

NOTICE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021



ACUMEN STRATA

Members of Prince Henry Community

Association

DP 270427

Anzac Parade, Little Bay NSW 2036

The Meeting will be held on Monday, 1 December 2025

Located in the Frangipani Room in the Coast Centre for Seniors, Curie Ave, Little Bay NSW 2036

Commencing at 6:00pm

AGENDA

1. Declaration of Interest

That pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting notes any declaration by a member of the committee of any direct or indirect pecuniary interest and/or conflicts of interest in relation to a matter being considered at this meeting and resolve how that declaration shall be accommodated at the meeting.

***Explanatory Note:** Requirement under the Community Land Management Act 2021*

2. Minutes

That the minutes of the Association Committee Meeting held 13 October 2025 be confirmed as a true and accurate account of that meeting.

***Explanatory Note:** The minutes are attached to this notice of meeting.*

3. Financial

- (a) **Report:** That the financial accounts ending 31 October 2025 be tabled and received.
- (b) **Aged Arrears:** That the Committee receive the aged arrears report and determine any necessary action.

***Explanatory Note:** The financial report is prepared by Acumen Strata and attached to this notice of meeting.*

4. Matters from Prior Meeting

That an update relating to the matters raised in the prior meeting be provided:

(a) **Lots 128 and 130 (14B and 20 Murra Murra Place)**

Following meetings and correspondence with La Perouse Local Aboriginal Land Council (LPALC), Randwick City Council, and the State Member for Maroubra Michael Daley, the Association Committee recently met with the Randwick City Council Mayor and General Manager (Agenda attached).

In addition, the Community Manager submitted a formal GIPA application to NSW Department of Planning, Housing and Infrastructure requesting information on lots that are under review or consideration for land claims by the LPLALC. A response is expected before 15 December.

PHCA's ongoing work in relation to this issue maintains its commitment to:

- ensure public access to Little Bay Beach and surrounding recreational areas,
- discourage secession by LPLALC as title holders, from the terms of the PHCA master plan intentions and by-laws,

- determine the location of other granted and pending land claims in the PHCA precinct.

(b) Bays and Beaches Precinct Meetings:

- Michael McIntosh minutes from 15 October 2025 meeting appended to the agenda of this meeting.
- It was agreed that the following roster be adopted for the remainder of this year:
26 November 2025 – Pavlos Totsis

It was noted that attendance may change closer to the date.

(c) Association Committee Casual Vacancies:

Advice received from Crown Lands on 15 September relating to the appointment of a nominee for The Coast Centre for Seniors (Lots 45 and 99) advising a decision would be made shortly. Email to Crown Lands 13 November 2025 to follow-up. Response received advising the Executive is currently considering this matter with the Minister's office.

(d) Lot 75 NA DP 280617 | 9 Meyler Close extensive renovations

Stephanie Chen from Centenary Park Management DP 286017 (Lot 75) has provided an update relating to the works application for 9 Meyler Close.

- Applicant consents to not paint the feature walls in 'Monument' (a dark charcoal). The applicant has also changed the colour from 'Vivid White' to 'Natural White'. The applicant has indicated that Council prefers to not respond to their enquiry, that this matter falls under state SEPP and is an owner's self-assessment rather than something council can comment on.

The applicant notes that the current façade colour is light beige, being a warm white colour. 'Natural White' is also a warm white colour, the applicant suggesting that this falls under the same colour spectrum.

The applicant noted that they will be painting their front door (only this door) in the colour that is very similar to the colour of the feature wall which is a colour approved under the original DA. The applicant will not be painting the feature wall however will be pressure washing it.

- Planting a row of Lilli Pillies in the view corridor at the northern boundary will almost certainly raise a complaint from the neighbours behind once they reach full maturity. The Design Guidelines makes specific mention of tree plantings in these types of view corridors. The neighbour to the applicant, requested that the maximum mature high be limited to 4m to provide effective screening without negatively impacting the outlook or garden space.

(e) Council Matters | Site Audits | Community Consultation

Following completion of site audits and community consultation, a comprehensive list of *Recommended Action Items for Randwick City Council Consideration* was sent to Council's GM on 28 October 2025 (copy attached). Follow up was addressed at the meeting with the Association Committee, the Randwick City Council Mayor and General Manager on 17 November 2025 (Agenda attached).

5. Association Committee Casual Vacancy

That the Association Committee discuss expressions of interest received to fill the one casual vacancy:

- a. Expression of interest (EOI) received

Subsidiary Scheme (Lot #)	EOI Nominee	Date of AGM
SP 85837 (Lot 127)	Georgina Ryan	22 October 2025

- b. Minutes of an Annual General Meeting of SP 85837 (Lot 127), dated 22 October 2025, appointing Georgina Ryan as the scheme's primary proxy and nominee to be considered for election the Association Committee received.
- c. In accordance with section 38(2) of the Act, the Association Committee resolves to elect Georgina Ryan SP 85837 (Lot 127) to fill the one casual vacancy.

Explanatory Note: This motion is to discuss and confirm filling the one casual vacancy on the Association Committee.

6. Design Review Application Process

That the Association Committee:

- a) Confirms receipt of the draft process for reviewing development applications and external building alterations
- b) Discusses and determine any changes as necessary before ratifying and implementation (including classification of works, timing/sequencing and changes to the Works Application Form arising from the revised process). The draft process and extract from the Design Guidelines are attached.

Explanatory Note: This motion is presented to ensure that the Association Committee formally acknowledges the receipt of the draft process document that outlines the proposed procedures for reviewing and assessing:

- Development applications submitted to the Association, and
- Requests for external building alterations made by lot owners or relevant stakeholders.

The motion further provides a formal opportunity for the Committee to collectively review the draft, discuss its contents, propose amendments if necessary, and agree on a final version to be ratified and implemented.

7. Sub-Committee Reports

That Association Committee Members provide the following updates:

a. Architect Liaison

The proposed Design Review process is currently being reviewed with the intention of clarifying and streamlining the application process going forward. Andrew Nimmo, the PHCA independent consultant architect, is in agreement in regard to limiting and/or clearly defining his exposure to applicants during the process.

b. Council Liaison

See item 4(e) above

c. Landscaping Liaison

New plantings have been completed in selected locations facing Anzac Parade, and in public walkways near McCartney Oval and public access laneway behind Manta Apartments. Additional mulch for weed control and soil water preservation has been delivered by Randwick City Council as requested.

d. Website/Marketing

e. Site Monitoring

Site Monitoring is the responsibility of each Association Committee Member. The Committee regularly checks and reports on parking and other by-law breaches as they

occur.

8. Correspondence & Application

That the Association Committee receives the following correspondence and application and appropriate action be determined:

Correspondence		
Sender	Matter	AC Decision
Application		
Sender	Matter	AC Decision
Randwick City Council	Christmas 2025 Activation. Installation of a 4m Solar Tree at Little Bay from 29 November 2025 to early January 2026.	
Apple Studio	Request for filming activity at the Coast Centre and surrounding areas from 28 January 2026 to 31 January 2026.	

Explanatory Note: Correspondence & Application as received.

9. Next Meeting Date

That the Association Committee confirms the dates, times and location meetings for the ensuing year as follows:

Date	Time	Location
ACM Monday, 16 February 2025	6:00pm	The Coast Centre for Seniors
AGM Monday, 23 March 2026		
ACM Monday 23 March 2026	Immediately after the AGM	

Explanatory Note: This motion is required to determine the date of the next Association Committee Meeting.

Closure

Date of this Notice: 19 November 2025

An owner or the nominee of a corporate owner or owner of a Lot in a subsidiary scheme can attend Association Committee meetings but cannot address the meeting unless the Association Committee agrees.

MINUTES OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021



ACUMEN STRATA

Members of Prince Henry Community

Association

DP 270427

Anzac Parade, Little Bay NSW 2036

The Meeting was held on Monday 13 October 2025
in the Frangipani Room in the Coast Centre for Seniors,
Curie Ave, Little Bay NSW 2036
Commenced at 6:00pm

Present	Apologies	In Attendance
John Pearson Susan Graham Pavlos Totsis Michael McIntosh Ira Williams Michelle Morgan		Ming Lin (DP 285909 – Lot 5) Ian Williams (SP 79613 – Lot 7) Kerri Russo (SP 84782 – Lot 13) Maria Strugarevic (SP 86078 – Lot 30) Linda Mearing General Manager Coast Centre (Lots 45 & 99) Eric Ooms (SP 86015 – Lot 51) Georgina Ryan (SP 85837 – Lot 127) Tina Evans (SP 85837 – Lot 127) Fiona Yeum (Acumen Strata) Helen Wells (Acumen Strata)
Chairperson: John Pearson		

- 1. Declaration of Interest** **Resolved** that pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting noted **no** declaration by a member of the committee of any direct or indirect pecuniary interest and/or conflicts of interest in relation to a matter being considered at this meeting.
- 2. Minutes** **Resolved** that the minutes of the Association Committee Meeting held 4 August 2025 be confirmed as a true and accurate account of that meeting.
- 3. Financial**
 - a) Report:** Resolved that the financial accounts ending 30 September 2025 be tabled and received.
 - b) Aged Arrears:** Resolved that the aged arrears report be noted and received. None that are overdue.
- 4. Matters from Prior Meeting** That an update relating to the matters raised in the prior meeting be provided:
 - (a) Site Monitoring Issues**
 - i.** Basketball Apparatus on 8 McMaster Place (DP 286017)
Lot owner's NA representative has advised that at this stage they were not considering installing another basketball hoop. No further action required.

- ii. Memorial Clock maintenance
Following advice that repairs had been completed and follow up with Crown Lands, the clock is now keeping good time. No further action required.

