

Intention to apply for Exemption

Hi Breezy

Further to our previous phone/email correspondence, my name is Liz Frankel and I am the Secretary of Community Corporation 22654, 18 Moseley St Glenelg SA.

As a lot owner from within the C Block of the complex, I work in my role as Secretary, along with the other 4 management committee members, as a volunteer. Although unpaid, we take our management role very seriously and work within the law to provide fair & transparent management of the site.

Best Strata is our Body Corporate Manager who guide and assist our management committee. Rob van den Bos is our contact at Best Strata. Our Management Committee and Best Strata took over as managers since our AGM in September last year.

We wish to apply for an Individual Exemption so that we may continue to pass on exact electricity use costs to a number of individual onsite owners in a fair and transparent manner.

The complex was built in 1975 and consists of Block A, Block B and Block C, with 34 individual units **owned by 21 individual owners**. (See attachment #1).

The age of the building means that the electricity meters and infrastructure, although sound, is quite old, and any unnecessary major upgrades would likely be very cost prohibitive.

Block A consists of 8 two-bedroom units and Block B consists of 6 one-bedroom units. All owners in Blocks A & B have their own electricity retail meters and therefore pay for their own quarterly electricity direct to the retailer.

Block C is made up of 20 identical Studio Apartments that are not individually metered. The 20 apartments in C block are owned by 12 individual owners.

At the rear of Block C there is a relatively new (built around 2 years ago) sub-corporation of three separate Villas, and a villa store area, owned by 1 person.

The Community Corporation 22654 manage the entire site (Block A, B, C & Villas) We as managers of the community corporation pass on actual electricity costs for each of the 20 C Block apartments to the individual owners of C block, along with the owner of the Villas. Any Common Power is paid for by the Corporation.

The whole site is a mix of permanent, medium and short term residents.

Previously the majority of the complex was the Taft Motel, which ceased operating in August last year.

The Taft Motel previously passed on quarterly electricity charges to individual owners of C block and the Villas, and issued them with their own quarterly invoices for electricity use charges. Taft Motel did not provide a copy of the Alinta quarterly bill, nor were owners provided any information about how electricity charges were calculated. Taft also charged an admin fee per individual quarterly invoice.

As personal owners of a Lot in Block C, we did not think that the Taft Motel model of administering electricity charges to individual owners was transparent enough.

Since taking over from the Taft at our previous AGM in September last year, the new management team, made up of a management committee of five owners, and assisted by Best Strata, have replaced old power hungry common lighting with energy saving LED common lighting. New management has taken on the role of passing on individual actual electricity use fees to individual owners in C block and the owner of the Villas.

Our new Management do not charge an admin fee and individual owner electricity costs have reduced since we took over from the Taft Motel.

So as to provide transparency and fairness to all individual owners, Management (Best Strata) can make available to individual owners a copy of the Alinta retail bill (*see attachment #2*) and the spreadsheet showing how we calculate (to the exact cent) the individual room electricity costs. (*see attachment #3*)

We do not charge an admin fee to read meters or to collate individual electricity costs. This is done by the volunteer management committee as a free service to the individual owners.

The individual electricity costs for C block & Villas is then passed on, via Best Strata (nil admin fee for this service), with the quarterly Community Corporation Strata Fees. Electricity use is listed separately so that owners know what they pay for electricity. (*see attachment #4*)

Please let us know if there is anything else you require to action our Individual Exemption application, or get back to me to discuss.

Please note that some of the information contained within the application and various attachments is of a confidential nature as it shows information about individual owners, including electricity use of individual owners.

Thank you.

Kind regards,

Liz Frankel

Secretary

Community Corporation 22654

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