



ABN: 97 138 181 389

Telephone: (02) 8819 2073

Facsimile: (02) 9801 0914

Mobile: 0413 539 556

Email: info@stratapi.com.au

PO Box 112

Epping NSW 1710

Strata Title Pre-Purchase Records Report

ORDERED BY BK's Conveyancing

VENDOR Sean Dean and Rhiannon Smith

STRATA TITLE DETAILS

STRATA PLAN 2471

LOT NUMBER 5 & 9 (carspace)

STREET ADDRESS: 5/26 Nerang Road, Cronulla

REFERRED BY:

INVOICE No: 00002768

DATE OF INSPECTION: 26 November, 2015

We have carried out an inspection of the books and records held by the Strata Manager / Owners Corporation of the above Strata Plan. The information found is recorded in this report.

CONTENTS

1.	DICTIONARY	page 3
2.	TITLE DEEDS	page 4
3.	STRATA ROLL	page 4
4.	INSURANCES.....	page 5
5.	RECORDS OF NOTICES AND ORDERS	page 6
6.	DOCUMENTATION RETENTION	page 6
7.	BOOKS OF ACCOUNT	page 6
8.	MAINTENANCE CONTRIBUTIONS	page 7
9.	BY-LAWS	page 7
10.	MANAGING AGENT	page 8
11.	MINUTES	page 8
12.	EXECUTIVE COMMITTEE.....	page 8
13.	INCOME TAX	page 8
14.	BREACH OF BY-LAWS/HARMONY.....	page 8
15.	BUILDING DEFECTS/OTHER MATTERS.....	page 9
16.	COMPLIANCE REPORTS.....	page 10
17.	HISTORICAL INFORMATION.....	page 10
18.	INSPECTOR'S SPECIAL NOTES	page 11
19.	IMPORTANT NOTES.....	page 12

1. DICTIONARY

- 1.1 **“The Act”**-refers to the Strata Schemes Management Act 1996.
- 1.2 **“FAGM”** – refers to the First Annual General Meeting.
- 1.3 **“AGM”** – refers to the Annual General Meeting.
- 1.4 **“EGM”**- refers to an Extraordinary General Meeting.
- 1.5 **“Exec Com”** - refers to the Executive Committee.
- 1.6 **“N/A:** - refers to Not Applicable.
- 1.7 **“UTD”** – refers to Unable to Determine
- 1.8 **“BMC”**- refers to the Building Management Committee.
- 1.9 **“U/E”**- refers to the Unit Entitlement.
- 1.10 **“O/C”** – refers to the Owners Corporation.
- 1.11 **“The Scheme”** – refers to the Strata Title Scheme.

Throughout the report there are references made to the Administrative (admin) and Sinking funds (sinking). Primarily the Admin fund is raised to cover costs that are ongoing annually (for example cleaning, insurance, repairs and maintenance, common property water and electricity, management fees). However the sinking fund money is raised to cover major expenditure such as painting, guttering, carpeting and fence replacement, which is done every 5 to ten years on average.

2. TITLE DEED

2.1 A copy of the Certificate of Title for the common property was sighted. Edition number 4

Date issued: 11/03/2013
Folio Identifier: CP/SP2471

2.2 The strata plan was first registered on 14/11/1966
It should be noted the boundary of lots for plans registered prior to 1/7/1974

2.3 Number of Lots in the Strata Plan 12

2.4 Number of Units in the building 6 + 6 GARAGES

2.5 Have there been any subdivisions No

2.6 Is the strata part of a Community Association or BMC? No
If yes, who is the manager of the Scheme?

3. STRATA ROLL

3.1 **Section 96** ➤ Is there a Strata Roll Yes

3.2 From the entries on the Strata Roll does the Initial Period appear to have expired? Yes (according to strata roll entries)

Note: The following must be recorded in the strata roll according to the Strata Schemes Management Act 1996

3.3 **Section 98 (1)** ➤ Lot details for Lot: 5 & 9

Vendor: The recorded owner is Sean Gregory Dean & Rhiannon Lynette Smith
5/26 Nerang Street
Cronulla NSW 2230

Original Owner is: Unable to determine

3.4 **Section 98 (1) (b)** ➤ **Mortgagees:** The recorded mortgagee is None recorded

3.5 **Section 98 (2) (c)** ➤ **Unit Entitlement:** The Unit Entitlement (U/E) is: LOT 5=40
LOT 9=4, / 264

Note: The Owners Corporation must prepare and maintain the strata roll in accordance with this section of the SSM Act.
The strata roll can be recorded or stored mechanically, electronically or by other means.

4. INSURANCE'S

Insurance of Buildings- information gained from Renewal Certificate - Copy attached

Type	Policy No.	Cover	Premium	Due date
Building	06S1153138	\$1,766,000	\$3,594.07	28/02/2016
Contents	As above	\$Included	Included	As above
Loss of Rent	As above	\$264,900	Included	As above
Public Liability	As above	\$20,000,000	Included	As above
Personal Liability	As above	\$2,000/200,000	Included	As above
Fidelity Guarantee	As above	\$100,000	Included	As above
Office bearers Liability	As above	\$100,000	Included	As above
Machinery Breakdown	As above	\$Not Insured	\$N/A	As above
Catastrophe	As above	\$264,900	Included	As above
Worker's Compensation	As above	N/A	N/A	Not required if wages are under \$7,500 P.A
Govt. audit costs	As above	\$25,000	Included	As above
Appeal expenses	As above	\$100,00	Included	As above
Legal defense expenses	As above	\$50,000	Included	As above
Lot owners fixtures and improvements	As above	\$250,000	Included	As above

4.1 The excess is \$ 250 all claims

4.2 Insurance Broker is: Strata Unit Underwriting Agency Pty Ltd

4.3 Insurance Company is: CGU Insurance Limited

4.4 Valuation – Building section 82 (3)

Has a valuation been carried out in the last 5 years? Yes

If yes who by? Payne Pacific Valuations Dated 19/01/2012 Value \$1,760,000

Note: It is a requirement of the SSM Act, that the owners' corporation undertake out a property valuation for insurance purposes at least once every 5 years and have the building insured for its current replacement value.

5. RECORDS OF NOTICES AND ORDERS

- 5.1 Are the records presented in loose leaf, bound book or electronic form? Loose

Records are scanned onto a computer system by some strata management companies. In some instances, we are required to inspect computer systems and loose copies of records, therefore, we cannot guarantee that what we sighted as part of this inspection is all that the manager has in their possession. We are aware that Strata management Services do keep some information electronically, however, no access is provided to this for inspection purposes.

6. DOCUMENTATION RETENTION

- 6.1 Are records served under Section 31 retained? Yes
- 6.2 Are Notices given under Section 118 retained? Yes
- 6.3 Are these documents retained for the prescribed period? **(Seven Years)** Yes

7. BOOKS OF ACCOUNT

- 7.1 What was the approximate balance of the Administrative Fund? \$ 4,097.98 as at 26 NOVEMBER 2015
- 7.2 What was the approximate balance of the Sinking Fund? \$ 16,076.21 as at 26 NOVEMBER 2015
- 7.3 How were these approximate balances ascertained? PC Printout
- 7.4 Are there any arrears for the Scheme \$5.49
- 7.5 Has an Accountant been appointed? No

8. CONTRIBUTIONS

- 8.1 The records indicate that current standard contributions are as follows: The strata manger shows the combined lots:
➤ Administrative Fund \$ 426.90 per quarter
➤ Sinking Fund \$ 207.75 per quarter
➤ Other \$
➤ Levies due 1 March 1 June 1 September 1 December
- 8.2 Are there any arrears for the subject lot? \$0.03 owing to 30/11/2015
New levy amounts to commence 1/12/2015:
Admin Fund \$436.08 per quarter
Sinking Fund \$207.71 per quarter
- 8.3 Are there any current special levies?
(Admin Fund only S.76 (4))
(Sinking Fund S.76 (1)) periodic or lump sum payments No
- 8.4 Details of current special levies are :
➤ Fund -
➤ Total amount \$ -
➤ For the subject lot \$ -
➤ Due date/s -
➤ Purpose -
- 8.5 Do the records disclose the possibility of special levies in the near future?
Not according to the records presented to us for inspection, however, consider work in Building Matters (window replacements)
- 8.6 if so, what are the likely details?
➤ Fund -
➤ Amount \$ -
➤ Likely Date -
➤ Purpose -
- Note:** Special levy amounts listed are for the entire Strata Plan. To work out the proportion for the listed lot divide the amount of the special levy by the Unit Entitlement Aggregate (Agg) and then multiply by the U/E. Then divide by the number of installments/quarters.