(b) Lots 128 and 130 (14B and 20 Murra Murra Place)

The Association Committee was informed of the grant of a land claim over part of Lot 91 in March 2025. The lot had been subdivided into Lots 128, 129 and 130. Lot 129 is the Crown Lands lot tenanted by Surf Life Saving Sydney, and lots 128 and 130 are now owned by the La Perouse Local Aboriginal Land Council (LPLALC). Meetings have been held with LPLALC, Randwick City Council, and the State Member for Maroubra Michael Daley. Following these meetings, questions were raised in correspondence with The Hon Stephen Kamper, Minister for Lands and Property, The Hon Michael Daley, local member and Attorney-General NSW, and LPLALC about PHCA concerns for:

- ensuring public access to Little Bay Beach and surrounding areas,
- potential secession by LPLALC as title holders, from the terms of the PHCA master plan intentions and by-laws,
- location of other land claims in the PHCA precinct.

The AC will continue to communicate with stakeholders and advocate for provision of timely information from local and state government and the LPLALC.

The Community Manager was **INSTRUCTED** to submit a GIPA application to NSW Government to provide information on which lots are under consideration for land claims by the LPLALC.

(c) Bays and Beaches Precinct Meetings: It was agreed that the following roster be adopted:

- i. It was agreed that the following roster be adopted:
15 October 2025 – Michael McIntosh
26 November 2025 – Pavlos Totsis

It was noted that attendance may change closer to the dates.

(d) Association Committee Casual Vacancies:

- i. SP 85837 (Lot 127) Georgina Ryan advised that the scheme will be holding a general meeting on 22 October 2025 to address her appointment as the scheme's primary proxy and nominee to be considered for election to the Association Committee.
- ii. Email to Crown Lands 9 September 2025 to follow-up enquiry relating to the appointment of a nominee for Lots 45 and 99. Response received 15 September advising a decision will be made shortly.

(e) Lot 75 NA DP 280617 | 9 Meyler Close extensive renovations

Stephanie Chen from Centenary Park Management DP 286017 has advised that all the documents relating to the works application for 9 Meyler Close have been provided to Acumen. However, there are several issues that need addressing.

Acumen to write to applicant explaining the issues and requesting an update. Noting that more information was required (eg: rating of the glass being installed, due to the likelihood of damage being so close to the golf course).

(f) **Lot 36 NA DP 285944 | 1 Murra Murra Place Approved DA**

This DA has been approved by the Land and Environment Court subject to various modifications which include reducing the fence height to 1.2m, reducing visibility of the pool retaining wall, removing the basketball court and the removal of tall plant species that would impede views for residents behind and the public at large. There were additional modifications to drainage and other non-visual elements. In general, the requirements were tightened and shouldn't require further review by the CA architect. There are, however, two issues that need to be noted and brought to the attention of the lot owner(s).

Acumen to write to the applicant communicating the approval and outlining the two issues, being specific requirements for concrete mix for new driveway and Design Guidelines details relating to solar panels.

(g) **Lot 1 Valuation**

Upon receipt of the insurance valuation report from QIA Group, the recommended insured value was set at \$268,000.00 (incl GST) and has been forwarded to the Insurance Broker BAC. No further action required.

(h) **Site Audits | Community Consultation**

The following completed Audit Reports, together with an Action Plan relating to ongoing Council issues, were distributed on 10/09/2025 to all lot owners and their representatives requesting constructive feedback. A newsletter was also distributed on 16/09/2025 to subscribers requesting feedback on the Action Plan and Audit Reports (copies appended to the agenda of this meeting). – The community consultation period closed on 26 September 2025. The Association Committee will review feedback before finalising its recommendations to Council:

- i. Street signage – comprising one way, 40 kph, no stopping, and yellow/white road markings (John Pearson and Susan Graham)
- ii. Damage repair – comprising kerbs, roads, non-matching infill (noting Prince Henry has a special concrete mix for repairs), and missing trees (Pavlos Totsis and Michael McIntosh)

A vote of thanks to the Association Committee members for undertaking the inspections. A letter to Council will be issued and a site inspection with Council officers is likely to be a necessary outcome.

**5. Design
Review
Application
Process**

This motion was **Deferred**.

That the Association Committee:

- a) Confirm receipt of the draft process for reviewing development applications and external building alternations;
- b) Discuss and determine any changes as necessary before ratifying and implementation, the draft process and design guidelines are appended to the agenda of this meeting.

It was **noted** that further review was required of the design review process. Michael McIntosh will provide an amended document for Association Committee members to review.

6. The Coast Golf and Recreation Club – Proposed AI Fresco Terrace Development

Resolved that the Association Committee acknowledge that:

- a) In the recent “The Coast Chronicle”, the Coast Golf Club President announced that “Designs for an AI Fresco Terrace at the Eastern end of the Clubhouse are being finalised with a DA to be submitted soon to Council for assessment”;
- b) The Community Manager has formally written to The Coast Golf Club, in accordance with by-law 1.6 Approval Required for Building Works, Alterations etc for the requirement to provide a Works Application form and supporting documentation to PHCA for review and approval before submitting a DA to Council. The Coast was also advised that Council’s DA review process includes the requirement for PHCA approval before assessing a DA for building works at Prince Henry.

It was **NOTED** that the Golf Club has responded advising that they are not yet at a stage of lodgement of any DA and will certainly allow time for the PHCA review process.

7. Potential Shutdown of Free-to-Air (FTA) Television on the Opticomm (Uniti) Fibre Network

Resolved that the Association Committee discussed the matter raised by Lot 13 (SP 84782) which has been experiencing problems with accessing Free to Air TV. It was noted that most Owners/ Residents have not received notification from Uniti/Opticomm.

The Association Committee noted that there is no contract in place with Uniti/Opticomm and that there are provisions in the Telecommunications Act that have been developed to protect users of private networks, such as Prince Henry residents. However, the meeting was informed that Prince Henry is not currently an identified area listed by Opticomm as being immediately affected by the discontinuation of its Free-to-Air service provision. No further action required at this stage.

If subsidiary bodies are to consider installing an antenna for Free to Air TV, a works application form must be submitted to PHCA for review.

8. Randwick City Council | Local Business Area Parking Survey

Resolved that the Association Committee notes the Little Bay business area as one of the key areas under review. PHCA shared Council’s survey with lot owners and their representatives on 11/09/2025, requesting individual residents and subsidiary schemes to respond direct to Council with their comments and noted that the survey was also shared with newsletter subscribers on 16/09/2025. No further action required.

9. Sub-Committee Reports

That Association Committee Members provide the following updates:

a. **Architect Liaison**

The Design Review process is currently being reviewed with the intention of clarifying and streamlining the application process going forward. Andrew Nimmo is in agreement in regard to limiting and/or clearly defining his exposure to applicants during the process. (Refer to Motion 5)

Still a work in process.

b. **Council Liaison**

Refer to Motion 4 (h)

It was **NOTED** that there had been staff changes within Council. Despite being advised that the process was well under way, the current staff have advised PHCA that they have not yet completed concept drawings on the amenities project. It was emphasised to Council that the car park is the most appropriate place to install the proposed amenities, and community consultation is essential once the proposed designs were completed.

c. **Landscaping Liaison**

Inspections of walkways, Anzac Parade, Lot 1, and main road verges, Pine Avenue entrance, with PHCA contractor Gardens in Mind, has identified areas in need of

plant replacement, weed reduction, trim of shrubs and trees and rubbish removal. For Lot 1, rusted air conditioning units have been removed, garden verges and tree trim clean-up was completed in September, with new planting zones identified.

Resolved That the Association Committee approves an allocation of \$1,000.00 per quarter (subject to review of outcomes) to enable the purchase and planting of new native indigenous plants. To be included in the next budget.

d. **Website/Marketing**

A newsletter requesting community feedback on the Action Plan, Street Signage Audit, and Damage Repair Audit was distributed to all owners, owners' representatives, and subscribers for feedback on 16/09/2025. Residents were also requested to respond directly to Council re their Local Business Area Parking Survey. The newsletter can be accessed on the [Community News](#) web page. Feedback will be used to inform the PHCA recommendations to Council.

e. **Site Monitoring**

Site Monitoring is the responsibility of each Association Committee Member. The Committee regularly checks and reports on parking and other by-law breaches as they occur.

10. Correspondence & Applications

That the Association Committee receives the following correspondence and application and appropriate action be determined:

Correspondence		
Sender	Matter	AC Decision
<i>Nil</i>	<i>Nil</i>	
Application		
Sender	Matter	AC Decision
DP 286017 (Lot 75)	1 Meyler Close – Retrospective approval provided for the DA Application following the review from the CA's Architect. AC to ratify its decision for approval of the proposed DA works, and the issue of a letter to Council advising of the same.	Approved.
Hospital Trained Nurses Association (Lot 46)	Prince Henry Hospital Trained Nurses Association – Application for changes to the external appearance. Acumen will write to the applicant providing relevant information and requesting an updated application.	Application was not complete. Submit a complete application. On hold until the new application is received with correct references. Architect may need to review the application as well.

11 Next Meeting
Date

That the Association Committee confirms the dates, times and location meetings for the ensuing year as follows:

Date	Time	Location
ACM Monday, 1 December 2025	6:00pm	The Coast Centre for Seniors
ACM Monday, 16 February 2025		
AGM Monday, 23 March 2026		
ACM Monday 23 March 2026	Immediately after the AGM	

Closure The meeting closed at **7:10pm**.

