

REPORT & INSPECTION OF THE BOOKS & RECORDS OF THE OWNERS CORPORATION

For and on Behalf of
Mr/Mrs Bligh
C/- Harding Conveyancing
PO Box 1078
GYMEA NSW 2227
donna@hardingconveyancing.com

Matter of:	Bligh (Sale)
File Reference:	DH
Address:	14/34-38 Girrillang Road Cronulla
Lot No:	14
Strata Plan No:	SP7387
Date of Inspection:	12 Nov 2015

P R E F A C E

This report was obtained at the Vendors request, therefore details contained within this report are accurate as at 12 Nov 2015, the date on which the inspection was conducted.

Should you wish to obtain an updated search and report on any records which may have been added in an intervening period, please do not hesitate to contact the strata search company M & W Legals on 02 9527 3019.

Michael Roberts Strata Management maintain the records of the Owners Corporation in both hard copy and computerised formats. Perusal of these records, in order to identify the required information, is significantly more complex than normal. We cannot guarantee that all documents in relation to computerised records were sighted or in fact have been scanned into the computerised system made available for inspection. This report is based on a compilation of information provided by the Strata Manager.

Strata Roll

The following information is taken from the Strata Roll which is maintained **on computer apparently** in accordance with the requirements of Section 118 of the Strata Schemes Management Act, 1996.

Name:	Luke James Bligh & Daniel Troy Maher
Address:	14/34 Girrilang Road Cronulla
Other Interests:	None Shown
No. of Owner/Occupier Units:	} Unable to Ascertain
No. of Tenanted Units:	}
Original Owner:	Harry Triggaboff Holdings Pty Limited 75-85 Elizabeth Street Sydney

Insurance

Insured:	The Proprietors Strata Plan 7387
Insurer:	Strata Unit Underwriters
Policy No:	06S5881971
Current To:	31 Dec 2015 Copy attached.

Cover	Sum Insured
Building	\$5,000,000
Common Contents	Included
Loss Rent/Temp. Accom.	\$750,000
Legal Liability	\$20,000,000
Voluntary Workers Liability	\$200,000/\$2,000
Fidelity Guarantee	\$100,000
Office Bearers Liability	\$1,000,000
Building Catastrophe	\$750,000
Government Audit Costs	\$25,000
Appeal Expenses (common property health & safety breaches)	\$100,000
Legal Defence Expenses	\$50,000
Lot Owners Fixtures & Improvements (per lot)	\$250,000
Excess:	Burst Pipe / Water Damage: \$2,000.00 All Other Claims: 250.00
Premium	\$6,789.75

Home Owners Warranty Insurance

Home Owners Warranty Insurance Cover is not applicable.

Levies

	Amount	Frequency	Paid To
Administrative Fund	\$568.75	Qtrly	
Sinking Fund	\$189.60	Qtrly	

Levies are due on the first day of March, June, September and December of each year.
Interest of 10% is payable on overdue levies.

Bank Accounts

	Balance Date	Balance
Administrative Fund	12 Nov 2015	\$14,659.81
Sinking Fund	12 Nov 2015	\$27,418.43

A copy of the balance sheet is attached for your perusal.

Special Levies

Date	Amount	Purpose	Payable
Nil			

Owners Corporation Meetings

Date Minutes Held Since: 29 Nov 1975
Date Last Annual General Meeting: 27 Jan 2015
Copy of Minutes Attached: Yes

Executive Committee

M Han
K Anderson
G Sanders
K Hiland

Budget

Administrative Fund Budget: \$39,000.00
Sinking Fund Budget: \$13,000.00
Effective From: 1 Mar 2015

Last Annual General Meeting and the Executive Committee thereafter

A copy of the Minutes is attached for your perusal.