9. BY-LAWS

- 9.1 Are there any By-Laws that have not been registered in the last two years No
- 9.2 What is the attitude of the Owners Corporation to the keeping of animals? As per By-Laws, Option C - an owner/occupier must not keep any animal on the lot or the common property
- 9.3 Were any exclusive use by-laws registered affecting the subject lot? Yes, Consent to enclose the balcony dated 23/11/1994. Copy attached.
Also responsibility of wall and floor tiles in the laundry and kitchen 3/5/2012 – Copy attached

10. MANAGING AGENT

- 10.1** Managing Agent: Strata Management Services (formally known a Century 21 and previously Gary Adamson Strata)
29 Croydon Street
Cronulla
- Phone: 9523 0466
- 10.2 Section 27 (1)** This Managing Agent / Owners Corporation was appointed prior to 1994.
A written appointment and delegation was not sighted

11. MINUTES

- 11.1** Date of FAGM No sighted
- 11.2** Date of last AGM 25 November 2015
- 11.3** Last meeting posted in minute book sighted AGM 25 November 2015
- 11.4** Copy of Minutes attached AGM 25 November 2015 & EGM 03/05/2012

Minute book inspected dated from 1994

12. EXECUTIVE COMMITTEE MEMBERS

- 12.1** The duly elected members of the committee
- Please see attached appointed members as per AGM

13. INCOME TAX

- 13.1** Does the Owners Corporation appear to receive taxable income? Yes
- 13.2** If so: ➤ What is the source of that income? Interest on Savings
➤ Are Income Tax Returns lodged? Yes

14. BREACH of BY-LAWS/HARMONY

So far as was possible to ascertain from the Owners Corporation records:

- 14.1** State of harmony in building
by-law Infringements: No current infringements sighted

15. BUILDING MATTERS

Particulars of matters discovered from the books and records generally which may adversely affect either the Owners Corporation or the subject lot(s) from the point of view of a Purchaser or Mortgagee, or which otherwise may be of interest to a Purchaser or Mortgagee are:

15.1 BUILDING MATTERS

Painting

2001/02 –Painting was done at a cost of \$11,924. No details

2013 – Paintpro painted the front entrance balustrade & garage doors at a cost of \$2,409. Work completed.

2015 – External painting is to be considered at the next AGM.

Three quotes for painting were sighted.

- Robertson's Painting & Decorating dated 12/02/2015. External painting is \$41,000+gst, Internal painting \$4,600+gst
- PKT Painters dated 28/01/2015. External painting is \$29,700 incl.gst, internal painting \$4,400 incl. gst
- EasyTrades dated 11/12/2014. External painting \$22,000 incl. gst, internal painting \$7,000 incl. gst, cherry picker hire \$3,500 incl. Gst

Copies of the quotes are attached.

Carpet

2015 - Cronulla Carpets supplied & installed carpet on stairs & landing at a total cost of \$1,525. Work completed.

Window Locks

A quote from Child Safety Lock dated 17/11/2015 to install child safety locks to timber windows is \$1,980. A copy of the quote is attached.

Window Replacement

2015 - A quote from Windowline to replace the existing windows has been requested but no quote was sighted. A separate quote was requested for the balcony doors as these are not part of the common property.

Should this work proceed, it would be prudent to expect a **special levy** as there is only some \$16,076 available in the Sinking Fund (where it should be paid from).

Boundary Wall Fence

ACBM Corp Pty Ltd quote dated 13/10/2015 is to remove the impact damaged boundary wall and rebuild a new brick wall. The cost of the quote is \$5,478.

CMC Building Works and Design Pty Ltd Co quote dated 28/05/2015 is to remove the impact damaged boundary wall and rebuild a new brick wall. The cost of the quote is \$5,280.

Copies of the 2 quotes are attached.

This work should form an insurance claim if the strata scheme can prove it was impact damaged.

Matter ongoing.

15.2 LITIGATION / OTHER MATTERS

2015 - No information regarding past / current or possible litigation involving the owners corporation was sighted

16. COMPLIANCE REPORTS

IT IS USUAL PRACTICE FOR THE OWNERS' CORPORATION TO VOTE AT THE ANNUAL GENERAL MEETING WHETHER THE FOLLOWING REPORTS ARE TO BE UNDERTAKEN OR REVIEWED.

AT THE TIME OF OUR INSPECTION THE RECORDS PRESENTED TO US CONTAINED THE FOLLOWING REPORTS:

OCCUPATIONAL HEALTH & SAFETY

O H & S REPORT YES ☐ NO ☒

SINKING FUND ANALYSIS

Has the owners corporation complied with the SSM Act 1996 in respect of carrying out this inspection?

YES ☒ DATED 2/12/2008 BY QIA Group Pty Ltd COPY ATTACHED ☒ Extract

As of 1st July 2009, it is now a requirement that all strata schemes prepare a Sinking Fund Assessment and undertake reviews at specific intervals.

ANNUAL TERMITE REPORT

Has the owners' corporation complied with the recommendations of AS3660.1 & 4349.1 in respect to having this inspection carried out? YES ☐ NO ☒

ANNUAL FIRE INSPECTION (15A CERTIFICATE)

Was a current 15a Certificate sighted in the files presented?

YES ☐ NO ☒

We recommend that own enquiries be made with Local Council in respect of the subject complex that, if applicable, Annual Fire Safety Certification (formerly Form 15A) has been lodged and /or that all fire safety requirements at the complex comply with current standards.

ASBESTOS REPORT & MANAGEMENT PLAN

Was a current Asbestos Report or Management Plan sighted in the files presented?

YES ☐ NO ☒ ☐

New Workplace Health and Safety Legislation came into effect on 01.01.12.

It is unclear if this legislation refers to residential buildings, however, if applicable requires that for buildings constructed prior to 31.12.2003 a mandatory Asbestos Report and Asbestos Management Plan must be kept on file and on site.

Tradespersons attending the premises for any reason, engaged by owner, tenant or S/manager is to be made aware of this Report which can be viewed prior to any work commencing.

SWIMMING POOL

Was a current Swimming Pool Registration or Certification sighted in the files presented?

YES ☐ NO ☒ N/A

As of April 2013 under the Swimming Pool Act 1992, all owners of swimming pools are required to register their pool on the state wide register. All pools are required to be certified as compliant by 29 April 2016.

WINDOW LOCKING DEVICES

By Law, owners' corporations in NSW must have window safety devices installed on all above ground windows by 13 March 2018. Has this been complied with to date?

YES ☐ NO ☒ QUOTES ARE BEING OBTAINED.

17. HISTORICAL INFORMATION

The following details are that of work carried out at the property as recorded in the **STATEMENT OF INCOME AND EXPENDITURE REPORTS** held by the Managing Agent / Owners Corporation. Where possible we have accessed and inspected the records for the last five years (some Managing Agents & Owners Corporations do not present 5 years of information for inspection)

Repairs and Maintenance [R&M] (admin) / Replacements – (Sinking) / Capital works /
Special levy works / One off Projects

BUILDING ISSUES / WORK CARRIED OUT RELATING TO LOT No. 5 & 9

2009/10 Shower recess U5 repaired at a cost of \$1,155

BUILDING ISSUES / WORK CARRIED OUT RELATING TO COMMON PROPERTY

2001/02	Painting	\$11,924
	Building repairs	\$395
2002/03	TV Antenna	\$2,343
	Building repairs	\$1,149
	Electrical	\$578
	Shower waterproofing	\$395
	Doors repairs	\$330
2003/04	Building repairs	\$1,133
	Window repairs	\$401
	Garage door	\$258
2004/05	Glass breakage	\$247
	Garage door	\$147
	Waterproofing	\$450
	Plumbing	\$110
	Electrical	\$148
	Locks & keys	\$187
2005/06	Glass breakage	\$286
	Electrical	\$110
2006/07	No financial information	
2007/08	Garage Door	\$77
2008/09	Plumbing	\$913
	Signs	\$165
	Tree lopping	1,850
2009/10	Plumbing	\$495
	Shower recess U5	\$1,155
	TV Antenna	\$1,760
	Garage door	\$115
2010/11	No major expenditure	
2011/12	Insurance claim	\$704
	Signs	\$150
2012/13	Driveway & Paths	\$1,265
	Painting	\$2,409
	Roof repairs	\$297

2013/14	Doors & Windows	\$489
	Electrical	\$786
	Garage Doors/gate	\$176
	Insurance claim	
	Burst Pipe	\$3,503
2014/15	Carpet/floor covering	\$3,050
	Electrical (switchboard upgrade)	\$2,554
2015/16 to date		
	Tree Lopping/removal	\$1,450

HISTORY OF SPECIAL LEVIES RAISED

No special levies were sighted back to 1994.

