

STRATA INSPECTION REPORT

STRATA PLAN :

LOT :

PROPERTY ADDRESS :

CLIENT :

INSPECTION DATE :

Property Reports

11/354 High St Penrith NSW 2750

1300 REPORTS

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PROPERTY ADDRESS :

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PROPERTY
ADDRESS:

SP :

REPORT SUMMARY

1	Current Levies / Arrears for Lot	78			
		Current Levies		Arrears	
	Administrative Fund	\$ 827.75	per quarter	\$0	
	Capital Works Fund	\$ 609.46	per quarter		
2	Quarterly Strata Levies for Lot	78	paid until	31/01/2023	
3	Financial Position / Arrears for Strata Plan	91307			
	Administrative Fund	\$ 157,810.32			
	Capital Works Fund	\$ 1,548,231.51			
	Cash at Bank - Unallocated	\$ 18.05			
	Actual Cash at Bank for Strata Plan	\$ 1,684,121.20		Arrears	\$ 21,920.63
	As at	13/10/2022			
4	Insurance Premium renewal date	01/04/2023			
5	Did Inspection disclose any current Special Levies ?				Yes
6	Did Inspection disclose proposed Special Levies in near future ?				No
7	Has there been any changes to the By-laws in the last three years ?				No
8	Last Annual General meeting was held.				2/03/2022

PROPERTY ADDRESS :

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STRATA ROLL

SECTIONS 96 - 99

Recorded Owner

Lot details for Lot **78** There is **One** page per Lot
Unit entitlement of the subject Lot is **43** Aggregate Unit Entitlement **10000**

Details of Mortgages recorded **Nil**

Original Owner / Proprietor

Details of leases and sub leases recorded **Nil**

Initial period has expired **Yes**

TITLE DEED

The Certificate of Title for the common property was **Not sighted (Copy only)**

CP/SP

Date issued

Easements .

PROPERTY ADDRESS :

MAINTENANCE CONTRIBUTION LEVIES

SECTION 76

Current Levies / Arrears for Lot **78**

Owner Ledger attached.

Administrative Fund	\$ 827.75	per quarter	
Capital Works Fund	\$ 609.46	per quarter	Arrears \$ 0

Levies due and payable

1st May 22, 1st Aug 22, 1st Nov 22 & 1st Feb 2023

Levies for Lot **78** paid until **31/01/2023**

Date of last change quarterly levies **1st May 2022**

Details of any current Special Levies

Amount	\$3,925.90
Due date	01/08/2021 & 01/11/2021

Special Levy struck for **Building Defects**

Do records disclose proposed Special Levies in the near future ? **No**

Consideration must be given to future proposed major expenditure and the values of the Administrative and Capital Works Fund.

Note : Any Special Levies listed are for the whole Strata Plan and the amount due for each Lot is according to unit entitlement. E.g., A portion of the amount due.

PROPERTY ADDRESS :

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INSURANCES

SECTIONS 82, 83, 87 & 88

Policies - Strata Title Insurance

Insurance Company

Policy No

Due date

Building	\$
Public Liability	\$
Voluntary Workers	\$
Workers Compensation	
Loss of Rent/Temp Accommodation	\$
Office Bearers Liability	\$
Fidelity Guarantee	\$
Common Area Contents	\$
Machinery Breakdown	\$
Taxation and Audit Costs	\$
Workplace, Health & Safety Breaches	\$
Legal Defence Expenses	\$
Building Catastrophe	\$

**Copy Certificate of Insurance
attached.**

(Please confirm all insurances with Certificates of Currency)

VALUATION - BUILDING

SECTION 85

Building Valuation Report

Date

Building Replacement Cost

PROPERTY ADDRESS :

SP :

RECORDS OF NOTICES AND ORDERS

SECTION 101

Notices received by Owners Corporation are kept ? **Yes**

Orders received by Owners Corporation are kept ? **Yes**

Register of Notices and Orders is kept ? **Loose leaf**

Notices or Orders adversely affecting the Owners Corporation ? **Nil apparent**

Notices or Orders adversely affecting the subject Lot ? **Nil apparent**

ACCOUNTING

SECTIONS 66 - 74

Financial Position / Arrears for Strata Plan **95014** **Balance Sheet attached.**

