



SYDNEY STRATA INSPECTIONS

Contact us: info@sydneystratainspections.com.au • Mobile: 0411 49 55 66

STRATA INSPECTION REPORT

PROPERTY ADDRESS 2/29 Upper Clifford Avenue, Fairlight NSW

DATE OF SEARCH 12 November 2024

STRATA PLAN 6818 LOT 2 UNIT 2

OWNERS NAME: C E C Shepherd

REPORT ORDERED BY Before You Buy

REFERENCE No: 165751

ANNEXURE PAGES: 29

Some information to help you understand your report:

Thank you for choosing Sydney Strata Inspections to assist in your decisions on your potential property purchase.

The inspections are usually conducted at the relevant Strata Manager's office and do not include a physical inspection of the property itself. The information is solely obtained from the records and books of the Owners Corporation available at the time of the inspection. Generally, records are searched up to 5 years before the date of this report.

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1. MANAGING AGENT DETAILS

This report is prepared for your information only (or the company who ordered this report) and no liability or responsibility is due to any third party who may rely on this report in whole or in part.

This provides you details of the Strata Manager

Stata Management Jan Patrick (Self-Managed)

Address 1/29 Upper Clifford Avenue FAIRLIGHT NSW
2094

Telephone number 0401 030 828

Sighted agency agreement: Yes

Date of appointment: Self-Managed

2. STRATA ROLL DETAILS

This provides you information on the current owner/s of the subject property of this report

Name of owner/s on strata roll: C E C Shepherd

Address of owner/s recorded on strata roll 9 Jefferson Avenue ST IVES NSW 2075

Has the initial period expired? Yes

3. CERTIFICATE OF TITLE

A Certificate of Title will normally detail title information including the lot/plan numbers and other registered interests on the title. We suggest a current search for the Certificate of Title be made at the NSW Government Land and Property information.

Certificate of Title number: CP/SP 6818 Edition 1 Issued 15/6/05

Copy Sighted: Yes

Date of registration of strata plan: 11/12/72

Number of lots in strata scheme: 3

Number of units in strata scheme 3

Total unit entitlement 125

Unit Emblement of subject lot: 40

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4. BY-LAWS

Standard By- Laws clarify your responsibilities and obligations when you own or live in a strata unit. In some instances, an Owners Corporation may decide to register additional By -Laws

By laws registered after registration of strata plan	None
Dealings numbered	N/A
Are there any By- laws approved but not registered	No
Are there any proposed changes to by-laws?	No
Details of by-laws:	N/A

5. MEETING MINUTES

The Owners Corporation holds meetings, the minimum required on an annual basis, to agree on budgets and discuss other matters related to the overall running of the building. These meetings are documented in what are referred to as minutes.

Are records of the minutes retained? Yes

Minutes were inspected from 2019 to the last meeting held 24/7/24

6. ACCOUNT BALANCES

All Strata Schemes impose a regular strata levy, usually collected quarterly, on all Lot owners. The money collected is deposited into the Strata Scheme's Administration and Sinking Fund accounts and used to fund the running and maintenance of the property.

Strata Scheme Current Account Balances:

Administrative fund	\$2,804.71
Capital fund	\$4,956.81
Total	\$7,761.52

Annual Budget Contribution:

Current Annual Budget Contribution were determined at the Annual General Meeting dated 24/7/24 to be paid in Quarterly instalments commencing from 20/8/24 in accordance with unit entitlement

Budget for current year attached. Yes

Annual Budget Contributions –

Year	Administration Fund	Capital Fund
Current	\$8,640	\$7,360
2023	\$8,640	\$7,360
2022	\$8,640	\$7,360
2021	\$8,320	\$9,160

SYDNEY STRATA INSPECTIONS

Is the Capital Fund separately levied? Yes

Current Income and Expenditure is attached: Yes

Has an Auditor been appointed? Yes

Financial records retained for the last five years or, since the date of registration of the Strata Scheme: Yes

Evidence of Income tax return: Yes

7. LEVY CONTRIBUTIONS

Each Lot is given a unit entitlement as recorded on the Strata Plan. The amount of the unit entitlement varies depending on factors such as the size of the Lot. Unit entitlements regulate what proportion of the total annual budget contributions will be paid by each Lot owner. Additional Special Levies may also be collected where large and/or unexpected expenses arise.

Current standard Levies for subject Lot:

Administrative Fund \$1,280.00 per quarter

Capital Works \$680.00 Per Quarter

Special Levies No

Evidence of Proposed Special Levies? No

Total amount? Nil Purpose: N/A

Have any Special Levies been raised in the last 5 years? No

SYDNEY STRATA INSPECTIONS

Special Levies Raised – Last 5 years

Year	Total	Purpose	Resolved	Meeting	Due

8. PROPOSED MAJOR EXPENDITURE

Based on a review of correspondence and meeting minutes, any identified proposed major expenditure or, ongoing major works in progress (where applicable) will be listed below.