Community Association D.P. No. 270427

BALANCE SHEET

AS AT 31 OCTOBER 2025

	ACTUAL 31/10/2025	ACTUAL 31/12/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	47,232.30	19,446.07
Capital Works Fund	220,289.52	219,713.74
<u>TOTAL</u>	<u>\$ 267,521.82</u>	<u>\$ 239,159.81</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	35,788.90	165,481.60
Investment A/C Capital Works	108,496.81	100,000.00
Investment A/C Capital Works 2	121,227.95	0.00
Levies In Arrears	3,890.33	1,436.36
Other Arrears	155.30	725.40
Interest On Overdue Levies	150.83	143.03
Prepaid Expenses	0.00	40.44
Secondary Debtors	236.50	338.00
<u>TOTAL ASSETS</u>	<u>269,946.62</u>	<u>268,164.83</u>
<u>LIABILITIES</u>		
Gst Clearing Account	2,045.42	(175.72)
Arrears Clearing Account	(27.50)	(27.50)
Accruals	0.00	3,159.25
Levies In Advance	406.88	26,048.99
<u>TOTAL LIABILITIES</u>	<u>2,424.80</u>	<u>29,005.02</u>
<u>NET ASSETS</u>	<u>\$ 267,521.82</u>	<u>\$ 239,159.81</u>

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 OCTOBER 2025

	ACTUAL 01/01/25-31/10/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levy	110,000.28	110,000.00	100.00	104,000.04
Certificate Fees	436.00	0.00		109.00
Inspection Fees	31.00	0.00		0.00
Recovery - Rental	2,150.00	2,580.00	83.33	2,580.00
Sundry	2,462.73	0.00		0.00
Interest On Overdue Levies	228.48	0.00		180.25
<u>TOTAL INCOME</u>	115,308.49	112,580.00		106,869.29
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting - Bas Preparation	724.77	1,100.00	65.89	1,084.77
Auditors - Audit Services	500.00	500.00	100.00	490.00
Bank Charges	171.19	200.00	85.60	199.22
Consultancy	250.00	1,000.00	25.00	500.00
Electrical Repairs	2,356.28	1,500.00	157.09	2,183.60
Garden & Grounds	27,812.00	40,000.00	69.53	38,792.00
Insurance - Premium	4,529.42	4,929.84	91.88	4,286.82
Legal & Debt Collection Fee	25.00	0.00		0.00
Legal Fees	0.00	5,000.00	0.00	(3,042.93)
Management Fees	22,424.30	27,300.00	82.14	26,087.09
Management Fees - Additional	3,350.00	3,500.00	95.71	2,957.50
Management Fees - Disbursement	7,386.43	8,000.00	92.33	7,982.90
Meeting Room Hire	900.00	1,000.00	90.00	1,022.91
Certificates S184 - S26	109.00	0.00		109.00
Inspection Fees	31.00	0.00		0.00
Sundry Expenses	702.68	250.00	281.07	960.27
Utilities - Electricity	1,541.25	3,000.00	51.38	2,266.10
Utilities - Elect Street Light	10,818.30	15,000.00	72.12	14,042.24
Website	3,890.64	3,500.00	111.16	3,082.21
<u>TOTAL EXPENDITURE</u>	87,522.26	115,779.84		103,003.70
<u>SURPLUS (DEFICIT)</u>	<u>\$ 27,786.23</u>	<u>\$ (3,199.84)</u>		<u>\$ 3,865.59</u>
Opening Admin. Balance	19,446.07	19,446.07	100.00	15,580.48
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 47,232.30</u>	<u>\$ 16,246.23</u>		<u>\$ 19,446.07</u>

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 31 OCTOBER 2025

	ACTUAL 01/01/25-31/10/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<u>CAPITAL WORKS FUND</u>				
<u>INCOME</u>				
Capital Works Fund Levies	1,500.19	0.00		6,000.76
Interest On Investments	5,282.35	0.00		0.00
<u>TOTAL INCOME</u>	6,782.54	0.00		6,000.76
<u>EXPENDITURE - CAPITAL WORKS</u>				
Contingency	6,206.76	5,000.00	124.14	0.00
<u>TOTAL EXPENDITURE</u>	6,206.76	5,000.00		0.00
<u>SURPLUS (DEFICIT)</u>	<u>\$ 575.78</u>	<u>\$ (5,000.00)</u>		<u>\$ 6,000.76</u>
Opening Capital Works Balance	219,713.74	219,713.74	100.00	213,712.98
<u>CAPITAL WORKS FUND BALANCE</u>	<u>\$ 220,289.52</u>	<u>\$ 214,713.74</u>		<u>\$ 219,713.74</u>



ACUMEN STRATA

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Liability limited by a scheme approved under Professional Standards Legislation

Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2025 to 31 October 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12110	Administrative Fund	ACCOUNTING - BAS PREPARATION	
01/01/25	Accrual BAS Preparat	Accrual Bas Preparation Dec 24	-180.00
17/02/25	BAS Preparation	Acumen Strata	198.00
17/02/25	GST		-18.00
25/03/25	BAS&Tax Return 24 pr	Thomas Davis & Co	165.00
25/03/25	GST		-15.00
15/05/25	BAS Preparation	Acumen Strata	198.00
15/05/25	GST		-18.00
16/06/25	Tax Preparation	Acumen Strata	236.25
16/06/25	GST		-21.48
15/08/25	BAS Preparation	Acumen Strata	198.00
15/08/25	GST		-18.00
	Total:		724.77
12505	Administrative Fund	AUDITORS - AUDIT SERVICES	
30/01/25	Audit 24	Thomas Davis & Co	550.00
30/01/25	GST		-50.00
	Total:		500.00
12705	Administrative Fund	BANK CHARGES	
31/01/25	StrataPay Trans/Svce		7.60
31/01/25	GST		-0.69
28/02/25	StrataPay Trans/Svce		7.60
28/02/25	GST		-0.69
05/03/25	StrataPay BPay Fees		10.00
05/03/25	GST		-0.91
31/03/25	StrataPay Trans/Svce		31.20
31/03/25	GST		-2.84
30/04/25	StrataPay Trans/Svce		19.95
30/04/25	GST		-1.81
30/05/25	StrataPay Trans/Svce		23.75
30/05/25	GST		-2.16
30/06/25	StrataPay Trans/Svce		20.35
30/06/25	GST		-1.85
31/07/25	StrataPay Trans/Svce		12.35
31/07/25	GST		-1.12
29/08/25	StrataPay Trans/Svce		17.10
29/08/25	GST		-1.55
30/09/25	StrataPay Trans/Svce		27.95
30/09/25	GST		-2.54
31/10/25	StrataPay Trans/Svce		10.45
31/10/25	GST		-0.95
	Total:		171.19



ACUMEN STRATA

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Management Pty Ltd
PO Box 455
Newtown NSW 2042
02 7253 5820
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ABN: 85 609 860 568
Liability limited by a scheme approved under Professional Standards Legislation

Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2025 to 31 October 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
13150	Administrative Fund	CONSULTANCY	
16/01/25	Credit L88 Design Re	Credit L88 Design Review Pa	550.00
16/01/25	GST		-50.00
16/01/25	L88 Design Review	Igor & Inna Kazagrandi	-275.00
16/01/25	GST		25.00
31/07/25	L2 Design Review Pan	Lahznimmo Architects Pty Ltd	1,100.00
31/07/25	GST		-100.00
11/08/25	Design Review Lot 2	Deposited Plan No. 285910	-1,100.00
11/08/25	GST		100.00
	Total:		250.00
13405	Administrative Fund	ELECTRICAL REPAIRS	
07/02/25	Electrical repairs	Jolt Electrical Contractors	283.25
07/02/25	GST		-25.75
07/06/25	Repair the lights	Jolt Electrical Contractors	308.00
07/06/25	GST		-28.00
28/07/25	Darwin ave light pol	Jolt Electrical Contractors	880.42
28/07/25	GST		-80.04
11/08/25	L11 AC isolate&disp	Jolt Electrical Contractors	478.50
11/08/25	GST		-43.50
11/08/25	1st Light from brodi	Jolt Electrical Contractors	641.74
11/08/25	GST		-58.34
	Total:		2,356.28
13905	Administrative Fund	GARDEN & GROUNDS	
01/01/25	Gardening 19/12	Gardens In Mind	1,799.60
01/01/25	GST		-163.60
01/01/25	Accrual Gardening 19	Accrual Gardening 19/12	-1,636.00
07/01/25	Gardening 06/01	Gardens In Mind	1,799.60
07/01/25	GST		-163.60
27/01/25	Gardening 20/01	Gardens In Mind	1,799.60
27/01/25	GST		-163.60
16/02/25	Gardening 03/02	Gardens In Mind	1,799.60
16/02/25	GST		-163.60
22/02/25	Gardening 17/02	Gardens In Mind	1,799.60
22/02/25	GST		-163.60
09/03/25	Gardening 03/03	Gardens In Mind	1,799.60
09/03/25	GST		-163.60
29/03/25	Gardening 26/03	Gardens In Mind	1,799.60
29/03/25	GST		-163.60
20/04/25	Gardening 14/04	Gardens In Mind	1,799.60
20/04/25	GST		-163.60
18/05/25	Gardening 05/05	Gardens In Mind	1,799.60
18/05/25	GST		-163.60
01/06/25	Gardening 26/05	Gardens In Mind	1,799.60