Note: This section can indicate whether the Owners Corporation / Managing Agent are in control of the budget and expenses.

OUTSTANDING BUILDING WORKS

2015 The 2015 AGM approved the managing agent to obtain quotes to replace all common property windows and to install child safety window locks.

They also approved to rebuild the brick fence between the two properties (22-24 Nerang Rd) with matching bricks.

Painting quotes to be considered at the 2016 AGM.

See all matters listed in Building Matters section herein.

Note: Shows details of works quoted but not yet resolved, Building works not yet complete and unpaid invoices (etc).

BUDGET ANALYSIS

ARE ESTIMATES MADE AT THE AGM? Yes

YEAR	ADMINISTRATIVE FUND	SINKING FUND
2012	BUDGET \$10,270	BUDGET \$4,240
2013	BUDGET \$10,510	BUDGET \$4,720
2014	BUDGET \$10,245	BUDGET \$4,985
2015	BUDGET \$10,466	BUDGET \$4,985 (copy of Budget attached)

Note: This section shows increases / decreases in the budget over recent years when records are available for inspection. It gives an indication of cost trends for the Scheme.

18. INSPECTOR'S SPECIAL NOTES

As a result of the 2015 AGM new levies commence 1/12/2015, as stated herein.

While the current records do not disclose the likelihood of a special levy, we draw your attention to the current Sinking Fund account balance and the work being proposed to replace all windows.

Window replacements can be quite expensive. Once the quotes have been received, the owners' corporation would need to hold an Extraordinary General Meeting to vote if they wish to proceed, and determine funding for such if the quote/s are above the current funds held at the time.

Instead of replacements they may also consider repairs with the new locks, depending on the condition of the windows.

19. IMPORTANT NOTES

- a. 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 legislation or whether the prescribed accounting and prescribed financial statement requirements are being complied with by the Owners Corporation. This would necessitate a detailed examination of the records by a qualified auditor/consultant.
- b. The information contained in this report was extracted from the books and records of the Owners Corporation. This report covers a period of 5 years unless otherwise stated, or unless the plan is less than 5 years old. Due to time constraints and the volume of records often presented for large plans, we deal with the most relevant and current issues.
- c. Special procedures were followed to minimise the possibility of records not being made available for inspection. However, your attention is directed to the possibility that all of the Owners Corporation Records may not have been made available for inspection or, alternatively, that the records may have been archived offsite by the manager or Secretary of a scheme.
- d. This report is issued to the named client and if that person is a solicitor or conveyancer, the client of that solicitor or conveyancer, Strata Property Inspections P/L 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.
- e. Under the Home Building Act 1989, new buildings of four (4) floors or more commencing construction on or after 1st January 2004, are no longer covered under the Home Owners Warranty Insurance for building defects. Thus, all costs to rectify problems become the Owners Corporation's responsibility. It should be noted that commercial plans are not covered for HOW Insurance, even if part of a large residential scheme.
- f. The Completion date of a strata building occurs on the issue of an Occupation Certificate allowing the whole building to be used and occupied. This will have a bearing in relation to the new Building Warranty Laws effective 1 Dec 2014, that state warranty is for 2 years only now for non-standard defects, 6 years for structural defects.
- g. Strata schemes with over 100 lots (not counting parking, storage or other utility lots) now have specific rules applying to them. These lots must from 7/2/2005 carry out the following:
 - have the scheme's financial accounts audited every year (to the requirements of the Australian Auditing Standards) before the AGM
 - specifically identify in the annual budget amounts expected to be spent on individual items
 - obtain at least two (2) quotations for any expenditure of over \$25,000
 - give all lot owners at least 72 hours personal notice (which may be by email) of upcoming executive committee meetings.
 - give all lot owners personal notice (which may also be by email) of the decisions of the executive committee within seven (7) days of the meeting taking place
 - Lot owners wanting to utilise a proxy vote at an owners corporation meeting must give the secretary the written proxy arrangements at least 24 hours before the scheduled meeting.
 - Executive Committees of large schemes are limited in what they can spend. Other than in the case of an emergency, the executive committee may not spend more than 10% above the budgeted amount for any item.

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- This report is made solely for the benefit of the client named on the face of this report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this report whether in whole or in part do so at their own risk.

Yours sincerely

STRATA PROPERTY INSPECTIONS

IMPORTANT INFORMATION

Things to do once you have purchased the property

1. Make sure that you're Licensed Conveyancer / Solicitor has sent a completed **Section 118 Notice** to the Strata Managing Agent / Owners Corporation (*listed on page 8 of the report*) notifying them of your purchase.
(Failure to do so will leave you liable for un-paid levies and restrict your voting rights at any general meeting.)
2. If your property is to be rented ensure that your appointed Property Manager has sent the Strata Managing Agent / Owners Corporation (*listed on page 8 of the report*) a completed **Section 118 Notice** with all the tenant's details and emergency contact details for yourself.
3. Make contact with the Strata Managing Agent / Owners Corporation to introduce yourself and check that all of the legal documentation mentioned above has been received and entered against your lot in the strata roll.
4. If you are to be an **OWNER OCCUPIER** you will need to ensure that you have adequate contents insurance, (this includes floor coverings which are not considered common property).
The policy held by the Owners Corporation only covers the building.
5. If you are an **INVESTOR** you will need to ensure that you have adequate landlords insurance as personal injury caused by or in your lot will not be covered by the policy held by the Owners Corporation.
6. If you are an **INVESTOR** renting the property it is your responsibility to ensure that your tenant receives a copy of the current by-laws.
7. Obtain a current copy of the By-Laws pertaining to the building that you have purchased in.
8. For information in relation to by-laws and your responsibilities whilst living in strata visit the **Department of Fair Trading website** www.fairtrading.nsw.gov.au and view "buying into a strata scheme?"

INDIVIDUAL LOT

Lot 5

Associated lots:

Unit no. 5

Unit entitlements

Levy 44.00 / 264.00

Owners**Name****Address for service of notices**

Sean G Dean & Rhiannon L Smith

62 Flinders Rd, WOOLLOOWARE NSW 2230

Date of entry**Date of purchase****Mortgages**

None

Leases

None

Lessee	Term	Address for service of notices	Date of termination	Date of entry
---------------	-------------	---------------------------------------	----------------------------	----------------------



Strata Management Services - NSW
9/29-31 Croydon Street Cronulla 2230
PH 02 9523 0456
FAX 02 9527 1577
Email admin@smsnsw.com.au

Owner Ledger

Start Date: 01/11/2013

End Date: 30/11/2017

Owners: One only

The Proprietors of Strata Plan 2471

26 Nerang Road, CRONULLA NSW 2230

Lot 5 Unit 5 Sean G Dean & Rhiannon L Smith

UE / AE: 44.00 / 264.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Sinking Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/12/2013	Quarterly	Quarterly Admin/Sinking Levy	437.95	437.95	196.70	196.70	43.31	0.00%	Standard	Normal	None
2	01/03/2014	Quarterly	Quarterly Admin/Sinking Levy	437.95	437.95	196.70	196.70	33.05	0.00%	Standard	Normal	None
3	01/06/2014	Quarterly	Quarterly Admin/Sinking Levy	437.95	437.95	196.70	196.70	17.91	0.00%	Standard	Normal	None
4	01/09/2014	Quarterly	Quarterly Admin/Sinking Levy	437.95	437.95	196.70	196.70	0.00	0.00%	Standard	Normal	None
5	01/12/2014	Quarterly	Quarterly Admin/Sinking Levy	426.90	426.90	207.75	207.75	4.40	0.00%	Standard	Normal	None
6	01/03/2015	Quarterly	Quarterly Admin/Sinking Levy	426.90	426.90	207.75	207.75	0.03	0.00%	Standard	Normal	None
7	01/06/2015	Quarterly	Quarterly Admin/Sinking Levy	426.90	426.90	207.75	207.75	0.03	0.00%	Standard	Normal	None
8	01/09/2015	Quarterly	Quarterly Admin/Sinking Levy	426.90	426.88	207.75	207.74	0.00	0.00%	Standard	Normal	None