Evidence of any proposed major works sighted.

Nil

9. MAJOR EXPENDITURE

Income and Expenditure for the last five years
statements for the last five years are
attached.

Yes

10. INSURANCE

In general terms, an Owners Corporation is responsible for the insuring of the main building, public liability, Workers Compensation and Voluntary Workers cover. The following information confirms the building of the subject property of this report is currently insured.

Copy of insurance summary follows:

Insurer	Sirius	Policy Number	P-022014
Due date	15/4/25	Phone	07 3667 8230
Broker:	None	Premium	\$4,961.48

Approval for insurances confirmed at general meeting of Owners Corporation:

Amount of Building Insurance	\$3,440,232.00
Amount of last valuation:	None on file
Name of Valuer	N/A

Certificate of insurances annexed: Yes

Evidence of payment sighted: Yes

11. HARMONY

Strata living can sometimes lead to disputes between the strata owners. The majority of these involve a breach of a standard by – Law and are easily resolved. In some instances, however, disputes can escalate and require ongoing dispute resolution.

Is there any evidence of disharmony other than those listed under notices and orders?

No

12. NOTICES AND ORDERS

An Adjudicator can make decisions on disputes or complaints which have not been resolved by mediation. In other instances, legal services may be engaged for matters not able to be resolved at Executive Committee or Strata Management level

Have there been any orders made by the adjudicator? No

Any evidence of court order/legal action? No

13. GENERAL COMMENTS

There were no Reports on file

There were no current major issues recorded

SYDNEY STRATA INSPECTIONS

Attached documents

To assist in your decision making on your potential property purchase, the following documents are attached for your reference.

Attachments	Attached
Strata Management print outs	Yes
Income and expenditure	Yes
Certificate of Insurance	Yes
Minutes	Yes
Annual Fire Safety Certification Assessment	No
Extract of Work, Health and Safety Risk Assessment	No
Extract of Capital Works Fund Forecast	No
CHILD SAFETY WINDOWS Report	No
Asbestos Report	No
Land Valuation	Yes

Please note this report was compiled from the records as presented to us at the time of inspection. The documents can be presented in varying forms including loose leaf, bond or electronic. We cannot guarantee the records were up to date or complete. The clarity of the attached scanned documents are the best possible and dependent upon the nature of record keeping. Accordingly, please use this report in conjunction with any other enquiries you deem necessary to assist with your potential property purchase.

Minutes from AGM 2024 Strata Plan 6818

Meeting which was due to be held 10:00 am Wednesday 24th July 2024 at Unit 3/29 Upper Clifford Ave

The meeting was attended by Tina Durnan and Jan Patrick, proxy for Carol Shepard held by Jan Patrick

The meeting was chaired by Jan Patrick and the minutes taken by Tina Durnan

Motions 1-That the minutes from the meeting held on the 16th/08/2023 were a true record of the meeting.

Motion 2-Insurance would be varied in accordance with the insurers suggested value or as specified by the Owners Corporation

Motion 3-The financial records for the year ending 30/06/2024 were accepted as true and the proposed budget for year ending 30/06/2025 be tabled and adopted

Motion 4- Office bearers were elected as follows

Chair & Treasurer- Jan Patrick

Secretary – Tina Durnan

Motion-5

The levies for 2024 remain the same and are listed below

Unit 1 - \$1,440 per quarter totalling \$5,760 per annum

Unit 2 - \$1,280 per quarter totalling \$5,120 per annum

Unit 3 - \$1,280 per quarter totalling \$5,120 per annum

Motion 6- Maintenance- Work carried out 2023-2024

The roof capping needed repointing and some cracked tiles were replaced so the roof is now watertight. The work was done by Prestige Slate.

New letterboxes with parcel and letter towers were placed outside each individual apartment to insure security for online purchases and mail.

Gum tree branches overhanging the roof were lopped and a dead tree removed.

Work to be carried out 2024-2025-Biannual sewer clear to be organised and completed.

We discussed getting quotes to have the front balconies repainted later in the year ,if we have enough funds in the sinking fund.

We are also hoping to accrue enough money over the next few years to replace the existing roof as it is over 50 years old and will need replacing eventually

There were no other issues to be discussed.

The meeting was concluded at 11:00 am

CHAIR

SEC.

