



# Purchasers Strata Inspections Pty Ltd

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

ABN 12 002 682 528

## PREMIUM STRATA TITLE REPORT

<b>SYDNEY</b> 587 Bunnerong Road Matraville NSW 2036 Phone: 1300-363-774 Fax: 1300-365-774  <b>BRANCHES</b> <ul style="list-style-type: none"><li>• NEWCASTLE</li><li>• WOLLONGONG</li><li>• CAIRNS</li><li>• TOWNSVILLE</li><li>• SUNSHINE COAST</li><li>• MACKAY</li><li>• GOLD COAST</li><li>• TWEED HEADS</li></ul>	<b>CLIENT NAME:</b>	Max Menzies 74 Kameruka Road Northbridge NSW 2063
	<b>REFERENCE:</b>	Schillinger
	<b>STRATA PLAN:</b>	22612
	<b>LOT NO(S):</b>	3
	<b>ADDRESS:</b>	38 Hill Street Fairlight 2094
	<b>REPORT DATE:</b>	30th November 2016.
	<b>INSPECTION DATE:</b>	29th November 2016.
	<b>INSTRUCTION NO:</b>	562003

This report contains **13** 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 STRATA TITLE REPORT



<b>1 STRATA ROLL (Sections 96-99)</b>		<a href="#">Dictionary</a>	<a href="#">Help</a>
<b>1.1</b>	<b>Is there a Strata Roll?</b>	Yes	
<b>1.2 Current Owners Details</b>			
Name:	Emil Schillinger Hitomi Schillinger		
Address:	c/- Leo Lake 54 Madison Way Allambie Heights NSW 2100		
Agent/Nominee (if any):	N/A		
<b>1.3 Mortgagee (1)</b>			
Name:	Nil		
Address:	N/A		
Nominee (if any):	N/A		
<b>1.4 Other Entries</b>			
Type of entry:	Nil		
<b>1.5 Was the Strata Roll in compliance with the following aspects of Chapter 3, Part 5, Division 1?</b>			
Particulars of owners recorded	Yes		
Has provision for lot entries	No		
Has provision for common property and strata scheme entries	No		
Unit entitlement recorded	No		
Original Owner's name and address recorded	No		
Strata Managing Agent's name and address recorded	No		
By-laws included therein	No		
Strata scheme details recorded	No		
Insurance particulars recorded	No		

**Section 96 states:**

*The owners corporation must prepare and maintain a strata roll in accordance with this Division*

**Section 97 states:**

- (1) *The strata roll must be kept in a form that contains entries for each lot and entries for the common property and the strata scheme in general.  
The information required to be entered in the strata roll may be recorded or stored by mechanical, electronic or other means.*

**Section 98 states:**

- (1) *That there must be recorded in the strata roll in relation to a particular lot:*
- (a) *the owner's name and an Australian address for service of notices or the name of the owner's agent appointed in accordance with Part 3 of Chapter 4 and the agent's Australian address for service of notices, and*
  - (b) *information provided under section 118 or obtained from the Register in connection with the lot, and*
  - (c) *information provided under section 119.*
- (2) *That there must be recorded in the strata roll in relation to the common property and the strata scheme in general the following:*
- (a) *the strata plan number and the address of the strata scheme building,*
  - (b) *the names of the original owner and any strata managing agent of the owners corporation and their Australian addresses for service of notices,*
  - (c) *the total unit entitlement of the scheme and the unit entitlement of each lot,*
  - (d) *particulars of insurance taken out by the owners corporation, including the following:*
    - *the name of the insurance company*

# Purchasers Strata Inspections Pty Ltd

## PREMIUM STRATA TITLE REPORT



- the number of the insurance policy
- the nature of the risk insured
- the amount of the insurance
- the due date for payment of the premium
- the date on which the premium was last paid
- the by-laws for the time being in force for the strata scheme.

### 2 INITIAL PERIOD

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

2.1 From entries on the Strata Roll, does the Initial Period appear to have expired? [Yes](#)

**The Act defines the initial period as:**

The period commencing on the day on which that owners corporation is constituted and ending on the day on which there are owners of lots the subject of the strata scheme concerned (other than the original owner) the sum of whose unit entitlements is at least one-third of the aggregate.