Levy arrears & owner invoices due \$0.03 Interest on levy arrears \$0.00

Current position: Unallocated prepayments \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Sinking Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid	Interest			
08/07/2014	181355	Receipt	Banked		928.92	129.67	386.20	55.21	0.00	0.00	1,500.00		1, 2, 3
11/08/2014	183783	Receipt	Banked		333.47	11.56	149.77	5.20	0.00	0.00	500.00		1, 2, 3
05/09/2014	185660	Receipt	Banked		338.83	6.21	152.18	2.78	0.00	0.00	500.00		1, 2, 3
12/09/2014	185936	Receipt	Banked		688.97	1.09	309.45	0.49	0.00	0.00	1,000.00		2, 3, 4
25/09/2014	186791	Receipt	Banked		317.40	0.00	142.55	0.00	40.05	0.00	500.00		4
15/10/2014	189018	Receipt	Banked		0.00	0.00	0.00	0.00	459.72	0.00	459.72		



Strata Roll

Strata Management Services - NSW
9/29-31 Croydon Street Cronulla 2230
PH 02 9523 0468
FAX 02 9527 1577
Email admin@smsnsw.com.au

COMMON PROPERTY / GENERAL INFORMATION

The Proprietors of Strata Plan 2471 26 Nerang Road, CRONULLA NSW 2230

Original owner Frank Parsy P/L
25/8-12 Waratah St, Cronulla NSW 2230

Developer

Builder

Managing agent Strata Management Services - NSW
Suite 9,29-31 Croydon Street

Cronulla NSW 2230

Assigned manager Magnus Petersson

Unit entitlements

Levy

Lot no.	Associated lots	Unit no.	U/E	Lot no.	Associated lots	Unit no.	U/E
1		1	44.00	2		2	44.00
3		3	44.00	4		4	44.00
5		5	44.00	6		6	44.00
Total unit entitlement							264.00

Insurance

Policy No. 06S1153138 Strata Unit U/writer
Type: Strata Broker:

Premium: \$3,594.07 Paid on: 15/02/2015 Policy start date: 27/02/2015 Next due: 28/02/2016

Cover	Sum insured	Excess
Building - Cc Incl	\$1,766,000.00	\$250.00
Loss of Rent	\$264,900.00	\$0.00
Catastrophe Cover	\$264,900.00	\$0.00
Additional Catastrophe	not insured	\$0.00
Additional Loss of Rent	not insured	\$0.00
Glass	included	\$0.00
Theft	included	\$0.00
Public Liability	\$20,000,000.00	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Office Bearers Liability	\$100,000.00	\$0.00



Balance Sheet

As at 26/11/2015

The Proprietors of Strata Plan 2471

26 Nerang Road, CRONULLA NSW 2230

Current period

Owners' funds

Administrative Fund

Operating Surplus/Deficit--Admin	889.78
Owners Equity--Admin	2,959.26
	<u>3,849.04</u>

Sinking Fund

Operating Surplus/Deficit--Sinking	(201.67)
Owners Equity--Sinking	16,279.68
	<u>16,078.01</u>

Net owners' funds

\$19,927.05

Represented by:

Assets

Administrative Fund

Cash at Bank--Admin	4,097.98
Receivable--Levies--Admin	3.69
	<u>4,101.67</u>

Sinking Fund

Cash at Bank--Sinking	16,076.21
Receivable--Levies--Sinking	1.80
	<u>16,078.01</u>

Unallocated Money

0.00

Total assets

20,179.68

Less liabilities

Administrative Fund

Creditors--Other--Admin	252.63
	<u>252.63</u>

Sinking Fund

0.00

Unallocated Money

0.00

Total liabilities

252.63

Net assets

\$19,927.05



Income & Expenditure Statement for the financial year-to-date 01/09/2015 to 26/11/2015

The Proprietors of Strata Plan 2471

26 Nerang Road, CRONULLA NSW 2230

Administrative Fund

Current period

01/09/2015-26/11/2015

Revenue

Interest on Arrears--Admin	3.77
Levies Due--Admin	2,561.40
<i>Total revenue</i>	<u>2,565.17</u>

Less expenses

Common Property Maintenance	536.60
Disbursements	11.00
Electricity	81.93
Management Fees--Standard	729.33
Meeting Notices & Minutes	50.70
Stationery, Printing & Postage	13.20
Water & Sewerage	252.63
<i>Total expenses</i>	<u>1,675.39</u>

Surplus/Deficit

889.78

Opening balance 2,959.26

Closing balance

\$3,849.04

Sinking Fund**Current period**

01/09/2015-26/11/2015

Revenue

Interest on Arrears--Sinking	1.83
Levies Due--Sinking	1,246.50
<i>Total revenue</i>	<u>1,248.33</u>

Less expenses

Tree Lopping/Removal--Sinking	1,450.00
<i>Total expenses</i>	<u>1,450.00</u>

Surplus/Deficit(201.67)

Opening balance	16,279.68
-----------------	-----------

Closing balance**\$16,078.01**

BOX 377X
(AH601763)



NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE

CP/SP2471

EDITION

4

DATE OF ISSUE

11/3/2013

CERTIFICATE AUTHENTICATION CODE

L5YQ-PZ-VD56

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 2471
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CRONULLA.

LOCAL GOVERNMENT AREA: SUTHERLAND SHIRE.

PARISH OF SUTHERLAND COUNTY OF CUMBERLAND

TITLE DIAGRAM: SHEET 1 SP2471

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 2471

ADDRESS FOR SERVICE OF NOTICES:

ADAMSON'S - THE PROFESSIONALS

3/29-31 CROYDON STREET

CRONULLA 2230

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 1 STRATA SCHEMES MANAGEMENT ACT 1996
3. 621857 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
4. K159346 COVENANT
5. O127380 CHANGE OF BY-LAWS
6. 9196578 CHANGE OF BY-LAWS
7. ATTENTION IS DIRECTED TO CLAUSE 3 SCHEDULE 4 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 REGARDING BOUNDARIES BETWEEN LOTS AND COMMON PROPERTY IN STRATA SCHEMES REGISTERED BEFORE 1-7-1974
8. AH80823 CHANGE OF BY-LAWS
9. AH601762 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900
10. AH601763 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT

(AGGREGATE: 264)

STRATA PLAN 2471

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 40	2	- 40	3	- 40	4	- 40
5	- 40	6	- 40	7	- 4	8	- 4
9	- 4	10	- 4	11	- 4	12	- 4

END OF PAGE 1 CONTINUED OVER

ANY VARIATION AFTER THIS CERTIFICATE OF TITLE RESULT IN HEAVY FINES OR IMPROVEMENTS TO THE REAL PROPERTY ACT

BOX 377X
(AH601763)

PAGE 2



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
CP/SP2471	
EDITION	DATE OF ISSUE
4	11/3/2013
CERTIFICATE AUTHENTICATION CODE	
L5YQ-PZ-VD56	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



**** END OF CERTIFICATE ****

WARNING: BEWARE DEALING WITH THIS LAND. SEARCH THE CURRENT FOLIO OF THE REGISTER



Strata Unit Underwriting Agency Pty Ltd
T/As Strata Unit Underwriters

5/263 Alfred Street North Sydney NSW 2060
1/45 Sanders Street Upper Mt. Gravatt QLD 4122

info@stratainsurance.com.au www.stratainsurance.com.au

T 1300 668 066 F 1300 668 166

ABN 30 089 201 534 AFS Licence No: 246719

POLICY SCHEDULE

New Cover

Strata Plan 2471
C/- Strata Management Services NSW
9/29-31 Croydon Street
CRONULLA NSW 2230

