivable	\$308.72	\$0.00	\$308.72
	<hr/>		
Total Assets	\$7,518.42	\$12,284.26	\$19,802.68
Liabilities			
Levies Paid in Advance	\$4,031.52	\$171.05	\$4,202.57
	<hr/>		
Total Liabilities	\$4,031.52	\$171.05	\$4,202.57
	<hr/>		
Net Assets	\$3,486.90	\$12,113.21	\$15,600.11
Owners Funds			
Opening Balance	\$2,179.37	\$11,110.67	\$13,290.04
Net Income For The Period	\$1,307.53	\$1,002.54	\$2,310.07
	<hr/>		
Total Owners Funds	\$3,486.90	\$12,113.21	\$15,600.11
	<hr/>		

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Income and Expenditure Statement - S/Plan 47803 "DONCASTER VILLAGE"

91 AMHERST ROAD, CANNING VALE, WA 6155

For the Financial Period 01/05/2024 to 30/04/2025

FINAL

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdue Levies	\$59.52	\$0.00	\$39.14
Levy Income	\$20,600.00	\$20,600.00	\$17,000.00
Recovery - Water usage	\$12,829.29	\$12,000.00	\$11,635.96
Section Certificate Income	\$560.00	\$0.00	\$1,400.00
Total Administrative Fund Income	\$34,048.81	\$32,600.00	\$30,075.10
Expenses			
Admin - Income Tax	\$84.00	\$0.00	\$0.00
Admin - Legal and Debt Collection Fees	\$88.00	\$0.00	\$0.00
Contract Charges - Additional Services (Sch. B,C,D)	\$522.45	\$250.00	\$414.50
Contract Charges - Agent Disburst Submetering	\$770.00	\$700.00	\$667.40
Contract Charges - Insurance Services	\$282.96	\$283.00	\$283.00
Contract Charges - Section Certificate	\$280.00	\$0.00	\$1,400.00
Contract Charges - Strata Management Fees	\$8,335.32	\$8,335.30	\$8,335.30
Insurance - Premiums	\$2,005.69	\$2,150.00	\$1,960.00
Insurance - Valuation	\$440.00	\$0.00	\$0.00
Maintenance - Consultant	\$825.00	\$2,200.00	\$0.00
Maintenance - Contingency	\$1,399.02	\$1,000.00	\$1,708.50
Maintenance - Irrigation Systems	\$0.00	\$300.00	\$0.00
Maintenance - Lawns & Gardening	\$2,288.00	\$800.00	\$2,480.00
Oncharge to Owner	\$0.00	\$0.00	\$0.00
Utility - Electricity	\$(98.44)	\$300.00	\$285.11
Utility - Meter Reading Services	\$1,027.95	\$930.00	\$923.67
Utility - Water usage & Sewerage	\$14,491.33	\$17,000.00	\$16,923.84
Total Administrative Fund Expenses	\$32,741.28	\$34,248.30	\$35,381.32
Administrative Fund Surplus/Deficit	\$1,307.53	\$(1,648.30)	\$(5,306.22)
Opening Balance for the period	\$2,179.37	\$0.00	\$7,485.59
Closing Balance for the period	\$3,486.90	\$(1,648.30)	\$2,179.37

Income and Expenditure Statement - S/Plan 47803

"DONCASTER VILLAGE"

91 AMHERST ROAD, CANNING VALE, WA 6155

For the Financial Period 01/05/2024 to 30/04/2025

FINAL

Reserve Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdue Levies R	\$2.54	\$0.00	\$4.13
Levy Income	\$1,000.00	\$1,000.00	\$1,000.00
Total Reserve Fund Income	\$1,002.54	\$1,000.00	\$1,004.13
Expenses			
Maintenance - Plumbing & Drainage R	\$0.00	\$1,377.00	\$0.00
Total Reserve Fund Expenses	\$0.00	\$1,377.00	\$0.00
Reserve Fund Surplus/Deficit	\$1,002.54	\$(377.00)	\$1,004.13
Opening Balance for the period	\$11,110.67	\$0.00	\$10,106.54
Closing Balance for the period	\$12,113.21	\$(377.00)	\$11,110.67

Pro-Active Strata Management

PO Box 7032 SHENTON PARK WA 6008 ABN: 40 650 688 869

Ph: (08) 9382 8313 Email: assist@proactivestrata.com.au

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Lot Positions Report - S/Plan 47803 "DONCASTER VILLAGE" 91 AMHERST ROAD, CANNING VALE, WA 6155 For the Financial Period 01/05/2024 to 30/04/2025 **FINAL**

Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Rameswari Vuyyuru & Arvind Kondisetti	\$2,524.39	\$1,071.20	\$781.77	\$4,377.36	\$0.00	\$52.73
2	2	Heeral Kishor Dhanak	\$47.47 CR	\$1,071.20	\$1,160.82	\$2,452.35	\$267.80 CR	\$0.00
3	3	R Kahawita & E Rahatungod	\$221.00 CR	\$1,071.20	\$688.24	\$1,538.44	\$0.00	\$2.66
4	4	Louise Salmon & Greg Elliott	\$209.07 CR	\$1,071.20	\$567.10	\$1,429.23	\$0.00	\$0.23
5	5	Vishal Kumar & Monika Monika	\$0.00	\$1,071.20	\$526.08	\$1,865.08	\$267.80 CR	\$0.00
6	6	Ms Helen Cotterill	\$221.00 CR	\$1,071.20	\$349.00	\$1,586.01	\$386.81 CR	\$0.00
7	7	Clement & Anne-Maree Davies	\$233.75 CR	\$1,133.00	\$276.67	\$1,554.18	\$378.26 CR	\$0.00
8	8	Dr Vincent & Jennifer Bienes	\$29.42	\$1,133.00	\$1,682.91	\$3,151.25	\$305.92 CR	\$0.00
9	9	Daniel McKee	\$352.48 CR	\$1,112.40	\$375.19	\$1,576.00	\$440.89 CR	\$0.00
10	10	Denise Healy	\$313.50 CR	\$1,112.40	\$274.45	\$1,351.45	\$278.10 CR	\$0.00
11	11	Yeok Ping Lam (Sandy)	\$222.50 CR	\$1,112.40	\$304.78	\$1,472.78	\$278.10 CR	\$0.00
12		S M Habibur & T Tarin	\$177.57 CR	\$1,071.20	\$512.36	\$1,405.99	\$0.00	\$2.58
13		Amelia Siew Ping YU	\$221.00 CR	\$1,071.20	\$421.39	\$1,626.40	\$354.81 CR	\$0.00
14		Debra Mason	\$221.00 CR	\$1,071.20	\$360.84	\$1,478.84	\$267.80 CR	\$0.00
15		Lim Leung Feng Tsang	\$133.65 CR	\$1,071.20	\$830.56	\$2,035.91	\$267.80 CR	\$1.32
16		Sharmaine & Karunakaran Naicker	\$1.70	\$1,071.20	\$1,139.13	\$2,213.86	\$1.83 CR	\$0.00
17		Navjot Kaur & Gurpinder Singh	\$0.00	\$1,071.20	\$796.82	\$1,868.02	\$0.00	\$0.00
18		Hoc-Van Lam & Thi Tuyet Huong Vo	\$0.00	\$1,071.20	\$869.68	\$2,208.68	\$267.80 CR	\$0.00
19		Hu Bon Tan	\$738.00 CR	\$1,071.20	\$1,044.50	\$1,645.50	\$267.80 CR	\$0.00
Administrative Fund Totals			\$-756.48	\$20,600.00	\$12,962.29	\$36,837.33	\$-4,031.52	\$59.52
							Administrative Fund Arrears	\$0.00
							Administrative Fund Advances	\$4,031.52

Pro-Active Strata Management

PO Box 7032 SHENTON PARK WA 6008 ABN: 40 650 688 869

Ph: (08) 9382 8313 Email: assist@proactivestrata.com.au

Printed: 01/05/2025 04:07 pm User: Sharon Archer

Page 5

Lot Positions Report - S/Plan 47803 "DONCASTER VILLAGE" 91 AMHERST ROAD, CANNING VALE, WA 6155 For the Financial Period 01/05/2024 to 30/04/2025 **FINAL**

Reserve Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Rameswari Vuyyuru & Arvind Kondisetti	\$26.00	\$52.00	\$0.00	\$78.00	\$0.00	\$1.98
2	2	Heeral Kishor Dhanak	\$13.00 CR	\$52.00	\$0.00	\$52.00	\$13.00 CR	\$0.00
3	3	R Kahawita & E Rahatungod	\$13.00 CR	\$52.00	\$0.00	\$39.00	\$0.00	\$0.05
4	4	Louise Salmon & Greg Elliott	\$0.00	\$52.00	\$0.00	\$52.00	\$0.00	\$0.25
5	5	Vishal Kumar & Monika Monika	\$0.00	\$52.00	\$0.00	\$65.00	\$13.00 CR	\$0.00
6	6	Ms Helen Cotterill	\$13.00 CR	\$52.00	\$0.00	\$52.00	\$13.00 CR	\$0.00
7	7	Clement & Anne-Maree Davies	\$13.75 CR	\$55.00	\$0.00	\$55.00	\$13.75 CR	\$0.00
8	8	Dr Vincent & Jennifer Bienes	\$0.00	\$55.00	\$0.00	\$68.75	\$13.75 CR	\$0.00
9	9	Daniel McKee	\$13.50 CR	\$54.00	\$0.00	\$54.00	\$13.50 CR	\$0.00
10	10	Denise Healy	\$13.50 CR	\$54.00	\$0.00	\$53.05	\$12.55 CR	\$0.00
11	11	Yeok Ping Lam (Sandy)	\$13.50 CR	\$54.00	\$0.00	\$54.00	\$13.50 CR	\$0.00
12		S M Habibur & T Tarin	\$13.00 CR	\$52.00	\$0.00	\$39.00	\$0.00	\$0.10
13		Amelia Siew Ping YU	\$13.00 CR	\$52.00	\$0.00	\$52.00	\$13.00 CR	\$0.00
14		Debra Mason	\$13.00 CR	\$52.00	\$0.00	\$52.00	\$13.00 CR	\$0.00
15		Lim Leung Feng Tsang	\$0.00	\$52.00	\$0.00	\$65.00	\$13.00 CR	\$0.16
16		Sharmaine & Karunakaran Naicker	\$0.00	\$52.00	\$0.00	\$52.00	\$0.00	\$0.00
17		Navjot Kaur & Gurpinder Singh	\$0.00	\$52.00	\$0.00	\$52.00	\$0.00	\$0.00
18		Hoc-Van Lam & Thi Tuyet Huong Vo	\$0.00	\$52.00	\$0.00	\$65.00	\$13.00 CR	\$0.00
19		Hu Bon Tan	\$13.00 CR	\$52.00	\$0.00	\$52.00	\$13.00 CR	\$0.00
Reserve Fund Totals			\$-119.25	\$1,000.00	\$0.00	\$1,051.80	\$-171.05	\$2.54
							Reserve Fund Arrears	\$0.00
							Reserve Fund Advances	\$171.05