Jan Patrick
T. Durnan

25.7.24

FINANCIAL YEAR END ACCOUNTS STRATA PLAN 6818

for period 01/07/23-30/06/2024

	CREDIT	DEBIT
Opening Balance	\$ 6,592.42 ✓	
Levies Raised	\$16,000.00 ✓	
Bank Interest	\$ 8.25 ✓	
Total	\$22,600.67 ✓	
Minus Expenditure	\$12,215.16	
Water		\$ 1,143.34 ✓
Garden Maintenance		\$ 1,667.34 ✓
Insurance		\$ 4,961.48 ✓
Plumbing <i>ESTEE</i>		\$ 924.00 ✓
Roof repair and Gutter cleaning		\$1,345.00 ✓
Gurney Replacement		\$ 329.00 ✓
Tree Lopping		\$ 980.00 ✓
Letterbox Replacement		\$ 865.00 ✓
Total		\$ 12,215.16 ✓
BALANCE	\$ 10,385.51	
Sinking Fund	\$ 8,265.06	
Administration Fund	\$ 2,120.45	

COMBINED TOTAL LEVIES

Administration	\$10,760.45
Sinking	\$15,625.06
Total	\$26,385.51

LESS ALLOCATED EXPENDITURE

Water Rates	\$ 1,400.00
Gardens	\$ 1,700.00
Insurance	\$ 7,000.00
Maintenance	\$ 2,000.00
Total	\$12,100.00

Financial end of year 2025 we should still have a credit of \$14,285.51 in our accounts

PROPOSED BUDGET	01/07/2024 – 30/06/2025
UNIT 1-Levy	\$1,440.00 per Quarter
Sinking Fund	\$ 640.00
Administration Fund	\$ 800.00

UNIT 2-Levy	\$1,280.00 per Quarter
Sinking Fund	\$600.00
Administration Fund	\$680.00

UNIT 3-Levy	\$1,280.00 per Quarter
Sinking Fund	\$600.00
Administration Fund	\$680.00

ADMINISTRATION FUND 2024-2025

Levies	\$ 8,640.00
Balance	\$ 2,120.45
Total	\$10,760.45

SINKING FUND 2024-2025

Levies	\$ 7,360.00
Balance	\$8,265.06
Total	\$15,625.06



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THE PROPRIETORS STRATA PLAN 6818
UNIT 1 29 UPPER CLIFFORD AVE
FAIRLIGHT NSW 2094

Your Statement

Statement 34

(Page 1 of 3)

Account Number 06 2197 10868134

Statement

Period 1 Jul 2023 - 30 Sep 2023

Closing Balance \$2,804.71 CR

Enquiries 13 1998

(24 hours a day, 7 days a week)

Business Transaction Account

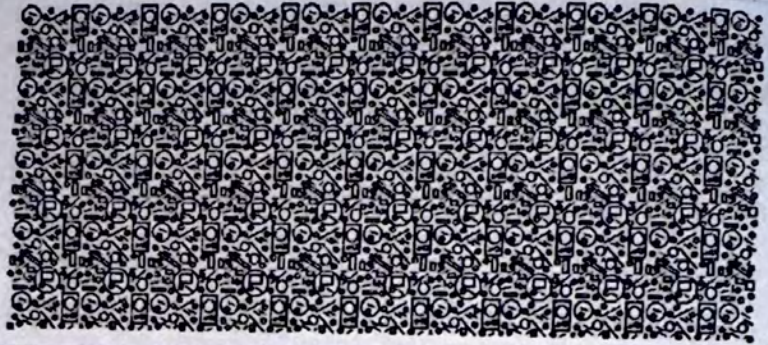
If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: STRATA PLAN 6818

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app)

Date	Transaction	Debit	Credit	Balance
01 Jul	2023 OPENING BALANCE			\$3,285.61 CR
04 Jul	Transfer To DJ and CM Lemmon NetBank Invoice 1410	88.00		\$3,197.61 CR
26 Jul	Transfer to xx8838 CommBank app Gutter maintenance	300.00		\$2,897.61 CR
02 Aug	Transfer To DJ and CM Lemmon NetBank Invoice 1416	88.00		\$2,809.61 CR
06 Aug	Transfer To Prestige Slate Roofing CommBank App Roof repairs Strata 6818	1,045.00		\$1,764.61 CR
16 Aug	Transfer to xx3962 CommBank app Letterboxes	410.26		\$1,354.35 CR
20 Aug	Transfer from CommBank app Levies unit 3		1,280.00	\$2,634.35 CR
28 Aug	Fast Transfer From Gilbert Kemp re Lot 2 payment		1,280.00	\$3,914.35 CR
01 Sep	Fast Transfer From J M PATRICK Levy unit 1 Patrick		1,440.00	\$5,354.35 CR
03 Sep	Transfer to CBA A/c NetBank Quart transfer	1,650.00		\$3,704.35 CR
03 Sep	Transfer To DJ and CM Lemmon NetBank Invoice 1426	88.00		\$3,616.35 CR



Date	Transaction	Debit	Credit	Balance
12 Sep	Transfer To Tommy Cassidy CommBank App Letterboxes	330.00		\$3,286.35 CR
14 Sep	Transfer to xx3962 CommBank app Tree lop Unit 3	100.00		\$3,186.35 CR
15 Sep	Transfer To P Tonkes -J Patrick NetBank Repay for Bunnings magnets an...	124.74		\$3,061.61 CR
26 Sep	Direct Debit 651323 Sydney Water SYDWAT3579085343	256.90		\$2,804.71 CR
26 Sep	Direct Debit 651323 Sydney Water SYDWAT3579115914	256.90		\$2,547.81 CR
26 Sep	Direct Credit 997030 Sydney Water DEREV260923-651323		256.90	\$2,804.71 CR
30 Sep 2023	CLOSING BALANCE			\$2,804.71 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,285.61 CR		\$4,737.80		\$4,256.90		\$2,804.71 CR