Date: 23.01.15
Reference No. SUU NSW SM420 0148437/000

Insured:	: Strata Plan No: 2471	Premium	2,652.38
Type of Insurance:	: Residential Strata Insurance	FSL	310.85
Policy Number:	: 06S1153138	Premium GST	296.32
Period Of Insurance:	: 28.02.2015 to 28.02.2016	Stamp Duty	290.52
		Admin Fee	40.00
		Fee GST	4.00
		TOTAL DUE	3,594.07

Insured : Strata Plan No: 2471

Situation : 26 Nerang Road
Cronulla NSW 2230

Section 1 :	Building including common contents	\$ 1,766,000
	Loss of Rent/Temporary Accommodation (15%)	\$ 264,900
	Catastrophe or Emergency (15%)	\$ 264,900
	Additional Loss of Rent	\$ Not Insured
	Additional Catastrophe	\$ Not Insured
Section 2 :	Glass	\$ Included
Section 3 :	Theft	\$ Included
Section 4 :	Liability	\$ 20,000,000
Section 5 :	Fidelity Guarantee	\$ 100,000
Section 6 :	Office Bearers Liability	\$ 100,000
Section 7 :	Voluntary Workers (Weekly/ Capital Benefit)	\$2000/200,000
Section 8 :	Government Audit Costs	\$ 25,000
Section 9 :	Legal Expenses	\$ 50,000
Section 10:	Workplace, Health & Safety Breaches	\$ 100,000
Section 11:	Machinery Breakdown	\$ Not Insured
Section 12:	Lot Owners Improvements (Per Lot)	\$ 250,000
Section 13:	Workers Compensation	Not Insured

Excesses :

Section 1	\$ 250	all claims + as per policy wording
Section 2	\$ 250	all claims
Section 3	\$ 250	all claims

On behalf of the Insurers: CGU Insurance Limited ABN 27 004 478 371

PAID by Electronic Funds Transfer
Page No 1

CONSENT FOR CREATING BY LAW OF EXCLUSIVE USAGE.

The Proprietors
STRATA PLAN 2471
26 Nerang Road
Cronulla NSW 2230

Dear Sirs,

As the proprietor/s of lot 5, of Strata Plan 2471, and pursuant to section (58)(7) and (7AA), of the Strata Titles Act 1973, I hereby consent to the passing of a special resolution by you, for the making of a BY LAW, granting in favour of my lot, a special privilege to use area/s of common property for the purpose of enclosing the balcony of lot 5

That the proprietors, for the time being, will be responsible for keeping in good order and repair the area/s of common property needed for the installation.

This agreement will be subject to no other condition or payment from or to the body corporate of any monies.

DATED: 23/11/94

SIGNED: X L. Smith

SIGNED: X W. Smith



Strata Management Services - NSW

MINUTES OF THE ADJOURNED ANNUAL GENERAL MEETING OF STRATA SCHEME 2471 HELD WEDNESDAY 25th NOVEMBER 2015 AT 9/29-31 CROYDON STREET, CRONULLA

Present: By proxy the owner of lot: 3

Chairman: Magnus Petersson was delegated the authority to chair the meeting.

Commencement: There being a quorum, the meeting commenced at 10.00am.

It was resolved that:

- 1/ Minutes of the General Meeting of 26/11/2014 were adopted as a correct record.
- 2/ Annual accounts as presented to the meeting were adopted as a correct record.
- 3/ All insurances other than the building cover to be renewed at their current level of cover and the building cover to be adjusted in accordance with the valuer's recommendation. Managing agent to obtain quotes from CHU & SUU and proceed with the most competitive quote.
- 4/ The number of executive committee members to be elected was determined to be 1. The following owner was nominated and elected without opposition:

C Eris (3)
- 5/ No matters are to be restricted matters. All matters relevant to the management of the strata scheme are to be in accord with current and future provisions of the Strata Schemes Management Act.
- 6/ No independent audit is to be commissioned.
- 7/ The managing agent to obtain a quote to replace all the common property windows and to install child safety window locks for the Executive Committee's consideration.
- 8/ The proposed budget of \$15,451.00 was adopted for the coming year.

The budget is to commence from 01/12/2015 and is structured as follows:

Administration Fund \$10,466.00

Sinking Fund \$ 4,985.00

The levy is to be of four equal quarterly installments due to be paid on or before the first day of each quarter, commencing on 1st December 2015.

- 9/ The Executive Committee be authorised to instruct the managing agent to proceed with further legal action for the recovery of current and future levy arrears.

CLOSURE: There being no further business the meeting closed at 10.30am.

MINUTES OF THE EXECUTIVE COMMITTEE MEETING
OF THE OWNERS OF STRATA PLAN 2471
HELD ON WEDNESDAY 25th NOVEMBER 2015 AT
9/29-31 CROYDON STREET, CRONULLA AT 10.31 AM

Present: By proxy the owner of lot: 3

Chairman: Magnus Petersson was delegated the authority to chair the meeting.

Commencement: There being a quorum, the meeting commenced at 10.31am.

IT WAS RESOLVED THAT:

- 1/ The minutes of the pervious executive committee meeting were adopted as a correct record.
- 2/ C Eris (3) was elected as Treasurer, Secretary and Chairman for the ensuing 12 months.
- 3/ The Executive Committee approved to rebuild the brick fence between the two properties (22-24 Nerang Road) with matching bricks as close as possible and removal of the bin dividers.

Painting to be discussed at the next Annual General Meeting.

CLOSURE: There being no further business the meeting closed at 10.35am.



Proposed Budget to apply from 01/09/2015

The Proprietors of Strata Plan 2471

26 Nerang Road, CRONULLA NSW 2230

General

Administrative Fund

Proposed budget

Revenue

Levies Due--Admin	10,466.00
<i>Total revenue</i>	<u>10,466.00</u>

Less expenses

Cash Flow Allowance for Insurance	1,000.00
Common Property Maintenance	2,500.00
Compliance(WH&S/Other)	85.00
Correspondence	70.00
Disbursements	50.00
Electricity	400.00
Insurance--Premiums & Valuations	4,200.00
Management Fees--Standard	2,920.00
Meeting Notices & Minutes	60.00
Pest Treatment	400.00
Professional Reports/Forecasts	460.00
Stationery, Printing & Postage	80.00
Water & Sewerage	1,200.00
<i>Total expenses</i>	<u>13,425.00</u>

Surplus/Deficit

(2,959.00)

Opening balance	2,959.26
-----------------	----------

Closing balance

\$0.26

Total units of entitlement	264
----------------------------	-----

Levy contribution per unit entitlement	\$39.64
--	---------

NSW

General

Sinking Fund

**Proposed
budget**

Revenue

Levies Due--Sinking	4,985.00
<i>Total revenue</i>	<u>4,985.00</u>

Surplus/Deficit

4,985.00

Opening balance	16,279.68
-----------------	-----------

Closing balance

\$21,264.68

Total units of entitlement	264
----------------------------	-----

Levy contribution per unit entitlement	\$18.88
--	---------



Proposed Levy Schedule to apply from 01/09/2015

The Proprietors of Strata Plan 2471

26 Nerang Road, CRONULLA NSW 2230

General

Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Sinking Fund	Total
1	1	44.00	436.08	207.71	643.79
2	2	44.00	436.08	207.71	643.79
3	3	44.00	436.08	207.71	643.79
4	4	44.00	436.08	207.71	643.79
5	5	44.00	436.08	207.71	643.79
6	6	44.00	436.08	207.71	643.79
		264.00	\$2,616.48	\$1,246.26	\$3,862.74