Attention is drawn to:-

- Quotations to be obtained for external painting. *Quotations of 1,980, \$3,300, \$5,830 and \$6,770 sighted. No corresponding expenditure sighted. Executive Committee correspondence indicates that this matter will likely be deferred to 2016.*
- Entrance Way - Safety Risk - repairs to be undertaken. *Minor corresponding expenditure is noted.*

Expenditure

Recurrent Items

A copy of the Income & Expenditure Statement for the financial year to 30 Nov 2014, and also showing the interim period from 1 Dec 2014 to 12 Nov 2015 is attached for your perusal.

Major Items

Year	Item	Value
2014/15	Fence Replacement	\$1,098.63

Year (Pt Year)	Item	Value
2013/14	Tree Pruning / Removal	\$1,485.00
	General Replacements including:	\$3,677.00
	Foyer Glass x 3	\$2,054.00
	Foyer Flyscreen x 3	\$360.00
	CP Flyscreen	\$363.00
	CP Toilet Door	\$900.00
	Miscellaneous Expenditure including:	\$16,378.50
	Unit 13 Window Repair	\$77.00
	Stair Grip Installation	\$203.50
	Garage Door Replacement All Lots	\$16,098.00
2012/13	Painting External	\$2,816.00
	Plumbing & Drainage	\$1,171.50
	General Repairs including:	\$6,053.10
2011/12	Tree Trimming	\$1,540.00
	Waste Pipe - U2 Garage	\$1,078.00
2010/11	General Repairs including:	\$2,477.15
	Replace Amber Glass in Stairwell	\$1,465.75
2010/11	General Replacements including:	\$24,247.56
	Foyer Doors	\$16,087.50
	Foyer Tiles	\$4,554.00
	Removal of Underlay	\$330.00
	Carpets Stairs / Landings	\$2,948.00
	Mats / Foyer Entrance	\$118.06
	Unit 1 Intercom	\$210.00
	General Repairs including:	\$8,184.26
	Electrical	\$632.22
	Intercom	\$672.10
2009/10	Locks / Doors	\$1,107.03
	Plumbing & Drainage	\$1,742.40
	Lot 17 Shower Tray	\$1,320.00
2009/10	Final Payment Tiling	\$2,277.00
	General Replacements	\$1,787.50
	Bollards	\$1,200.00
2008/09	Foxtel	\$6,561.00
	General Repairs (numerous)	\$6,086.80
	General Repairs (numerous)	\$4,464.20
2007/08	Garbage Bins/Bags	\$1,674.65
	Other Repairs (numerous)	\$2,584.51
2006/07	Garbage Bins/Bags	\$1,612.35
	Garbage Bins/Bags	\$1,716.00
2005/06	Other Repairs (numerous)	\$4,889.00
	Repairs (Numerous)	\$3,613.00
2004/05	Repairs	\$1,921.26
2003/04	Painting	\$7,150.00
2002/03	Repairs	\$2,113.75
	General Replacements (Letter Boxes)	\$2,420.00
2001/02	Repairs	\$1,591.00
	Driveway Repairs	\$1,950.00
2000/01	Painting - Stairwells	\$5,500.00
	Carpet Replacement	\$2,203.00
	General Repairs (Numerous)	\$1,267.48

Certificate of Title to Common Property

Volume & Folio or CP/SP:	CP/SP7387
Dated:	17 Mar 2014
Edition Issued:	3
Title Held By:	Strata Manager
Exceptions & Encumbrances:	Copy attached.

Strata Plan

Date of Registration:	29 Jun 1973	
Total No. Of Lots:	18	
Unit Entitlement Subject Lot:	42	
Aggregate Unit Entitlement:	720	
Corresponding Unit & Lot No's:	Yes	
Approx. Area Subject Lot:	Total - 92m ²	Unit - 73m ²
Garage / Carspace:	Yes	
Approx Area Garage / Carspace:	19m ²	

Insurance Valuation

Valuer:	A G Thomas Valuers
Date:	26 Sep 2015
Value	\$5,350,000

Financial Records

The Books of Accounts of the Owners Corporation are on computer and appear to have been maintained correctly in accordance with the Strata Schemes Management Act 1996, for the prescribed period. They are maintained by the Managing Agent.