PRO-ACTIVE STRATA MANAGEMENT INSURANCE INFORMATION & DISCLOSURE

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

Disclosure of Financial Items

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

Terminology

1. **Base Premium:** The premium quoted by the underwriter to the broker or strata manager (intermediary). The base premium may include commission. It can be further detailed as a base premium gross (includes commission) or base premium net (excludes commission).
2. **ESL or FSL (Emergency Services Levy or Fire Services Levy):** The amount added to a quotation or bill for strata insurance mandated by the local jurisdiction. If other mandatory government charges or fees are included in the billing jurisdiction, they should be listed here.
3. **Stamp Duty:** A duty charged by all jurisdictional (state or territory) governments on all strata insurance policies, except for the Australian Capital Territory (ACT).
4. **Underwriting Agency Fee:** A fee charged by the underwriting agency for work related to the placement of the strata insurance policy.
5. **Broker Fee:** An amount added by the broker to the invoice received from the underwriter, included in the broker's invoice to the strata committee.
6. **GST (Goods and Services Tax):** An Australian/Federal Government tax charged on all components of the premium and other insurance charges, excluding Stamp Duty.
7. **Commission:** The amount included within the base premium, paid or credited by the underwriter to the broker or strata manager.
8. **Allocation of Strata Insurance Remuneration:** Details the sharing arrangement between the strata manager and broker of total fees and/or commissions, expressed as a percentage and/or total dollar value.

Renewal Premium Summary

Strata Plan 47803	Expired Premium breakdown		Premium breakdown	
	2024-2025		2025-2026	
1. Base Premium	\$	977.06	\$	1,015.89
2. GST on Base Premium	\$	136.74	\$	124.30
3. Underwriter Fee including GST	\$	90.00	\$	100.00
4. Broker Service Fee including GST	\$	300.39	\$	127.07
5. Stamp Duty	\$	107.50	\$	111.74
6. Commission	\$	-	\$	-
Total Premium Payable including all charges and fees (inclusive of GST)	\$	1,611.69	\$	1,479.00
7. Allocation of strata insurance remuneration				
<i>Commission paid by Insurer to Broker (excluding GST)</i>	\$	-	\$	-
<i>Strata Manager Income paid by Broker or Insurer (Item 4 or item 6) (excluding GST)</i>	\$	-	\$	-

Base premium includes the Government Terrorism Levy, if applicable

Compulsory Insurance Covers

Insurable Assets – Insured Property

It is important to note that Strata Insurance is a statutory form of insurance, where a Strata Company is required to comply to the insurance provisions of the Strata Titles Act, 1985 (WA) (“Act”).

Buildings, Fixtures, and Improvements and other Common Property, including Common Contents are defined within the Act as Insurable Assets of the Strata Company. These assets must be insured for their replacement value as set out in Section 97 of the Act.

We recommend that an independent valuation be conducted at a minimum of one-to-five-year intervals. Which frequency is determined based on economic building construction cycles (supply and demand), which impacts building construction costs and whether each year the strata has selected to index the sum insured limits by building index CPI.

By reviewing insurable assets regularly will ensure you insurable replacement value is closer to market cycles for replacement value. Overall, it will help your strata discharge its duty in complying with Act requirements. A Schedule of Insurance provides details on your insurable asset coverage limits and excesses, along with a current Certificate of Currency, which confirms currency of cover. These have been attached.

Public Liability

In the case of public liability risks, the minimum amount under the Act is \$10 million. Many Strata Companies now insure for a minimum of \$20 million in residential schemes and up to \$50 million where there is any commercial use of lots or common property, or larger schemes, which have greater common property facilities.