**Section 50(1) states**

An owners corporation must not, during the initial period, make, amend or repeal a by-law in such a manner that a right is conferred or an obligation is imposed on one or more, but not all, owners or in respect of one or more, but not all, lots

**Section 113(1) states**

An owners corporation must not, during the initial period, do any of the following things unless the owners corporation is authorised to do so by an order of the Board under section 182:

- alter any common property or erect any structure on the common property otherwise than in accordance with a strata development contract,
- incur a debt for an amount that exceeds the amount then available for repayment of the debt from its administrative fund or its sinking fund,
- appoint a strata managing agent to hold office as such for a period extending beyond the holding of the first annual general meeting of the owners corporation,
- borrow money or give securities

### 3 INSURANCE (Chapter 3, Part 4)

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

#### 3.1 Details of Building Insurance:

Sum Insured	<a href="#">\$1,536,675.00</a>
Company	<a href="#">QBE Insurance (Australia) Limited.</a>
Policy Number	<a href="#">HU0013393</a>
Due Date	<a href="#">21st August, 2017</a>
Premium	<a href="#">\$2,396.23</a>

#### 3.2 Details of Public Liability Insurance

Limits of liability	<a href="#">\$30,000,000.00</a>
---------------------	---------------------------------

#### 3.3 Details of Workers Compensation Insurance

Has insurance policy?	<a href="#">No</a>
-----------------------	--------------------

3.4 The above details were obtained from [Paid Tax Invoice](#)

3.5 Details of the last valuation obtained [A valuation was carried out by James Spinks and Associates on 17th July, 2012. Recommended cover was \\$1,300,000.00.](#)

3.6 Is this Property under insured [No](#)

# Purchasers Strata Inspections Pty Ltd

## PREMIUM STRATA TITLE REPORT



### Legislation relating to Insurances

#### Section 83(1) states

The owners corporation for a strata scheme for the whole of a building must insure the building and keep the building insured under a damage policy with an approved insurer in accordance with this section.

#### Section 83(2) states

The building is to be insured for at least the value of the building indicated by the last valuation obtained for the building in accordance with this Division.

### Legislation relating to Insurances

#### Section 83(3) states

The damage policy is to be in the name of the owners corporation.

#### Section 85(1) states

A valuation of a building that is required to be insured under this Division must be obtained at least once every 5 years by:

### What other insurance must an owners corporation have in place?

#### Section 87 states

(1) In addition to insurance taken out by an owners corporation in accordance with Division 2, the owners corporation must take out insurance:

- (a) in respect of any occurrence against which it is required by law to insure, including any insurance required by the Workers Compensation Act 1987 to be taken out, and
  - (b) in respect of damage to property, death or bodily injury for which the owners corporation could become liable in damages, and
  - (c) against the possibility of the owners becoming jointly liable by reason of a claim arising in respect of any other occurrence against which the owners corporation, in accordance with a special resolution, decides to insure, and
  - (d) against any damages for which the owners corporation could become liable by reason that, without fee or reward or any expectation of fee or reward, a person acting on behalf of the owners corporation does work in a building or on the common property in the strata scheme, and
  - (e) of any other class prescribed by the regulations for the purposes of this subsection.
- (2) Insurance taken out in accordance with subsection (1) (b) must be taken out with an approved insurer and must be for a cover of not less than \$10,000,000 for each event in respect of which any claim or claims may be made or, if the regulations provide for another amount, that other amount.
- (3) Regulations made for the purposes of subsection (2) may provide that the amount is to be calculated or determined in the prescribed manner.

4 DOCUMENTATION RETENTION (Section 104)		Dictionary	Help
4.1	Period(s) of correspondence sighted at this inspection?	9/10/2012 to 16/11/2016	
	If not presented as required by the Act, (5 years) name of person asked to provide missing records and their reason for non-presentation	We were advised by the staff at the Managing Agent's office that previous correspondence has been archived.	
4.2	Are notices of the Owners Corporation and Executive Committee Meetings retained for the prescribed period?	No	
4.3	Are proxies retained for the prescribed period?	No	
4.4	Are voting papers retained for the prescribed period?	No	
4.5	Are records served under Section 31 retained for the prescribed period?	No	
4.6	Are Notices given under Section 118 retained for the prescribed period?	No	
4.7	Are minutes of meetings kept and retained for the prescribed period?	No. Minutes prior to E.G.M. 23/7/2012 were not sighted.	
	Date of first minutes made available for inspection	E.G.M. 23/7/2012	
	Date of last minutes made available for inspection	Executive Committee Meeting 14/8/2016	

