

STRATA INSPECTION REPORT

CLIENT NAME

LOT No:

STRATA PLAN No:

PROPERTY ADDRESS: 123 Alphabet Street, Sydney

DATE INSPECTED: 29th August 2016

COMMISSIONED BY:

CONTACT:

CONDITIONS OF THIS STRATA INSPECTION REPORT

The contents of this report are based upon an inspection of those Owners Corporation records available for a period of up to four (4) years prior to the date of this report unless otherwise stated. Whilst all reasonable care has been taken in the production of this report, no guarantee of accuracy is offered or implied in respect of the information supplied to us at the time of inspection and no responsibility is accepted for any loss or damage whatsoever arising from inaccuracies contained in the information supplied to us at the time of inspection.

We can offer no assurances that the records made available were complete and it is always possible that other relevant records exist that were not inspected.

We do not warrant that any Insurance Policy mentioned in this Report which benefits the Owners Corporation is either valid, continuing or enforceable. Where the information was available to us, we have provided contact details of the Broker to enable you to seek that information.

This report is made for the benefit of the client listed herein 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 Rex Merrick, who carried out this inspection, on 0407 223 584.

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.

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STRATA INSPECTION REPORT

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1. Important information about this report



The following information is derived entirely from an inspection of the records made available at the time of our inspection. We are unable to guarantee that all the Owners Corporation records were made available to us at the time of our inspection or attest to the accuracy of the information contained in those records. In some cases Managing Agents hold "pending" files which may not be produced. We have not inspected the building and we cannot necessarily determine whether the building is well maintained or not.

The personnel of Strata Manager's offices are not required to be available for interview and some Strata Managers prohibit their personnel from offering information verbally. Unless otherwise indicated, the information in our report has been obtained solely from the records made available to our inspector.

Whilst every effort is made to ensure the accuracy of the information contained in this report, we cannot accept liability for any incorrect information that may be obtained from those records or derived verbally from the Secretary, Treasurer or Managing Agent of the Owners Corporation.

Any part of the information in this report may be based on our archives. The information in this report may be used by us for other clients.

(a) Abbreviations

Throughout this report the following definitions apply:

"The Act" refers to the Strata Titles Act, 1973 as updated to the Strata Schemes Management Act, 1996.

"The Regulations" refers to the Strata Titles Act Regulations, 1974 as updated to the Strata Schemes Management Regulation, 2005 and the Strata Schemes Management Amendment (Fees) Regulation 2010.

"Y" indicates "Yes".

"N" indicates "No".

"Nil apparent" indicates "Nil apparent from available records."



2. STRATA ROLL - Section 96

| | |
|--|--------------------------------------|
| Recorded Owner: | BRETT ANTHONY GARSIDE |
| Recorded address: | |
| Recorded Mortgagee: | Nil Recorded |
| Aggregate Unit Entitlement: | 10,000 |
| Unit entitlement of the subject lot: | 130 |
| Number of units in Strata Plan: | 73 |
| Number of lots in Strata plan: | 73 |
| Lot number and unit number correspond: | Y |
| Ascertained from: | Strata Roll and Certificate of Title |

3. COMPLIANCE - Section 96

The Strata Roll is fully computerised

4. RECORDS OF NOTICES AND ORDERS - Section 101

| | |
|---|--------------|
| Notices given to the owners corporation are kept: | Y |
| Orders served on the owners corporation are kept: | Y |
| A register of Notices and Orders is kept: | N |
| Notices or Orders adversely affecting the owners corporation: | Nil apparent |
| Notices or Orders adversely affecting the subject lot: | Nil apparent |



5. ACCOUNTING – Section 103

The financial position of the Owners Corporation is as follows:

| | |
|---|----------------|
| Administrative Fund: | \$72,971.92 CR |
| Sinking Fund: | \$91,620.05 CR |
| As at: | 29.8.2016 |
| Accounting records kept as per the Act: | Y |
| Accounting records retained as per the Act: | Y |
| Annual Financial Statements prepared: | Y |
| Annual Budgets prepared: | Y |
| Auditors are appointed: | Y |

6. MAINTENANCE LEVIES (Section 78)

Current Standard Levies

| | |
|--|--|
| Administrative Fund: | \$542.35 |
| Sinking Fund: | \$107.25 |
| Payable: | Quarterly |
| Paid to: | 31.3.2016 |
| Amount in Arrears (Subject Lot): | \$ 1,857.60 + Interest \$ 37.20 |
| Last Change: | 1.4.2016 |
| Allocated according to unit entitlement: | Y |
| Amount in Arrears (Entire Complex): | \$ 3,068.69 |
| As at: | 29.8.2016 |



Special Levies

| | |
|------------------------|--------------|
| Proposed Special Levy: | Nil apparent |
| Current Special Levy: | Nil apparent |

Important Note: This report includes information in relation to levies that we have obtained from the available records. We strongly recommend that a Section 109 Certificate be obtained prior settlement to confirm levies and any other applicable charges.

Financial Status – Budget

| | |
|--------------------------------------|-----------------------|
| Annual Contributions effective from: | 1.4.2016 |
| To the Administrative Fund: | \$151,700.00 + GST PA |
| To the Sinking Fund: | \$ 30,000.00 + GST PA |

7. BY-LAWS Schedule 1

By-Laws passed but not registered: Nil Apparent

Animals

By-Law No. 39

The keeping of animals within the Lot or on Common Property is subject to the By-Laws registered with the Strata Plan and/or any other instrument taking precedence. You should seek approval under those instruments.