Workers Compensation

Workers' compensation insurance is a statutory form of insurance in Western Australia, similar to strata insurance, for a strata company who employs, which may also include contractors in certain circumstances.

Discretionary Insurance Covers

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

Duty of Disclosure / Duty to not Misrepresent

If in acting as Strata Managers, we are notified of an insurance related defect and as agent or distributor we are required to disclose the defect to the insurer, we will not neglect our duty/responsibility based on advice from the Council of a Strata Company not to notify the insurer of the defect. For a Strata Company that fails to comply with these obligations could prejudice their rights to make a claim.

Important Notices & Disclosure

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

Disclosure

“Pro-Active Strata Management,” is a Distributor for Lync Insurance Brokers Pty Ltd under PSC Connect Pty Ltd AFSL No. 344648. Lync Insurance Brokers Pty Ltd ABN: 31 169 552 372 Authorised Representative No 001306015 of PSC Connect Pty Ltd ABN 23 141 574 914 AFS License No.344648

Declaring a Shareholding in Lync Insurance Brokers Pty Ltd

James Donnelly, Director of Pro-Active Strata Management is related by a separate entity and is a shareholder in Lync Insurance Brokers Pty Ltd. Lync Insurance Brokers Pty Ltd is not directly affiliated with Pro-Active Strata Management.

General Advice Warning

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



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

Tel: 1300127503

You are reminded that the policy mentioned below falls due for renewal on 15/04/2024. To ensure your continued protection, payment and any declarations should be returned by this date, unless otherwise stated

The Owners of Doncaster Village
 Survey Strata Plan 47803
 C/- Pro-Active Strata Management
 76 York Street
 SUBIACO WA 6008

TAX INVOICE

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

Invoice Date: 15/03/2024
Invoice No: 385103
Our Reference: 47803

Should you have any queries in relation to this account, please contact your Account Manager
PASM (info@lyncinsure.com.au)

RENEWAL

Policy No: WT600434
Period of Cover:
 From **15/04/2024**
 to **15/04/2025** at 4:00 pm

Class of Policy: Community Association Insurance
Insurer: QBE INSURANCE
 GPO BOX 2516, SYDNEY, NSW 2001
 ABN: 78 003 191 035
The Insured: The Owners Of Doncaster Village
 Survey Strata Plan 47803

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

Community Association Insurance
RNL: 89 Amherst Road, CANNING VALE WA 6155

PLEASE READ IMPORTANT NOTICES OVERLEAF, INCLUDING:

DISCLOSURE

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

Your Premium:

Premium	UW Levy	Fire Levy*	GST	Stamp Duty	Broker Fee
\$910.38	\$90.00	\$0.00	\$130.08	\$100.15	\$300.39

PSC receives commission of \$0.00

TOTAL \$1,531.00

(A processing fee applies for Credit Card payments)

COMPLAINTS

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



Please turn over for further payment methods and instructions



Bill Code: 20362
Ref: 40417881915320964



Pay by credit card (Visa, Mastercard, Amex or Diners) at www.deft.com.au or Call 1300 78 11 45. A surcharge may apply.
DEFT Reference Number: 40417881915320964



*498 404178 81915320964

PSC Network Insurance Partners

Our Reference: 47803
Invoice No: 385103
Due Date: 15/04/2024

Premium	\$910.38
U'writer Levy	\$90.00
Fire Levy	\$0.00
GST	\$130.08
Stamp Duty	\$100.15
Broker Fee	\$300.39

AMOUNT DUE \$1,531.00

Schedule of Insurance

Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 385103
	Our Ref: 47803

This policy has been placed through

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

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

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

Community Association Insurance Plan

Insured: The Owners of Doncaster Village Survey Strata Plan 47803
Risk Address: 89 Amherst Road, CANNING VALE WA 6155

Policy 1 - Community Property

Community property	\$260,741
Community Income	\$39,111
Common Area Contents	\$2,607

Policy 2 - Liability to Others

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

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

Sum Insured	\$100,000
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Policy 5 - Office Bearers Legal Liability

Limit of Liability (please note this is a Claims Made Policy - see Important Information below)	\$250,000
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Policy 6 - Machinery Breakdown

(Note: No cover for lifts if no comprehensive maintenance agreement including parts and labour in place)	Not Selected
--	--------------

Policy 7 - Catastrophe Insurance

Not Selected

Policy 8 - Government Audit Costs and Legal Expenses

Government Audit Costs	\$25,000
Appeal Expenses – common property health & safety breaches	\$100,000
Legal Defence Expenses (please note this is a Claims Made Policy - see Important Information below)	\$50,000

Schedule of Insurance

Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 385103
	Our Ref: 47803

Flood Cover

Included

EXCESSES

Policy 1 - Community Property

Standard: \$300

Policy 8 - Government Audit Costs and Legal Expenses

Legal Defence Expenses: \$1,000

Other excesses payable are shown in the Policy Wording

Special Conditions/Endorsements:

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.

