



# Purchasers Strata Inspections Pty Ltd

Email [psi@strata.com.au](mailto:psi@strata.com.au) Phone 1300 363 774 Fax 1300 365 774

ABN 12 002 682 528

## PREMIUM COMPANY TITLE REPORT

<b>SYDNEY</b> 587 Bunnerong Road Matraville NSW 2036 Phone: 1300-363-774 Fax: 1300-365-774  <b>BRANCHES</b> <ul style="list-style-type: none"><li>• NEWCASTLE</li><li>• WOLLONGONG</li><li>• CAIRNS</li><li>• TOWNSVILLE</li><li>• SUNSHINE COAST</li><li>• MACKAY</li><li>• GOLD COAST</li><li>• TWEED HEADS</li></ul>	<b>CLIENT NAME:</b>	Sample Lawyers PO Box 2000 Sydney NSW 2000
	<b>REFERENCE:</b>	Andrews from Borman
	<b>COMPANY NAME:</b>	"Sample Home Units Pty. Ltd."
	<b>UNIT NO(S):</b>	Unit 33
	<b>ADDRESS:</b>	40 Sample Road Killara 2071
	<b>REPORT DATE:</b>	6th May 2019.
	<b>INSPECTION DATE:</b>	3rd May 2019.
	<b>INSTRUCTION NO:</b>	00000

This report contains 7 pages. If you do not receive every page, please call us and we will provide you with any missing pages. For qualifications and exclusions, see the last page of this report.

### SMART BUYER INFORMATION

What do you look for when you set out to buy an apartment?

See what the experts say [www.strata.com.au/smartbuyer.htm](http://www.strata.com.au/smartbuyer.htm)





## 1 SHARE REGISTER

Dictionary

Help

Name	Sample Borman
Address	33/40 Sample Road Killara NSW 2071
Number of Shares held	Unit 33: 5,100 Garage 11: 250
Shares Numbered?	Unit 33: 51,003 to 56,102 Garage 11: 104,503 to 104,752
Total Shares issued	105,500

## 2 INSURANCE

Dictionary

Help

### 2.1 Details of Building Insurance:

Sum Insured	\$10,520,000.00
Company	QBE Insurance (Australia) Limited
Policy Number	827727
Due Date	13th May, 2019
Premium	\$11,576.18

### 2.2 Details of Public Liability Insurance

Limits of liability	\$40,000,000.00
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### 2.3 Details of Workers Compensation Insurance

Has insurance policy?	No
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### 2.4 The above details were obtained from

	Renewal Certificate
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### 2.5 Details of the last valuation obtained

	A valuation was carried out by A G Thomas Valuers on 26th February, 2019. Recommended cover was \$10,730,000.00.
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### 2.6 Is this Property under insured

	Yes
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### 3 BOOKS OF ACCOUNT

Dictionary

Help

3.1	Who keeps the books of account?	Sample Real Estate Pty Ltd
3.2	What was the approximate balance of the in the Company bank account?	Administrative Fund: \$38,936.08 credit, as at 3/5/2019 Sinking Fund: \$264,544.23 credit, as at 3/5/2019
3.3	What was the approximate balance of funds invested in the Company name?	Nil
3.4	How were these approximate balances ascertained?	A Balance Sheet

### 4 MAINTENANCE CONTRIBUTIONS

Dictionary

Help

4.1	The records indicate that the current standard contributions are as follows	
	The standard levy is	Administrative Fund: \$941.60 due 1/10/2018, 1/1/2019, 1/4/2019 and 1/7/2019 Sinking Fund: \$588.50 due 1/10/2018, 1/1/2019, 1/4/2019 and 1/7/2019
	Are there any arrears of levies in respect to the subject shares or any other moneys owing by the shareholder to the Company?	No
4.2	Last Increase in levies:	Unable to ascertain
4.3	Are there any current special levies?	No
	Total Amount	N/A
	Amount Payable by subject owner	N/A
	Due Date	N/A
	Purpose	N/A
4.4	Is there any proposal for special levies in the near future?	No
	Aproximate Amount	N/A
	Due Date	N/A
	Purpose	N/A

### 5 FINANCE AND LOANS

Dictionary

Help

5.1	Does it appear that loans or finance has been raised or sought by the Company?	No
	Details of finance /loans raised or sought	N/A



**6 NOTICES AND ORDERS**

Dictionary

Help

**6.1 Have any Notices or Orders been served on the Company?**

No

**6.2 If so, brief particulars of same are**

N/A

**6.3 Does it appear that these have been complied with?**

N/A

**7 GENERAL INFORMATION**

Dictionary

Help

**7.1 Number of Units in the building**

20 units and 14 garages

**7.2 Number of washing machines owned by Company**

Unable to ascertain.