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13905	Administrative Fund	GARDEN & GROUNDS	
01/06/25	GST		-163.60
29/06/25	Gardening 16-30/06	Gardens In Mind	3,599.20
29/06/25	GST		-327.20
13/07/25	Gardening14/07-04/08	Gardens In Mind	3,599.20
13/07/25	GST		-327.20
31/08/25	Gardening 25/08	Gardens In Mind	1,799.60
31/08/25	GST		-163.60
21/09/25	Gardening 17/09	Gardens In Mind	1,799.60
21/09/25	GST		-163.60
06/10/25	Gardening 02/10	Gardens In Mind	1,799.60
06/10/25	GST		-163.60
13/10/25	Gardening 13/10	Gardens In Mind	1,799.60
13/10/25	GST		-163.60
	Total:		27,812.00
14310	Administrative Fund	INSURANCE - PREMIUM	
07/03/25	Insurance 25/26	Bac Insurance Brokers	3,596.68
07/03/25	GST		-326.97
07/03/25	F & E Service Levy	Bac Insurance Brokers	156.45
07/03/25	GST		-14.22
07/03/25	Underwriter Fee	Bac Insurance Brokers	110.00
07/03/25	GST		-10.00
07/03/25	Stamp Duty	Bac Insurance Brokers	337.78
07/03/25	Broker Fee	Bac Insurance Brokers	715.00
07/03/25	GST		-65.00
18/09/25	Insurance 25/26	Bac Insurance Brokers	26.25
18/09/25	GST		-2.39
18/09/25	F & E Service Levy	Bac Insurance Brokers	3.72
18/09/25	GST		-0.34
18/09/25	Stamp Duty	Bac Insurance Brokers	2.71
18/09/25	GST		-0.25
	Total:		4,529.42
14605	Administrative Fund	LEGAL & DEBT COLLECTION FEE	
02/04/25	Credit Arrears Notic	Credit Arrears Notice Lot 117	27.50
02/04/25	GST		-2.50
	Total:		25.00
15005	Administrative Fund	MANAGEMENT FEES	
01/01/25	Overcharged Mgt Fee	Overcharged Mgt Fee Oct 24	33.43
15/01/25	Management Fees	Acumen Strata	2,466.67
15/01/25	GST		-224.24
15/02/25	Management Fees	Acumen Strata	2,466.67
15/02/25	GST		-224.24



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15005	Administrative Fund	MANAGEMENT FEES	
17/02/25	Management Fees	Acumen Strata	-36.77
17/02/25	GST		3.34
15/03/25	Management Fees	Acumen Strata	2,466.67
15/03/25	GST		-224.24
15/04/25	Management Fees	Acumen Strata	2,466.67
15/04/25	GST		-224.24
15/05/25	Management Fees	Acumen Strata	2,466.67
15/05/25	GST		-224.24
15/06/25	Management Fees	Acumen Strata	2,466.67
15/06/25	GST		-224.24
15/07/25	Management Fees	Acumen Strata	2,466.67
15/07/25	GST		-224.24
15/08/25	Management Fees	Acumen Strata	2,466.67
15/08/25	GST		-224.24
15/09/25	Management Fees	Acumen Strata	2,466.67
15/09/25	GST		-224.24
15/10/25	Management Fees	Acumen Strata	2,466.67
15/10/25	GST		-224.24
	Total:		22,424.30
15010	Administrative Fund	MANAGEMENT FEES - ADDITIONAL	
17/02/25	Issue Work Order/Quo	Acumen Strata	49.50
17/02/25	GST		-4.50
17/02/25	Consultancy	Acumen Strata	770.00
17/02/25	GST		-70.00
17/03/25	Consultancy	Acumen Strata	55.00
17/03/25	GST		-5.00
16/04/25	Consultancy	Acumen Strata	247.50
16/04/25	GST		-22.50
15/05/25	Issue Work Order/Quo	Acumen Strata	24.75
15/05/25	GST		-2.25
16/06/25	Issue Work Order/Quo	Acumen Strata	24.75
16/06/25	GST		-2.25
16/06/25	Consultancy	Acumen Strata	55.00
16/06/25	GST		-5.00
14/07/25	Issue Work Order/Quo	Acumen Strata	74.25
14/07/25	GST		-6.75
15/08/25	Issue Work Order/Quo	Acumen Strata	49.50
15/08/25	GST		-4.50
15/08/25	Consultancy	Acumen Strata	2,035.00
15/08/25	GST		-185.00
16/09/25	Consultancy	Acumen Strata	110.00
16/09/25	GST		-10.00
15/10/25	Issue Work Order/Quo	Acumen Strata	24.75



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15010	Administrative Fund	MANAGEMENT FEES - ADDITIONAL	
15/10/25	GST		-2.25
15/10/25	Consultancy	Acumen Strata	165.00
15/10/25	GST		-15.00
	Total:		3,350.00
15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
01/01/25	Overcharged Disburs	Overcharged Disburs Fee Oct 24	7.01
15/01/25	Disbursements-Fixed	Acumen Strata	637.50
15/01/25	GST		-57.95
16/01/25	Levy Notice Inc Post	Acumen Strata	21.00
16/01/25	GST		-1.91
15/02/25	Disbursements-Fixed	Acumen Strata	637.50
15/02/25	GST		-57.95
17/02/25	Disbursements-Fixed	Acumen Strata	-7.71
17/02/25	GST		0.70
17/02/25	Postage Small	Acumen Strata	26.01
17/02/25	GST		-2.36
17/02/25	Levy Notice Inc Post	Acumen Strata	8.40
17/02/25	GST		-0.76
17/02/25	Photocopying	Acumen Strata	24.75
17/02/25	GST		-2.25
15/03/25	Disbursements-Fixed	Acumen Strata	637.50
15/03/25	GST		-57.95
17/03/25	Postage Small	Acumen Strata	28.90
17/03/25	GST		-2.63
17/03/25	Postage Large	Acumen Strata	60.62
17/03/25	GST		-5.51
17/03/25	Levy Notice Inc Post	Acumen Strata	4.20
17/03/25	GST		-0.38
17/03/25	Term Deposit Mgnt	Acumen Strata	55.00
17/03/25	GST		-5.00
17/03/25	Photocopying	Acumen Strata	300.85
17/03/25	GST		-27.35
15/04/25	Disbursements-Fixed	Acumen Strata	637.50
15/04/25	GST		-57.95
16/04/25	Postage Small	Acumen Strata	28.90
16/04/25	GST		-2.63
16/04/25	Levy Notice Inc Post	Acumen Strata	42.00
16/04/25	GST		-3.82
16/04/25	Photocopying	Acumen Strata	335.50
16/04/25	GST		-30.50
15/05/25	Disbursements-Fixed	Acumen Strata	637.50
15/05/25	GST		-57.95
15/06/25	Disbursements-Fixed	Acumen Strata	637.50



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15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
15/06/25	GST		-57.95
16/06/25	Postage Small	Acumen Strata	28.90
16/06/25	GST		-2.63
16/06/25	Levy Notice Inc Post	Acumen Strata	50.40
16/06/25	GST		-4.58
16/06/25	Photocopying	Acumen Strata	171.60
16/06/25	GST		-15.60
14/07/25	Postage Small	Acumen Strata	23.12
14/07/25	GST		-2.10
14/07/25	Term Deposit Mgnt	Acumen Strata	41.25
14/07/25	GST		-3.75
14/07/25	Photocopying	Acumen Strata	35.20
14/07/25	GST		-3.20
15/07/25	Disbursements-Fixed	Acumen Strata	637.50
15/07/25	GST		-57.95
15/08/25	Disbursements-Fixed	Acumen Strata	637.50
15/08/25	GST		-57.95
15/08/25	Postage Small	Acumen Strata	23.12
15/08/25	GST		-2.10
15/08/25	Archive Storage	Acumen Strata	49.50
15/08/25	GST		-4.50
15/08/25	Levy Notice Inc Post	Acumen Strata	33.60
15/08/25	GST		-3.05
15/08/25	Photocopying	Acumen Strata	22.00
15/08/25	GST		-2.00
15/09/25	Disbursements-Fixed	Acumen Strata	637.50
15/09/25	GST		-57.95
16/09/25	Archive Storage	Acumen Strata	49.50
16/09/25	GST		-4.50
16/09/25	Levy Notice Inc Post	Acumen Strata	63.00
16/09/25	GST		-5.73
16/09/25	Term Deposit Mgnt	Acumen Strata	41.25
16/09/25	GST		-3.75
15/10/25	Disbursements-Fixed	Acumen Strata	674.48
15/10/25	GST		-61.32
15/10/25	Postage Small	Acumen Strata	23.12
15/10/25	GST		-2.10
15/10/25	Archive Storage	Acumen Strata	49.50
15/10/25	GST		-4.50
15/10/25	Levy Notice Inc Post	Acumen Strata	4.20
15/10/25	GST		-0.38
15/10/25	Term Deposit Mgnt	Acumen Strata	41.25
15/10/25	GST		-3.75
15/10/25	Photocopying	Acumen Strata	26.40



