



# Purchasers Strata Inspections Pty Ltd

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ABN 12 002 682 528

## PREMIUM COMMUNITY ASSOCIATION 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>PLAN TYPE:</b>	Community Association
	<b>DP NO:</b>	DP27XXXX
	<b>LOT NO(S):</b>	7
	<b>ADDRESS:</b>	"The Association" Sample Street & Sample Crescent Glenmore Park 2745
	<b>REPORT DATE:</b>	3rd May 2019.
	<b>INSPECTION DATE:</b>	2nd May 2019.
	<b>INSTRUCTION NO:</b>	000000

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)





## PART A - ASSOCIATION

1 RELEVANT ASSOCIATIONS (With respect to the subject Lot)		<a href="#">Dictionary</a>	<a href="#">Help</a>
1.1	Is there a relevant Community Association?	Yes	
1.2	What is the D.P. number?	27XXXX	
1.3	What is the relevant lot in the D.P.?	7	
1.4	Is there a relevant Precinct Association?	No	
1.5	What is the D.P. number?	N/A	
1.6	What is the relevant lot in the D.P.?	N/A	
1.7	Is there a relevant Neighbourhood Association?	No	
1.8	What is the D.P. number?	N/A	
1.9	What is the relevant lot in the D.P.?	N/A	
1.10	Is there a relevant Strata Corporation?	No	
1.11	If so, under what Strata Plan number?.	N/A	

### **Relevant Association Report:**

A report will now follow in respect of each relevant Association. Where there is a relevant Strata Corporation a separate report will be given in respect of the strata lot being purchased or mortgaged, as though it is a strata lot in a standard strata plan.

### **Definitions**

In this report, the Community Land Management Act 1989 is referred to as "the CLM Act".



## PART B - COMMUNITY ASSOCIATION

2 INITIAL PERIOD		<a href="#">Dictionary</a>	<a href="#">Help</a>
2.1	Does it appear from the Association Roll that the initial period in respect of the community scheme has expired?	Yes	
2.2	If not, according to the Roll, what is the total of unit entitlements "credited" towards the expiration of the initial period?.	N/A	

3 FIRST ANNUAL GENERAL MEETING		<a href="#">Dictionary</a>	<a href="#">Help</a>
3.1	Has the First Annual General Meeting of the Neighbourhood Association been held?	Yes	
3.2	If not, does it appear to be overdue?	N/A	

4 ASSOCIATION ROLL		<a href="#">Dictionary</a>	<a href="#">Help</a>
4.1	Does the Association have an Association Roll?	Yes	
4.2	Particulars of the proprietor of the relevant community development lot are		
	Name:		
	Address:	c/- Sample Real Estate (Penrith) PO Box 0000 Penrith NSW 2751	
4.3	Is that proprietor "original" or "subsequent"	Subsequent	
4.4	Was the Roll in compliance with the following aspects of Schedule 3 of the CLM Act:		
	Entries for community development lots?	Yes	
	Entries for the community property and the community scheme?	Yes	
	Required insurance particulars?	Yes	



## 5 INSURANCE

[Dictionary](#)

[Help](#)

### 5.1 Details of Building Insurance:

Sum Insured	\$850,900.00
Company	QBE Insurance (Australia) Limited
Policy Number	CAH0003421
Due Date	21st September, 2019
Premium	\$2,412.89

### 5.2 Details of Public Liability Insurance

Limits of liability	\$10,000,000.00
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### 5.3 Details of Workers Compensation Insurance

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

	Tax Invoice
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### 5.5 Details of the last valuation obtained

	A valuation was not sighted.
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### 5.6 Does it appear that this property under insured?

	Unable to ascertain
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## 6 RECORDS

[Dictionary](#)

[Help](#)

### 6.1 Are minutes of meetings kept?

	Yes
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### 6.2 Does the Association record a summary and specified particulars of each notice or order served on it

	No
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### 6.3 Are copies kept by the Association of correspondence, notices of meetings and other notices given by it?

