



# Purchasers Strata Inspections Pty Ltd

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ABN 12 002 682 528

## PREMIUM MIXED USE DEVELOPMENT REPORT

<b>SYDNEY</b> Phone: 1300-363-774 Fax: 1300-365-774  587 Bunnerong Road Matraville NSW 2036  <b>BRANCHES</b> <ul style="list-style-type: none"><li>• NEWCASTLE</li><li>• WOLLONGONG</li><li>• CAIRNS</li><li>• TOOWOOMBA</li><li>• SUNSHINE COAST</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 NO:</b>	BUP 00000
	<b>BODY CORPORATE</b>	"Sample Court"
	<b>LOT NO(S):</b>	103
	<b>ADDRESS:</b>	00-00 The Sample Esplanade Cairns 4870
	<b>REPORT DATE:</b>	2nd August 2018.
	<b>INSPECTION DATE:</b>	31st July 2018.
	<b>INSTRUCTION NO:</b>	00000

This report contains **12** 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)





<b>1 STRATA ROLL</b>		<a href="#">Dictionary</a>	<a href="#">Help</a>
<b>1.1</b>	<b>Is there a Roll?</b>	Yes	
<b>1.2</b>	<b>Owner</b>		
	Original or Subsequent:	Subsequent	
	Name:	Borman Pty Ltd (As Trustee)	
	Address:	126 Sample Street Cairns Qld 4870	
	Agent/Nominee (if any):	Nil	
<b>1.3</b>	<b>Mortgagee</b>		
	Name:	Nil	
	Address:	N/A	
<b>1.4</b>	<b>Did the Roll incorporate a register of prescribes arrangements</b>	No	

<b>2 INSURANCE</b>		<a href="#">Dictionary</a>	<a href="#">Help</a>
<b>2.1</b>	<b>Details of Building Insurance:</b>		
	Sum Insured	\$12,387,700.00	
	Company	AIG Australia Limited	
	Policy Number	191076	
	Due Date	3rd July, 2019	
	Premium	Unable to ascertain	
<b>2.2</b>	<b>Details of Public Liability Insurance</b>		
	Limits of liability	\$20,000,000.00	
<b>2.3</b>	<b>The above details were obtained from</b>	Confirmation of Cover	
<b>2.4</b>	<b>Details of the last valuation obtained</b>	A valuation was carried out by Archers Compliance on 11th April, 2018. Recommended cover is \$12,387,700.00.	
<b>2.5</b>	<b>Is this Property under insured</b>	No	



### 3 RECORDS OF NOTICES AND ORDERS

3.1	Are records kept of Notices received by the Body Corporate?	Yes
3.2	Are records kept of Orders received by the Body Corporate?	Yes

### 4 ACCOUNTING RECORDS

[Dictionary](#)

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4.1	Does the Body Corporate comply substantially with its duty to keep proper accounting records?	Yes
	If so, who keeps the books of account?	Body Corporate Manager
4.2	What was the approximate balance of the Administrative Fund?	\$279,558.64 credit, as at 1/8/2018
4.3	What was the approximate balance of the Sinking Fund?	\$191,004.70 credit, as at 1/8/2018
4.4	How were these approximate balances ascertained?	A Balance Sheet NOTE: The above balances include levy arrears of \$224,765.60.
4.5	Detail any records found that reveal the body corporate has mortgaged or charged its assets or has any unsatisfied judgements against it?	Nil



## 5 BODY CORPORATE CONTRIBUTIONS

[Dictionary](#)

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### 5.1 The records indicate that the current regular periodic contributions are as follows

To the Administrative Fund	<p>\$1,019.79 due 1/5/2017                  \$1,019.88 due 1/8/2017                  \$1,060.47 due 1/11/2017                  \$1,060.38 due 1/2/2018                  \$1,040.13 due 1/5/2018 and 1/8/2018</p>
To the Sinking Fund	<p>\$136.62 due 1/5/2017, 1/8/2017 and 1/11/2017                  \$136.71 due 1/2/2018                  \$136.62 due 1/5/2018                  \$136.71 due 1/8/2018</p>
Insurance Levy Payable	Nil
Do these contributions appear to have been correctly determined	Yes
If not, in what respect does the determination appear to be defective?	N/A
<b>5.2 Are there any current special levies?</b>	No
Fund	N/A
Total Amount	N/A
Amount Payable by Subject Lot	N/A
Due Date	N/A
Purpose	N/A
<b>5.3 Is there any proposal for special levies in the near future?</b>	No
Fund	N/A
Amount	N/A
Due Date	N/A
Purpose	N/A

## 6 FINANCE AND LOANS

[Dictionary](#)

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### 6.1 Does it appear that loans or finance has been raised or sought by the Body Corporate ?