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15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
15/10/25	GST		-2.40
	Total:		7,386.43
15040	Administrative Fund	MEETING ROOM HIRE	
24/02/25	Room Hire	Little Bay Coast Centre	198.00
24/02/25	GST		-18.00
17/03/25	Room Hire	Little Bay Coast Centre	198.00
17/03/25	GST		-18.00
23/04/25	Room Hire 28/04	Little Bay Coast Centre	132.00
23/04/25	GST		-12.00
11/06/25	Room Hire 16/06	Little Bay Coast Centre	165.00
11/06/25	GST		-15.00
01/08/25	Room Hire 04/08	Little Bay Coast Centre	132.00
01/08/25	GST		-12.00
07/10/25	Room Hire 13/10	Little Bay Coast Centre	165.00
07/10/25	GST		-15.00
	Total:		900.00
16210	Administrative Fund	CERTIFICATES S184 - S26	
14/07/25	Certificate fee	Acumen Strata	119.90
14/07/25	GST		-10.90
	Total:		109.00
16211	Administrative Fund	INSPECTION FEES	
17/03/25	Inspection Fees	Acumen Strata	34.10
17/03/25	GST		-3.10
	Total:		31.00
16295	Administrative Fund	SUNDRY EXPENSES	
12/03/25	Reimb.coffee for mee	Fiona Yeum	20.50
05/05/25	Supply sided keys	Maroubra Locksmiths	302.50
05/05/25	GST		-27.50
03/07/25	Trade monitor 25/26	Trades Monitor Ebix Australia	97.90
03/07/25	GST		-8.90
06/08/25	Insurance Valuation	Qia Group	350.00
06/08/25	GST		-31.82
	Total:		702.68
17005	Administrative Fund	UTILITIES - ELECTRICITY	
01/01/25	Electricity Sep-Dec	Agl 33837	127.62
01/01/25	GST		-11.60
01/01/25	Accrual Electricity	Accrual Electricity Sep-Dec 24	-116.02
01/01/25	Accrual Electricity	Accrual Electricity Nov-Dec 24	-83.46
01/01/25	Accrual Electricity	Accrual Electricity Nov-Dec 24	-73.98



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17005	Administrative Fund	UTILITIES - ELECTRICITY	
03/01/25	Electricity Nov-Dec	Energy Australia - (97410)	81.38
03/01/25	GST		-7.40
03/01/25	Electricity Nov-Dec	Energy Australia - (97410)	91.81
03/01/25	GST		-8.35
04/02/25	Electricity Dec-Jan	Energy Australia - (97410)	0.13
04/02/25	GST		-0.01
04/02/25	Electricity Dec-Jan	Energy Australia - (97410)	91.81
04/02/25	GST		-8.35
04/02/25	Electricity Dec-Jan	Energy Australia - (97410)	1.00
04/02/25	GST		-0.09
12/02/25	Returned Payment-SPa		-0.13
12/02/25	GST		0.01
04/03/25	Electricity Jan-Feb	Energy Australia - (97410)	72.62
04/03/25	GST		-6.60
04/03/25	Electricity Jan-Feb	Energy Australia - (97410)	82.91
04/03/25	GST		-7.54
26/03/25	Electricity Dec-Mar	Agl 33837	74.25
26/03/25	GST		-6.75
03/04/25	Electricity Feb-Mar	Energy Australia - (97410)	91.81
03/04/25	GST		-8.35
03/04/25	Electricity Feb-Mar	Energy Australia - (97410)	81.38
03/04/25	GST		-7.40
05/05/25	Electricity Mar-Apr	Energy Australia - (97410)	7.59
05/05/25	GST		-0.69
03/06/25	Electricity Apr-May	Energy Australia - (97410)	91.81
03/06/25	GST		-8.35
03/06/25	Electricity Apr-May	Energy Australia - (97410)	78.88
03/06/25	GST		-7.17
25/06/25	Electric Mar-Jun 25	Agl 33837	223.55
25/06/25	GST		-20.32
03/07/25	Electric May-Jun 25	Energy Australia - (97410)	88.84
03/07/25	GST		-8.08
03/07/25	Electric May-Jun 25	Energy Australia - (97410)	78.75
03/07/25	GST		-7.16
04/08/25	Electric Jun-Jul25	Energy Australia - (97410)	97.93
04/08/25	GST		-8.90
04/08/25	Electric Jun-Jul25	Energy Australia - (97410)	86.68
04/08/25	GST		-7.88
03/09/25	Electric Jul-Aug25	Energy Australia - (97410)	11.85
03/09/25	GST		-1.08
03/09/25	Electric Jul-Aug25	Energy Australia - (97410)	98.14
03/09/25	GST		-8.92
25/09/25	Electric Jun-Sep 25	Agl 33837	156.56
25/09/25	GST		-14.23



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17005	Administrative Fund	UTILITIES - ELECTRICITY	
03/10/25	Electric Aug-Sep 25	Energy Australia - (97410)	84.05
03/10/25	GST		-7.64
03/10/25	Electric Aug-Sep 25	Energy Australia - (97410)	94.97
03/10/25	GST		-8.63
	Total:		1,541.25
17007	Administrative Fund	UTILITIES - ELECT STREET LIGHT	
01/01/25	Accrual Electricity	Accrual Electricity Dec 24	-934.79
03/01/25	Electricity Dec 24	Energy Australia - (97410)	1,028.27
03/01/25	GST		-93.48
04/02/25	Electricity Jan 25	Energy Australia - (97410)	1,055.36
04/02/25	GST		-95.94
05/03/25	Electricity Feb 25	Energy Australia - (97410)	1,029.18
05/03/25	GST		-93.56
04/04/25	Electricity Mar 25	Energy Australia - (97410)	1,245.87
04/04/25	GST		-113.26
06/05/25	Electricity Apr 25	Energy Australia - (97410)	1,311.75
06/05/25	GST		-119.25
04/06/25	Electricity May 25	Energy Australia - (97410)	1,446.58
04/06/25	GST		-131.51
04/07/25	Electricity Jun 25	Energy Australia - (97410)	1,443.79
04/07/25	GST		-131.25
05/08/25	Electricity Jul 25	Energy Australia - (97410)	1,590.07
05/08/25	GST		-144.55
04/09/25	Electricity Aug 25	Energy Australia - (97410)	1,429.94
04/09/25	GST		-129.99
06/10/25	Electricity Sep 25	Energy Australia - (97410)	1,347.58
06/10/25	GST		-122.51
	Total:		10,818.30
17070	Administrative Fund	WEBSITE	
01/01/25	Web Updates&Maintena	Highland Creative	148.50
01/01/25	GST		-13.50
01/01/25	Accrual Web Updates&	Accrual Web Updates&Maintena	-135.00
30/01/25	Web Updates&Maintena	Highland Creative	198.00
30/01/25	GST		-18.00
30/03/25	Web Updates&Maintena	Highland Creative	148.50
30/03/25	GST		-13.50
28/04/25	Web Updates&Maintena	Highland Creative	358.88
28/04/25	GST		-32.63
06/05/25	Website domain payme	Acumen Strata	99.00
06/05/25	GST		-9.00
27/05/25	Website updates	Highland Creative	239.25
27/05/25	GST		-21.75



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17070	Administrative Fund	WEBSITE	
29/06/25	Website Updates and	Highland Creative	1,989.90
29/06/25	GST		-180.90
01/07/25	Website maint 12mont	Highland Creative	396.00
01/07/25	GST		-36.00
24/08/25	Basic cPanel Hosting	Webcentral	153.69
24/08/25	GST		-13.97
31/08/25	Website Updates&Main	Highland Creative	696.49
31/08/25	GST		-63.32
	Total:		3,890.64
23170	Capital Works Fund	CONTINGENCY	
15/03/25	Replace broken light	Jolt Electrical Contractors	1,684.94
15/03/25	GST		-153.18
25/07/25	Street Light Breaker	Jolt Electrical Contractors	5,142.50
25/07/25	GST		-467.50
	Total:		6,206.76

Meeting of Prince Henry at Little Bay Community Association Committee
and Randwick City Council Mayor and General Manager
Online at 10am on 17 November 2025

ATTENDEES

- Dylan Parker | Mayor, Randwick City Council
- Ray Brownlee | General Manager, Randwick City Council
- John Pearson | Chair, PHCA
- Pavlos Totsis | Treasurer, PHCA
- Susan Graham | Secretary, PHCA
- Michelle Morgan | Member PHCA

APOLOGIES

- Michael McIntosh | Member, PHCA
- Ira Williams | Member, PHCA

PROPOSED AGENDA

1. Native Land Title Grant – Lots 128 and 130 (formerly part of Lot 91)

This matter remains a significant concern for the Prince Henry Community Association (PHCA), as well as for owners and residents. The PHCA appears not to have been included in negotiations nor consulted regarding the determination.

PHCA has been advised that the La Perouse Local Aboriginal Land Council (LPALC) may wish to secede from the PHCA. As a result, the LPALC would not be bound by the Master Plan and Design Guidelines, nor be required to comply with PHCA by-laws.

Lots 128 and 130 occupy a prominent location and currently serve as a pleasant buffer between residential properties and the beach. The land is frequently used for recreation by residents and visitors and provides the only direct pedestrian access to the beach from Murra Murra Place.

A Government Gazette dated 13 April 2012 identified the public purposes for Lot 91 (subsequently subdivided into Lots 128, 129, and 130) as *community and heritage*. Given the very small levy entitlements for these subdivided lots (Lot 128 = 34, Lot 130 = 22), it seems reasonable to assume that the lots were never intended for residential development.

By comparison, the 17 lots comprising Lot 36, which is adjacent to Lot 128, each have an average levy entitlement of around 550. Arguably, Lots 128 and 130 are at least as valuable as each of the lots comprising Lot 36. The current zoning is R1 General Residential.

PHCA has raised its concerns with:

- Mr Chris Ingrey, CEO, La Pouse Local Aboriginal Land Council
- The Hon. Stephen Kamper MP, Minister for Lands and Property
- Mr Ray Brownlee, General Manager, Randwick City Council
- The Hon. Michael Daley MP, Member for Maroubra

Attached documents relating to PHCA's concerns:

- Letter dated 6 August 2025 to Mr Chris Ingrey, CEO, La Pouse Local Aboriginal Land Council
- Letter dated 12 August 2025 to the Hon. Stephen Kamper MP, Minister for Lands and Property
- Letter dated 12 August 2025 to The Hon Michael Daley MP, Member for Maroubra
- GIPA application dated 31 October 2025

Desired Outcome:

PHCA seeks the support and advice from the Mayor, Randwick City Council, and welcomes any further insights from the General Manager, Randwick City Council.