**7.3 Attitude to keeping of animals**

Unable to ascertain.

**7.4 Approximate number of tenanted Units:**

Unable to ascertain.

**7.5 State of harmony in the building:**

Appears to be all right.

**7.6 What is the Company attitude to leasing or letting**

Appears to be permitted, subject to the approval of the Board of Directors.

**7.7 Have any dividends been paid by the Company or declared but unpaid, since the last Annual General Meeting?**

No

**7.8 Do records indicate that the Company may be considering conversion to Strata Title?**

No

If so, brief particulars are:

N/A

**7.9 Is the Company proposing to alter the Memorandum and/or Articles of Association?**

No

If so, brief particulars are:

N/A

**7.10 Minutes made available for Inspection**

Date of first minutes presented

A.G.M. 12/8/2005

Date of last minutes presented

A.G.M. 1/8/2018



<b>7.11 CLADDING - NSW Cladding Compliance:</b>	
Does it appear that the Owners Corporation is required to be registered?	Unable to ascertain
If so, has the Owners Corporation registered?	N/A
Details of registration (date and number)	N/A
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?	N/A

## 8 PLUMBING PROBLEMS

Dictionary

Help

Year ended June 1994: Down pipes \$3,253.00.  
 Year ended June 2003: Plumbing repairs \$2,283.00.  
 Year ended June 2005: Plumbing and drainage \$1,480.00. Gutters and down pipes \$9,123.00.  
 Year ended June 2009: Gutters and down pipes \$3,095.00.  
 Year ended June 2015: Plumbing repairs \$1,020.00.  
 Year ended June 2016: Plumbing repairs \$1,340.00.  
 Year ended June 2018: Plumbing repairs \$1,950.00.  
 July 2018 to May 2019: Plumbing repairs \$1,350.00.

## 9 WATER PENETRATION PROBLEMS

Dictionary

Help

Year ended June 2006: Roof repairs \$7,219.00.  
 Year ended June 2012: Roof repairs \$4,032.00.

## 10 BUILDING DEFECTS & OTHER MATTERS

Dictionary

Help

**Particulars of matters discovered from the books and records generally which may adversely affect either the Company or the Subject Unit(s) from the point of view of the Purchaser or Mortgagee, or which otherwise may be of interest to the Purchaser or Mortgagee, are:**

A.G.M. 3/8/2016: See attached Minutes regarding general matters.  
 A.G.M. 2/8/2017: See attached Minutes regarding general matters.  
 A.G.M. 1/8/2018: See attached Minutes regarding accepted budgets and other matters.  
 See attached Fire Safety Statement dated 3/8/2018.

**SHARE REGISTER:** The Managing Agent maintains the Share Register in a computerised format. Only the page relevant to Unit 33 was provided for inspection. There are no pages for garage/car space lots.



## 11 HISTORICAL INFORMATION

Dictionary

Help

**The following historical information concerning the Company and the building generally is made available on the basis that it may be of interest to the Purchaser or Mortgagee:**

Year ended June 1992: Repairs and maintenance \$20,440.00.

Year ended June 1993: Repairs and maintenance \$4,815.00.

Year ended June 1994: Legal fees \$1,645.00. Repairs and maintenance \$4,667.00. Internal and external painting \$23,601.00.

Year ended June 1995: Legal fees \$612.00. Repairs and maintenance \$11,945.00.

A.G.M. 12/12/95: Resolved that a number of amendments and additions be made to the Articles of Association in relation to share numbers held.

Year ended June 1996: Legal fees \$1,336.00. Repairs and maintenance \$2,599.00.

A.G.M. 11/2/97: Resolved that a number of amendments be made to the Articles of Association relating to the qualification of a director, transfer of shares and the number of directors.