Audit Report

Prepared By:	D.P. Loewy & Co. Chartered Accountants
Financial Year Ended:	30 Nov 2014

Sinking Fund Analysis

The Strata Schemes Management Act of 1996 requires that all Owners Corporations established on or after 7 February 2005 prepare a ten year Sinking Fund Plan and to undertake reviews at specified intervals. An Amendment (Sinking Funds) Regulation 2006 now requires that Owners Corporations established before 7 February 2005 prepare a ten year Sinking Fund Plan as follows:

- . Where the Strata Plan number is equal to or greater than 50,000 by 1 July 2006.
- . Where the Strata Plan number is 30,000 to 50,000 by 1 July 2007.
- . Where the Strata Plan number is 10,000 to 30,000 by 1 July 2008.
- . Where the Strata Plan number is less than 10,000 by 1 July 2009.

Prepared By:	Building Insurance Valuations Pty Limited
Dated:	16 Jun 2008
Excerpt Attached:	Yes

Strata Management

Professionally or Self Managed:	Professionally
Manager:	Michael Roberts Strata Management
Address:	1 st Floor / 11 Forest Road Hurstville
Telephone:	9553 4188
Agency Agreement Date:	31 Jan 2011

Building Defects

No matters for concern noted.

Correspondence

22 May 2013 Special By-Law 2 - Internal Renovations (Lot 12)

Matters Pending

Matters as referred to in the minutes attached.

4 Nov 2015 Installation of four replacement clotheslines. *Quotation of \$1,303.50 sighted. No corresponding expenditure sighted.*

History of Disputes

19 Oct 2015 Executive Committee Members - parking on common property.

8 Sep 2015 Units 16 & 14 - noise transference through flooring. *Strata Manager advised that this was a matter between the parties for which mediation may be sought but was not a matter for the Owner's Corporation.*

31 Aug 2015 Notice to All Residents - throwing cigarette butts over balconies.

4 Jun 2015 Notice to All Residents - washing on balconies

28 Apr 2010 Units 1- 6 - Ashing cigarettes over balconies.

24 Mar 2010 Unit 11 - Unregistered car parked on common property.

19 Feb 2009 Unit 13 - Noise Complaint.

22 Jan 2007 General circular regarding the slamming of doors, loud music and front door being left open.

Insurance Claims (Over \$250.00)

Date	Item	
27 Oct 2015	Burst Pipe U17	\$1,585.10
26 Mar 2015	U12 Water Damage	\$825.00
18 Sep 2014	Water Damage	\$3,300.00
10 Sep 2014	Water Damage U8 & U10	\$671.00
10 Jul 2014	Glass Breakage U16	\$708.40
12 Jun 2014	Impact Damage	\$753.50
21 May 2014	Burst Pipe	\$1,229.80
15 May 2014	Glass Breakage	\$815.10
1 May 2014	Glass Breakage	\$366.00
13 Jan 2014	Burst Pipe	\$4,343.00
12 Dec 2013	Burst Pipe	\$1,705.00
5 Dec 2013	Storm Damage	\$550.00
31 Oct 2013	Water Damage - Laundry U1	\$643.50
10 Oct 2013	Burst Pipe - U1 to Garage 5	\$1,651.10
19 Sep 2013	Glass Breakage	\$324.50
23 Nov 2012	Glass Breakage - Shower Screen U7	\$865.00
25 Oct 2012	Glass Breakage	\$293.15
9 Feb 2012	Water Damage - Laundry U1	\$2,145.00
25 Aug 2011	Burst Pipe - U7	\$1,089.00
20 Jan 2011	Water Damage - Laundry U5	\$891.00
2 Dec 2010	Water Damage - Ceiling U4	\$1,265.00
11 Nov 2010	Water Damage	\$391.00
2 Nov 2010	Water Damage	\$1,265.00
23 Jan 2008	Glass	\$487.00
21 Apr 2007	Malicious Damage	\$1,349.80
2 Feb 2007	Burst Pipe	\$885.00
2 May 2006	Burst Pipe	\$1,160.50
15 Jun 2005	Break & Enter	\$670.00
20 Aug 2004	Glass Breakage	\$321.00
14 Apr 2004	Glass Breakage	\$324.00
9 Dec 2003	Water Damage (Dishwasher)	\$7,275.00
24 Dec 2002	Water Damage (Dishwasher)	\$1,200.00
28 May 2002	Glass Breakage	\$448.50
7 Jun 2000	Glass Breakage	\$487.80