2. Recommended Action Items for Randwick City Council Consideration

Following a constructive meeting earlier this year, PHCA has conducted two audits and held detailed discussions on a range of outstanding Council matters.

The attached letter dated 28 October 2025, with recommendations and supporting documentation, has been submitted for Council's consideration.

While PHCA acknowledges that addressing all listed matters may take time, the following items are of immediate concern to residents:

- Item 2: Amenities Block – proposed design, location, and schedule for community consultation
- Item 15: Tree maintenance
- Item 16: Regular road line marking, painting, and refreshing

Desired Outcome:

PHCA requests an urgent update on the three items listed above and advice regarding the expected timing of Council's response to the remaining recommendations.

Notes from Bays and Beaches Precinct Meeting - 15 October 2025

Attendance: 50 (approx.)

It was announced that La Perouse resident Norma Simms - whom some Prince Henry residents may remember from the precinct meetings held in the early days of the Prince Henry Community Centre - had passed away recently.

There was only one agenda item, being the presentation and discussion of the proposal for transforming the La Perouse Museum and surrounding headland into a First Nations Cultural Precinct.

The presentation commenced with Blake Griffiths from the museum running through the history of how the proposal came into being, and what is generally proposed. There would seem to be multiple aspects driving the proposal:

- the need for maintenance and upgrading of the existing museum building, particularly in relation to internal walls and climate control
- the construction of a new facility for housing and storing exhibit items and materials, as well as a new bush tucker cafe
- the return of indigenous artifacts from England, requiring the appropriate conditions for storage and exhibit
- the cessation of funding by the French government
- the requirement by Heritage NSW that the direction forward should primarily focus on the First Nations historical aspect, which has apparently been a recurring theme of museum visitor exit surveys

The First Nations naming mandate from Heritage NSW came in the wake of a Masterplan for the area that was produced by Council after a 2018 community consultation, with Heritage NSW deciding that "Council hadn't done their homework".

Blake concluded his presentation by saying that the proposal doesn't imply First Nations exclusivity, but that all historical stories will be able to be presented better in a 21st century museum context.

A short video from Councillor Bill Burst - away on holiday - was then played. As a member of the Friends of La Perouse Museum, he expressed concern that the other aspects of the area's and museum's history e.g. cable station, trams, French, Salvation Army all needed a more locked-in approach to how they would continue to be presented.

After pointing out that Mr Burst's views were not necessarily those of Council, General Manager, Ray Brownlee then took questions from the floor (of which there were many), broadly along the the following lines:

Q: Will the representation of French history continue under the new proposal?

A: There are no plans to change that.

Q: If the State Government through Heritage NSW are mandating the First Nations focus, why is it Council that is driving the proposal?

A: The French government previously provided funding to keep the museum going, but that has been discontinued. Council stepped in to try and keep the museum running, State Government was approached for funding and became involved. Current repairs and upgrades to the museum building are through a State Government grant. Additional aspects of the proposal (e.g. the new exhibition wing and cafe) are yet to have their funding determined (it's very early days on that front).

Q: Will the area's non-indigenous history be pushed to the background?

A: No.

Q: Will the headland be transferred to LPALC?

A: No - it's National Parks land, leased to Council for 21 years. It's a similar arrangement to Coogee Beach, where Crown land is leased to Council.

Q: Couldn't the existing museum exhibit just be upgraded if there's no funding for the new wing?

A: England won't send any artifacts back if there aren't appropriate conditions for their storage and exhibition.

Q: I still don't understand what it's all about.

A: It's already been decided what it's all about. Council is required by the powers that be for the precinct to have a First Nations focus in order to get any work done.

Q: We need more community consultation.

A: Tonight is the beginning of that, and besides, we already undertook community consultation about the area back in 2018.

There was the concluding suggestion by Chris Hanson that some sort of information sheet might be included for distribution with the meeting's minutes.

-Michael McIntosh

10 Other Insurances - Ordinary

Resolved that the following insurances as per section 165(2) of the Act be taken out:

Office Bearer's Liability: \$1,000,000

Fidelity Guarantee: \$100,000

11 Strata Committee Numbers - Ordinary

Resolved that the number of members be set at 6.

12 Strata Committee Election - Ballot

Resolved that the following candidates nominated be duly elected to the Committee for the ensuing year:

Name	Lot	Nominated by
Jennifer Hillier	Lot 65	Nominated by Lot 65
Mark Irvine	Lot 84	Nominated by Lot 84
Sarah Johnson	Lot 121	Nominated by Lot 121
Yang Li	Lot 129	Nominated by Lot 129
Yan Zhao	Lot 133	Nominated by Lot 133
Georgina Ryan	Lot 139	Nominated by Lot 139

13 Restrictions of powers of the Strata Committee - Ordinary

Resolved that there be no restricted matters at this point in time.

14 Restrictions on Spending - Large - Strata Scheme - Ordinary

Resolved that the owners corporation generally remove the limitation in section 102(3) of the Act that prohibits spending an amount on any item or matter that is greater than the amount specified for the item or matter (plus 10%) in estimates provided for that item or matter in the budget adopted at the meeting.

15 Appointment of Strata Scheme Proxy - Ordinary Resolution

Resolved that SP 85837 appoints both a primary and an alternative proxy to vote on its behalf at all annual general meetings and special general meetings and at any adjourned meetings of the Prince Henry at Little Bay Community Association DP No:270427 until the proxy is revoked by the neighbourhood association and served on the proxy holder and the secretary of the community association. That the common seal of the neighbourhood association be affixed to the proxy form by the managing agent.

Primary proxy: Georgina Ryan

Alternate proxy: Jennifer Hillier

16 Appointment Strata Scheme Committee Nominee - Ordinary Resolution

Resolved that SP 85837 appoints a nominee, in accordance with section 33 of the Community Land Management Act 2021, to be considered for election to the Association Committee of Prince Henry at Little Bay Community Association No DP 270427.

Nominee: Georgina Ryan

17 Utility Agreement - Ordinary

Resolved that the owners corporation authorise and direct the strata managing agent to obtain and accept a quotation from a utility service provider and authorise and direct the strata managing agent to sign a utility agreement.

PRINCE HENRY AT LITTLE BAY COMMUNITY ASSOCIATION – DP270427
Building Works Application Process for Owners and/or Subsidiary Schemes

APPLICATION STEPS	Minor Renovation	COUNCIL APPROVAL REQUIRED		
		Major Renovation	New Build	
Initial discussion with PHCA (recommended)	-	(X)	(X)	For major works, it is suggested that the applicant make initial contact with the PHCA via its managing agent to discuss planned works.
Submit works application form	X			For minor works, a works application form and supporting documentation should be sufficient to determine approval. A formal assessment by the PHCA's consulting architect may be requested at the applicant's expense.
Submit preliminary design assessment application		X	X	An application for a preliminary design assessment is made to the PHCA via its managing agent. Appendix One of the PH Design Guidelines lists the documents required for this application. An application for a major renovation may exclude some of these documents if not relevant to the proposed works. An upfront fee of (\$x) is payable with this application to cover the cost of assessment by the consulting architect. It is recommended (particularly for new builds and extensive renovations) that design beyond the level required for this step be delayed until preliminary approval has been granted.
Submit amended preliminary design documents		(X)	(X)	If minor changes to the preliminary design are required as a result of the consulting architect's assessment, these may be submitted for preliminary approval at no extra cost. If, however, a major re-design is required, a new preliminary design assessment application will need to be submitted.
Preliminary design approval		X	X	The applicant will be notified by the PHCA managing agent as soon as practical of approval or otherwise.
Submit final design approval application		(X)	X	An application for a final design assessment is made to the PHCA via its managing agent. Appendix One of the PH Design Guidelines lists the documents required for this application. Certain works that fall within the Major Renovation category may not be required to undertake this step - the PHCA will advise after the preliminary design assessment. An upfront fee of (\$x) is payable with this application to cover the cost of assessment by the consulting architect. A meeting between the applicant, their architect (ideally) and the PHCA consulting architect will be required at this stage.
Submit amended final design documents		(X)	(X)	Pending the outcome of the meeting with the PHCA's consulting architect, amended design documents may need to be submitted. An additional meeting may be required at this stage.
Subsidiary body approval (if applicable)	(X)	X	X	Application may be made to the subsidiary body (if applicable) at any stage prior to PHCA approval being granted; however it is suggested that this be done once any required design amendments have been finalised.
PHCA Approval	X	X	X	Approval or otherwise will be finalised at the next scheduled PHCA meeting following a determination being made from the preceding steps. Approval may be granted subject to certain additional conditions, which will be noted in the minutes of the PHCA meeting. Both the applicant and their managing agent (if applicable) will receive formal notification from the PHCA's managing agent.
Council Application		X	X	A copy of the relevant PHCA minutes containing the approval will need to be submitted along with the development application. Should the design require modification during the Council approval process, the PHCA's managing agent will need to be notified to determine whether any further approvals need to be granted by the PHCA.
Council Approval		X	X	Once Council approval is granted, building works may commence.

Acumen Strata acknowledges Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society.

acumenstrata.com.au

PO Box 455 NEWTOWN NSW 2042 | 8/43-53 Bridge Road, Stanmore NSW 2048

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From: [REDACTED]@randwick.nsw.gov.au>

Sent: Thursday, 9 October 2025 12:31 PM

To: Fiona [REDACTED]@acumenstrata.com.au>

Subject: Christmas Tree Strata Approval at Little Bay

Hi there,

Randwick are returning this year with our Christmas program and would like to gain approval to place a 4m Solar Tree at Little Bay. The location will be the same as last year and the tree will be solar powered, so no cable trays or need for power.