# Purchasers Strata Inspections Pty Ltd

## PREMIUM STRATA TITLE REPORT



### Section 104 states

An owners corporation must cause the following to be retained for 5 years or such other period as may be prescribed by the regulations:

- (a) the records, notices, orders, minutes of meetings and accounting records required to be kept under this Division,
- (b) its financial statements,
- (c) copies of correspondence received and sent by the owners corporation,
- (d) notices of meetings of the owners corporation and its executive committee,
- (e) proxies delivered to the owners corporation,
- (f) voting papers relating to motions for resolutions by the owners corporation and to the election of office holders and the executive committee,
- (g) records served on the owners corporation by the strata managing agent relating to the exercise of functions by the agent,
- (h) such other documents as may be prescribed by the regulations.

<b>5 BOOKS OF ACCOUNT (Section 103)</b>		<a href="#">Dictionary</a>	<a href="#">Help</a>
<b>5.1</b>	<b>Are substantially all of the prescribed accounting records maintained by or on behalf of the Owners Corporation?</b>	<a href="#">Yes</a>	
<b>5.2</b>	<b>If so, who keeps the books of account?</b>	<a href="#">The Managing Agent</a>	
<b>5.3</b>	<b>What was the approximate balance of the Administrative Fund?</b>	<a href="#">\$7,531.34 credit, as at 29/11/2016</a>	
<b>5.4</b>	<b>What was the approximate balance of the Sinking Fund?</b>	<a href="#">\$7,625.46 credit, as at 29/11/2016</a>	
<b>5.5</b>	<b>How were these approximate balances ascertained?</b>	<a href="#">A Balance Sheet</a>	

### Section 103 states

An owners corporation must keep the accounting records prescribed by the regulations.

#### Reg. 6(1) (SSMR 1997)

The accounting records required to be kept for the purposes of section 103 of the Act are:

- (a) receipts consecutively numbered, and
- (b) a passbook, a deposit book, or statement of deposits and withdrawals that are in chronological order, for the account of the owners corporation, and
- (c) a cash record, and
- (d) a levy register.

# Purchasers Strata Inspections Pty Ltd

## PREMIUM STRATA TITLE REPORT



### 6 MAINTENANCE CONTRIBUTIONS (Section 76)

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

#### 6.1 Contributions are payable in equal quarterly installments, commencing 1/9/2016, as follows:

To the Administrative Fund	\$583.35 due 1/9/2016, 1/12/2016, 1/3/2017 and 1/6/2017
To the Sinking Fund	\$511.10 due 1/9/2016, 1/12/2016, 1/3/2017 and 1/6/2017
Do these contributions appear to have been correctly determined	Yes
If not, in what respect does the determination appear to be defective?	N/A

#### 6.2 Last Increase in levies:

Unable to ascertain

#### 6.3 Are there any current special levies?

No

Fund	N/A
Total Amount	N/A
Amount Payable by the Subject Lot	N/A
Due Date	N/A
Purpose	N/A

#### 6.4 Is there any proposal for special levies in the near future?

No

Fund	N/A
Amount	N/A
Due Date	N/A
Purpose	N/A

### 7 FINANCE AND LOANS

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

#### 7.1 Does it appear that loans or finance has been raised or sought by the Owners Corporation ?

No

Details of finance /loans raised or sought	N/A
--	-----

#### **Administrative Fund**

##### **Section 66 states**

An owners corporation must establish an administrative fund.

##### **Section 68(2) states**

However, an owners corporation may pay money by transfer from its administrative fund to its sinking fund or by meeting from its administrative fund expenditure that should have been met from its sinking fund so long as the owners corporation complies with subsection (3).

##### **Section 68(3) states**

The owners corporation must, not later than 3 months after the disbursement, make a determination under section 76 (1) of an amount sufficient to recoup the amount of the disbursement.

#### **Sinking Fund**

##### **Section 69(1) states**

An owners corporation must establish a sinking fund.

# Purchasers Strata Inspections Pty Ltd

## PREMIUM STRATA TITLE REPORT



### **Section 71 (2) states**

However, an owners corporation may disburse money by transfer from its sinking fund to its administrative fund or by meeting from its sinking fund expenditure that should have been met from its administrative fund if the owners corporation complies with subsection (3).