No

Details of finance /loans raised or sought

N/A



## 7 BY-LAWS

[Dictionary](#)

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**7.1 Do the records suggest that the By-laws have been changed or added to in the past three months?**

No

If so, does it appear that these changes or additions have been recorded at the Titles Office by amendment of the community management statement?

N/A

If not, what do they relate to?

N/A

**7.2 Does it appear that the proprietor of the subject lot(s) is entitled to exclusive use of a parking space or other exclusive use right or special privilege?**

No

If so, what is the number of the parking space or identity of the right of privilege?

N/A

How was this number or identity ascertained?

N/A

**7.3 Particulars of capital payments or regular periodic payments due in respect of the subject Lot(s) under an exclusive use or special privilege by-law:**

N/A

## 8 BODY CORPORATE MANAGER

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**8.1 Is there a Body Corporate Manager?**

Yes

Name:

Sample Body Corporate Management

Address:

Sample Street  
Cairns Qld 4870

Telephone:

(07) 0000-0000

The Body Corporate Manager was appointed on:

30th July, 2015

The term of the Body Corporate Manager's appointment was:

3 years

**8.2 The person responsible for issuing body corporate information certificates is:**

Body Corporate Manager



<b>9 MINUTES</b>		<a href="#">Dictionary</a>	<a href="#">Help</a>
<b>9.1 Does the Body Corporate keep minutes of meetings?</b>	Yes		
Are Minutes retained as required by the Act?	Yes		
Date of first minutes made available for inspection	First A.G.M. 11/7/1997		
Date of last minutes made available for inspection	Committee Meeting 12/12/2017		
<b>9.2 Has a general meeting been held in the past two weeks or has a meeting been convened to be held in the next three weeks?</b>	Yes		
<b>9.3 Has a special or without dissent resolution (other than one relating to By-laws) been passed in last two years?.</b>	Yes		
If so, particulars are:	A.G.M. 27/7/2017: Special Resolution not to audit the accounts. A.G.M. 19/7/2018: Special Resolution not to audit the accounts.		
<b>9.4 Does it appear that there are any current proceedings by or against the Body Corporate?</b>	No		
If so, particulars are:	N/A		
<b>9.5 Does it appear that there are any improvements on the common property for which the owner of the subject lot(s) is responsible?</b>	Yes		
If so, particulars are:	Security systems located on lot (if any) (By-law 27) Air conditioning (By-law 40)		

<b>10 INCOME TAX</b>		<a href="#">Dictionary</a>	<a href="#">Help</a>
<b>10.1 Does the Body Corporate appear to receive taxable income?</b>	Yes		
What is the source of that income?	Interest on invested funds and inspection fees.		
Are Income Tax Returns lodged	Yes		



11 GENERAL INFORMATION		Dictionary
11.1	When was the plan registered?	3rd July, 1997
11.2	Who is the Original Owner?	Sample Pty Ltd
11.3	When was the First Annual General Meeting held?	11th July, 1997
11.4	Number of Lots in the Plan:	131
11.5	Number of Units in the Plan:	131
11.6	Lot Entitlement of the subject Lot:	9/2,065
11.7	State of harmony within the building:	Appears to be all right.
11.8	Does there appear to be a current application for extinguishment of the plan?	No
11.9	CLADDING - Queensland Cladding Compliance:	
	<b>Part 1</b>	
	Has the Body Corporate registered and answered the questions on the combustible cladding checklist?	Unable to ascertain
	Date of compliance - Part 1?	N/A
	Does it appear that Part 2 is required?	Unable to ascertain
	<b>Part 2 - If required</b>	
	Has the Body Corporate informed the current insurer?	Unable to ascertain
	Has the Body Corporate engaged a building industry professional to prepare a building industry professional statement?	Unable to ascertain
	Date of compliance - Part 2?	N/A
	Does it appear that Part 3 is required?	Unable to ascertain
	<b>Part 3A - If required</b>	
	Does it appear that fire engineer has been appointed?	Unable to ascertain
	Date of compliance - Part 3(A)?	Unable to ascertain
	<b>Part 3B</b>	
	Has a fire engineer statement and a copy of the Building Fire Safety Risk Assessment (BFSRA) been provided by the appointed fire engineer?	Unable to ascertain
	Date of compliance - Part 3(B)?	N/A



## 12 HISTORY OF DISPUTES

[Dictionary](#)

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12.1 Is there a past history of disputes?