Please see below a rough indication of location of the tree.



We aim to install this tree on the 29th of November and remove in the early days of January – we will inform you when these dates are confirmed, however we can safely assume the confirmed dates will not be much different.

Thank you and hope to hear from you soon.

Osman Esmer
A/ Head Economy and Place
Economic Development and Placemaking
Randwick City Council
02 9093 6188

[REDACTED]@randwick.nsw.gov.au
www.randwick.nsw.gov.au



Fiona Yeum

From: Chris Reynolds [REDACTED]@apple.studio>
Sent: Tuesday, 11 November 2025 12:05 PM
To: Fiona Yeum
Cc: Jason Vyas
Subject: Re: Filming at Little Bay Coast Centre
Attachments: TGS's Little Bay - Wango - 29-30 Jan 26.pdf; Confirmation of Insurance - General Liability - Wango.pdf

Categories: PHCA - 270427

Hi Fiona

Please find attached the Traffic Guidance Scheme's (TGS) which will be submitted to Randwick City Council with our full filming application.

Please also find attached a copy of the productions public liability insurance for your records.

Could you please let me know what are the next steps regarding the Community Association? I have spoken with the location manager from the show *Ten Pound Poms* which recently filmed at both the Nursing Museum and the Coast Centre, and he doesn't recall engaging with the community association or Acumen Strata. I am just trying to ascertain whether the notification provided to them through you via or correspondence is sufficient for us to proceed with confidence, or if we need to be engaging directly the community association?

Kind Regards

Chris Reynolds
Supervising Location Manager | WANGO

M: +61 [REDACTED] | E: [REDACTED]@apple.studio
Servo Productions 19 Pty Ltd | ABN: 75 681 458 800

I acknowledge the traditional owners, past, present, and emerging of the land on which I live and work, the Gadigal peoples of the Eora nation.

From: Chris Reynolds [REDACTED]@apple.studio>
Date: Friday, 31 October 2025 at 2:38 pm
To: Fiona Yeum [REDACTED]@acumenstrata.com.au>
Cc: Jason Vyas [REDACTED]@acumenstrata.com.au>
Subject: Re: Filming at Little Bay Coast Centre

Hi Fiona

Thank you for the update.

Regards

Chris Reynolds
Supervising Location Manager | WANGO

M: +61 [REDACTED] | E: [REDACTED]@apple.studio
Servo Productions 19 Pty Ltd | ABN: 75 681 458 800

[REDACTED]

I acknowledge the traditional owners, past, present, and emerging of the land on which I live and work, the Gadigal peoples of the Eora nation.

On 31 Oct 2025, at 14:37, Fiona Yeum [REDACTED]@acumenstrata.com.au> wrote:

Hi Chris,

Thank you for your email response.

Apologies for not getting back to you sooner.

I have forwarded your information from Wednesday to the Community Association to see if they have any further questions or would like further clarity from yourself or your team.

I will let you know if there is anything further.

Kind regards,

Fiona Yeum
Strata Manager
Acumen Strata Management Pty Ltd
T: **02 7253 5820**
A: **Suite 8/43-53 Bridge Road Stanmore 2048**
P: **PO Box 455 Newtown 2042**

<image001.png>

We acknowledge the traditional owners of the lands which Acumen Strata is located, the Gadigal people of the Eora Nation, and we pay our respect to ancestors and Elders, past, present and emerging. Acumen Strata acknowledges Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society.

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<image002.png>

From: Chris Reynolds <[REDACTED]@apple.studio>
Sent: Wednesday, 29 October 2025 5:25 PM
To: Fiona Yeum [REDACTED]@acumenstrata.com.au>
Cc: Jason Vyas [REDACTED]@acumenstrata.com.au>
Subject: Re: Filming at Little Bay Coast Centre

Hi Fiona

I just wanted to check in and see that you received the email below, and to find out what the next steps are for our filming proposal.

Would members of the committee be interested in meeting with me onsite to talk through our filming plans?

Regards

Chris Reynolds
Supervising Location Manager | WANGO

M: +61 [REDACTED] | E: [REDACTED]@apple.studio
Servo Productions 19 Pty Ltd | ABN: 75 681 458 800

I acknowledge the traditional owners, past, present, and emerging of the land on which I live and work, the Gadigal peoples of the Eora nation.

From: Chris Reynolds [REDACTED]@apple.studio>
Date: Wednesday, 22 October 2025 at 1:09 pm
To: Fiona Yeum [REDACTED]@acumenstrata.com.au>
Cc: Jason Vyas [REDACTED]@acumenstrata.com.au>
Subject: Re: Filming at Little Bay Coast Centre
Hi Fiona

I have attached a mud map to this email which illustrates our current plans. I am still waiting on our logistics team to start on the film and confirm exact requirements, so please accept this as a work in progress. It is our intention to minimise our impact on the Prince Henry precinct by locating our support infrastructure away from the filming site.

- We have begun discussions with the Anzac Rifle Range about using the property for our main unit base and crew car parking. Shuttle buses would be used to move crew from Anzac Rifle Range to the filming site
- We have also placed a hold on the Prince Henry Centre with Randwick City Council so that we can have the crew walk down there for all meals. We will also use the carparks attached for the personal vehicles of heads of departments and any overflow vehicles that aren't required to park on the vacant block of land.
- We have been in contact with the owners of the vacant lot at 2-4 Darwin Ave, and we plan to position our equipments trucks and vans on this hardstand area. We would have approximately 10-12 equipment trucks and 13-15 equipment vans/utes parked on this property to service the set. We would also have several portaloos positioned in this area to service our cast and crew.

The vehicles would be brought in on the afternoon/evening of Wednesday 28 January and would stay in position until they are removed on the morning of Saturday 31 January.

We are expecting approximately 150 crew members to be spread across the 3 sites - the filming site (Coast Centre), the unit base (Anzac Rifle Range) and the catering area

(Prince Henry Centre). In addition to the crew we would have a cast of 8 and approximately 70 extras for the scenes we are filming inside the Coast Centre.

While filming is inside the Coast Centre we will be seeing outside the windows and onto the streets on either side of the building. As these scenes we are filming are set in 1943 we will need to ensure there are no parked cars on the northern sections of Currie St & Darwin Ave. We would also have temporary road closures in place along these sections of road to ensure no modern vehicles drive through the back of shot, and appropriate vehicle detours will be put in place by our traffic management company. Similarly there will be pedestrian detours in place to assist people in getting around the 'filming area'. Once we have the relevant TGS's (Traffic Guidance Scheme) drawn up we will forward them on to you for the committee's consideration.

Our main source of power will come from a film silenced generator which we propose to park on the grassed area between the Coast Centre and Pine Avenue. These generators are heavily baffled to ensure that they do not affect the recording of sound during filming, so will not cause any disturbance to local residents. We would use track mats under the vehicle to protect the grass surface. All of our lighting and associated cabling will be contained within the 'filming area' marked on the attached map.

While the actual filming will only be occurring on Thursday 29 January and Friday 30 January, we will have a team working at the property from Monday 19 January to dress our 1940's hospital set. This same team will return after filming to remove the set dressing, which will be completed by Wednesday 4 February. They will be operating out of 3 x 3t hire trucks and 4-5 personal cars.

We welcome any feedback on these initial proposal as it will assist us to effectively plan for the filming period to ensure our filming does not negatively impact the local community or the precinct. If I can provide you with any further information please let me know.

Kind Regards

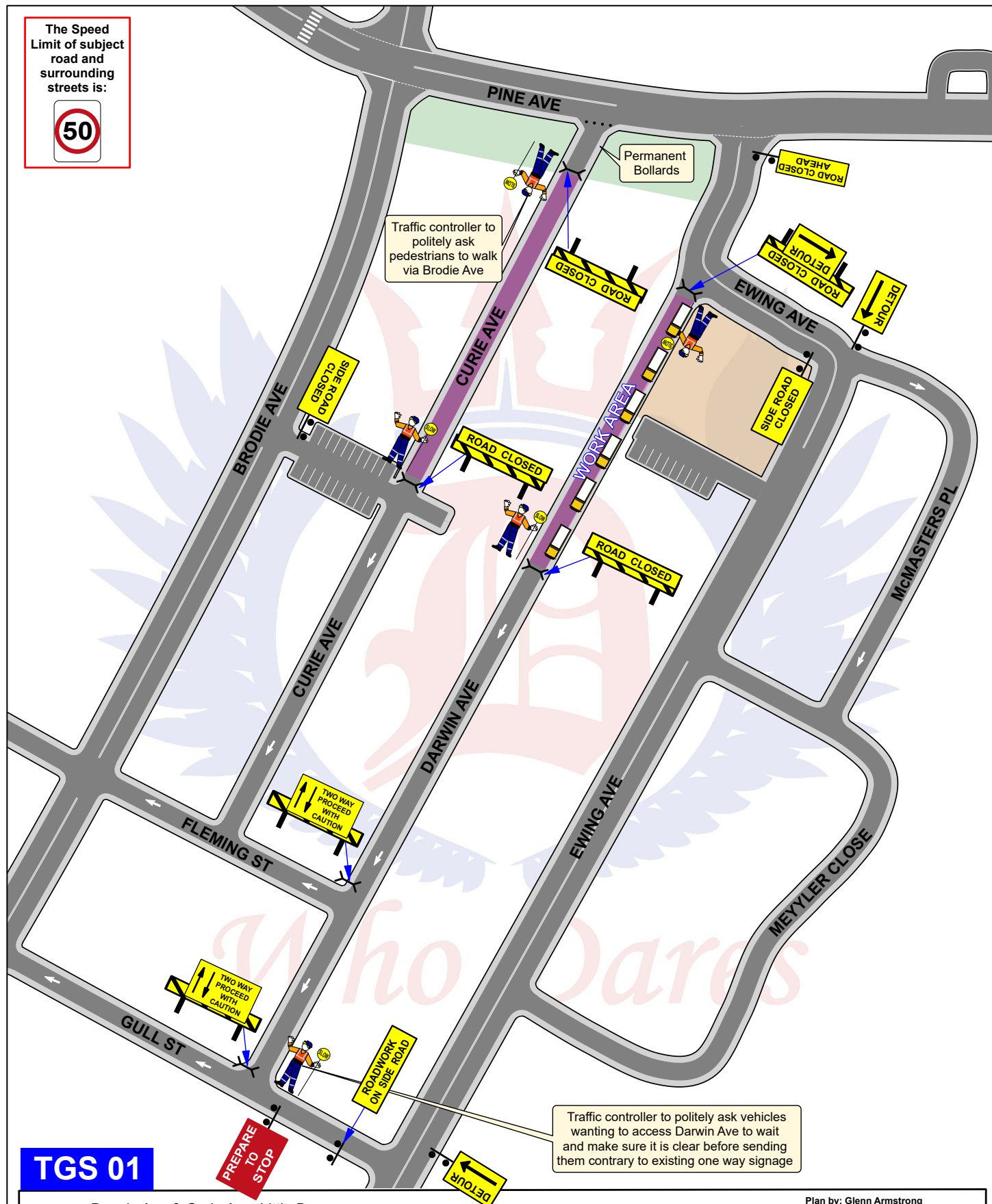
Chris Reynolds
Supervising Location Manager | WANGO