Transaction Summary during 1st June 2023 to 31st August 2023

Transaction Type	01 Jun to 30 Jun	01 Jul to 31 Jul	01 Aug to 31 Aug	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0	\$3.00	\$0.00
Account Fee							\$0.00
Paper Statement Fee						\$2.50	\$0.00



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THE PROPRIETOR STRATA PLAN 6818
UNIT 1 29 UPPER CLIFFORD AVE
FAIRLIGHT NSW 2094

Your Statement

Statement 32 (Page 1 of 2)

Account Number 06 2197 10868142

Statement Period 1 Jul 2023 - 30 Sep 2023

Closing Balance \$4,956.81 CR

Enquiries 13 1998
(24 hours a day, 7 days a week)

Business Online Saver

Name: STRATA PLAN 6818

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Jul	2023 OPENING BALANCE			\$3,306.81 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2023 is \$76.06			
03 Sep	Transfer from NetBank Quart transfer		1,650.00	\$4,956.81 CR
30 Sep	2023 CLOSING BALANCE			\$4,956.81 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,306.81 CR		Nil		\$1,650.00		\$4,956.81 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)#
30 Sep	Less than \$10,000.00	0.00%
	\$10,000.00 and over	1.35%

#If your pricing is linked to the Reserve Bank of Australia's target cash rate, the interest rate will fluctuate with the cash rate movements.
Note: Interest rates are effective as at the date shown but are subject to change.



Sirius Insurance Pty Ltd
AFSL 550946
ABN 60 606 142 027
PO Box 7622
East Brisbane QLD 4169
Ph: (07) 3667 8230

Email: admin@siriusinsurance.com.au
Web: <https://www.siriusinsurance.com.au/>

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below.
You should refer to the policy documents issued by the Insurer for complete policy terms and conditions.

NEW BUSINESS TAX INVOICE

Owners Corporation SP 6818
29 Upper Clifford Avenue
Fairlight NSW 2089

Date: 11/03/2024
Invoice Number: 000256
Account Manager: David Eickenloff

Type of Policy	SCTP Strata - Domestic	Premium
Insured	Owners Corporation SP 6818	Base Premium \$3,449.51
Policy Description	residential strata	F & E Service Levy \$413.27
Policy Number	P-022014	Stamp Duty \$382.41
Period of Insurance	15/04/2024 to 15/04/2025	Underwriter Fee \$200.00
Effective Date	15/04/2024	Broker Fee \$100.00
Insurer / UW Agency	Axis Underwriting Services Pty Limited	GST \$416.29
		Invoice Total \$4,961.48

Please read carefully the important notices attached regarding your duty of disclosure
You may refer to the policy documents issued by the insurer for complete policy terms and conditions.

Commission earned on this invoice \$689.90

PAYMENT OPTIONS



Sirius Insurance Pty Ltd

DEFT Reference Number 40763522566

Pay by credit card at www.deft.com.au.
Payments by credit card may attract a surcharge.



Name: Owners Corporation SP 6818
Client ID: 24449
Invoice No: 000256



*498 407635 22566

Pay in-store at Australia Post by cheque or EFTPOS



Biller Code: 20362
Ref: 40763522566

Total Due: \$4,961.48

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above.

Paid
CBA Strata
6818

20.3.24

Date

22 March, 2024

XL Insurance Company SE (Australia Branch)

ABN: 36 083 570 441

UMR: B0334SC3342022688

Important Information

This certificate confirms that from the certificate date noted above, a Policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the Policy terms and conditions. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

Period of Cover

15/04/2024 to 15/04/2025 at 4pm

Insured

SP 6818

Interested Parties

None

Situation

29 Upper Clifford Avenue, FAIRLIGHT, NSW, 2094

Section

Limit/Sum Insured

1. Insured Property

Insured

Building

\$3,440,232

Common Area Contents

\$34,402

Loss of Rent

\$516,035

Benefit Paint / Wall Paper

Selected

Floating Floorboards

Not Selected

Catastrophe Insurance

Not Insured

2. Public or Legal Liability

Insured

Limit of Liability

\$20,000,000

3. Personal Accident

Insured

Death

\$200,000

Total Disablement (per week)

\$2,000

4. Fidelity Guarantee

Insured

Sum Insured

\$100,000

5. Machinery Breakdown

Not Insured

6. Office Bearers Legal Liability

Insured

Limit of Liability

\$1,000,000

7. Government Audit and Related Covers

Insured

Audit Fees

\$25,000

Legal Defence Expenses

\$50,000

Appeal Expenses

\$100,000

er

P-022014

XL Insurance Company SE (Australia Branch)