Administrative Fund	\$ 157,810.32	
Capital Works Fund	\$ 1,548,231.51	
Cash at Bank - Unallocated	\$ 18.05	
Actual Cash at Bank for Strata Plan	\$1,684,121.20	Arrears \$21,920.63

As at **13/10/2022**

Accounting records are kept as per the act **Yes**

Accounting records retained as per the act **Yes**

Annual Financial Statements prepared **Yes**

Annual Budgets prepared **Yes**

Resolved at last Annual General Meeting to appoint Auditors **Yes**

PROPERTY ADDRESS :

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MANAGING AGENT

SECTIONS 8, 9, 26 - 29

A Managing Agent has been appointed

Agent

Licence No.

Telephone number

This Managing Agent was appointed on

A written appointment / delegation was

MINUTES

SECTION 102

Minute Book inspected dated from

13/06/2017

Minutes of meetings are kept ?

Yes

Minutes as required by the Act
and regulations are retained ?

Yes

Date of First Annual General meeting

13/06/2017

Date of last Annual General meeting

6/04/2022

Date of last meeting

18/07/2022

Copy of minutes attached

**Various Strata Committee Meetings
EGM 18/07/2022**

Note : EGM - Extraordinary General Meeting

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DOCUMENT RETENTION

SECTION 104

Correspondence is being retained ? **Yes**

Notices of Owners Corporation and Strata Committee meetings retained ? **Yes**

Proxies given to Owners Corporation retained ? **Yes**

Notices under Section **118** retained ? **Yes**

HARMONY

History of disputes

No By-law infringements noted in last twelve months in records Inspected.

BY - LAWS

SECTIONS 41 - 56

By - laws changed or added in past three years ? **No**

If applicable have these been registered ? **N/A**

If not registered what do they concern ? **N/A**

Animals : **By-laws attached.**

PROPERTY ADDRESS :

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STRATA COMMITTEE

Duly elected members of the Strata Committee

INCOME TAX

Are Taxation Returns lodged ?

N/A

Was ABN sighted ?

Yes

Is the Plan registered for GST ?

Yes

BUILDING REPORTS

Building Defect Report – 17 August 2022

Structural Building Report – 12th August 2021

LITIGATION

Currently in a legal proceeding with Chambers Russell acting on the Owners Corporations behalf.

PROPERTY ADDRESS :

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HISTORICAL INFORMATION

SECTIONS 62 - 64, 75 &106

BUDGET COMPARISON ANALYSIS

Year	Administrative Fund	Capital Works Fund
2021/22	Budget \$790,464.39	Budget \$1,293,760.34
2022/23	Budget \$701,000.00	Budget \$516,400.00

Attached for information extract Capital Works Fund Plan

Repairs / Building issues or work carried out for other Lots
and to Common Property

Period 01/03/2022 – 13/10/2022) expenditure attached

Note : The historical information above concerning the Owners Corporation has been made available for any general interest to the purchaser. The information was provided by the Managing Agent / Owners Corporation.

GENERAL INFORMATION

Strata Plan registered **17/02/2017**

Number of Lots in Strata Plan **271**

Number of units in complex **271**

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CONDITIONS OF THIS STRATA REPORT

The information contained in this report was extracted from the records of the Owners Corporation.
Where relevant information received in the course of conversation with officers of the Owners Corporation.

Whilst all reasonable care has been taken in compiling this report, no guarantee of accuracy is offered or implied due to the possibility that all of the Owners Corporation records may not have been made available or alternatively records may not have contained all of the information of interest to the purchaser to allow a thorough investigation. No responsibility whatsoever is accepted for any loss or damage arising from inaccuracies contained in the Report or information supplied to us at the time of inspection.

This report was compiled exclusively for the benefit of the party to whom it is addressed and no other person or corporation shall be deemed to be entitled to rely on this report for any purpose whatsoever. No responsibility whatsoever is accepted to any third party who may rely or act on this report and do so at their own risk.

Scott Dalton

