



# Purchasers Strata Inspections Pty Ltd

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ABN 12 002 682 528

## STANDARD 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 9 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)



Purchasers Strata Inspections Pty Ltd  
**PREMIUM MIXED USE DEVELOPMENT REPORT**



<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](#)

[Help](#)

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](#)

[Help](#)

### 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](#)

[Help](#)

### 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](#)

[Help](#)

**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

[Dictionary](#)

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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 (4 years only)

[Dictionary](#)[Help](#)

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 (4 years only)

[Dictionary](#)[Help](#)

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 (4 years only)

[Dictionary](#)[Help](#)

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

## 15 BUILDING DEFECTS AND OTHER MATTERS (4 years only)

[Dictionary](#)[Help](#)

**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 (4 years only)**

[Dictionary](#)

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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:**

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 concerns itself 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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