Policy 1, Exclusion 1. a. "caused by Flood" is hereby removed.

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

The premium includes the Government Terrorism Levy, if applicable.

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

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

Important Information

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

DUTY OF DISCLOSURE/ DUTY NOT TO MAKE A MISREPRESENTATION

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

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

IF YOU DO NOT TELL THE INSURER SOMETHING

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

UNDER INSURANCE

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

INSURING THE INTEREST OF OTHER PARTIES

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

CLAIMS MADE POLICIES

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

COOLING OFF

Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 385103
	Our Ref: 47803

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

CANCELLATION OF YOUR POLICY.

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

PREMIUM FUNDING

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

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

CREDIT TERMS & PAYMENT

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

PRIVACY

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement by visiting <https://reliancepartners.com.au/privacy-policy/> or upon request.



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

Tel: 1300127503

As per your request, the policy described below has been endorsed in accordance with your instructions. Should the endorsement details mentioned below not reflect the amendments requested, please contact our office as soon as possible.

The Owners of Doncaster Village
 Survey Strata Plan 47803
 C/- Pro-Active Strata Management
 76 York Street
 SUBIACO WA 6008

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

Invoice Date: 19/08/2024
Invoice No: 394460
Our Reference: 47803

Should you have any queries in relation to this account, please contact your Account Manager
PASM (info@lyncinsure.com.au)

Class of Policy: Community Association Insurance
Insurer: QBE INSURANCE
 GPO BOX 2516, SYDNEY, NSW 2001
 ABN: 78 003 191 035
The Insured: The Owners Of Doncaster Village
 Survey Strata Plan 47803

ENDORSEMENT
Policy No: WT600434
Period of Cover:
 From **14/05/2024**
 to **15/04/2025** at 4:00 pm

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

Community Association Insurance
ENDT Increase BSI to \$286,000

PLEASE READ IMPORTANT NOTICES OVERLEAF, INCLUDING:

DISCLOSURE

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

Your Premium:

Premium	UW Levy	Fire Levy*	GST	Stamp Duty	Broker Fee
\$66.68	\$0.00	\$0.00	\$6.66	\$7.35	\$0.00

PSC receives commission of \$0.00
 ***Go to
<http://www.pscinsurance.com.au/nswes/> for information NSW ES Levy

TOTAL \$80.69

(A processing fee applies for Credit Card payments)

COMPLAINTS

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



Please turn over for further payment methods and instructions



Biller Code: 20362
Ref: 40417881915458962



Pay by credit card (Visa, Mastercard, Amex or Diners) at www.deft.com.au
 A surcharge may apply.
DEFT Reference Number: 40417881915458962



*498 404178 81915458962

PSC Network Insurance Partners

Our Reference: 47803
Invoice No: 394460
Due Date: 14/05/2024

Premium	\$66.68
U'writer Levy	\$0.00
Fire Levy	\$0.00
GST	\$6.66
Stamp Duty	\$7.35
Broker Fee	\$0.00

AMOUNT DUE \$80.69

Schedule of Insurance

Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 394460
	Our Ref: 47803

This policy has been placed through

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

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

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

Community Association

Policy is endorsed to increase the building sum insured (Community Property) to \$286,000

Community income: \$42,900

Common area contents: \$2,860

Community Association Insurance Plan

Insured: The Owners of Doncaster Village Survey Strata Plan 47803
Risk Address: 89 Amherst Road, CANNING VALE WA 6155

Policy 1 - Community Property

Community property	\$286,000
Community Income	\$42,900
Common Area Contents	\$2,860

Policy 2 - Liability to Others

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

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

Sum Insured	\$100,000
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Policy 5 - Office Bearers Legal Liability

Limit of Liability	\$250,000
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(please note this is a Claims Made Policy - see Important Information below)

Schedule of Insurance

Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 394460
	Our Ref: 47803

Policy 6 - Machinery Breakdown Not Selected

(Note: No cover for lifts if no comprehensive maintenance agreement including parts and labour in place)

Policy 7 - Catastrophe Insurance Not Selected

Policy 8 - Government Audit Costs and Legal Expenses

Government Audit Costs	\$25,000
Appeal Expenses – common property health & safety breaches	\$100,000
Legal Defence Expenses	\$50,000

(please note this is a Claims Made Policy - see Important Information below)

Flood Cover Included

EXCESSES

Policy 1 - Community Property

Standard: \$300

Policy 8 - Government Audit Costs and Legal Expenses

Legal Defence Expenses: \$1,000

Other excesses payable are shown in the Policy Wording

Special Conditions/Endorsements:

Flood cover is included.

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Policy 1, Exclusion 1. a. "caused by Flood" is hereby removed.

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

Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 394460
	Our Ref: 47803

IF YOU DO NOT TELL THE INSURER SOMETHING

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

UNDER INSURANCE

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

INSURING THE INTEREST OF OTHER PARTIES

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

CLAIMS MADE POLICIES

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

COOLING OFF

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

CANCELLATION OF YOUR POLICY.