ABN. 36 083 570 441

UMR. B0334SC3342022688

15/04/2024 to 15/04/2025 at 4pm

SP 6818

None

29 Upper Clifford Avenue, FAIRLIGHT, NSW, 2094

Kind of Cover

Insured

Interested Parties

Situation

Section	Limit/Sum Insured
1. Insured Property	Insured
Building	\$3,440,232
Common Area Contents	\$34,402
Loss of Rent	\$516,035
Floating Floorboards	Not Selected
Catastrophe Insurance	Not Insured
2. Public or Legal Liability	Insured
Limit of Liability	\$20,000,000
3. Personal Accident	Insured
Death	\$200,000
Total Disablement (per week)	\$2,000
4. Fidelity Guarantee	Insured
Sum Insured	\$100,000
5. Machinery Breakdown	Not Insured
6. Office Bearers Legal Liability	Insured
Limit of Liability	\$1,000,000
7. Government Audit and Related Covers	Insured
Audit Fees	\$25,000
Legal Defence Expenses	\$50,000
Appeal Expenses	\$100,000
Lot Owners Fixtures and Improvements	Insured
Sum Insured	\$300,000

Excesses

Standard \$2,000

The Standard Excess applies to each and every claim. For all Personal Accident claims a 7 Day Waiting Period applies.

arty

Excess

\$2,000

ording

Axis Residential Strata Policy AXISRESPOL 012024

and Conditions

Condition # 1

Name Water Damage Lifts
Code WATERLIFT
Related Cover Policy
Wording All water damage claims to lift motor are excluded if the lift motor is located below the lift and sensors have not been fitted.

Condition # 2

Name Policy Acceptance Conditions
Code ACCEPTANCE
Related Cover Policy
Wording Please advise us immediately if the building has any of the following:
Asbestos
Cladding
Commercial tenancies not previously disclosed
Government/Community/NDIS Housing
Shared common association

Notes

None

Minutes from AGM 2023 Strata Plan 6818

Meeting which was due to be held 10:30 am Wednesday 16th August 2023 at Unit 3/29 Upper Clifford Ave

The meeting was attended by Tina Durnan and Jan Patrick, proxy for Carol Shepard held by Jan Patrick

The meeting was chaired by Jan Patrick and the minutes taken by Tina Durnan

Motions 1-That the minutes from the meeting held on the 31st/08/2022 were a true record of the meeting.

Motion 2-Insurance would be varied in accordance with the insurers suggested value or as specified by the Owners Corporation

Motion 3-The financial records for the year ending 30/06/2023 were accepted as true and the proposed budget for year ending 30/06/2024 be tabled and adopted

Motion 4- Office bearers were elected as follows

Chair & Treasurer- Jan Patrick

Secretary – Tina Durnan

Motion-5

The levies for 2024 remain the same and are listed below

Unit 1 - \$1,440 per quarter totalling \$5,760 per annum

Unit 2 - \$1,280 per quarter totalling \$5,120 per annum

Unit 3 - \$1,280 per quarter totalling \$5,120 per annum

Motion 6- Maintenance

Select windows quote was accepted and replaced all existing timber framed windows by early 2023, we were pleased with the new window replacement, which has made a huge difference to the building appearance and minimised future upkeep.

A rusted arch bar at the back of Unit 1 was replaced and rebricked. The work was done by Masters Bricklaying and Stonemasonry.

The roof capping needed repointing and some cracked tiles were replaced so the roof is now watertight. The work was done by Prestige Slate.

We voted to replace existing letterboxes with new parcel and letter towers to be placed outside each individual apartment to insure security for online purchases and mail.

There were no other issues to be discussed.

The meeting was concluded at 11:30 am

CHAIR *Jan Patrick*
SEC. *T. Durnan*

17.8.23

Valuer General

Notice Of Valuation

Land value as at 01/07/2022



Return to: PO Box 745, Bathurst NSW 2795

Valuation District NORTHERN BEACHES

Property Number 738852

3

THE REGISTERED PROPRIETORS OF STRATA SCHEME 6818
29 UPPER CLIFFORD AVE,
FAIRLIGHT NSW 2094

The Register of Land Values shows you to be the owner(s) or lessee(s) of the property detailed below.
THE REGISTERED PROPRIETORS OF STRATA SCHEME 6818

Address of Property 29 UPPER CLIFFORD AVE, FAIRLIGHT NSW 2094

Description of land (Lot/Section/Plan)

1, 2, 3, CP/SP6818

Zone General Residential

Area 406.2 square metres

Dimensions 15.24 x 26.66

Front boundary / back boundary x first side boundary / second side boundary (in metres)