### **Section 71 (3) states**

The owners corporation must, not later than 3 months after the disbursement, make a determination under section 76 (1) of an amount sufficient to recoup the amount of the disbursement.

### **Levy Contributions**

Estimates to be prepared of contributions to administrative and sinking funds

#### **Section 75 states**

- (1) An owners corporation must, not later than 14 days after the constitution of the owners corporation and at each annual general meeting after that, estimate how much money it will need to credit to its administrative fund for actual and expected expenditure:
- to maintain in good condition on a day-to-day basis the common property and any personal property vested in the owners corporation, and
  - to provide for insurance premiums, and
  - to meet other recurrent expenses.

*Note.* Recurrent expenses would include such regular expenses as insurance, water charges, electricity charges, carpet cleaning, lawn mowing services and the like and minor expenses relating to maintenance of the common property.

- (2) An owners corporation must, at each annual general meeting, estimate how much money it will need to credit to its sinking fund for actual and expected expenditure:

- for painting or repainting any part of the common property which is a building or other structure, and
- to acquire personal property, and
- to renew or replace personal property, and
- to renew or replace fixtures and fittings that are part of the common property, and
- to replace or repair the common property, and
- to meet other expenses of a capital nature.

*Note.* Expenses of a capital nature would include expenses in relation to major repairs or improvements to the common property or personal property of the owners corporation, such as painting of a building or replacement of roofing, guttering or fences and the like.

- (3) When estimating amounts needed to be credited to the administrative fund or the sinking fund the owners corporation must have before it, and take into account, a statement of the existing financial situation of the strata scheme and an estimate of receipts and payments.

### **Owners corporation to set levy for contributions to administrative and sinking funds**

#### **Section 76 states**

- The owners corporation must determine the amounts to be levied as a contribution to the administrative fund and the sinking fund to raise the amounts estimated as needing to be credited to those funds.
- That determination must be made at the same meeting at which those estimated amounts are determined.
- The owners corporation must levy on each person liable for it such a contribution.
- If the owners corporation is subsequently faced with other expenses it cannot at once meet from either fund, it must levy on each owner a contribution to the administrative fund, determined at a general meeting of the owners corporation, in order to meet the expenses.
- A contribution is, if an owners corporation so determines, payable by such regular periodic instalments as are specified in the determination setting the amount of the contribution.

### **Section 78(2) states**

Contributions levied by an owners corporation must be levied in respect of each lot and are payable (subject to this section and section 77) by the owners in shares proportional to the unit entitlements of their respective lots.



**8 BY-LAWS (Chapter 2, Part 5)**

Dictionary

Help

**8.1 Do the records suggest that the By-laws have been changed or added to in the past two years?**

No

If so, does it appear that these changes or additions have been registered?

N/A

If not particulars are

N/A

**8.2 Were any exclusive use By-laws registered in the past two years affecting the subject Lot?**

No

If so, particulars are

N/A

**8.3 What is the attitude of the Owners Corporation to the keeping of animals?**

Unable to ascertain, no recent permission sought. By-law 16, Schedule 1 of the Act states:

(1) Subject to section 49 (4), an owner or occupier of a lot must not, without the approval in writing of the owners corporation, keep any animal on the lot or the common property.

(2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

**What by-laws apply to new strata schemes?**

**Section 41 states**

- (1) This section applies to strata schemes that came into existence after the commencement of this section.
- (2) The by-laws registered by the Registrar-General for a strata scheme are the by-laws in force for the strata scheme.

**Note.** Section 8 of the Strata Schemes (Freehold Development) Act 1973 and section 7 of the Strata Schemes (Leasehold Development) Act 1986 require that when a strata plan is submitted for registration it must be accompanied by the proposed by-laws for the strata scheme. Those by-laws are registered with the strata plan.

**What by-laws apply to old strata schemes?**

**Section 42 states**

- (1) This section applies to strata schemes in existence before the commencement of this section.
- (2) The by-laws set forth in Schedule 1 are the by-laws in force for a strata scheme, including any additional by-laws, or any amendments or repeals relating to those by-laws, that have been registered for the strata scheme in accordance with:
  - (a) Division 3 of this Part, or
  - (b) Division 1 of Part 4 of the Strata Schemes (Freehold Development) Act 1973 as in force immediately before its repeal, or
  - (c) Division 1 of Part 4 of the Strata Schemes (Leasehold Development) Act 1986 as in force immediately before its repeal.

