



Streamline Strata Searches
ABN 34 415 690 228

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STREAMLINE STRATA RECORD SEARCH REPORT

Client	Sample Lawyers 1 Sample Road Mosman NSW 2088
Client Reference	Andrews from Borman
Date Inspected:	15th November 2019.
Order No:	581507
Strata Plan:	00000
Lot No(s):	10
Property Address:	5-7 Sample Street Leichhardt 2040
Report Date:	18th November 2019.

GENERAL INFORMATION

Number of Lots in the Strata Plan:	23
Number of Units in the building	23
Unit of Entitlement of the subject Lot(s):	49
Aggregate Unit of Entitlement	1,000
When was the Strata Scheme Registered	9th January, 2007
Who is the Original Owner	Sample Investments Pty Ltd



STRATA ROLL

Owners Details	
Name:	Sample Holdings (WA) Pty Limited
Address:	PO Box 0000 Booragoon WA 6154
Mortgagee	
Name:	Nil
Address:	N/A

INITIAL PERIOD

Does the Initial Period appear to have expired	Yes
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MANAGING AGENT

Agents Name	Vincent Montano Strata Management.
Agents Telephone	9568-2600

INSURANCE

Building Insurance:	
Sum Insured	\$4,883,421.00
Company	QBE Insurance (Aust) Limited
Policy Number	HU0043283
Due Date	31st July, 2020
Premium	\$6,471.06
Public Liability Insurance	
Limits of liability	\$20,000,000.00



Details of the last valuation obtained	A valuation was carried out by AC Valuers on 9th June, 2016. Recommended cover was \$4,460,000.00.
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BOOKS OF ACCOUNT

Balance of the Administrative Fund	\$3,061.62 credit, as at 15/11/2019
Balance of the Capital Works Fund	\$45,225.69 credit, as at 15/11/2019
Balances were obtained from	A Balance Sheet

LEVY CONTRIBUTIONS

Administrative Fund	\$385.90 due 1/8/2019, 1/11/2019, 1/2/2020 and 1/5/2020
Capital Works Fund	\$147.00 due 1/8/2019, 1/11/2019, 1/2/2020 and 1/5/2020
Are there any current special levies?	Yes
Total Amount	\$20,000.00
Amount Payable by the Subject Lot	\$245.00 per installment
Due Date	1/8/2019 (PAID), 1/11/2019, 1/2/2020 and 1/5/2020
Purpose	Re-surfacing driveway on Western side

Are there any proposed special levies?	No
Total Amount	N/A
Due Date	N/A
Purpose	N/A

CORRESPONDENCE

Period of correspondence sighted at this inspection	Nil. Correspondence is maintained on the Managing Agent's computer. Access is not provided to the computer.
Is there any evidence of a claim under Home Owners Building Warranty or against the Original Owner noted?	No

MEETINGS

Date of first Minutes made available for inspection	First A.G.M. 16/4/2007
Date of last Minutes made available for inspection	Committee Meeting 7/5/2019
Date of First Annual General Meeting	16th April, 2007
Date of last Annual General Meeting	7th May, 2019

BY-LAWS

Were any exclusive use By-laws or Resolutions affecting the subject Lot approved in the past 6 months	No
If so, particulars are	N/A
What is the attitude of the Owners Corporation to the keeping of animals	By-law 5 - Keeping of animals (Consolidated By-laws registered under Dealing No. AN670183 on 5/11/2019): No dog may be kept on the premises under any circumstances with the exception of guide or hearing dogs.
State of harmony in the building	Appears to be all right.

CLADDING

Does it appear that the Owners Corporation is required to be registered?	Unable to ascertain
If registered, what is the effect of this registration?	N/A
If not registered, what action has the Owners Corporation taken in relation to this issue?	No action sighted.



QUOTES FOR MAJOR WORKS

See attached dated 26/8/2019 of \$28,270.00 from Silvio's Renovations for driveway repairs.

GENERAL NOTES AND COMMENTS

Strata Plan No. 00000 comprised Lots 1 to 23.

Lots 1 and 11 were subdivided to create Lots 24 and 25 in Strata Plan No. 00000.

NOTE: Consolidated By-laws registered under Dealing No. AN670183 on 5/11/2019.

EXPENDITURE

This section covers two years of expenses related to plumbing, water penetration and building maintenance repairs over \$2,000.00.

Year ended April 2018: Paint external render \$7,942.00. General repairs \$6,344.00. Fire safety upgrade \$2,200.00. Remove rusted metal angles \$11,374.00. Driveway fence \$3,135.00.

Year ended April 2019: General repairs \$5,202.00. Consulting \$1,980.00. Switchboard upgrade \$2,240.00. Child window safety locks \$3,551.00.

May to November 2019: Guttering repairs \$2,200.00.

ATTACHMENTS

Where available the following attachments for this report includes:

- 2 years of relevant correspondence
- 2 years of General Meeting Minutes
- 2 years or last 4 Strata Committee Meeting Minutes
- Last Budget
- Insurance Certificate of Currency
- Building Defect Reports or extracts/summaries (if any)
- Occupational Health and Safety Report or extracts/summaries (if any)

TOTAL ATTACHMENTS FOR THIS REPORT

Total Attachments for this report: 39

Print outs	5
Quotes	1
Correspondence	0
Minutes of meetings	15
Sundry Attachments	18

Note

Documents attached to this report may disclose building defects, proposed works, legal disputes, current and proposed levies and special levies, attitude to keeping of animals, By-law changes and harmony within the complex. It is the responsibility of the client to determine how this may affect the purchase.

We always recommend that a pre-purchase building inspection and pest report be completed prior to settlement. Matters contained in this report may assist a building or pest inspector to conduct a more thorough inspection.

This report is issued to the named client and if that person is a solicitor or conveyancer, the client of that solicitor or conveyancer. Streamline Strata Searches will not accept any responsibility to any other person who relies upon this report to their detriment, unless it has agreed in writing to accept such responsibility.

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