Valuation Details

Land value as at

01/07/2022

Land value

\$4,440,000

FINANCIAL YEAR END ACCOUNTS STRATA PLAN 6818

for period 01/07/22-30/06/2023

	CREDIT	DEBIT
Opening Balance	\$30,444.49	
Levies Raised	\$16,000.00	
Bank Interest	\$ 76.06	
Total	\$46,520.55	
Minus Expenditure	\$39,928.13	
Water		\$ 1,163.50
Garden Maintenance		\$ 1,092.99
Insurance		\$ 6,457.64
Window Replacement		\$29,942.00
Sewer Clearing		\$ 506.00
Bank Fees		\$ 6.00
Masonry Repair		\$ 760.00
Total		\$ 39,928.13

BALANCE

\$ 6,592.42

PROPOSED BUDGET 01/07/2023 – 30/06/2024

UNIT 1-Levy \$1,440.00 per Quarter

Sinking Fund \$ 640.00

Administration Fund \$ 800.00

UNIT 2-Levy \$1,280.00 per Quarter

Sinking Fund \$600.00

Administration Fund \$680.00

UNIT 3-Levy \$1,280.00 per Quarter

Sinking Fund \$600.00

Administration Fund \$680.00

ADMINISTRATION FUND 2023-2024

Levies \$ 8,640.00

Balance \$ 3,285.61

Total \$11,925.61

SINKING FUND 2023-2024

Levies \$ 7,360.00

Balance \$3,306.81

Total \$10,666.81

COMBINED TOTAL LEVIES

Administration	\$11,925.61
Sinking	\$10,666.81
Total	\$22,592.42

LESS ALLOCATED EXPENDITURE

Water Rates	\$ 1,400.00
Gardener	\$ 1,500.00
Bank Fees	\$ 10.00
Insurance	\$ 7,000.00
Maintenance	\$ 1,000.00
Total	\$10,010.00

Financial end of year 2024 we should still have a credit of \$12,582.42 in our accounts

Meeting which was due to be held 10 am Wednesday 31st August 2022 at Unit 3/29 Upper Clifford Ave

The meeting was attended by Tina Durnan and Jan Patrick, proxy for Carol Shepard held by Jan Patrick

The meeting was chaired by Jan Patrick and the minutes taken by Tina Durnan

Motions 1-That the minutes from the meeting held on the 23/08/2021 were a true record of the meeting.

Motion 2-Insurance would be varied in accordance with the insurers suggested value or as specified by the Owners Corporation

Motion 3-The financial records for the year ending 30/06/2022 were accepted as true and the proposed budget for year ending 30/06/2023 be tabled and adopted

Motion 4- Office bearers were elected as follows

Chair & Treasurer- Jan Patrick

Secretary – Tina Durnan

Motion 5-General business

All issues from last year were addressed including the incorrect Levy increase payments which were adjusted in the March quarter 2022

The new correct levies are listed below

Unit 1 - \$1,440 per quarter totalling \$5,760 per annum

Unit 2 - \$1,280 per quarter totalling \$5,120 per annum

Unit 3 - \$1,280 per quarter totalling \$5,120 per annum

Motion 6- Maintenance

Quotes from 3 window replacement companies DONALCO, BETTA and SELECT windows were obtained and SELECT windows was chosen unanimously, to replace the front wall timber windows that are rotted and not functional with Aluminium.

This will also greatly diminish future costs when painting of the outside building is necessary.

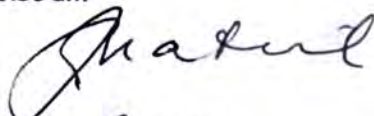
It was also discussed and decided to get quotes for the replacement of Unit 2 back wall windows on Carole Sheppard's behalf as they would be the only remaining timber windows as both Unit 1 and Unit 3 have previously replaced their back wall windows at their own expense.

The replacement would be at Unit 2 owner's discretion.

There were no other issues to be discussed.

The meeting was concluded at 10:30 am

CHAIR



1.9.22.

SEC



1.9.22

FINANCIAL YEAR END ACCOUNTS STRATA PLAN 6818

for period 01/07/21-30/06/2022

	CREDIT	DEBIT
Opening Balance	\$26,676.97	
Levies Raised	\$15,730.00	
Bank Interest	\$ 4.93	
Total	\$42,411.90	
Minus Expenditure		
Water		\$ 1,031.75 ✓
Garden Maintenance		\$ 1,078.92
Insurance		\$ 5,327.29
Rail Replacement		\$3,927.00
Drain Clearing		\$ 363.00
Bank Fees		\$ 26.50
Outside Light Replacement		\$ 150.00
Paint for railing upkeep		\$ 60.20
Total		\$ 11,964.66
BALANCE	\$30,444.49	
Sinking Fund	\$23,424.95	
Administration Fund	\$ 7,019.54	