M: +61 [REDACTED] | E: [REDACTED]@sourcelocations.com

Servo Productions 19 Pty Ltd | ABN: 75 681 458 800

[REDACTED]
I acknowledge the traditional owners, past, present, and emerging of the land on which I live and work, the Gadigal peoples of the Eora nation.

The Speed Limit of subject road and surrounding streets is:



TGS 01

Location: Darwin Ave & Curie Ave, Little Bay

Date: Thur 29th & Fri 30th Jan 2026.

Time of works: Times TBC

Client: Servo Productions 19 Pty Ltd

Project: Wango - Feature Film

Plan #: WD/DarwinAve/Servo/GA4517

Minimum Staff Required: 1x Team Leader +
2x Traffic Controllers.

Details:

SHORT TERM WORKS

It is proposed to close parts Darwin Ave and Curie Ave and detour traffic and pedestrians to create a safe work area for cast and crew whilst filming a sequence of a Feature Film.

The plan shows traffic control positions and advance warning signage.

Maximum lockdown is THREE minutes.

Plan by: Glenn Armstrong
Safe Work Cert. TCT0026337
for Who Dares Pty Ltd
Signature:

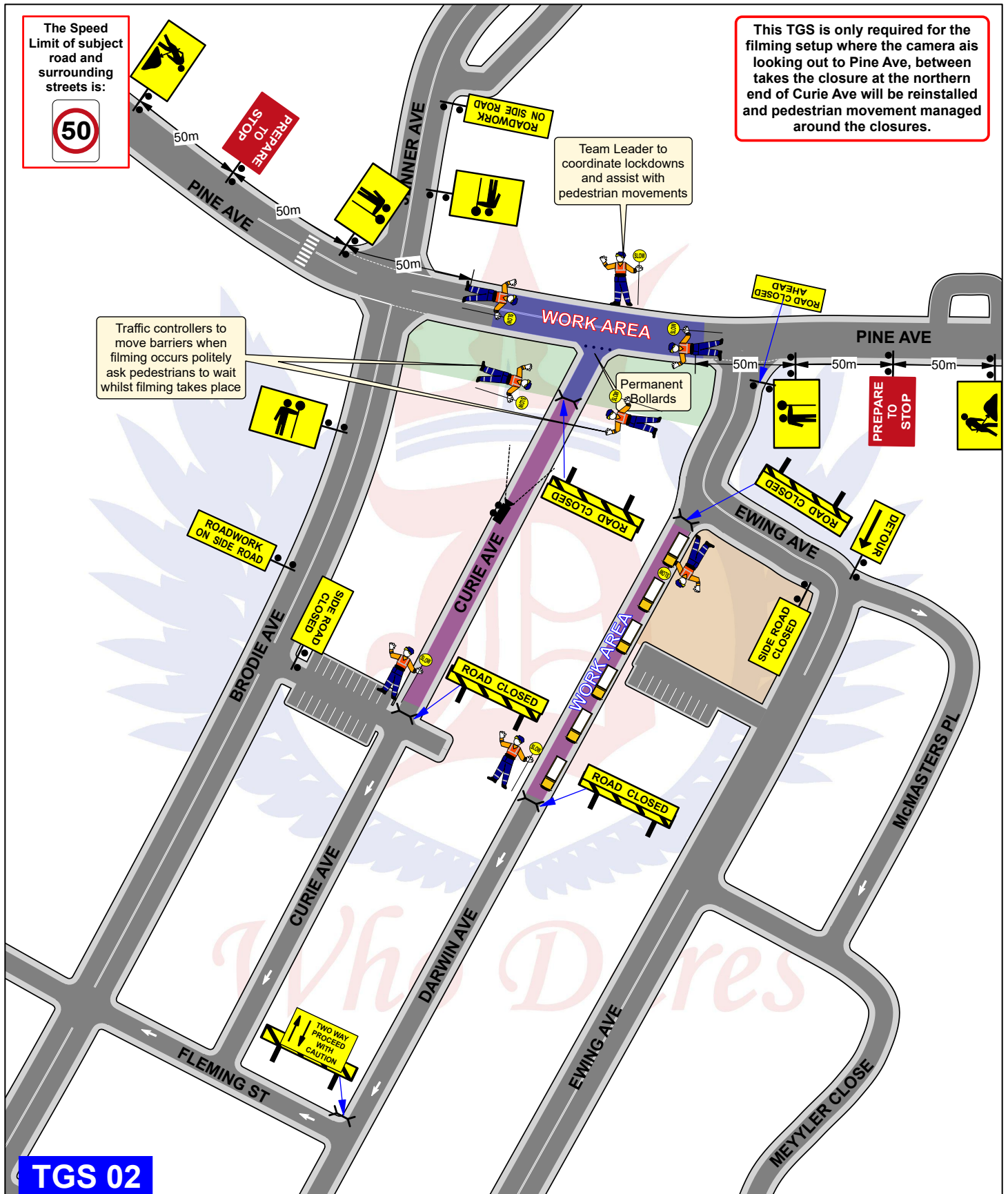


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ALL TRAFFIC PLANS ARE COPYRIGHT/PROPERTY OF WHO DARES PTY LTD AND ARE NOT TRANSFERABLE UNLESS AUTHORISED BY WHO DARES PTY LTD.

The Speed Limit of subject road and surrounding streets is:



This TGS is only required for the filming setup where the camera ais looking out to Pine Ave, between takes the closure at the northern end of Curie Ave will be reinstalled and pedestrian movement managed around the closures.



TGS 02

Location: Pine Ave & Curie Ave, Little Bay

Date: Thur 29th & Fri 30th Jan 2026.

Time of works: Times TBC

Client: Servo Productions 19 Pty Ltd

Project: Wango - Feature Film

Plan #: WD/PineAve/Servo/GA4518

Minimum Staff Required: 1x Team Leader +
5x Traffic Controllers.

Details:

SHORT TERM WORKS

It is proposed to control traffic via Stop/Slow Traffic control on Pine Ave to create a safe work area for cast and crew whilst filming a sequence of a Feature Film.

The plan shows traffic control positions and advance warning signage.

Maximum lockdown is THREE minutes.

Plan by: Glenn Armstrong
Safe Work Cert. TCT0026337
for Who Dares Pty Ltd
Signature:



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ALL TRAFFIC PLANS ARE COPYRIGHT/PROPERTY OF WHO DARES PTY LTD AND ARE NOT TRANSFERABLE UNLESS AUTHORISED BY WHO DARES PTY LTD.

Tuesday, June 24, 2025

Confirmation of Insurance

This Confirmation of Insurance document has been prepared by Gallagher acting in our capacity as the appointed insurance broker to the Insured. The document is current as at the above date and lists the insurance policy, limit(s) and dates of coverage set out below:

CLASS OF INSURANCE	Short Term Film Production Insurance Package - Liability
INSURED	Servo Productions 19 PYT Ltd
LOCATION OF RISK	'Disney Studios Australia', Building 11, 38 Driver Avenue, Moore Park, NSW 2021 Australia
ADDITIONAL INSURED	Apple Studios LLC; AS Productions NZ Ltd
BUSINESS DESCRIPTION	Film & Television Production Company
PERIOD OF INSURANCE	From: 19/06/2025 at 4:00pm Australian Eastern Standard Time To: 09/10/2026 at 4:00pm Australian Eastern Standard Time
LIMITS OF COVERAGE	Public Liability - any one occurrence \$20,000,000 Deductible - each and every property damage loss \$10,000
INSURED PRODUCTION	Wango aka Greyhound 2
PRODUCTION TYPE	Feature Film
GEOGRAPHICAL LIMITS	Worldwide excluding Russia, Belarus and Ukraine
INSURER	Cinesure Global
POLICY NUMBER	PROD0000241MOTIO
INTERESTED PARTY	Nil Advised

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Veronika Karatovic

Client Manager