Yes

12.2 Particulars of any current applications to the Commissioner which directly affect the Body Corporate.

Nil

## 13 PLUMBING PROBLEMS

[Dictionary](#)

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Year ended April 2010: Plumbing repairs \$17,643.00. Major plumbing works \$7,187.00.

Year ended April 2012: Plumbing repairs \$5,308.00. Plumbing works \$6,106.00

Year ended April 2013: Plumbing repairs \$2,398.00. Drains \$2,630.00.

Year ended April 2014: Plumbing repairs \$5,179.00.

Year ended April 2015: Plumbing repairs \$4,594.00.

Year ended April 2016: Plumbing repairs \$4,105.00 Plumbing works \$4,826.00

Year ended April 2017: Plumbing repairs \$6,236.00. Plumbing works \$3,618.00

Year ended April 2018: Plumbing repairs \$6,899.00. Plumbing works \$8,703.00.

May 2018 to July 2018: Plumbing works \$4,070.00.

## 14 WATER PENETRATION PROBLEMS

[Dictionary](#)

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Committee Meeting 13/7/2010: Further quotes to be obtained for repairs to the leak in the ducting and granted approval for repairs to be carried out to the value of \$12,700.00.

Committee Meeting 4/3/2011: Accepted quote of \$5,100.00 from Protecta Shield to repair water leaks to cooling tower.

Year ended April 2013: Roof replacement \$15,284.00.

Year ended April 2015: Waterproofing \$16,094.00.

## 15 BUILDING DEFECTS AND OTHER MATTERS

[Dictionary](#)

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**Particulars of matters discovered from the books and records generally which may adversely affect either the Body Corporate or the Subject Lot(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. 27/7/2017: See attached Minutes regarding accepted budgets and other matters.

Committee Meeting 3/8/2017: See attached Minutes regarding general maintenance and other matters.

See attached Fire Safety Audit Report dated 17/8/2017 prepared by Archers

See attached Pest Service Visit Report dated 27/12/2017 prepared by Rentokil.

See attached Sinking Fund Forecast dated 11/5/2018 prepared by Archers.

See attached Notice and Agenda of the Annual General Meeting scheduled to be held on 19th July, 2018.

(NOTE: The Body Corporate Manager advised the meeting was held, however, Minutes have not yet been prepared. All motions were passed except Motion 4 - Appointment of Auditor and the budget amounts were amended).

DOCUMENT RETENTION: Access to correspondence for the period 1997 to 2018 was provided via archive boxes and folders. Only recent correspondence documents were perused for topics of interest to this search.





## 16 HISTORICAL INFORMATION

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

First A.G.M. 11/7/1997: Appointed Sample Title Management Pty Ltd as Body Corporate Manager for three years, commencing 3/7/1997.

Committee Meeting 11/7/1997: Entered into a Building Management and Security Agreement and Letting Agreement with Sample Unit Trust. (Sighted Building Management and Security Agreement and Letting Agreement both dated 20/7/1998.)

E.G.M. 8/12/1997: The core trading hours to be determined by the Committee and operators who trade outside core hours shall contribute to operating costs incurred by such trading.

Committee Meeting 20/2/1998: Approval granted to tenant to install fencing as required by Licensing Commission.

Noted the installation of air conditioning to markets to commence and power and maintenance of air conditioning to be the responsibility of market operators.

A.G.M. 25/8/1998: Special Resolution to amend the By-laws to include By-law 45 stating that the proprietors of Lots 14 to 133 shall pay costs of operating and maintaining the air conditioning system located in the market area in accordance with lot entitlements.

Resolution Without Dissent to acquire from Sample Pty Ltd at no cost to the Body Corporate common property air conditioning consisting of cooling tower, ducts, air conditioning plant and electrical installations.

The proprietors of both schemes to establish separate Bodies Corporate or make such investigation so as to provide a more equitable distribution of Administrative Fund levies.

Committee Meeting 15/9/1998: Meeting reported there are still outstanding matters relating to defects to be rectified by the developer. Lists have been forwarded and advice received that representatives will be in Cairns to clear all outstanding matters.

A.G.M. 27/8/1999: Consented to the assignment of the Building Management and Security Agreement, Commercial Complex and Letting Agreement, Commercial Complex both dated 20/7/1998 from Sample Trust to Sample Nominees Pty Ltd. (Sighted Deed of Assignment dated 22/12/1999.)