PROPOSED BUDGET 01/07/2022 – 30/06/2023

UNIT 1-Levy \$1,440.00 per Quarter

Sinking Fund \$ 640.00

Administration Fund \$ 800.00

UNIT 2-Levy \$1,280.00 per Quarter

Sinking Fund \$600.00

Administration Fund \$680.00

UNIT 3-Levy \$1,280.00 per Quarter

Sinking Fund \$600.00

Administration Fund \$680.00

ADMINISTRATION FUND 2021-2022

Levies \$ 8,640.00

Balance \$ 5,369.54

Total \$14,009.54

SINKING FUND 2021-2022

Levies \$ 7,360.00

Balance \$25,077.70

Total \$32,437.70

COMBINED TOTAL LEVIES

Administration	\$14,009.54
Sinking	\$32,437.70
Total	\$46,447.24

LESS ALLOCATED EXPENDITURE

Water Rates	\$ 1,400.00
Gardener	\$ 1,500.00
Bank Fees	\$ 100.00
Insurance	\$ 6,000.00
Maintenance	\$ 3,000.00
Total	\$12,000.00

Financial end of year ~~2023~~ we should still have a credit of \$34,447.24 in our accounts

2022

Minutes from AGM 2021 Strata Plan 6818

Meeting which was due to be held 10 am 23 August 2021 at Unit 3/29 Upper Clifford Ave was changed to a brief out door meeting on September 14th to comply with Covid restrictions.

The meeting was attended by Tina Durnan and Jan Patrick.

The meeting was chaired by Jan Patrick and the minutes taken by Tina Durnan

Motion 1-That the minutes from the meeting held on the 26/08/2020 were a true record of the meeting.

Motion 2-Insurance would be varied in accordance with the insurers suggested value or as specified by the Owners Corporation

Motion 3-The financial records for the year ending 30/06/2021 were accepted as true and the proposed budget for year ending 30/06/2022 be tabled and adopted

Motion 4- Office bearers were elected as follows

Chair & Treasurer- Jan Patrick

Secretary – Tina Durnan

Motion 5-General business

Maintenance –

All issues from last year were addressed including the replacement of the railings for Unit 2

The cost was divided the internal railings being the responsibility of the owner and the external railings the body corporate

Motion 6-An increase in Levies was discussed and agreed as below

Unit 1 increase \$150 extra per quarter = $\$1,600 \times 4$ totalling \$6,400 per annum

Unit 2 increase \$60 extra per quarter = $\$1,200 \times 4$ totalling \$4,800 per annum

Unit 3 increase \$60 extra per quarter = $\$1,200 \times 4$ totalling \$4,800 per annum

The increase will commence on December 1st 2021 when the next Levies are due

We also discussed that we should consider increasing the levies bi-annually by a similar amount in the future if all lot owners agree.

Meeting finished at 10:50 am

CHAIR

SEC.

Jan Patrick
Tina Durnan

24.8.2021

24.8.2021

FINANCIAL YEAR END ACCOUNTS STRATA PLAN 6818

for period 01/07/20-30/06/2021

	CREDIT	DEBIT
Opening Balance	\$17,723.19 ✓	
Levies Raised	\$14,920.00 ✓	
Bank Interest	\$ 5.08 ✓	
Railing Levy Unit2	\$ 1,936.00 ✓	
Total	\$34,584.27 ✓	
Minus Expenditure		
Water		\$ 1,496.36 ✓
Garden Maintenance		\$ 1,072.76 ✓
Insurance		\$ 4,898.18 ✓
Tax Consultant		\$ 150.00 ✓
Bank Fees		\$ 40.00 ✓
Gutter Cleaning		\$ 250.00 ✓
Total		\$ 7,907.30 ✓
BALANCE	\$26,676.97 ✓	
Sinking Fund	\$20,125.27 ✓	
Administration Fund	\$ 6,551.70 ✓	

PROPOSED BUDGET 01/07/2020 – 30/06/2021

UNIT 1-Levy \$1,450.00 per Quarter

Sinking Fund \$ 650

Administration Fund \$ 800

UNIT 2-Levy \$1,140 per Quarter

Sinking Fund \$500.00

Administration Fund \$640.00

UNIT 3-Levy \$1,140.00 per Quarter

Sinking Fund \$500.00

Administration Fund \$640.00

ADMINISTRATION FUND 2020-2021

Levies \$ 8,320.00

Balance \$ 6,551.70

Total \$14,871.70

SINKING FUND 2020-2021

Levies \$ 6,600.00

Balance \$17,723.19

Total \$24,323.19

COMBINED TOTAL LEVIES

Administration	\$14,871.70
Sinking	\$24,323.19
Total	\$39,194.89

LESS ALLOCATED EXPENDITURE

Water Rates	\$ 1,400.00
Gardener	\$ 1,500.00
Bank Fees	\$ 100.00
Insurance	\$ 5,000.00
Maintenance	\$ 3,000.00
Total	\$11,000.00

Financial end of year 2022 we should still have a credit of \$28,194.89 in our accounts

Minutes from AGM 2020 Strata Plan 6818

Meeting held 10 am 26 August 2020 at Unit 3/29 Upper Clifford Ave

The meeting was attended by Tina Durnan and Jan Patrick who held the proxy for Carol Shepard

The meeting was chaired by Jan Patrick and the minutes taken by Tina Durnan

Motion 1-That the minutes from the meeting held on the 14/08/2019 were a true record of the meeting.

