

Hi fellow owners,

We are writing to provide you with an update on the project. It has been a very busy start to the 2023 which started out well with the building receiving the Staged Occupation Certificate on 3rd of January 2023. Next on the agenda is getting owners into their homes as soon as possible and selling the penthouses.

Please see below some further updates and reminders on the main aspects of the project currently taking place.

1. OC Audit Completion

We are happy to announce that the owner's corporation received a letter from NSW Fair Trading confirming our project is no longer an active project on the OBC register, the audit has been formally completed and case is closed.

This is great news for the project and should inspire us all as owners to keep working towards maintaining a safe site and ensuring that we are all following compliance, so no further issues arise that could further delay reoccupation.

2. Telco Towers Update

Please note that Simon and the owner's corporation are working hard to get the telco tower on the roof of the building relocated or at least shrouded as soon as possible. There has been a lot of investigative work behind the scenes to try and achieve this and we will continue to persist in the hope of getting a more optimal outcome.

3. Penthouse Update

The Penthouse continues to progress, with the windows in place and the roof nearly complete by Point Built. BLH are pushing to complete the interior fit out and have been working in tandem to do as much as possible of rough-in works whilst Point Built were completing the windows and roof, as you can see from the photos of the services rough-in it is 90% complete with some hydraulic rough in remaining. The floor grinding and levelling is starting this week, followed by the wall linings, ceiling, painting etc. Joinery is scheduled to start arriving at the end of February, which is in plenty of time for installation. Unfortunately, there are some historical issues that we are navigating through, namely;

- Plumbing lines that are blocked with concrete
- A porous membrane causing leaks below
- Water retention in the old roof of level 7
- Incoming services are needed to be upgraded to accommodate the full functionality of the penthouses

Set out works for the planters has been completed and reinforced concrete ordered with works scheduled next week. The aim is to rapidly complete all surfaces and provide a warm shell so Pure can install the finishing products. This is estimated to occur during the months of March and April. Our current program has us targeting practical completion at the end of April and we are driving hard towards this. There will be a video made and circulated to give a more detailed and visual update.

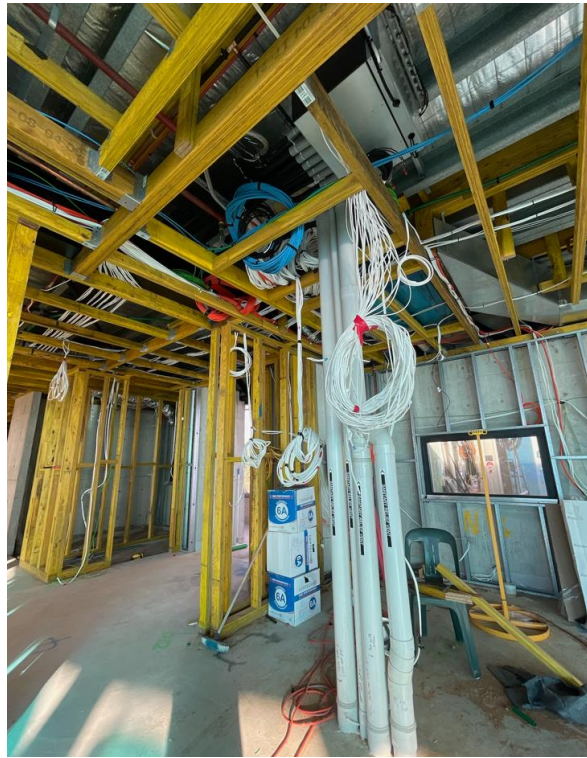
Sotheby's continue to have interest from local and foreign buyers. There has been particular interest from two foreign buyers with follow up site visits occurring week of the 30th of January. There have been recent record sales prices set in both Bondi and Double Bay for Trophy Penthouses with prices well above the \$100kpm². This provides strong relative values and bolsters support for Ultra High Net Worth buyers who have not shied away from spending money on Luxury Real Estate, considering other segments of the real estate market have seen price declines due to rate rises. This supports the strategy of getting the right buyer at the

right price, since the impact is multiplied across two penthouses. Sotheby's remain confident and deliberate in their approach liaising with many of the leading agents in Sydney as well as all key buyers' agents. Michael and Francis have also emphasised that the progress works, and imminent completion help considerably in selling the dwellings. The windows and walls have assisted with helping define the space and size of these uniquely wide apartments. As finishes are deployed, they believe a strong emotional connection will assist in finalising sales.