No further action be taken at this stage in relation to extinguishment of current Body Corporate due to cost and complexity.

Committee Meeting 21/1/2000: Tabled details of current building defects. While there has been some work undertaken by Forrester Kurts, a number of matters are still outstanding notably continued leaking and apparent deficiencies in air conditioning as noted by new maintenance contractor.

Committee to appoint an independent engineer to detail deficiencies and report on adequacy of rectification and means of repair. (NOTE: No report sighted.) Sighted handwritten notes stating repairs were being carried out.

Sighted Referee's Order dated 26/3/2001 ordering the Body Corporate recalculate all "out of hours" charges which it has levied on Lots 1 to 12 by applying such charges to all lots (ie. Lots 1 to 133 excepting Lots 128 and 129 which do not exist) in shares proportional to their voting entitlement as set out in the schedule accompanying the plan.

Sighted Magistrates Court Order dated 25/7/2001 stating that appeal allowed and Order made by Referee be revoked for want of jurisdiction and application made by owners of Lots 1 and 12, be dismissed.

A.G.M. 10/9/2001: Appointed Sample Management Pty Ltd as Body Corporate Manager for one year, commencing 3/7/2001.

Discussed proposal by Body Corporate Manager that out of hours costs be determined on much the same formula as currently used in budget, total cost of out of hours trading be established on a tenant by tenant basis, cost per hour be established on a square metre basis, cost estimate be independently audited, each food court proprietor to enter into an agreement with Body Corporate for supply of services in non-core hours, proprietors have right to recover those charges from tenants under existing leases.

A.G.M. 13/9/2002: Appointed Sample Corporate Services Pty Ltd as Body Corporate Manager for three years, commencing 9/10/2002.

Committee Meeting 25/11/2002: After considerable discussion on issue of out of hours charges, resolved to obtain two legal opinions on options available.



Committee Meeting 6/11/2002: Approved the Deed of Consent to Security from National Bank to facilitate refinancing application by Sample Nominees Pty Ltd.

Committee Meeting 6/2/2003: Approval granted to Lot 11 to extend licensed area from 50% to 100% of the food court seating area.

Sighted Opinion by John Greenwood R.F.D. Q.C. dated 27/3/2003 stating:

1. The regime imposed by BUGTA would continue to apply ie. the correct method of imposing levies is, ordinarily, in proportion to the lot entitlements referred to in Paragraph 3 of the opinion.
2. This could be varied by the resolution as a matter of contract if all lot owners voted for it.
3. It could also be varied to some extent by obliging lot owners to pay for particular services for which they were the recipients.
4. The methods of variation granted by BCCM Act are not available.
5. But, on the other hand, some additional (rather clumsy and perhaps quite impractical methods) of variation are available under MUD Act eg. (i). the winding up provision and its consequences. (ii) further subdivision under MUD.

Committee Meeting 10/4/2003: Consented to adhere to legal advice received and submit to owners at forthcoming Annual General Meeting a budget for year ending 30/4/2004 based solely on lot entitlements.

Approved the installation of new fire protection panel at a cost of \$6,309.00 plus GST.

Approved the application from Lot 26 for water connection.

Sighted Report on Maintenance Issues stating air conditioners outside Coffee Club, Food Court tripping out on high pressure, slab leaking during periods of heavy rain. Appointed Sydney Plumbers to effect repairs, major blockage to Food Court drains.

A.G.M. 21/7/2003: Consented to grant a further five three year options to the Building Management and Security Agreement.

Committee Meeting 11/8/2003: Approval to write to owner of Souvenir Shop requesting display stock be moved to no more than 750 cm from shop boundary.

Committee Meeting 6/10/2003: Motion to seek legal advice on solving Body Corporate issues now that "out of hours trading" levies are not being charged was DEFEATED.

Committee Meeting 22/12/2003: Tabled Mechanical Investigations Report commissioned in 2001. Report contains many recommendations for improvements of ventilation/air conditioning system, particularly with the Food Court. Also tabled quote of \$18,173.75 from Marlin Coast Air Conditioning. After extended discussions, Committee appointed S. Gornall, D. Yabsley and the Body Corporate Manager to investigate contents of report and compare quote against report's recommendations. (Sighted Mechanical Investigations Report dated 23/3/2001 prepared by Lincolne Scott.)

Sighted insurance claim dated 9/1/2004 in relation to payment of \$3,945.00 for Food Court air conditioner compressor burnout.