Motion 2-Insurance would be varied in accordance with the insurers suggested value or as specified by the Owners Corporation

Motion 3-The financial records for the year ending 30/06/2020 were accepted as true and the proposed budget for year ending 30/06/2021 be tabled and adopted

Motion 4- Office bearers were elected as follows

Chair & Treasurer- Jan Patrick

Secretary – Tina Durnan

Motion 5-General business

Maintenance –

All issues from last year were addressed except for the cracked toilet basin in Unit 1 which will be fixed at Jans discretion.

Monies be allocated for wood chip in the communal garden area and to replenish the communal vegetable garden

Meeting finished at 10:50 am

CHAIR.

Patrick
27.8.20

SEC

T Durnan

27.8.20.

Minutes from AGM ²⁰¹⁹ ~~2017~~ Strata Plan 6818

Meeting held 9:30 am 14th August 2019 at Unit 3/29 Upper Clifford Ave

The meeting was attended by Tina Durnan and Jan Patrick who held the proxy for Carol Shepard

The meeting was chaired by Jan Patrick and the minutes taken by Tina Durnan

Motion 1-That the minutes from the meeting held on the 09/08/2018 ^{Done} were a true record of the meeting.
 9.8.2018

Motion 2-Insurance would be varied in accordance with the insurers suggested value or as specified by the Owners Corporation

Motion 3-The financial records for the year ending 30/06/2019 were accepted as true and the proposed budget for year ending 30/06/2020 be tabled and adopted

Motion 4- Office bearers were elected as follows

Chair & Treasurer- Jan Patrick

Secretary – Tina Durnan

Motion 5-General business

Maintenance –

Damaged lawn Unit 1- Jan will obtain a quote and have the section of damaged lawn replaced in spring

Leaking toilet Unit 1-Jan will contact the insurance company in regards, replacing the existing toilet and covering the cost ,quote of \$1,400 has already been accepted from the plumber

Damaged window Unit 1and Front wall windows –Tina will obtain quotes for repairing damaged window Unit 1 and obtain quotes for replacing the existing front windows with aluminium.

Meeting finished at 10:30am

CHAIR. *Jan Patrick*

15.8.2019.

SEC *T. Durnan*

15.8.2019.

FINANCIAL YEAR END ACCOUNTS STRATA PLAN 6818 1/07/2018 to 30/06/2019

OPENING BALANCE ADMINISTRATION FUND \$3394.58

1.7.2018

SINKING FUND \$4105.89

1.7.2018

LEVIES RAISED.....\$14252.00

TOTAL\$21752.47

EXPENSES

WATER RATES \$1001.36

GARDEN MAINTAINANCE \$1246.01

INSURANCE \$4561.22

WINDOW CLEANING \$660.00

BANK FEES \$130.00

PAINTING \$171.31

GUTTER CLEANING \$250.00

OUTSIDE LIGHTS \$593.00

TOTAL \$8612.90

BALANCE

\$13139.57

ADMINISTRATION FUND \$2711.68

30/06/2019

SINKING FUND \$10427.89

30/06/2019

TOTAL

\$13139.57

PROPOSED BUDGET 01/07/2019 to 30/06/2020

UNIT 1 LEVY \$1283.00 per quarter

ADMIN FUND \$700.00

SINKING FUND \$583.00

UNIT 2 LEVY \$1140.00 per quarter

ADMIN FUND \$640.00

SINKING FUND \$500.00

UNIT 3 LEVY \$1140.00

ADMIN FUND \$640.00

SINKING FUND \$500.00

ADMINISTRATION FUND 2019 to 2020

LEVIES \$7920.00

BALANCE \$2711.68

TOTAL \$10631.68

SINKING FUND 2019 to 2020

LEVIES \$6332.00

BALANCE \$10427.89

TOTAL \$16759.89

COMBINED TOTAL LEVIES

ADMIN \$10631.68

SINKING \$16759.89

TOTAL \$27391.57



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER

IDENTIFIER **CP/SP6818**

EDITION

1

DATE OF ISSUE

15/6/2005

CERTIFICATE AUTHENTICATION CODE

D12Z-Z6-V58B

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 6818
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT FAIRLIGHT

LOCAL GOVERNMENT AREA: MANLY

PARISH OF MANLY COVE COUNTY OF CUMBERLAND

TITLE DIAGRAM: SHEET 1 SP6818

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 6818

ADDRESS FOR SERVICE OF NOTICES:

C/ BODY CORPORATE SERVICES

LOWER GROUND LEVEL

323 CASTLEREAGH STREET

SYDNEY 2000

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. P651516 CHANGE OF BY-LAWS
3. INITIAL PERIOD EXPIRED

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 125)

STRATA PLAN 6818

LOT ENT

1 - 45

LOT ENT

2 - 40

LOT ENT

3 - 40

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S 141 REAL PROPERTY ACT)