Balance Sheet

As at 31/08/2015

The Proprietors of Strata Plan 2471

26 Nerang Road, CRONULLA NSW 2230

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	(453.98)	1,100.10
Owners Equity--Admin	3,413.24	2,313.14
	<u>2,959.26</u>	<u>3,413.24</u>
Sinking Fund		
Operating Surplus/Deficit--Sinking	(673.79)	2,773.50
Owners Equity--Sinking	16,953.47	14,179.97
	<u>16,279.68</u>	<u>16,953.47</u>
Net owners' funds	<u>\$19,238.94</u>	<u>\$20,366.71</u>
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	3,806.36	3,381.52
Receivable--Levies--Admin	6.70	907.62
	<u>3,813.06</u>	<u>4,289.14</u>
Sinking Fund		
Cash at Bank--Sinking	16,691.92	16,939.23
Receivable--Levies--Sinking	3.26	407.64
	<u>16,695.18</u>	<u>17,346.87</u>
Unallocated Money	<u>0.00</u>	<u>0.00</u>
Total assets	<u>20,508.24</u>	<u>21,636.01</u>
Less liabilities		
Administrative Fund		
Prepaid Levies--Admin	853.80	875.90
	<u>853.80</u>	<u>875.90</u>
Sinking Fund		
Prepaid Levies--Sinking	415.50	393.40
	<u>415.50</u>	<u>393.40</u>
Unallocated Money	<u>0.00</u>	<u>0.00</u>
Total liabilities	<u>1,269.30</u>	<u>1,269.30</u>
Net assets	<u>\$19,238.94</u>	<u>\$20,366.71</u>



Income & Expenditure Statement for the financial year to 31/08/2015

The Proprietors of Strata Plan 2471

26 Nerang Road, CRONULLA NSW 2230

Administrative Fund

Current period

01/09/2014-31/08/2015

Revenue

Interest on Arrears--Admin	23.74
Levies Due--Admin	10,311.90
Total revenue	10,335.64

Less expenses

Common Property Maintenance	1,918.40
Compliance(WH&S/Other)	171.60
Correspondence	67.10
Disbursements	44.00
Electricity	330.09
Insurance--Premiums & Valuations	3,594.05
Management Fees--Standard	2,778.36
Meeting Notices & Minutes	67.20
Meetings Fees	240.00
Pest Treatment	363.00
Stationery, Printing & Postage	68.20
Water & Sewerage	1,147.62
Total expenses	10,789.62

Surplus/Deficit

(453.98)

Opening balance 3,413.24

Closing balance

\$2,959.26

Sinking Fund**Current period**

01/09/2014-31/08/2015

Revenue

Interest on Arrears--Sinking	11.26
Levies Due--Sinking	4,919.70
<i>Total revenue</i>	<u>4,930.96</u>

Less expenses

Carpets/Floorcoverings Replace	3,050.00
Electrical	2,554.75
<i>Total expenses</i>	<u>5,604.75</u>

Surplus/Deficit(673.79)

Opening balance	16,953.47
-----------------	-----------

Closing balance\$16,279.68



**MINUTES OF THE EXTRAORDINARY GENERAL MEETING
OF THE OWNERS OF STRATA SCHEME 2471
HELD THURSDAY 3rd MAY, 2012
AT 3/29-31 CROYDON STREET, CRONULLA**

.....

Present: In person or by proxy the owners of lots: 2, 3, 4 & 5

In attendance: Magnus Petersson from L J Hooker Strata Management - NSW

Chairman: Magnus Petersson was delegated the authority to chair the meeting.

Commencement: There being a quorum, the meeting commenced at 11.00 am.

It was resolved that:

- 1/ Minutes of the General Meeting of 27/10/2011 were adopted as a correct record.
- 2/ The proprietor of lot 5 is granted the exclusive rights of usage of floor and wall tiles forming the boundary of the lot in the laundry and kitchen, in consideration for which the lot owner shall be solely responsible for the maintenance, renewal, replacement or repair of the tiles. This approval is subject to the Owners Corporation being provided with a copy of the builder's license and insurance along with a copy of the certificate for waterproofing of any wet areas.

CLOSURE: There being no further business the meeting closed at 11.20 am.

Sinking Fund Forecast Report

26 Nerang Road

26 Nerang Road, Cronulla, NSW, 2230

Scheme Number: 2471



COMPILED BY BRIAN RUBOCK

**On 02 December 2008 for the
15 Years Commencing: 01 September 2009
QIA Job Reference Number: 61513**

Professional Indemnity Insurance Policy Number 96 0968886 PLP
© QIA Group Pty Ltd

PO Box 970
Ingelburn NSW 1890

1300 309 201
1300 369 390
info@qigroup.com.au
www.qigroup.com.au

QIA Group Pty Ltd
ABN 57 16 06 451

setting the standard...

Queensland New South Wales Victoria South Australia Western Australia Northern Territory Tasmania

QIA Group Pty Ltd

FINANCIAL SUMMARY

Report Year	Fiscal From	Beginning of Year	Contribution Total P.A. Incl 5.2% Inflation	Contribution per Entitlement	Estimated Expenditure (Inc GST)	Closing Balance (End of Year)
1	1 Sep 2009	\$8,000	\$3,000	\$11.36	\$0	\$11,000
2	1 Sep 2010	\$11,000	\$3,456	\$13.09	\$0	\$14,456
3	1 Sep 2011	\$14,456	\$3,836	\$14.53	\$11,326	\$6,966
4	1 Sep 2012	\$6,966	\$4,235	\$16.04	\$8,754	\$2,447
5	1 Sep 2013	\$2,447	\$4,655	\$17.63	\$1,673	\$5,429
6	1 Sep 2014	\$5,429	\$5,097	\$19.31	\$3,757	\$6,769
7	1 Sep 2015	\$6,769	\$5,462	\$20.69	\$894	\$11,337
8	1 Sep 2016	\$11,337	\$5,746	\$21.77	\$4,340	\$12,743
9	1 Sep 2017	\$12,743	\$6,045	\$22.90	\$521	\$18,267
10	1 Sep 2018	\$18,267	\$6,359	\$24.09	\$11,048	\$13,578
11	1 Sep 2019	\$13,578	\$6,690	\$25.34	\$1,095	\$19,173
12	1 Sep 2020	\$19,173	\$7,038	\$26.66	\$6,063	\$20,148
13	1 Sep 2021	\$20,148	\$7,404	\$28.04	\$18,804	\$8,747
14	1 Sep 2022	\$8,747	\$7,789	\$29.50	\$13,727	\$2,809
15	1 Sep 2023	\$2,809	\$8,194	\$31.04	\$5,647	\$5,355

ITEMISED EXPENDITURE BY YEAR

Item	Current Cost	Year 1 st applied	Remain Life/ Next Interval	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
DRIVEWAY/CAR PARK & PAVING																		
- Repaint garage doors	\$1,200	2014	6						1789						2425			
- Recoat bitumen driveway surface (Stage 2)	\$5,200	2018	10										9496					
FENCING																		
- Maint/Replace metal baluster fencing over 25 yrs	\$360	2018	15										657					
FURNITURE & FITTINGS																		
- Maintain/repair mail boxes	\$595	2016	15								982							
- Ongoing partial replacement of lighting	\$360	2012	4				485				594				728			
LAUNDRY/CHANGE/KITCHENETTE/TOILET																		
- Maintain toilets/washroom	\$680	2013	12					964										
ROOF																		
- Maintain roof ridge capping/tiles	\$570	2015	4							894				1095				1341
- Provision to replace guttering over 30 years	\$880	2020	10												1779			
- Provision Maintain down pipes over 15 years	\$300	2017	3									521			606			706

Item	Current Cost	Year 1 st applied	Remain Life/Next Interval	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
STAIRWELL																		
- Repaint walls	\$4,845	2012	10				6528										10837	
- Repaint ceiling/floors	\$342	2012	10				461										765	
- Repaint/Maintain rails	\$500	2012	10				674										1118	
- Replace door closers	\$240	2013	15					340										
- Maintain tiles/vinyl/timber approx 10%	\$260	2013	7					369							525			
- Replace carpet/floor coverings	\$1,320	2014	12						1968									
- Repaint door face	\$450	2012	10				606										1007	
SUPERSTRUCTURE																		
- Repaint building inc arch bars	\$456	2011	10			584										970		
- Repaint balcony/veranda ceilings/structures	\$760	2011	10			973										1616		
- Repaint/maintain fascia/gutter	\$1,254	2011	10			1606										2666		
- Maintain window fixtures and fittings	\$1,530	2016	7								2525							3600
- Repaint soffits	\$1,254	2011	10			1606										2666		
- Ongoing partial maintenance of walkways	\$145	2016	8								239							
- Repaint door face	\$375	2011	10			480										797		
- Maintain balustrade fixings	\$490	2018	15										895					
- Repaint balustrade	\$490	2011	10			628										1042		
- Repaint timber window/door frames/shutters	\$4,255	2011	10			5449										9047		
Total	\$29,111			0	0	11326	8754	1673	3757	894	4340	521	11048	1095	6063	18804	13727	5647
Includes GST amount of	\$2,646			0	0	1030	796	152	342	81	395	47	1004	100	551	1709	1248	513