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

PREMIUM FUNDING

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

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

CREDIT TERMS & PAYMENT

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

PRIVACY

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

Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 394460
	Our Ref: 47803

PAYMENT OPTIONS (New Business & Renewal Invoices)

DEFT Payment systems - DEFT is a service of Macquarie Bank

Internet 

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

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

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

BPAY

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

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

Insurance Risks Checklist

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

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

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

Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 394460
	Our Ref: 47803

protection may be needed.

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

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

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

Property/Asset Protection

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

Liability

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

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

Marine

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

Machinery & Electronic Equipment

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

Commercial Motor

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

Construction

- Advanced Profits
- Construction Risks and Liability
- Contract Works

Personnel

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

Domestic

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

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



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

Tel: 1300127503

You are reminded that the policy mentioned below falls due for renewal on 15/04/2025. To ensure your continued protection, payment and any declarations should be returned by this date, unless otherwise stated

The Owners of Doncaster Village
 Survey Strata Plan 47803
 C/- Pro-Active Strata Management
 76 York Street
 SUBIACO WA 6008

TAX INVOICE

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

Invoice Date: 25/03/2025
Invoice No: 405851
Our Reference: 47803

Should you have any queries in relation to this account, please contact your Account Manager
PASM (info@lyncinsure.com.au)

Class of Policy: Community Association Insurance
Insurer: QBE INSURANCE
 GPO BOX 2516, SYDNEY, NSW 2001
 ABN: 78 003 191 035
The Insured: The Owners Of Doncaster Village
 Survey Strata Plan 47803

RENEWAL
Policy No: WT600434
Period of Cover:
 From **15/04/2025**
 to **15/04/2026** at 4:00 pm

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

Community Association Insurance
RNL: 89 Amherst Road, CANNING VALE WA 6155

PLEASE READ IMPORTANT NOTICES OVERLEAF, INCLUDING:

DISCLOSURE

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

Your Premium:

Premium	UW Levy	Fire Levy*	GST	Stamp Duty	Broker Fee
\$1,015.89	\$100.00	\$0.00	\$124.30	\$111.74	\$127.07

PSC receives commission of \$0.00
 Strata Manager income of \$0.00
 (both GST exclusive)

TOTAL \$1,479.00

(A processing fee applies for Credit Card payments)

COMPLAINTS

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



Please turn over for further payment methods and instructions



Billers Code: 20362
Ref: 40417881915627251



Pay by credit card (Visa, Mastercard, Amex or Diners) at www.deft.com.au
 A surcharge may apply.
DEFT Reference Number: 40417881915627251



*498 404178 81915627251

PSC Network Insurance Partners

Our Reference: 47803
Invoice No: 405851
Due Date: 15/04/2025

Premium	\$1,015.89
U'writer Levy	\$100.00
Fire Levy	\$0.00
GST	\$124.30
Stamp Duty	\$111.74
Broker Fee	\$127.07

AMOUNT DUE \$1,479.00

Schedule of Insurance

Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 405851
	Our Ref: 47803

This policy has been placed through

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

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

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

Community Association Insurance Plan

Insured: The Owners of Doncaster Village Survey Strata Plan 47803
Risk Address: 89 Amherst Road, CANNING VALE WA 6155

Policy 1 - Community Property

Community property	\$300,300
Community Income	\$45,045
Common Area Contents	\$3,003

Policy 2 - Liability to Others

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

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

Sum Insured	\$100,000
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Policy 5 - Office Bearers Legal Liability

Limit of Liability (please note this is a Claims Made Policy - see Important Information below)	\$250,000
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Policy 6 - Machinery Breakdown

(Note: No cover for lifts if no comprehensive maintenance agreement including parts and labour in place)	Not Selected
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Policy 7 - Catastrophe Insurance

Not Selected

Policy 8 - Government Audit Costs and Legal Expenses

Government Audit Costs	\$25,000
Appeal Expenses – common property health & safety breaches	\$100,000
Legal Defence Expenses (please note this is a Claims Made Policy - see Important Information below)	\$50,000

Schedule of Insurance

Class of Policy: Community Association Insurance	Policy No: WT600434
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	Our Ref: 47803

Flood Cover

Included

EXCESSES

Policy 1 - Community Property

Standard: \$300

Policy 8 - Government Audit Costs and Legal Expenses

Legal Defence Expenses: \$1,000

Other excesses payable are shown in the Policy Wording

Special Conditions/Endorsements:

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.

Policy 1, Exclusion 1. a. "caused by Flood" is hereby removed.

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

The premium includes the Government Terrorism Levy, if applicable.