If any owners have any specific questions about the penthouse, please submit them to soc@skyetamarama.com.au and we will try to incorporate them into the video update that will be coming shortly.

Penthouse Pictures





4. Site Reminders

- As the site is still an active construction site, anyone accessing the site must wear the appropriate safety gear. This includes boots, hard hat, and high vis vest.
- Owners and builders must continue to use Veyor to schedule deliveries and book in the use of the alimak or crane (QR code attached).
- For toilet access, all owners must use the portaloos provided, not the Point Built toilets.
- Please ensure you take care around site specifically in the ground floor area where the crane is situated.
- The lift to the building has been closed off to avoid costly damage. The alimak, when available, can be used to transport people, goods etc. as required.
- Unallocated car parking is now available on B2 Level.
- Storage cages may not be used until the works are completed. Please note anyone who has currently stored items in their cage, must remove all items by 20 January, or they will be removed by building management at the owner's expense.
- Owners are responsible for covering/protecting the smoke or heat detectors inside their units whilst work is being carried out. Any false alarm resulting in an emergency call out will be charged to the

owner who caused the detector's activation and the subsequent call out of emergency services. The cost of a false alarm call out is \$572.00.

- All trades persons must be fully insured and hold a white card which they must always carry whilst on-site. Failure to produce their white card, if requested by the site manager or his representative, will result in immediate eviction of the trades person.

5. Renovation Update and Reminders

- We encourage all owners to start renovating as soon as possible while the majority of owners are renovating. Currently we have 43 units whose applications have been approved to begin works.
- If you are yet to submit your application, please send all required information to soc@skyetamarama.com.au.
- To finalise your renovation process and occupy your unit we remind you that all owners need to provide the following certifications to soc@skyetamarama.com.au as per the information and table provided:

Major Works Completion Requirements:

- Occupation Certificate (OC)

Minor Works Completion Requirements:

WHAT ARE MINOR WORKS:	<ul style="list-style-type: none"> • Only rectification work has been undertaken to return the apartment to pre-development state. • No structural changes have taken place. • No additional bathrooms have been installed.
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Owners who are completing minor works and therefore not required to have a CDC, must produce the following certificates on completion of works:

Area	Evidence of Compliance Attached (see bold headings)
WATERPROOFING CERTIFICATE	<p>Deemed as 'minor works' in Skype Owners Committee Communication No.2 Date 18 July 2022 (by-law 9)</p> <p>Certificate for waterproof installation signed by the licensed installer accompanied with detailed as built plans.</p> <ul style="list-style-type: none"> • The waterproof installation certificate provides the product details, application details and is accompanied by a warranty on the work. • The certificate references NCC 2019 Amendment 1 AS3740 – 2010 • The contractor's license details, address and contact number.
ELECTRICAL WORKS COMPLIANCE CERTIFICATE	<p>Certificate for Compliance for Electrical Work (CCEW) in accordance with AS3000 from an electrical contractor.</p>
SOUND TRANSMISSION COMPLIANCE CERTIFICATE (FLOORS)	<p>Certificate for product acoustic compliance (Flooring) Minimum Five-star rating is the standard for flooring products in this type of building.</p> <p>If your chosen flooring product is below 5-stars, you can add underlay (5-star Acoustic Underlay is around \$10 – \$20 per square metre).</p> <p>Note If you are not replacing the existing flooring, you must provide evidence that the existing flooring meets requirements.</p>