Date	Item	
6 Jan 2000	Shower Screen - Unit 7	\$364.00
24 Nov 1999	Impact	\$1,200.00
7 Oct 1999	Burst Pipe - Unit 13	\$665.00
11 Mar 1998	Impact	\$299.00
25 Jun 1997	Burst Pipe	\$597.50
20 Jan 1995	Glass Breakage	\$297.00

Survey Certificate

Prepared By: John Boulton White
Dated: 10 May 1973

Certificate of Compliance

Issued by: Sutherland Shire Council
Dated: 29 Jun 1973

This report was compiled from information obtained from a search of the books and documents of the subject Strata Plan made available and not on any physical inspection of the building.

All reasonable care has been exercised whilst compiling this Report. No warranty or representation is made as to the accuracy of the information provided by the Managing Agent and/or Officers of the Owners Corporation and no responsibility is taken for any loss or damage due to any cause whatsoever, including negligence whether in connection with information supplied by the Managing Agent and/or Officers of the Owners Corporation or otherwise.

Dated: 12 Nov 2015



M & W Legals Cronulla Pty Ltd
Cheryl Blinman
Director



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. 246119

POLICY SCHEDULE

Renewal

Strata Plan 7387
C/- Michael Roberts Strata Mgt Services
PO Box 696
HURSTVILLE BC NSW 1481

Date: 15.12.14
Reference No. SUU NSW S3494 0085939/006

Insured: : Strata Plan No: 7387
Type of Insurance: : Residential Strata Insurance
Policy Number: : 06S5881971
Period Of Insurance: : 31.12.2014 to 31.12.2015

TOTAL DUE

Insured :	Strata Plan No: 7387		
Situation :	34 Girrilang Road Cronulla	NSW 2230	
Section 1 :	Building including common contents	\$	5,000,000
	Loss of Rent/Temporary Accommodation (15%)	\$	750,000
	Catastrophe or Emergency (15%)	\$	750,000
	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	\$	1,000,000
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	\$ 2,000	bursting, leaking, discharging or overflowing of pipes and/or apparatus and any resultant damage	
Section 1	\$ 2,000	all water damage claims	
Section 1	\$ 250	all other claims - as per policy wording	
Section 2	\$ 250	all claims	
Section 3	\$ 250	all claims	

Balance Sheet

As at 12/11/2015

12/11/2015
 02 8567 5900
 02 9553 4177
 A/C N 2015140

The Owners--Strata Plan 7387

34 Girrilang Road, CRONULLA NSW 2230

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	10,351.01	9,231.82
Owners Equity--Admin	3,838.70	(5,393.12)
	<u>14,189.71</u>	<u>3,838.70</u>
Sinking Fund		
Operating Surplus/Deficit--Sinking	7,632.95	(13,569.15)
Owners Equity--Sinking	19,633.10	33,202.25
	<u>27,266.05</u>	<u>19,633.10</u>
Net owners' funds	<u>\$41,455.76</u>	<u>\$23,471.80</u>
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	14,659.81	5,494.90
Receivable--Interest--Admin	22.80	22.80
Receivable--Levies--Admin	100.60	541.85
	<u>14,783.21</u>	<u>6,059.55</u>
Sinking Fund		
Cash at Bank--Sinking	27,418.43	20,180.85
Receivable--Interest--Sinking	11.95	11.95
Receivable--Levies--Sinking	33.53	180.65
	<u>27,463.91</u>	<u>20,373.45</u>
Unallocated Money		
Cash at Bank--Unallocated	468.40	242.15
	<u>468.40</u>	<u>242.15</u>
Total assets	<u>42,715.52</u>	<u>26,675.15</u>
Less liabilities		
Administrative Fund		
Prepaid Levies--Admin	593.50	2,220.85
	<u>593.50</u>	<u>2,220.85</u>
Sinking Fund		
Prepaid Levies--Sinking	197.86	740.35
	<u>197.86</u>	<u>740.35</u>
Unallocated Money		
Prepaid Levies--Unallocated	468.40	242.15
	<u>468.40</u>	<u>242.15</u>
Total liabilities	<u>1,259.76</u>	<u>3,203.35</u>
Net assets	<u>\$41,455.76</u>	<u>\$23,471.80</u>