CHILDSAFETYLOCK

Suite 5/33 Gerrale Street
CRONULLA NSW 2230
E: info@childsafetylock.com.au
P: 02 9544 2004
A.B.N. 92 606 085 983

QUOTE

Strata Management Services NSW
9/29-31 Croydon St
Cronulla NSW 2230

Quote No. 163
17-Nov-2015

SITE ADDRESS

SP 2471
26 Nerang Road, Cronulla 2230

QTY	ITEM	DESCRIPTION	PRICE	PRICE EX GST
36.00	Timber Locks	Child Proof Safety Locks for Timber Windows	\$50.00	\$1,800.00

IMPORTANT NOTES

- All Child Safety Lock (CSL) locking devices are force tested to ensure they are compliant
- Windows must be accessible to CSL Installers on the scheduled installation day. Additional fees will incur if the window/s have any obstruction eg: furniture, plantation shutters or any other object hindering installation of the locking device
- Should CSL need to carry out a force gauge test to pre-existing window locks/security grills a \$10 plus GST per test fee will be charged
- Please note if the resident is not home on the installation date, and they have not made prior arrangements with CSL for a more suitable time, then a \$90 call back fee will be charged
- CSL estimate each window will take approximately 3 minutes to install
- No window that has a fall of less than 2 metres will need a window lock to be installed nor any window over 1.7 metres from the internal floor
- CSL quotes are based on an external inspection of the building, due to this the number of window locks/force gauge tests quoted may vary slightly.
- This quote is valid for 30 days

EBIX TRADING
MONITOR



Sub Total	\$1,800.00
GST	\$180.00
Total Inc. GST	\$1,980.00



ACBM CORP. PTY LTD

ABN 29 169 942 858

T:02 9280 3366

F:02 9280 4044

W: www.acbmcorp.com.au

E: office@acbmcorp.com.au

Builders Licence No: 286447C

PO BOX 733, WILLOUGHBY NSW 2068

QUOTATION

Strata Plan 2471

C/-

Magnus Petersson

Strata Management Services - NSW

Suite 9, 29-31 Croydon Street

Cronulla NSW 2230

Quotation No: **00007015**

Date: **13/10/2015**

Order No: **7575**

Page: **1**

2

DESCRIPTION

RE: 26 Nerang Road, CRONULLA

BOUNDARY WALL

The following work is to be carried out due to vehicle impact: **\$4,980.00**

RE BUILD BOUNDARY FENCE

- To remove the entire brick wall, then dispose
- To supply new bricks, then reconstruct new wall without the separate bin bays (1.0m high)
- To clean the wall
- To leave site clean

NOTE: The bricks will be matching the existing as close as possible.

THANK YOU FOR YOUR BUSINESS!

Subtotal: **\$4,980.00**

GST: **\$498.00**

TOTAL INCL. GST: **\$5,478.00**

.....

5/31-33 GERRALE STREET,
CRONULLA, 2230
MOB: 0405 154 360
PH/FAX: 9544 2004
LIC: 120122c
ABN: 34 469 267 937

CMC BUILDING WORKS AND DESIGN PTY LTD

28th May, 2015

Ms Chris Wilson
Strata Manager
SMS NSW
9/29-31 Croydon Street
CRONULLA NSW 2230

QUOTATION 007A

Dear Chris,

RE: 22-24 Nerang Road, CRONULLA SP2470

I am pleased to quote for the following:

- Remove red brick wall as discussed on site
- Rebuild retaining wall to 200mm above the high side as structurally required
- Render and paint to colour

\$4,800 + GST

Kind regards

Chris McPherson
0405 154 360

Price Valid for 30 Days

.....

QUOTATION

12/02/2015

Quote No: 16375

Strata Plan 2471
c/- Strata Management Services - NSW
Suite 9 / 29 - 31 Croydon Street
CRONULLA NSW 2230

Attention: Magnus Petersson
Email: magnus@smsnsw.com.au



Thank you for the opportunity to quote for the painting of:
26 Nerang Rd CRONULLA NSW 2230
Strata Plan: 2471
Order No: 005733

Please find attached the following specification and quotation as requested

• External Price \$41,000.00 + GST

Quotation for external and internal common Property, Repairs and painting... Itemised for your consideration.

Scope of works and specifications.

External:
High Pressure soft wash prior to Repairs and Painting.

Repairs

- Metal - rust repairs, cut back to bare and prime (only to specified painted areas). Spalling in concrete if any, cut back and mortar epoxy fill
- Timber - treat rot and seal prior to painting with epoxy filler.
- Glass - install new panes where cracked or broken.
- Gutters - seal any leaks visible

Primers

- Render/concrete - spot prime repairs weathershield
- Fc Sheeting (eaves / awnings) - primer not required, Dulux Weathershield
- Timber (doors) - Dulux 1 step quick dry oil based
- Metal / Frames - Dulux 1 step quick dry oil based

Top Coats

- Render/concrete/soffits/slab bands - Dulux weathershield low sheen 2 coats
- Fc Sheeting (eaves) - Dulux Weathershield low sheen 2 coats
- Timber (doors) - Dulux super enamel gloss 2 coats
- Windows - Dulux aquanamel gloss 2 coats
- Metal / Frames - Dulux super enamel gloss 2 coats
- Gutters/Down pipes/Fascia/Garage doors and frames -



ROBERTSON'S PAINTING & DECORATING

Robertson's Painting & Decorating Pty Ltd
RPO, Epping - 151-153 Epping Road, Epping, VIC 3103
Tel: 0401 714 761
Fax: 0401 714 761
Email: info@rpd.net.au
Web: www.rpd.net.au

Dulux weathershield gloss 2 coats.

External Areas to be painted:

Gutters - down pipes - service pipes - Fascia - eaves - windows -
lintels/arch bars - Balcony soffits/ceilings - slab bands - masonry
decorative blocks - Garage doors and frames - service doors
and frames - metal balustrading to rear - bollards - Balcony
doors (external only) - Main entry doors (external only)

• Internal Price.

\$4,600.00 + GST

Internal Common Stairwell -

- Preparation and painting of - Ceilings, stair sides and undersides, walls, unit entry doors and frames (external only), main entry to block doors and frames (internal only), metal balustrading (excluding top rubber rail)

Comments:

Access required:

- Ladders
- Cherry picker

Permits:

- Cherry picker not required
- Energy Australia - tiger tail required.

All Access, labour, materials (Dulux premium paints) and insurance costs included.

Materials - Dulux 10 year warranty

Labour - 5 year warranty

All works will be done in accordance with AS and OH&S

Intent: to ensure safe work methods for all staff, residents, public and trades people.

Note: Robertson's are Licenced Builders and can carry out the repairs under HOWI

Should you have any questions please do not hesitate to contact me on 0401 889 897.

I hope this quotation meets with your approval and I look forward to your reply.