Committee Meeting 12/2/2004: Work on ventilation/air conditioning repairs has begun and Marlin Coast Air Conditioning expected a significant improvement in the ventilation and air conditioning when work is completed.

Committee Meeting 7/3/2005: Accepted quote of approximately \$7,000.00 from Marline Coast Air Conditioning to fix the carpark's exhaust ventilation outlets due to leaks occurring.

Committee Meeting 4/4/2005: Consented to begin the removal of pavers at the eating area of the Coffee Club and replace with concrete.

Accepted quote of \$6,765.00 from DPA Commercial Interiors to refurbish the food court.

Committee Meeting 16/5/2005: Approval granted to Lot 129 for shop front changes, except for the eaves facing the opposite lot, which are to remain untouched.

E.G.M. 30/9/2005: Accepted quotes totalling \$14,452.00 and \$7,568.00 for electrical lighting improvements.

Consented to obtain quotes not exceeding \$66,000.00 to paint the 2 street entrances and the food court area.

Committee Meeting 3/3/2006: Accepted quote of \$6,596.00 for replacement of fire doors and fire door repairs.

Accepted quote of \$2,849.00 for stripping of floors in the skip bin area, Marketplace and Food Court.

Accepted quote of \$12,121.97 for thirty recessed downlights.

Consented to have a mechanical engineer investigate the problems with insufficient coolness of the air conditioners.



Committee Meeting 16/3/2007: Accepted proposal from Origin Energy to upgrade existing gas valves in walls. Sighted Sinking Fund Forecast dated 14/9/2007 prepared by Leary & Partners.

Committee Meeting 14/12/2007: Consented to the assignment and transfer of the Building and Management Agreement and Letting Agreement dated 20/7/1998 from the current manager to the new Manager.

Committee Meeting 23/5/2008: Consented to have the current cleaners put on notice due to unsatisfactory work. Centre management may take over the roll.

Accepted an agreement from Westpac for an automatic teller machine to be placed in the Food Court with initial fees of \$6,500.00.

Approval to install up to six 41 inch television screens in the Food Court to allow for advertising.

A.G.M. 28/7/2008: Appointed Sample Corporate Services Pty Ltd as Body Corporate Manager for three years.

Committee Meeting 12/2/2009: Agreed to increase security from 6.30pm to midnight.

Approved the installation of a vending machine with 30% of the net profit to be paid to the Body Corporate.

Year ended April 2009: Pest control \$3,360.00. Building repairs and maintenance \$2,631.00. Air conditioning replacement works \$21,158.00. Security cameras/monitoring \$8,500.00. Building maintenance works \$11,375.00.

A.G.M. 3/8/2009: Approval to upgrade the toilet facilities and obtain new quotes with a Special Sinking Fund levy totalling \$232,000.00 imposed and adopted at the rate of \$112.35 per lot entitlement. (NOTE: Nothing further sighted regarding this matter).

Committee Meeting 2/12/2009: Agreed that upgrading to the air conditioning system will take precedence over the toilet blocks.

Approved expenditure not to exceed \$5,000.00 in the interim to allow minor repairs to toilet blocks until a full refurbishment can be done.

Year ended April 2010: Pest control \$4,222.00. Building repairs and maintenance \$10,633.00. Air conditioning maintenance \$31,760.00. Electrical replacement works \$13,066.00. Purchase assets \$26,001.00. Building maintenance works \$9,134.00.

Committee Meeting 13/7/2010: Approval to increase the spending limits for expenditure to air conditioning and leaks in Food Court to \$20,000.00.

Year ended April 2011: Building repairs and maintenance \$6,218.00. Pest control \$6,463.00. Fire equipment \$8,460.00. Air conditioning replacement \$18,940.00. Building maintenance works \$15,864.00.

A.G.M. 12/7/2011: Appointed Sample Body Corporate Management as Body Corporate Manager for one year. Consented to install one additional Temperzone Cooling unit at the markets at a cost of \$151,738.00. (October 2013: Body Corporate Manager advised the company originally appointed went into liquidation and this did not go ahead. However the Body Corporate still want to proceed with this matter).

Committee Meeting 18/10/2011: Accepted quote of \$19,895.00 for the installation of frameless glass.

Year ending April 2012: Pest control \$4,272.00. Building repairs and maintenance \$6,970.00. Air conditioner works \$60,766.00. Doors \$18,390.00. Electrical works \$14,933.00. Fire equipment works \$7,594.00. Painting \$2,811.00.