STRATA PLAN 7387

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS
CORPORATION HELD ON TUESDAY 27 JANUARY 2015 ON THE COMMON PROPERTY, 34
GIRRILANG ROAD, CRONULLA COMMENCING AT 6.00PM.

PRESENT: Mr M Moffat (2), Ms K Anderson (4), Mr G Sanders (7), Mr C Brown (8), Ms K Hiland (12), Mr D Szpak (15).

IN ATTENDANCE: Ms Amy Cooper from Michael Roberts Strata Management Services Pty Limited.

CHAIRPERSON: Ms Cooper chaired the meeting.

MINUTES: It was RESOLVED that the Minutes of the previous General Meeting, as previously circulated, be confirmed as a true record of that Meeting.

ANNUAL ACCOUNTS: It was RESOLVED that the Annual Statement of Accounts, as presented, be received and adopted.

AUDITOR: It was RESOLVED that an auditor be appointed and that the Managing Agent be authorised to execute a "Letter of Engagement" with D P Loewy & Co on behalf of the Owners Corporation.

ANNUAL BUDGET: It was RESOLVED that the Budget for the financial year commencing 1 December 2014 as presented by Managing Agent, be accepted. It was FURTHER RESOLVED that the periodic quarterly levy contributions should be effective as from 1 March 2015 payable quarterly in advance as shown on Annual Budget. Levy notices to be forwarded quarterly in advance.

Administrative Fund (Sect. 75 of the Act)	\$39,000.00
Sinking Fund (Sect. 76 of the Act)	<u>\$13,000.00</u>
	<u>\$52,000.00</u>

MANAGING AGENT: It was RESOLVED that Michael Roberts Strata Management Services Pty Limited be re-delegated the power and functions of Managing Agent for the ensuing twelve months at \$2740.00 per annum, plus disbursements, as listed on Annual Budget. It was FURTHER RESOLVED that two members of the Executive Committee be authorised to sign a new Agency Agreement under the Common Seal.

BUILDING INSURANCE: It was RESOLVED that the Building Insurance, as listed on Agenda is ratified for the ensuing year.

FURTHER INSURANCES: It was RESOLVED not to take out further insurances.

ELECTION OF COMMITTEE: It was RESOLVED that the number of members be set at 4. It was FURTHER RESOLVED that the following candidates nominated be duly elected to the Executive Committee for the ensuing year:

Mr M Hahn (1)
Ms K Anderson (4)
Mr G Sanders (7)
Ms K Hiland (12)

RESTRICTED MATTERS: It was RESOLVED that the following restricted matter(s) be adopted:
That a restriction of \$2,500.00 be placed on all Executive Committee expenditure.

GENERAL BUSINESS: External Painting – It was discussed that the Managing Agent obtain quotations for painting the balconies and window ledges.

Hose Reels – It was discussed that the Executive Committee will purchase 3 new hose reels for the complex and provide receipts to the Managing Agent for reimbursement.

Safety Risk-Left Hand Side Entrance – It was discussed that the Managing Agent arrange for the following works to ensure the entrance on the left hand side stairwell is safe.