July 1996 to February 1997: General repairs \$1,538.00. Sundry expenses \$894.00.

NOTE: Expenditure records for the period March 1997 to June 1998 were not sighted.

Year ended June 1999: General repairs and maintenance \$2,204.00.

Year ended June 2000: General repairs and maintenance \$19,461.00.

Year ended June 2001: General repairs and maintenance \$10,410.00.

Year ended June 2002: General repairs and maintenance \$10,071.00.

Directors Meeting 17/5/2003: Resolved to confirm the share, unit and car space allocations as per schedule A and plan B subject to the proviso that car space 5 belongs to Unit 31 and car space 6 belongs to Unit 41 to be confirmed by the production of certified copies of the share certificates.

Year ended June 2003: General repairs and maintenance \$2,072.00.

Year ended June 2004: General repairs and maintenance \$2,538.00.

Year ended June 2005: Electrical repairs \$1,313.00. General repairs \$3,555.00. Pest control \$1,080.00. External painting \$53,109.00.

Year ended June 2006: Scaffolding \$12,736.00. External painting \$2,827.00. Clothesline \$1,069.00. Internal painting \$1,738.00.

Year ended June 2007: Legal and debt collection fees \$5,433.00. Electrical repairs \$783.00. General repairs \$4,894.00.

Year ended June 2008: Legal and debt collection fees \$4,138.00. General repairs \$2,819.00. Fire protection \$9,731.00.

Year ended June 2009: Fire protection \$46,293.00. General repairs \$2,459.00. Building repairs \$18,200.00. Painting \$10,841.00.

Year ended June 2010: General repairs \$3,451.00. Building improvement \$3,560.00. Fire protection \$11,020.00. Windows \$2,242.00.

Year ended June 2011: Legal and debt collection \$1,372.00. Engineer fees \$1,615.00. General repairs \$3,234.00. Building repairs \$5,680.00. Fire protection \$21,569.00.

Year ended June 2012: General repairs \$4,178.00. Building repairs \$3,200.00. Windows \$6,295.00.

Year ended June 2013: General repairs \$6,633.00.

Year ended June 2014: General repairs \$2,170.00.

Year ended June 2015: General repairs \$2,698.00. Gardening 2,700.00. A.G.M. 5/8/2015: Resolved to approve electronic delivery of Notice and Documents if owner of the lot has given The Company an email address.

A.G.M. 5/8/2015: Resolved to approve electronic delivery of Notice and Documents if owner of the lot has given The Company an email address.

Year ended June 2016: General repairs \$2,905.00. Consultant fees \$1,250.00. Doors and windows \$2,601.00. Gardening \$3,850.00.

Year ended June 2017: General repairs \$6,716.00. Driveway, road and paving \$65,520.00. Gardening \$2,900.00.

Year ended June 2018: General repairs \$4,600.00. Windows \$2,106.00. Gardening \$6,350.00.

# Purchasers Strata Inspections Pty Ltd

## PREMIUM COMPANY TITLE REPORT



July 2018 to May 2019: General repairs \$3,782.00.

NOTE: Expenditure under \$1,000.00 has not been covered in this report.

The records forming the basis of this report were inspected at the offices of Sample Real Estate Pty Ltd 31/666 Sample Street Highway, Killara.

PURCHASERS STRATA INSPECTIONS PTY. LTD.

### QUALIFICATIONS AND EXCLUSIONS

1. During the course of the subject inspection no attempt was made to ascertain whether any Managing Agent has complied with the detailed accounting requirements of the Property, Stock and Business Agents Act 2002 or whether the prescribed accounting and prescribed financial statement requirements are being complied with by the Company. As these requirements are particularly complex, an additional inspection by a specially trained Inspector would be necessary before we could report on these matters.
2. The information contained in this Report was extracted from the books and records of the Company and, so far as was possible, from conversations with officers of the Company. Special procedures were followed to minimise the possibility of records not being made available for inspection and this information has, where possible, also been checked with information obtained from previous inspections. However, your attention is directed to the possibility that all of the records of the Company may not have been made available for inspection, or alternatively, that the records may not have contained all of the information of interest to a Purchaser or Mortgagee.
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