	Yes
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### 6.4 Are records retained as required by the CLM Act

	Yes
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## 7 BOOKS OF ACCOUNT

[Dictionary](#)

[Help](#)

7.1 Are substantially all of the prescribed accounting records kept by or on behalf of the Association.

Yes

7.2 What was the approximate balance of the Administrative Fund

\$22,218.00 credit, as at 2/5/2019

7.3 What was the approximate balance of the Sinking Fund

\$19,821.24 credit, as at 2/5/2019

7.4 Information on fund balances obtained from

A Balance Sheet

## 8 MAINTENANCE CONTRIBUTIONS

[Dictionary](#)

[Help](#)

8.1 Contributions are payable in equal quarterly installments, commencing 1/1/2019, as follows:

To the Administrative Fund

\$335.57 due 1/1/2019, 1/4/2019, 1/7/2019 and 1/10/2019

To the Sinking Fund

\$92.28 due 1/1/2019, 1/4/2019, 1/7/2019 and 1/10/2019

8.2 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

## 9 MANAGING AGENT

[Dictionary](#)

[Help](#)

9.1 Is there a Managing Agent?

Yes

9.2 Agents Name

Sample Strata & Community Management Pty Ltd

Agents Telephone

9600-0000

Was a written Agency Agreement sighted?

Yes

Was a License issued under the Property Stock and Business Agents Act 2002 in the name of the Agent sighted?

Yes

Date of last appointment?

26th September, 2016

Purchasers Strata Inspections Pty Ltd  
**PREMIUM COMMUNITY ASSOCIATION REPORT**



## 10 INCOME TAX

[Dictionary](#)

[Help](#)

10.1 Does the Association appear to receive taxable income?	Yes
What is the source of that income?	Interest on invested funds and Section 26 fees.
Are Income Tax Returns lodged	Yes

## 11 GENERAL INFORMATION

11.1 Number of Lots in the Association:	38
11.2 Unit of Entitlement of the subject Lot(s):	58
11.3 Aggregate Unit of Entitlement	3,042
11.4 When was the Association Registered?	19th September, 2016
11.5 Who is the Original Owner?	Mulpha Norwest Pty Ltd
11.6 When was the First Annual General Meeting held?	8th November, 2017

## 12 GENERAL REPORT

[Dictionary](#)

[Help](#)

### 12.1 Details of any apparent serious repair and/or maintenance problems disclosed in books and records of the Association

First A.G.M. 8/11/2017: See attached Minutes regarding general matters.

A.G.M. 14/12/2018: See attached Minutes regarding accepted budgets, amend By-laws 1.1, 1.6.2 and 1.11 and general matters.

Committee Meeting 14/12/2018: See attached Minutes regarding general business.

### 12.2 Details of any apparent serious dispute problems within the scheme disclosed in books and records of the Association

Nil



**12.3 Details of any apparent other matters discovered during the inspection that may interest a purchaser or mortgagee which were disclosed in books and records of the Association**

Inaugural E.G.M. 26/9/2016: Resolved that Sample Strata & Community Management Pty Limited be appointed as Managing Agent.  
First A.G.M. 8/11/2017: Resolved to confirm the management by Sample Strata & Community Management Pty Limited as Managing Agent.  
Special General Meeting 19/2/2018: Resolved to repeal By-laws 16 (g) (i) and (ii) and create By-law 16 (g) (i), (ii) and (iii) - Security Keys. (Registered under Dealing No. AN203029.)  
Resolved to create By-law 4.3. (Registered under Dealing No. AN203030.)  
Exercise of Delegated Authority 9/7/2018: Resolved to allow the owner of Lot 47, 51 Sample Crescent, to keep a rabbit, subject to certain conditions.  
Year ended October 2018: Roof and guttering repairs \$1,727.00.  
November 2018 to May 2019: Plumbing and drainage repairs \$2,530.00.  
NOTE: Expenditure under \$1,000.00 has not been covered in this report.

**PART C - PRECINCT ASSOCIATION**

**Items 13 to 22.3 not applicable. Report not ordered.**

**PART D - NEIGHBOURHOOD ASSOCIATION**

**Items 23 to 32.3 not applicable. Report not ordered.**

**PART E - STRATA CORPORATION**

**33 SEPARATE REPORT**

The Strata Corporation is the subject of a separate Owners Corporation Report prepared as if it was a ordinary Owners Corporation under the Strata Scheme Management Act, 1996.

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 Association. 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 Association and, so far as was possible, from conversations with officers of the Association. 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 Association 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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