



A Division of Veryan Management Pty Ltd.
ABN 71 002 697 805
Building Consultant License Number BC641

393 Rocky Point Rd
PO Box 294
Sans Souci NSW 2219

T. 02 9529 5222
F. 02 9529 2111
E. info@pink.com.au

www.pinkinspections.com.au

COMMUNITY ASSOCIATION PLAN REPORT

XXXX:XXX

LOT No: 24

DP No.:

PROPERTY ADDRESS:

DATE INSPECTED: 23rd JUNE 2016

COMMISSIONED BY: XXXXXXXX

CONTACT: KATRINA

CONDITIONS OF THIS COMMUNITY ASSOCIATION INSPECTION REPORT

The information contained in this report was extracted from the records of the Community Association/Neighbourhood Plan as presented to us at the date of inspection. Your attention is directed to the possibility that not all of the records may have been made available. Where possible, any obvious lack of documentation was queried with Officers of Agents of the Community Association/Neighbourhood Plan. However, these persons are only required to provide the records, and are not obliged to answer questions. We make no warranty as to the accuracy of information provided to us by any parties, and advise that we will not be responsible for any loss or damage arising from the use of information given to us.

This report is made for the benefit of the parties listed herein (other than the vendor) and no other person shall be or shall be deemed to be entitled to rely on this report for any purpose whatsoever.

CONTACT THE INSPECTOR

Please feel free to contact the inspector Amanda Williamson, who carried out this inspection, on 0419 299 243. Should you have any difficulty in understanding anything contained in this report you should immediately contact the inspector and have the matter explained to you prior to acting upon this report. The inspector can only discuss facts contained in this report and cannot provide an interpretation of the information or offer opinions.

COMMUNITY ASSOCIATION REPORT

PROPERTY ADDRESS: XXXXXX XXXX

1. COMMUNITY ASSOCIATION ROLL

The following information was obtained from the Community Association Roll:

OWNER : SP

ADDRESS : C/- Dynamic Property Services
Level 9, 66 Goulburn Street, SYDNEY

MORTGAGEE : Nil Recorded

UNIT ENTITLEMENT : 301

AGGREGATE UNIT ENTITLEMENT : 10,000

Number of Lots in the Community Association Plan: 93

INITIAL PERIOD

EXPIRATION OF INITIAL PERIOD

Initial period **has** expired (according to Community Association Roll).

The Initial Period of a Community Association ends when the sum of individual lots whose unit entitlement is equal to or more than 1/3 of the aggregate unit entitlement, as we were unable to inspect the strata/association rolls for each individual lot of the community association we were unable to ascertain whether the initial period in fact expired.

However, we note that the Community Association **has** convened the FIRST ANNUAL GENERAL MEETING.

SUBDIVISION/STAGED DEVELOPMENT

Details of any proposed subdivisions of development lots etc. would be contained in the Development Contract.

COMMUNITY ASSOCIATION REPORT

PROPERTY ADDRESS: XXXXXX XXXX

2. AGREEMENTS/DOCUMENTS

We sighted copies of the following:

COMMUNITY MANAGEMENT STATEMENT – Registered 16.5.2002	[X]
COMMUNITY SCHEME SERVICES AGREEMENT	[]
LANDSCAPE/ARCHITECTURAL STANDARDS FOR COMMUNITY SCHEME	[]
NEIGHBOURHOOD MANAGEMENT STATEMENT	[]
NEIGHBOURHOOD SCHEME SERVICES AGREEMENT	[]
LANDSCAPE/ARCHITECTURAL STANDARDS FOR NEIGHBOURHOOD SCHEME	[]
MAINTENANCE AGREEMENT BETWEEN COMMUNITY ASSOCIATION AND NEIGHBOURHOOD PLAN	[]
SERVICES AGREEMENT BETWEEN COMMUNITY ASSOCIATION AND NEIGHBOURHOOD PLAN	[]

We presume copies of these documents have already been forwarded to you by the Vendor's Solicitors. As the Community Management Statement etc., binds not only the Owners and Occupiers of the community development but also subsidiary schemes resulting from the subdivision of these lots and occupants of those schemes, we recommend perusal of these documents. The Community Land Management Act, 1989, requires any amendments to the Management Statement to be registered within 2 months of the passing of the resolution.

COMMUNITY ASSOCIATION REPORT

PROPERTY ADDRESS: XXXXXX XXXX

3. FINANCIAL ACCOUNTS:

Administrative Fund balance	: \$307,310.13
Sinking Fund balance	: \$561,274.74
Investment Account	: \$829,735.85
Cash at Bank	: \$122,869.93
As at	: 22.6.2016

4. MAINTENANCE LEVIES

Payable by Strata Plan/Precinct Plan/Neighbourhood Plan as a whole to Community Association

Administrative Fund	: \$3,366.18
Sinking Fund	: \$ 695.31

As of 1.7.2016

Administrative Fund	: \$5,380.37
Sinking Fund	: \$ 827.75

Payable : Quarterly

Paid to : 30.6.2016

Last Change/increase : 1.10.2015

Allocated according to Unit Entitlement : Y

CURRENT SPECIAL LEVIES : NIL SIGHTED

PROPOSED SPECIAL LEVIES : NIL SIGHTED

COMMUNITY ASSOCIATION REPORT

PROPERTY ADDRESS: XXXXXX XXXX

BUDGET – ANNUAL CONTRIBUTIONS

Administration Fund	: \$650,000.00 + GST PA
Sinking Fund	: \$100,000.00 + GST PA

5. COMMON PROPERTY/ASSOCIATION PLAN

Date of Registration of Community Plan	: 16.5.2002
Copy of Registered Community Plan sighted	: Y