A.G.M. 31/7/2012: Approved the installation of cooling units into shops outside the sliding doors on Sample Street entrance at a cost of \$10,000.00 for the installation and supply, and \$3,000.00 for re-wiring.

Agreed to replace the collapsed grease trap urgently at a budget of \$35,000.00. (October 2013: Body Corporate Manager advised replacement did not go ahead. He further advised that the local Council is fully aware and there is no push to have the work done. The Body Corporate are going to wait and see as the grease trap may need a total rebuild).

Committee Meeting 12/10/2012: Discussed the increase of reimbursement of common power to the Manager. Management has asked for new carbon tax charges from 1/7/2012 resulting in a 10% approximate increase, plus the further increases in tariff rates and network charges they are receiving. It was tabled that the formula for calculation of the reimbursement be supplied so that a proper review and analysis of electricity costs can be undertaken.

Approval granted to Lot 14 to install their own electricity meter and be individually billed directly from their choice of Electricity Provider.

Year ended April 2013: Building repairs and maintenance \$6,718.00. Doors and door replacement \$5,493.48. Electrical replacements \$9,804.00. Ventilation system (exhaust fan replacement) \$33,408.00.

Purchasers Strata Inspections Pty Ltd  
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Committee Meeting 17/4/2014: Consented to enter into a Deed of Consent with the Caretaker (Sample Pty Ltd) and its Financier (Commonwealth Bank).

Year ended April 2014: Repairs and maintenance \$4,105.00. Air conditioners \$50,178.00. Bathroom alterations \$7,136.00. Car park podium \$2,697.00. Extract systems \$4,096.00. Fire Equipment \$3,552.00.

Year ended April 2015: Repairs and maintenance \$9,646.00. Driveway repairs \$4,299.00. Fire equipment \$5,609.00. Grease trap \$86,423.00. Pumps \$8,710.00. Professional reports \$2,000.00. Security system \$6,350.00.

Year ended April 2016: Repairs and maintenance \$10,868.00. Building works \$17,576.00. Doors \$4,205.00. Electrical works \$2,790.00. Electrical equipment \$3,588.00. Furniture - indoor \$86,095.00. Grease trap \$47,977.00. Painting \$2,557.00. Pressure clean \$2,718.00. Security cameras \$3,390.00. Tiling \$3,228.00.

Year ended April 2017: Legal fees \$5,015.00. Repairs and maintenance \$7,238.00. Building works \$11,994.00. Doors \$2,770.00. Fire doors \$4,698.00. Furniture - indoor \$3,291.00. Fire services \$4,085.00. Smoke detectors \$2,239.00. Tiling \$5,085.00.

E.G.M. 19/9/2017: Consented to a further (7) years x three (3) year options to the Building Management and Security Agreement.

Year ended April 2018: Legal fees \$4,65.00. Repairs and maintenance \$7,885.00. Air conditioners \$15,309.00. Bathroom alterations \$25,112.00. Building works \$6,885.00. Flooring \$3,235.00. Painting exterior \$27,144.00.

May 2018 to July 2018: Building maintenance \$2,772.00. Air-conditioners \$6,995.00. Doors \$4,356.00. Fans \$4,356.00.

NOTE: Expenditure under \$2,000.00 has not been covered in this report.

**PURCHASERS STRATA INSPECTIONS PTY. LTD.**

**QUALIFICATIONS AND EXCLUSIONS**

1. The information contained in this Report was extracted from the books and records of the Body Corporate and, so far as was possible, from conversations with officers of the Body Corporate. Special procedures were followed to minimise the possibility of records not being made available for inspection. In addition, the information obtained has, where possible, been checked with information obtained from previous inspections. However, your attention is directed to the possibility that all of the Body Corporate records 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. Purchasers Strata Inspections Pty. Ltd. will not accept any responsibility in either such events.
2. During the course of the inspection no attempt was made to ascertain whether the required accounting and required statements of accounting requirements are being complied with by the Body Corporate. To do this subjective accounting judgements would need to be made and these judgements are best left to qualified accountants. If required a separate report on these matters can be provided.
3. The process of property title transfer is a complex area of law. There are many related areas in law which extend well past the scope of this report which concern it self solely with the requirements set out in the Body Corporate and Community Management Act 1997.
4. This Report format was designed by Purchasers Strata Inspections Pty. Ltd., for use by it exclusively and no other person or company has any authority to copy or use such format in whole or in part for any purpose.

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