Yours Sincerely,

Jim Georgiadis

Estimator

P.K.T PAINTERS

G & K Tsattalios: Trading as PKT Painters
PO Box 542
Sylvania Southgate NSW 2224
Ph: 0411 761 667
Email: info@pktpainters.com.au
Web: www.pktpainters.com.au



A.B.N. 81 531 191 309

QUOTE No.: 00003142

Date: 28/01/2015

Quote

Bill To:

Strata Management Services
9/29-31 Croydon St
Cronulla NSW 2230

Job Address:

Strata Plan 2471
26 Nerang Road
Cronulla

Ph: 95230466

DESCRIPTION

Price inc GST

INTERIOR PAINTING	\$4,400.00
<p>Preparation:</p> <ul style="list-style-type: none">- Remove loose and flaking paint by sanding and/or scraping and using power tools where and if necessary- Fill cracks with Polyfilla S20 gap sealant to achieve a smooth and even surface for painting- Fill holes with Polyfilla interior filler to achieve a smooth and even surface for painting- Seal any water damaged areas with Zinsser Cover Stain- Cover and protect floors and all other surfaces from damage, paint spills and debris from preparation. Any damage directly caused by preparation or paint work will be repaired to original condition.- On completion if required, any paint spills or paint overruns on any surrounding surfaces such as glass, brickwork, floors and hardware will be cleaned and removed- Clean up and removal of materials and debris removed during preparation and painting work- All surfaces will be left to dry completely between coats and will be free of dirt and other contaminants which are likely to affect bond <p>Paint:</p> <ul style="list-style-type: none">- Windows, doorframes, handrails; apply one coat Dulux Oil Based Undercoat followed by two coats Dulux Aquanamel Water Based Enamel Paint- Underside of stairs; apply two coats Dulux Professional Flat Acrylic- Walls & stringers; apply two coats Dulux Professional Washable low sheen <p>Please note: no vermiculite is included in this quote</p> <p>We would like to thank you for the opportunity to provide this quote and hope that it meets your acceptance. We take pride in our reputation, built over 20 years, of providing a quality and professional service that is of the highest standard, and we look forward to working on this project for you.</p>	

Should this quotation be accepted, dependent on the value of the job, PKT Painters may request a deposit and progress payments. Final payment of any outstanding amount is due within 14 days from the date of completion and/or final invoice.

TOTAL: \$4,400.00

GST included: \$400.00

PKT Painters is fully insured and licensed; License number 261972C.
Home Warranty applies to all jobs above \$20000 inc GST (exc commercial work)
which will be supplied and paid for by PKT Painters.
By law, where contract price is \$1000 inc GST or more, a written contract is
required which will be supplied by PKT Painters.
All work is carried out in compliance with OH&S Australian Standards.

P.K.T PAINTERS

G & K Tsattalios: Trading as PKT Painters
PO Box 542
Sylvania Southgate NSW 2224
Ph: 0411 761 667
Email: info@pktpainters.com.au
Web: www.pktpainters.com.au

A.B.N. 81 531 191 309



QUOTE No.: 00003143

Date: 28/01/2015

Quote

Bill To:

Strata Management Services
9/29-31 Croydon St
Cronulla NSW 2230

Job Address:

Strata Plan 2471
26 Nerang Rd
Cronulla NSW 2230

Ph: 95230466

DESCRIPTION

Price inc GST

EXTERIOR PAINTING	\$29,700.00
<p>Preparation:</p> <ul style="list-style-type: none">- Wash areas to be painted with high pressure washer to remove dirt and other contaminants and any loose and flaking coatings- Remove any remaining loose and flaking paint by sanding and/or scraping and using power tools where and if necessary- Fill cracks with Polyfilla S20 gap sealant to achieve a smooth and even surface for painting- Fill holes with Polyfilla exterior filler to achieve a smooth and even surface for painting- On completion if required, any paint spills or paint overruns on any surrounding surfaces such as glass, brickwork, floors and hardware will be cleaned and removed- Clean up and removal of materials and debris removed during preparation and painting work- All surfaces will be left to dry completely between coats and will be free of dirt and other contaminants which are likely to affect bond <p>Paint:</p> <ul style="list-style-type: none">- Eaves, fascias, gutters, downpipes, balcony walls, balcony caps, balcony ceilings, garage doors & frames; apply two coats Dulux Weathershield hard wearing mould resistant exterior acrylic- Windows, balcony doors & frames; apply one coat Dulux Oil Based Undercoat followed by two coats Dulux Aquanamel Water Based Enamel Paint <p>Please note: The above quote includes the use of height access equipment. Using ladders for the high sections of this job is extremely unsafe and deemed illegal by work cover and therefore not covered by insurances</p> <p>We would like to thank you for the opportunity to provide this quote and hope that it meets your acceptance. We take pride in our reputation, built over 20 years, of providing a quality and professional service that is of the highest standard, and we look forward to working on this project for you.</p>	

Should this quotation be accepted, dependent on the value of the job, PKT Painters may request a deposit and progress payments. Final payment of any outstanding amount is due within 14 days from the date of completion and/or final invoice.

TOTAL: \$29,700.00
GST included: \$2,700.00

PKT Painters is fully insured and licensed; License number 261972C.
Home Warranty applies to all jobs above \$20000 inc GST (exc commercial work) which will be supplied and paid for by PKT Painters.
By law, where contract price is \$1000 inc GST or more, a written contract is required which will be supplied by PKT Painters.
All work is carried out in compliance with OH&S Australian Standards.



Strata Management Services - NSW
Suite 9, 29-31 Croydon Street
Cronulla NSW 2230
Attention: The Owners - Strata Plan
2471 C/O

Quotation and specification for
26 Nerang Road, CRONULLA
Strata Plan: 2471



Dear Magnus,

Thank you for the opportunity to submit this proposal. If there is anything you would like added, removed or modified please call us on 1300 300 674

About

20th anniversary in 2014 and formerly known as Paint Pro, easyTrades Australia, truly encompasses our service offer including: painting, spalling repairs, rendering, waterproofing, tiling and carpentry. All managed by a team of fully licensed and insured professionals with over 70 years of painting and remedial building repair experience.

Our service offering and attitude is built around one fundamental belief....*Making your job easy.*

Guarantee to you:

1. You will receive an after sales call to make sure you have received exactly what you were looking for in the quote.
2. You will be completely delighted with our work. If you don't say WOW to our service and product, we will not leave until you do.
3. easyTrades offers above industry standard warranties on all services.
4. You will receive prompt before and after sales service from our management team and our accredited tradesman.
5. If you find a cheaper comparable quote, easyTrades will match and take a further \$100 off. Jobs over \$3000
6. The best Customer service available | Winner master painters customer service awards 2014

Shane Valentine
Estimator
0421 520 439 - Office 1300 300 674
shanev@easytrades.com.au
ABN 62 149 635 469 - LIC # 235 730C

Call Now: 1300 300 674

Email now: reception@easytrades.com.au



Quote 1 Painting of exterior including:

Painting of eaves, garage soffits and rendered slab band.

Painting of balcony ceilings and slab edges, balcony walls and balcony decorative brick inserts.

After initial preparation stated under 'Painting procedures and surface preparation' finish above components with 2 coats of Dulux premium low sheen Weathershield.

Painting of fascia boards, gutters and downpipes

Painting of tradesmen toilet door and frame (both sides), garage doors and frames (1 side).

Painting of timber window frames including scrapping back loose flaky paint, re-puttied where necessary, sanding and spot prime with oil based undercoat where appropriate.

Painting of front entrance timber window, balcony entry doors and frames (1 side only), front entry door and frame (1 side only)

After initial preparation stated under 'Painting procedures and surface preparation' finish above components with 2 coats of Dulux premium semi-gloss Weathershield.

Painting of walkway railing.

After initial preparation stated under 'Painting procedures and surface preparation' finish above components with 2 coats of Dulux premium epoxy enamel.

Total inc GST \$22,000.00

Call Now: 1300 300 674

Email now: reception@easytrades.com.au



Quote 2 Painting of interior stairwell including:

Painting of ceilings excluding top floor vermiculite ceiling.

After initial preparation stated under 'Painting procedures and surface preparation' finish above components with 2 coats of Dulux premium flat ceiling paint.

Painting of walls.

After initial preparation stated under 'Painting procedures and surface preparation' finish above components with 2 coats of Dulux premium low sheen wash and wear.

Painting of unit entry door frames (1 side), front entry door and frame (1 side), rear entry door and frame (1 side), service cupboard doors and frames (both sides).

Painting of stairwell balustrading and stairwell timber window.

After initial preparation stated under 'Painting procedures and surface preparation' finish above components with 2 coats of Dulux premium gloss enamel.

Painting of unit entry door faces (1 side)

After initial preparation stated under 'Painting procedures and surface preparation' finish above components with 2 coats of Dulux premium clear polyurethane.

Total inc GST \$7,000.00

Quote 3 Access costs including:

To complete this job successfully Easy Trades will use a cherry picker to reach all high areas which are inaccessible by ladders.

Tiger tails cover electrical cables to comply with OH&S guidelines.

Total inc GST \$3,500.00

Complimentary:

- Colour consultation.
- Bird spike.

Total inc GST \$0.00

Call Now: 1300 300 674

Email now: reception@easytrades.com.au