6. TITLE DEED

Original Title Deed for the Common Property was inspected

Certificate of Title

Identifier: CP/SP 1/270215	Edition: 15	Date: 15.12.2015
-----------------------------------	--------------------	-------------------------

Dealings Registered:	Nil Sighted
----------------------	-------------

No evidence of any resolutions during the past 2 months to amend the By-Laws.

Details of any restrictions imposed on the use and enjoyment of the lots or of the Association Property (including any exclusive use rights) would be contained in the By-Laws as outlined in the Community Management Statement. The Community Land Management Act, 1989, requires that any amendments to the Management Statement be registered within 2 months after the passing of the relevant resolution. A Search should be made that the Land Titles Office to confirm all registered dealings. Also refer to *Agreements/Documents*.

ANIMALS

We could not find any evidence of the Owners Corporation attitude to the keeping of animals (refer By-Laws).

COMMUNITY ASSOCIATION REPORT

PROPERTY ADDRESS: XXXXXX XXXX

7. EXECUTIVE COMMITTEE

Refer to *attached* Annual General Meeting Minutes for details of the Executive Committee.

LAST ANNUAL GENERAL MEETING : 28.10.2015

8. INSURANCES

POLICIES

BUILDING Company : CHUBB
Policy No. : 9320957
Due Date : 30.11.2016
Sum Insured : \$ 10,549,000

PUBLIC LIABILITY Company : As above
Policy No. : As above
Due Date : As above
Sum Insured : \$20,000,000

VOLUNTARY WORKERS Company : As above
Policy No. : As above
Due Date : As above
Sum Insured : \$200,000/2,000

COMMON CONTENTS : \$ 337,590

LOSS OF RENT : \$ 1,582.350

FIDELITY GUARANTEE : \$ 100,000

OFFICE BEARERS LIABILITY : \$20,000,000

PREMIUM \$ 18,695.73

Evidence sighted : Printouts by Strata Manager
Insurance Broker : Y
Name : Austbrokers

Building Valuation Report

Valuation Amount : Not Sighted
Date : -
By : -

COMMUNITY ASSOCIATION REPORT

PROPERTY ADDRESS: XXXXXX XXXX

9. MANAGING AGENT

Name : Dynamic Property Services
Licence No. : 280243
Telephone No. : 9267 6334
Date of appointment : Prior to 2012

10. MINUTES

Minutes are retained for the prescribed period : Y

NOTABLE ITEMS

14.4.2016 Executive Committee Meeting – *refer attached*

28.10.2015 Annual General Meeting – *refer attached*

- The following Budgets are adopted per annum: Administrative Fund \$650,000.00 + GST and Sinking Fund \$100,000.00 + GST.
- Refer By-Laws.

8.10.2014 Annual General Meeting

- The following Budgets are adopted per annum: Administrative Fund \$1,380,000.00 + GST and Sinking Fund \$0.00 + GST.

9.10.2013 Annual General Meeting

- The following Budgets are adopted per annum: Administrative Fund \$1,100,000.00 + GST and Sinking Fund \$135,000.00 + GST.
- Refer *attached* Loan Contract with Lannocks.

COMMUNITY ASSOCIATION REPORT

PROPERTY ADDRESS: XXXXXX XXXX

11. HISTORY OF EXPENDITURE

GENERAL EXPENDITURE

Major items only noted

Report generally does not include routine maintenance items.

<u>Year</u>	<u>Type</u>	<u>Cost</u>
<u>2015/2016</u>	Refer <i>Attached</i>	
<u>2014/2015</u>	Gym	\$ 7,599.00
	Pool	\$19,517.00
	Major expenditure	\$ 6,014.00
	General	\$12,900.00
	Security equipment	\$16,431.00
	Painting	\$ 5,540.00
<u>2013/2014</u>	Pool	\$11,021.00
	Major expenditure	\$ 7,085.00
	Floors	\$ 9,850.00
	Painting	\$10,100.00
<u>2012/2013</u>	Gym	\$ 7,605.00
	Pool	\$ 4,458.00
	Major expenditure	\$46,500.00
	General	\$20,400.00
	Roof	\$12,850.00

COMMUNITY ASSOCIATION REPORT

PROPERTY ADDRESS: XXXXXX XXXX

12. MISCELLANEOUS

Age of Building : Unable to Determine

Income Tax Returns : Unable to determine

Other:

- Pool Compliance *attached*.
- Sinking Fund extracts *attached*.
- Annual Fire Safety Statement (AFSS) *attached*.
- Treasurer's Report *attached*.
- Annual Report 2013/2014 *attached*.

NOTE: *A Visual Inspection of the property has not been carried out.
If there are any items requiring clarification, please call us.*

13. ATTACHMENTS

56 pages

For and on behalf of
Pink Inspection Services