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

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

Important Information

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

DUTY OF DISCLOSURE/ DUTY NOT TO MAKE A MISREPRESENTATION

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

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

IF YOU DO NOT TELL THE INSURER SOMETHING

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

UNDER INSURANCE

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

INSURING THE INTEREST OF OTHER PARTIES

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

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Class of Policy:	Community Association Insurance	Policy No:	WT600434
The Insured:	The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No:	405851
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BPAY

Class of Policy:	Community Association Insurance	Policy No:	WT600434
The Insured:	The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No:	405851
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Class of Policy: Community Association Insurance	Policy No: WT600434
The Insured: The Owners Of Doncaster Village Survey Strata Plan 47803	Invoice No: 405851
	Our Ref: 47803

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

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

Marine

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

Machinery & Electronic Equipment

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

Commercial Motor

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

Construction

- Advanced Profits
- Construction Risks and Liability
- Contract Works

Personnel

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

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- Landlords
- Strata
- Motor/Boat
- Caravan/Trailer

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

**Pro-Active Strata Management
Proposed Budget for Strata Company 47803**

DONCASTER VILLAGE, 91 Amherst Road CANNING VALE

Prepared by Pro-Active Strata Management (ABN 40 650 688 869)
PO Box 7032 SHENTON PARK WA 6008 Ph (08) 9382 8313 Fax

Printed 12/05/2025 at 14:50:33 User= Kendal Garnett - SM8

Page 1

Administrative Fund

Proposed Budget	Current Actual	Current Budget
(01/05/2025-30/04/2026)	(01/05/2024-30/04/2025)	(01/05/2024-30/04/2025)

Income

Interest on Overdue Levies	\$0.00	\$59.52	\$0.00
Levy Income	\$20,600.00	\$20,600.00	\$20,600.00
Recovery - Water usage	\$13,000.00	\$12,829.29	\$12,000.00
Section Certificate Income	\$0.00	\$560.00	\$0.00

Total Admin Fund Income

\$33,600.00	\$34,048.81	\$32,600.00
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Expense

Admin - Income Tax	\$85.00	\$84.00	\$0.00
Admin - Legal and Debt Collection Fees	\$0.00	\$88.00	\$0.00
Contract Charges - Additional Services (Sch. B,C,D)	\$550.00	\$522.45	\$250.00
Contract Charges - Agent Disburst Submetering	\$770.00	\$770.00	\$700.00
Contract Charges - Insurance Services	\$283.00	\$282.96	\$283.00
Contract Charges - Section Certificate	\$0.00	\$280.00	\$0.00
Contract Charges - Strata Management Fees	\$8,335.30	\$8,335.32	\$8,335.30
Insurance - Premiums	\$2,200.00	\$2,005.69	\$2,150.00
Insurance - Valuation	\$0.00	\$440.00	\$0.00
Maintenance - Consultant	\$0.00	\$825.00	\$2,200.00
Maintenance - Contingency	\$1,400.00	\$1,399.02	\$1,000.00
Maintenance - Irrigation Systems	\$300.00	\$0.00	\$300.00
Maintenance - Lawns & Gardening	\$3,000.00	\$2,288.00	\$800.00
Utility - Electricity	\$300.00	\$(98.44)	\$300.00
Utility - Meter Reading Services	\$1,050.00	\$1,027.95	\$930.00
Utility - Water usage & Sewerage	\$15,000.00	\$14,491.33	\$17,000.00

Total Admin Fund Expense

\$33,273.30	\$32,741.28	\$34,248.30
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TOTAL ADMIN LEVY INCOME

\$20,600.00	\$20,600.00	\$20,600.00
--------------------	-------------	-------------

TOTAL ADMIN BUDGET

\$20,600.00		\$20,600.00
--------------------	--	-------------

**Pro-Active Strata Management
Proposed Budget for Strata Company 47803**

DONCASTER VILLAGE, 91 Amherst Road CANNING VALE

Prepared by Pro-Active Strata Management (ABN 40 650 688 869)
PO Box 7032 SHENTON PARK WA 6008 Ph (08) 9382 8313 Fax

Reserve Fund	Proposed Budget <small>(01/05/2025-30/04/2026)</small>	Current Actual <small>(01/05/2024-30/04/2025)</small>	Current Budget <small>(01/05/2024-30/04/2025)</small>
Income			
Interest on Overdue Levies R	\$0.00	\$2.54	\$0.00
Levy Income	\$2,500.00	\$1,000.00	\$1,000.00
Total Reserve Fund Income	\$2,500.00	\$1,002.54	\$1,000.00
Expense			
Maintenance - Landscaping Upgrade R	\$2,494.00	\$0.00	\$0.00
Maintenance - Plumbing & Drainage R	\$0.00	\$0.00	\$1,377.00
Total Reserve Fund Expense	\$2,494.00	\$0.00	\$1,377.00
TOTAL RESERVE LEVY INCOME	\$2,500.00	\$1,000.00	\$1,000.00
TOTAL RESERVE BUDGET	\$2,500.00		\$1,000.00

**Pro-Active Strata Management
Proposed Budget for Strata Company 47803**

DONCASTER VILLAGE, 91 Amherst Road CANNING VALE

Prepared by Pro-Active Strata Management (ABN 40 650 688 869)
PO Box 7032 SHENTON PARK WA 6008 Ph (08) 9382 8313 Fax