- Repair the fallen concrete on the stair.
- Highlight the top edge of the concrete slab to create a contrast.
- The installation of a new light fitting with a brighter LED light.

Gardening – It was discussed that the Managing Agent request the current gardener ensure that the grassed area on the right hand side of the driveway be mowed on a regular bases and the plants at the rear be poisoned to ensure they do not shoot again.

There being no further business the Meeting closed.

CHAIRPERSON

STRATA PLAN 7387

MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION
HELD IMMEDIATELY FOLLOWING THE ANNUAL GENERAL MEETING HELD ON TUESDAY 27
JANUARY 2015 ON THE COMMON PROPERTY, 34 GIRRILANG ROAD, CRONULLA.

- PRESENT: Units 1, 4, 7 and 12.
- IN ATTENDANCE: Ms Amy Cooper from Michael Roberts Strata Management Services Pty Limited.
- CHAIRPERSON: Ms Cooper chaired the Meeting.
- MINUTES: It was RESOLVED that the Minutes of the previous Committee Meeting be confirmed as a true record of that Meeting.
- ELECTION OF OFFICERS: It was RESOLVED that Michael Roberts Strata Management Services Pty Limited carry out all the duties of Chairperson, Secretary and Treasurer.
- SECRETARY'S LETTERBOX: It was RESOLVED that Ms K Anderson be nominated as the person responsible for opening and emptying the Secretary's letterbox on a regular basis. It was noted that any correspondence to the Owners Corporation should be immediately forwarded to the Strata Managing Agent.
- STRATA MANAGEMENT AGENCY AGREEMENT: It was RESOLVED that Ms K Anderson and Mr M Hahn sign the Agency Agreement under the Common Seal. A copy of the Agency Agreement was retained by Ms K Anderson.
- FINANCIAL REPORTS: It was RESOLVED that all future quarterly and six monthly reports to be available to all Executive Committee members via web access only.

There being no further business the Meeting closed.

CHAIRPERSON

Income & Expenditure Statement for the financial year to 12/11/2015

FD 3001 10/11/15
Strata Management Services Pty Ltd
102 2557 5900
62 9550 4777
A.C.N. 001 634 057

The Owners--Strata Plan 7387

34 Girrilang Road, CRONULLA NSW 2230

Administrative Fund

	Current period 01/12/2014-12/11/2015	Annual budget 01/12/2014-30/11/2015	Previous year 01/12/2013-30/11/2014
Revenue			
Insurance Claims	325.00	0.00	11 891.80
Interest on Arrears--Admin	58.32	0.00	27.34
Key/Card Payments	50.00	0.00	100.00
Levies Due--Admin	39,001.20	39,000.00	35 001.30
Miscellaneous Income--Admin	0.00	0.00	20.00
Status Certificate Fees	390.50	0.00	0.00
Strata Roll Inspection Fees	197.45	0.00	0.00
Total revenue	40,022.47	39,000.00	47,040.44
Less expenses			
Admin--Accounting/Audit	429.00	418.00	418.00
Admin--Agent Disburst--Other	22.20	0.00	0.00
Admin--Auditors--Taxation Services	0.00	132.00	132.00
Admin--Bank Charges--Account Fees	14.00	25.00	21.00
Admin--Income Tax--Admin	0.00	50.00	0.00
Admin--Management Fees--Standard	2,720.00	2,740.00	2,655.00
Admin--Other Expenses--Admin	66.00	500.00	1,612.82
Admin--Registration/License/Permit Fees	0.00	200.00	281.00
Admin--Stationery & Printing	594.00	594.00	594.00
Admin--Status Certificate Fees Paid	390.50	0.00	0.00
Admin--Strata Inspection Fees Paid	197.45	0.00	0.00
Insurance--Premiums	6,789.75	7,300.00	0.00
Insurance--Valuation	220.00	220.00	0.00
Maint Bldg-- Property Maintenance	3,148.56	0.00	0.00
Maint Bldg--Cleaning	2,986.89	3,900.00	3,779.65
Maint Bldg--Cleaning--Windows/Glass	176.00	0.00	320.00
Maint Bldg--Garbage Bins/Bags	1,321.25	2,400.00	2,312.27
Maint Bldg--General	155.89	0.00	495.00
Maint Bldg--Gutter/Downpipe Cleaning	704.00	0.00	0.00
Maint Bldg--Insurance Repairs	2,910.10	0.00	14,441.80
Maint Bldg--Light Globes & Tubes	506.55	100.00	56.10
Maint Bldg--Pest Inspection/Control	561.00	0.00	0.00
Maint Bldg--Rubbish Removal	0.00	150.00	863.50
Maint Bldg--Security Keys	176.94	0.00	0.00
Maint Grounds--Gardening	792.00	1,500.00	1,466.19
Maint Grounds--Lawns	1,433.20	2,500.00	2,456.38
Utility--Electricity	588.88	700.00	636.36
Utility--Water & Sewerage	2,767.30	6,000.00	5,267.55

