



Streamline Strata Searches  
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## QLD STREAMLINE COMMUNITY TITLES REPORT

<b>Client</b>	Sample Lawyers 3 Sample Street Southport Qld 4215
<b>Client Reference</b>	Andrews from Borman
<b>Date Inspected:</b>	25th November 2019.
<b>Order No:</b>	581689
<b>CTS No:</b>	00000
<b>Lot No(s):</b>	13
<b>Body Corporate Name :</b>	"Seachange Sample Plaza "
<b>Property Address:</b>	1800 Sample Highway Coolum Beach 4573
<b>Report Date:</b>	26th November 2019.

## GENERAL INFORMATION

<b>Number of Lots in the plan:</b>	35
<b>Number of Units in the plan:</b>	35
<b>Contribution Entitlement of the subject Lot(s):</b>	683/24,845
<b>Interest Entitlement of the subject Lot(s):</b>	336/13,466
<b>When was the scheme registered:</b>	10th September, 2003
<b>Who is the Original Owner?</b>	Sample Bros Pty Ltd
<b>Module Type</b>	Accommodation

## STRATA ROLL

<b>Owners Details</b>	
Name:	Sample Medico Pty Ltd
Address:	10 Sample Place Bridgeman Downs Qld 4035
<b>Mortgagee in possession</b>	
Name:	Nil
Address:	N/A

## BODY CORPORATE MANAGER

<b>Company Name:</b>	Whittles Strata Management
<b>Address:</b>	Level 2, 15 Carnaby Street Maroochydore Qld 4560
<b>Telephone:</b>	(07) 5409-3400

## INSURANCE

<b>Building Insurance:</b>	
Sum Insured	\$20,000,000.00
Company	Allianz Australia Insurance Limited
Policy Number	QRSC16004363
Due Date	30th September, 2020
Premium	\$26,015.00
<b>Public Liability Insurance</b>	
Limits of liability	\$20,000,000.00
<b>Details of the last valuation obtained</b>	A valuation was carried out by Phillips Safety Service on 23rd April 2019. Recommended cover was \$20,000,000.00.

## BOOKS OF ACCOUNT

<b>Balance of the Administrative Fund</b>	\$25,100.83 credit, as at 25/11/2019
<b>Balance of the Sinking Fund</b>	\$85,835.97 credit, as at 25/11/2019
<b>Balances were obtained from</b>	Statements of Assets & Liabilities

## LEVY CONTRIBUTIONS

<b>Administrative Fund</b>	\$1,511.00 due 1/9/2019 \$1,587.00 due 1/12/2019, 1/3/2020, 1/6/2020 and 1/9/2020
<b>Sinking Fund</b>	\$339.00 due 1/9/2019 \$356.00 due 1/12/2019, 1/3/2020, 1/6/2020 and 1/9/2020
<b>Insurance Levy Payable</b>	\$144.00 due 1/9/2019 \$165.00 due 1/12/2019, 1/3/2020, 1/6/2020 and 1/9/2020
<b>Are there any current special levies</b>	Yes
Total amount	\$35,000.00
Amount Payable By subject Lot	\$265.00 per installment
Due Date	1/12/2019, 1/3/2020, 1/6/2020 and 1/9/2020
Purpose	Waterproofing and building repairs
<b>Are there any proposed special levies?</b>	No
Amount	N/A
Due Date	N/A
Purpose	N/A

## CORRESPONDENCE

<b>Period(s) of correspondence sighted at this inspection</b>	November 2017 to November 2019
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<b>Is there any evidence of a claim made against the Builder or Original Owner?</b>	No
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### MEETINGS

<b>Date of first Minutes made available for inspection</b>	First E.G.M. 17/9/2003
<b>Date of last Minutes made available for inspection</b>	A.G.M. 21/10/2019
<b>Date of First Annual General Meeting</b>	14th January, 2004
<b>Date of last Annual General Meeting</b>	21st October, 2019

### BY-LAWS

<b>Details of exclusive use of a parking space or other exclusive use right or special privilege for the subject lot</b>	Car Space: Area AO on Sketch Plan 6792EUA
<b>How was this number or identity ascertained?</b>	By-law 43, Schedule E and Plan

### QUOTES FOR MAJOR WORKS

See attached dated 19/10/2018 of \$189,000.00 from AREL Enterprises for roof top deck rectification works.

### CLADDING

<b>Has the Body Corporate registered and answered the questions on the combustible cladding checklist?</b>	Unable to ascertain
<b>If not registered, what action has the Owners Corporation taken in relation to this issue?</b>	A QBCC checklist was not sighted. See attached QBCC Safer Buildings Document – Part 2.

### GENERAL NOTES AND COMMENTS

See attached Notice of a Committee Meeting scheduled to be held on 2nd December, 2019.

## EXPENDITURE

**This section covers two years of expenses related to plumbing, water penetration and building maintenance repairs over \$5,000.00.**

Year ended August 2018: Barbecue \$8,728.00. Electrical works \$5,225.00. Landscaping \$6,090.00. Pool/spa surrounds \$53,832.00. Roofing \$15,019.00. Waterproofing \$7,468.00.

Year ended August 2019: Hot water service \$11,749.00. Waterproofing \$120,180.00.

September to November 2019: No evidence of any major or extraordinary expenditure in the records inspected.

## ATTACHMENTS

**Where available the following attachments for this report may include:**

- 2 years of relevant correspondence
- 2 years of General Meeting Minutes
- 2 years or last 4 Executive Committee Meeting Minutes
- Last Budget
- Exclusive Use By-law(s), Schedule E and/or Plan
- 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

<b>Total Attachments for this report:</b>	<b>116</b>
Print outs	7
Quotes	5
Correspondence	3
Minutes of meetings	43
Exclusive Use Bylaw(s), Schedule E and/or Plan	3
Sundry attachments	51
Prescribed Registers	4

### 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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