**Can an owners corporation add to or amend the by-laws?**

**Section 47 states**

An owners corporation, in accordance with a special resolution, may, for the purpose of the control, management, administration, use or enjoyment of the lots or the lots and common property for the strata scheme, make by-laws adding to, amending or repealing the by-laws for the strata scheme.

**What steps must an owners corporation take to make an amendment effective?**

**Section 48 states**

- (1) An amendment or repeal of a by-law or, a new by-law, has no force or effect until:
  - (a) the owners corporation has lodged a notification, in the form approved under the Real Property Act 1900, in the Registrar-General's office, and
  - (b) the Registrar-General has made an appropriate recording of the notification in the folio of the Register comprising the common property.
- (2) A notification cannot be lodged in the Registrar-General's office more than 2 years after the passing of the resolution for the amendment, repeal or new by-law.



**9 MANAGING AGENT (Sections 27 and 162)**

Dictionary

Help

9.1 Is there a Managing Agent?

Yes

9.2 Agents Name

Mason & Brophy Strata Management

Agents Telephone

8978-3000

Appointed under what Section?

27

Was a written Agency Agreement sighted?

Yes

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

Yes

Date of last appointment?

14th August, 2016

*How is a strata managing agent appointed?*

**Section 27(1) states**

*A strata managing agent is to be appointed by instrument in writing authorised by a resolution at a general meeting of the owners corporation.*

**Section 162**

*Order appointing strata managing agent to exercise certain functions.*

**10 TITLE DEED**

Dictionary

Help

10.1 Was the Original Certificate of Title for the Common Property sighted?

No

If not, why not?

Sighted a scanned copy of Edition dated 12/4/85.

**11 INCOME TAX**

Dictionary

Help

11.1 Does the Owners Corporation appear to receive taxable income?

Yes

\* What is the source of that income?

Interest on invested funds and fees under Sections 108 and 109.

\* Are Income Tax Returns lodged

Yes



## 12 GENERAL INFORMATION

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

12.1	Number of Lots in the Strata Plan:	3
12.2	Number of Units in the building	3
12.3	Unit of Entitlement of the subject Lot(s):	10
12.4	Aggregate Unit of Entitlement	30
12.5	Approximate number of tenanted Units:	Unable to ascertain
12.6	State of harmony in the building:	Appears to be all right.
12.7	When was the Strata Scheme Registered?	2nd April, 1985
12.8	Who is the Original Owner?	Unable to ascertain
12.9	When was the First Annual General Meeting held?	Unable to ascertain

**NOTE:**

Generally, the original owner means the person by whom the parcel the subject of that scheme was held in fee simple at the time of registration of the strata plan to which the scheme relates.

The original owner must convene and hold a meeting of the owners corporation within 2 months of the expiration of the initial period. This meeting is known as the first annual General meeting

## 13 PLUMBING PROBLEMS

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

No evidence of any serious problems in the records inspected.

## 14 HISTORY OF DISPUTES

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

Nil

## 15 WATER PENETRATION PROBLEMS

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

No evidence of any serious problems in the records inspected.



## 16 BUILDING DEFECTS & OTHER MATTERS

Dictionary

Help

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

See attached Sinking Fund Plan dated 21/8/2008 prepared by Building Insurance Valuations.

See attached extract from an Asbestos Register & management Plan dated 20/7/2012 prepared by Asbestos Reports.

A.G.M. 8/7/2015: See attached Minutes regarding general matters.

Executive Committee Meeting 8/7/2015: See attached Minutes regarding external painting and other matters.

A.G.M. 14/8/2016: See attached Minutes regarding accepted budgets, reappointment of managing agent with full delegated responsibilities, window safety, elected office bearers and other matters.

Executive Committee Meeting 14/8/2016: See attached Minutes regarding garage door, planter boxes and other matters.

See attached correspondence and Notice of Extraordinary General Meeting scheduled to be held 24th November, 2016. (Minutes were not sighted). Agenda item: Loose-fill asbestos program.

STRATA ROLL: The Managing Agent maintains the Strata Roll in a computerised format. Only the page relevant to Lot 3 was provided for inspection.

