



Wollongong [p] 4226 4222 [f] 4225 0046  
Suite 18, 30 Market Street, Wollongong  
PO Box 360 Wollongong NSW 2520  
DX 27826 WOLLONGONG COURT  
[e] enquiries@cvclaw.com.au

Corrimal [p] 4284 1789 [f] 4284 1753  
112B Railway Street, Corrimal NSW 2518  
[e] enquiries@cvclaw.com.au

Thirroul  
Suite 12B, "Anitas Theatre"  
264-270 Lawrence Hargrave Drive, Thirroul  
[e] enquiries@cvclaw.com.au

Your Ref:  
Our Ref: VC:AI:160003  
Contact: Vic Cuoco  
Direct Phone: 0242262333  
Direct Email: vic.cuoco@cvclaw.com.au

5 December 2018

Attention Charlie  
Sam Hanna & Co Pty Ltd  
PO Box 432  
MENAI CENTRAL NSW 2234

Dear Charlie

**Heritage Item located at 2A-6 Thomas & Keira Street, Wollongong  
D-A 2017-730**

We refer to the above and confirm that we have been in contact with the town planner from Knight Frank who has provided us some detail in relation to the Council requirements pertaining to the future upkeep of the heritage item located at the abovementioned property.

The heritage item will form part of the strata plan which will be registered upon completion of the development. In our opinion it would be essential that the by-laws required to be registered with the Strata Plan contain a provision that the upkeep and maintenance of the heritage item shall be the responsibility of the Owners Corporation. Thus, this will provide disclosure to all potential purchasers of the strata title units, of their obligations.

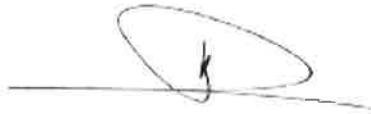
In addition, the Owners Corporation must provide a capital fund forecast over a ten (10) year period which will include a budget for the upkeep and maintenance of the heritage item but also for the units to be constructed on the site. The capital fund will be raised in the form of levies that are calculated based on the budget forecast. Obviously, over a period of ten (10) years this amount will be sufficient and substantial to cover the cost of the future upkeep and maintenance of the heritage item.

We have no doubt that with a properly prepared budget the capital fund will provide assurances to the relevant parties that the heritage item will be preserved.

If you require anything further, then please do not hesitate to contact the writer.

Yours faithfully

**CVC Law**

A handwritten signature in black ink, consisting of a large, stylized 'C' with a vertical line through it, followed by a horizontal line extending to the right.

**Vic Cuoco**