Budget Summary (01/05/2025-30/04/2026)

	Proposed	1st Instalment 01/05/2025	2nd Instalment 01/08/2025	3rd Instalment 01/11/2025	4th Instalment 01/02/2026	TOTAL (01/05/2025-30/04/2026)	Next Pre Issue 01/05/2026
Administrative Fund	\$20,600.00	\$5,150.00	\$5,150.00	\$5,150.00	\$5,150.00	\$20,600.00	\$5,150.00
Reserve Fund	\$2,500.00	\$250.00	\$1,000.00	\$625.01	\$625.01	\$2,500.02	\$625.01
Contribution Schedule Total	\$23,100.00	\$5,400.00	\$6,150.00	\$5,775.01	\$5,775.01	\$23,100.02	\$5,775.01
Amount to Collect	\$23,100.00	\$5,400.00	\$6,150.00	\$5,775.01	\$5,775.01	\$23,100.02	\$5,775.01

**Pro-Active Strata Management
Proposed Budget for Strata Company 47803**

DONCASTER VILLAGE, 91 Amherst Road CANNING VALE

Prepared by Pro-Active Strata Management (ABN 40 650 688 869)
PO Box 7032 SHENTON PARK WA 6008 Ph (08) 9382 8313 Fax

Levy Adjustment Summary (01/05/2025-30/04/2026)

Contribution Schedule

Aggregate Units of Entitlement (UOE) - 1000

Due Date	Levy Period	Admin	Reserve	Total
01/05/2025	01/05/2025 - 31/07/2025	\$5.15	\$0.25	\$5.40 Pre Issued
01/08/2025	01/08/2025 - 31/10/2025	\$5.15	\$1.00	\$6.15
01/11/2025	01/11/2025 - 31/01/2026	\$5.15	\$0.63	\$5.78
01/02/2026	01/02/2026 - 30/04/2026	\$5.15	\$0.63	\$5.78
Financial Year Total per Units of Entitlement		\$20.60	\$2.50	\$23.10
Financial Year Aggregate		\$20,600.00	\$2,500.02	\$23,100.02
Proposed Budget Amount		\$20,600.00	\$2,500.00	\$23,100.00
01/05/2026	01/05/2026 - 31/07/2026	\$5.15	\$0.63	\$5.78 Pre Issue Next Year
Next Year Pre Issue Aggregate		\$5,150.00	\$625.01	\$5,775.01

**Pro-Active Strata Management
Proposed Budget for Strata Company 47803**

DONCASTER VILLAGE, 91 Amherst Road CANNING VALE

Prepared by Pro-Active Strata Management (ABN 40 650 688 869)
PO Box 7032 SHENTON PARK WA 6008 Ph (08) 9382 8313 Fax

Owner Summary (01/05/2025-30/04/2026) - Contribution Schedule

UOE	Lot(s)	1st Instalment 01/05/2025	2nd Instalment 01/08/2025	3rd Instalment 01/11/2025	4th Instalment 01/02/2026	TOTAL (01/05/2025-30/04/2026)	Next Pre Issue 01/05/2026	
52	1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 17, 18, 19	Admin	\$267.80	\$267.80	\$267.80	\$267.80	\$1,071.20	\$267.80
		Reserve	\$13.00	\$52.00	\$32.50	\$32.50	\$130.00	\$32.50
		Owner Total	\$280.80	\$319.80	\$300.30	\$300.30	\$1,201.20	\$300.30
55	7, 8	Admin	\$283.25	\$283.25	\$283.25	\$283.25	\$1,133.00	\$283.25
		Reserve	\$13.75	\$55.00	\$34.38	\$34.38	\$137.51	\$34.38
		Owner Total	\$297.00	\$338.25	\$317.63	\$317.63	\$1,270.51	\$317.63
54	9, 10, 11	Admin	\$278.10	\$278.10	\$278.10	\$278.10	\$1,112.40	\$278.10
		Reserve	\$13.50	\$54.00	\$33.75	\$33.75	\$135.00	\$33.75
		Owner Total	\$291.60	\$332.10	\$311.85	\$311.85	\$1,247.40	\$311.85

**Pro-Active Strata Management
Proposed Budget for Strata Company 47803**

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Contribution Summary (01/05/2025-30/04/2026)

Lot(s)	Schedule	UOE	Admin Fund	Reserve	Annual Levy
1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 17, 18, 19	Contribution Schedule Owner Total	52	\$1,071.20 \$1,071.20	\$130.00 \$130.00	\$0.00 \$1,201.20
7, 8	Contribution Schedule Owner Total	55	\$1,133.00 \$1,133.00	\$137.51 \$137.51	\$0.00 \$1,270.51
9, 10, 11	Contribution Schedule Owner Total	54	\$1,112.40 \$1,112.40	\$135.00 \$135.00	\$0.00 \$1,247.40
	Overall Total		\$20,600.00	\$2,500.02	\$23,100.02

Schedule	UOE
Contribution Schedule	1000