## 17 HISTORICAL INFORMATION

Dictionary

Help

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

Sighted a WH&S Report dated July 2012 prepared by WH&S Reports.

E.G.M. 23/7/2012: Resolved that the Strata Management with Mason & Brophy Strata Management be changed from full management to their Strata Assist Package and that the current arrangement be terminated and the Owners Corporation of Strata Plan No. 22612 delegate to Mason & Brophy the powers, authorities, duties and functions of the Owners Corporation, its Executive Committee and the Chairperson, Secretary and Treasurer.

NOTE: Expenditure records prior to year ended May 2013 were not sighted.

Year ended May 2013: Pest control \$1,555.00.

Year ended May 2014: Window repairs \$1,386.00.

Year ended May 2015: No evidence of any major or extraordinary expenditure from the records inspected.

Year ended May 2016: Driveway, paths and letterboxes \$2,390.00. External painting \$16,715.00.

June to November 2016: No evidence of any major or extraordinary expenditure from the records inspected.

NOTE: Pest control appears to be carried out on a regular basis.

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

The last Annual General Meeting was held on 14th August, 2016.

PURCHASERS STRATA INSPECTIONS PTY. LTD.

# Purchasers Strata Inspections Pty Ltd

## PREMIUM STRATA TITLE REPORT



### QUALIFICATIONS AND EXCLUSIONS

1. During the course of the subject inspection no attempt was made to ascertain whether any Managing Agent has complied with the detailed accounting requirements of the Property, Stock and Business Agents Act 2002 or whether the prescribed accounting and prescribed financial statement requirements are being complied with by the Owners Corporation. As these requirements are particularly complex, an additional inspection by a specially trained Inspector would be necessary before we could report on these matters.
2. The information contained in this Report was extracted from the books and records of the Owners Corporation and, so far as was possible, from conversations with officers of the Owners Corporation. Special procedures were followed to minimise the possibility of records not being made available for inspection and this information has, where possible, also been checked with information obtained from previous inspections. However, your attention is directed to the possibility that all of the records of the Owners Corporation 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.
3. This report format was designed by Purchasers Strata Inspections Pty. Ltd. for use by it exclusively and it owns the copyright. No other person has authority to use this report format in whole or in part for any purpose.
4. This report is issued to the named client and if that person is a solicitor or conveyancer, the client of that solicitor or conveyancer. Purchasers Strata Inspections Pty. Ltd. 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.

© COPYRIGHT RESERVED: Purchasers Strata Inspections Pty. Ltd. 1976-2014



# Purchasers Strata Inspections Pty Ltd

All mail to: 587 Bunnerong Road Matraville NSW 2036

Email psi@strata.com.au Phone 1300 363 774 Fax 1300 365 774 ABN 12 002 682 528

## TAX INVOICE/ADJUSTMENT NOTE

**TO:** Max Menzies  
74 Kameruka Road  
Northbridge NSW 2063

### Account in relation to :

Account No.:	61709
Instruction No.:	562003
Strata Plan No.:	22612
Report Date:	30th November 2016.
Your Reference:	Schillinger

### Account details & disbursements:

Inspection Report:	\$225.00
Fee to Scheme	\$34.10
Photocopies/Attachments (as charged to PSI)	\$20.35
Scanning/printing/handling fee	\$20.35
Mileage:	\$0.00
Additional trip/lot	\$0.00
Toll Fees and Parking Charges:	0

Total includes GST of: \$27.25

**Invoice Total: \$299.80**

Payment Options  - If paying by mail please complete this slip and return it to the address below

**Cheque or EFT** Pay this amount \$299.80 to Account - Purchasers Strata Inspections

BSB – 082-274 Acc No. 01-556-9005 - Reference - **61709 - 562003**

**\$299.80**

**OR**

**Credit Card payment.** (+1.9%) Mail or Fax to 1300 365 774 Card Type  Visa  MasterCard

\_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Expiry \_\_\_\_ / \_\_\_\_

Name on Card \_\_\_\_\_ **\$305.50**



Accounts Payable  
Purchasers Strata Inspections Pty. Ltd.  
587 Bunnerong Road  
Matraville NSW 2036

61709– 562003 - 22612 – 161130  
On the WEB www.strata.com.au  
Phone 1300 363 774 Fax 1300 365 774

(This payment slip fits into a standard A4 business sized window faced envelope)

Payment required in 7 days