8. MANAGING AGENT - Sections 26 & 27 (1)

A Managing Agent has been appointed.

| | |
|----------------------|------------------------------------|
| Date of Appointment: | Unable to determine |
| Licence No.: | 141116 |
| Name: | Jameson & Associates Unit Services |
| Address: | 60 Harbour Street. MOSMAN |
| Telephone Number: | 8969 3300 |

9. TITLE DEED

The Certificate of Title for the common property was sighted.

| | |
|------------------|-----------------|
| Identifier: | CP/SP 48226 |
| Edition: | 5 |
| Date: | 22.6.2015 |
| Second Schedule: | 7 Notifications |

Note: For Strata Schemes registered after July 1st 1997 a copy should be obtained of the By Laws registered with the Strata Plan. A search should be made at the Land Titles Office to ascertain all registered dealings.



10. MINUTES - SECTION 152 Schedule 2

| | |
|---|---|
| Minutes are kept for seven (7) years or since registration: | Y |
| Minutes are retained for seven (7) years or since registration: | Y |

NOTABLE ITEMS (from Minutes)

23.8.2016 Executive Committee Meeting – Minutes **attached**.

16.6.2016 Executive Committee Meeting – Minutes **attached**.

31.5.2016 Executive Committee Meeting – Minutes **attached**, together with documents in relation to the parking issue (which dominates recent Minutes as **attached**).

19.5.2016 Executive Committee Meeting – Notice of Meeting **attached**.

11.2.2016 Annual General Meeting – Minutes **attached**.

28.8.2013 Executive Committee Meeting

- Accepted quote of \$19,680.00 for interior painting.

15.3.2013 Executive Committee Meeting

- Accepted quote of \$22,560.00 + GST for hallway carpet.

8.2.2010 Annual General Meeting

- Raised Special Levy of \$9,000.00 to clear deficit in Administrative Fund.

22.12.1994 FIRST ANNUAL GENERAL MEETING

Last Annual General Meeting: 11.2.2016



11. HISTORY OF EXPENDITURE

(a) Carpet

The age of the common carpet is 3 Years (approximately). Cost \$22,560.00.

(b) Painting

The internal common areas of the building were last painted in Year 2013. Cost \$17,891.00.

The external common areas of the building were last painted in Year 2015. Cost \$3,587.00 (awnings).

(c) General – Expenditure Items of Significance

This listing consists mainly of Sinking Fund expenditure and only significant or notable items are listed – it does not include items of a regular nature or minor common items. It is not, and should not be interpreted as being, exhaustive.

| Year | Type | Cost |
|------|----------------------------------|------|
| 2016 | Refer attached Statements | |
| 2015 | Refer attached Statements | |
| 2014 | Refer attached Statements | |
| 2013 | Refer attached Statements | |
| 2012 | Refer attached Statements | |
| 2011 | Refer attached Statements | |

No physical inspection of the property has been carried out. If you require such an inspection please call our inspection department.



12. EXECUTIVE COMMITTEE

Schedule 3, Part 1, Clauses 1 & 2

The names of the Executive Committee are:

D Carpenter
K Yeung
J Callaghan
A Skrinda
S Adams
M Flynn
D O'Connor
K See-Kay Lui
S Mackay



13. INSURANCES - Section 83 (1) 87 (1) (b) (a)

Note: Please confirm all insurance details with a Certificate of Currency.

A current Certificate should be obtained to ensure the policy has not been cancelled.

Company: QBE / CHU

| Type | Policy No. | Amount | Premium | Due Date |
|--|------------|---------------------------|----------------|-----------|
| Building & Contents | HU0014383 | \$23,837,867 \$240,786 | \$17,482.00 | 15.9.2016 |
| Public Liability | As above | \$10,000,000 | Included above | As Above |
| Personal Accident | As above | \$200,000/2,000 | Included above | As Above |
| Fidelity Guarantee | As above | \$100,000 | Included above | As above |
| Office Bearers Liability | As above | \$2,000,000 | Included above | As above |
| Machinery Breakdown | - | \$ Nil Cover | - | - |
| Loss of Rent | As above | \$3,573,680 | Included above | As above |
| Building Catastrophe | As above | \$7,151,360 | Included above | As above |
| Government Audit Costs | As above | \$25,000 | Included above | As above |
| Appeal Expenses – OH & S Breaches | As above | \$100,000 | Included above | As above |
| Legal Defence Expenses | As above | \$50,000 | Included above | As above |
| Lot Owners Fixtures / Improvements (per lot) | As above | \$250,000 | Included above | As above |

Excess: Unable to determine



| | |
|--|-----------------------------------|
| Evidence sighted: | Certificate of Currency (undated) |
| Insurance Broker: | Y |
| Name: | Honan Insurance Group |
| Telephone: | 9299 0767 |
| Levels of Insurance confirmed by | |
| General Meeting of Owner's Corporation: | Y |
| The current insured amount for building/contents appears to be less than the last valued amount. Please note date of last valuation for consideration. | |
| Last valuation amount: | \$23,840,000 |
| Valued by: | AC Valuers |
| As at: | 16.6.2015 |

14. MISCELLANEOUS

| | |
|----------------------------|--|
| a) Tenanted Units: | Unable to be determined from available records. |
| b) Age of Building: | Unable to be determined from available records. |
| c) Strata Plan Registered: | 10.11.1994 |
| d) Income Tax Return: | A tax return was last lodged in Year 2015. |
| e) Harmony: | The records and books disclosed evidence of: noise; laundry items on balconies; parking on common property and storage. Letters have been sent by the Managing Agent in this regard. |
| f) Other: | <ul style="list-style-type: none"> i Annual Fire Safety Statement (AFSS) is dated 18.2.2016. ii We attach an extract from a Sinking Fund Analysis. |



15. ATTACHMENTS

71 Pages

For and on behalf of
Pink Inspection Services