<p>PLUMBING CERTIFICATE</p>	<p>Certificate for Plumbing signed by the licensed plumber accompanied with detailed as built plans.</p> <p>The builder/licensed installer is to issue a plumbing certificate for the dwelling. The plumbing certificate is to provide the product details, application details. The certificate is to reference the relevant National Plumbing Code and Sydney Water Corporation requirements for the works AS3500.</p>
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- You can find templates for each of the above 4 certificates at <https://hello42268.wixsite.com/skye-tamarama>. You may use these templates, or use your chosen qualified trades person's certificates, providing all details (see templates) are completed.
- Note Simon Strum, the building manager, and Terry Degnan will be regularly policing renovation works so if you have started your renovations and not obtained prior approval please cease works immediately and finalise your formal application process as required as soon as possible. Furthermore, if you have been approved to commence works, please ensure you are completing these in a safe and compliant manner.
- For all relevant forms and up to date information including **Skye Reno Checklist 2.1** please visit your owner's website at <https://hello42268.wixsite.com/skye-tamarama>

6. Interest payments on your special levy

We note at the AGM, a motion was passed in relation to the owners commencing contributing to the interest payments on their own special levies outstanding from 1 February 2023.

We have not yet established a robust process on the Strata Logic systems to issue the interest payment notice and, on this basis, we won't be issuing individual payment notices.

As discussed at the AGM, we do not have sufficient funds to continue to pay the interest owing by individual owner's special levies. Calculated below, based on the current interest rate of 10.8%, is an estimate of interest that will accrue for owners who have not paid their special levies for the months on February, March, and April 2023. This is only an estimate as Lannock has the right at any point in time to change the interest rate.

	Days	28	31	30		Days	28	31	30
Special levy #1	Interest rate1	10.80%	10.80%	10.80%	Special levy #2	Interest rate1	10.80%	10.80%	10.80%
Unit Entitlement	Special levy O/S	Feb 2023 estimated interest accrual	Mar 2023 estimated interest accrual	Apr 2023 estimated interest accrual	Unit Entitlement	Special levy O/S	Feb 2023 estimated interest accrual	Mar 2023 estimated interest accrual	Apr 2023 estimated interest accrual
9	\$206,896.55	\$ 1,714.12	\$ 1,897.78	\$ 1,836.56	9	\$ 62,283.74	\$ 516.02	\$ 571.30	\$ 552.87
10	\$229,885.06	\$ 1,904.58	\$ 2,108.64	\$ 2,040.62	10	\$ 69,204.15	\$ 573.35	\$ 634.78	\$ 614.31
12	\$275,862.07	\$ 2,285.50	\$ 2,530.37	\$ 2,448.75	12	\$ 83,044.98	\$ 688.02	\$ 761.74	\$ 737.17
15	\$344,827.59	\$ 2,856.87	\$ 3,162.97	\$ 3,060.94	15	\$103,806.23	\$ 860.03	\$ 952.17	\$ 921.46
19	\$436,781.61	\$ 3,618.71	\$ 4,006.42	\$ 3,877.18	19	\$131,487.89	\$1,089.37	\$1,206.09	\$1,167.18

1 As you are aware the interest rate we pay to Lannock is variable and can change at any time. 10.8% is the interest rate effective from 9-Dec-22

If you have paid down part of your special levy and want to understand the interest that will accrue from 1st February on your special levy, please contact Milly Cavaleri via email on millysp1731@gmail.com and she will assist you.

We strongly encourage owners, as a minimum to start paying the interest component on your own special levy so your special levy outstanding doesn't continue to grow.

We strongly encourage all owners to seek financial advice around the payment of their outstanding special levies as the interest rate we are being charged at 10.8% is **significantly higher** than the interest rate you would be charged if took the loan out in your own name.

We have included again the details of the brokers you had the opportunity to meet virtually on Wednesday 2nd November as well as another broker referred by one of the owners. You are under no obligation to use any of these brokers, but they are just here as contacts in case you want to speak to someone.

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Mark Moenting

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Katey Chalmers

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0408 724 067

Note the Lannock loan as of 31st December 2022 was \$60.8m. Owners to date have paid \$10m of the \$26m of special levies we have raised. As mentioned above we encourage all owners to refinance and pay down their special levies given the significant increase rate Lannock is charging.

7. Final Note

On a final note, SOC have been driving this project which has taken a massive amount of time and effort but we encourage all owners to take responsibility to have a safe and harmonious site and create a supporting and respectful community as we get closer to occupation.