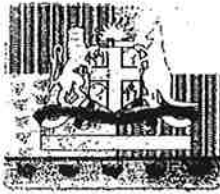
Administrative Fund

	Current period 01/12/2014-12/11/2015	Annual budget 01/12/2014-30/11/2015	Previous year 01/12/2013-30/11/2014
<i>Total expenses</i>	29,671.46	29,429.00	37,808.62
Surplus/Deficit	10,351.01	9,571.00	9,231.82
Opening balance	3,838.70	3,838.70	(5,393.12)
Closing balance	\$14,189.71	\$13,409.70	\$3,838.70

Sinking Fund

	Current period	Annual budget	Previous year
	01/12/2014-12/11/2015	01/12/2014-30/11/2015	01/12/2013-30/11/2014
Revenue			
Interest on Arrears--Sinking	19.43	0.00	10.75
Levies Due--Sinking	13,002.00	13,000.00	12,657.00
<i>Total revenue</i>	<u>13,021.43</u>	<u>13,000.00</u>	<u>12,667.75</u>
Less expenses			
Maint Bldg - Roof Repairs	0.00	0.00	704.00
Maint Bldg--Carpet Replacement	0.00	1,000.00	0.00
Maint Bldg--Electrical	531.30	0.00	1,194.00
Maint Bldg--Fence Replacement	1,098.63	0.00	0.00
Maint Bldg--General Replacement	664.40	2,000.00	3,677.00
Maint Bldg--Miscellaneous Expenditure	0.00	0.00	16,378.50
Maint Bldg--Other Repairs	929.50	3,000.00	295.90
Maint Bldg--Painting External	0.00	0.00	2,816.00
Maint Bldg--Painting Int & Ext	0.00	1,000.00	0.00
Maint Bldg--Plumbing & Drainage	679.65	0.00	1,171.50
Maint Grounds - Tree Pruning/Removal	1,485.00	0.00	0.00
<i>Total expenses</i>	<u>5,388.48</u>	<u>7,000.00</u>	<u>26,236.90</u>
Surplus/Deficit	<u>7,632.95</u>	<u>6,000.00</u>	<u>(13,569.15)</u>
Opening balance	19,633.10	19,633.10	33,202.25
Closing balance	<u><u>\$27,266.05</u></u>	<u><u>\$25,633.10</u></u>	<u><u>\$19,633.10</u></u>

BOX 1011N
(A1447156)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE

CP/SP7387

EDITION

3

DATE OF ISSUE

17/3/2014

CERTIFICATE AUTHENTICATION CODE

Q2R2-7Z-29QQ

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 7387
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT SUTHERLAND.

LOCAL GOVERNMENT AREA: SUTHERLAND SHIRE.

PARISH OF SUTHERLAND COUNTY OF CUMBERLAND

TITLE DIAGRAM: SHEET 1 SP7387

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 7387

ADDRESS FOR SERVICE OF NOTICES:

34/38 GIRRILANG ROAD

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. A43927 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
4. C186388 B535103 COVENANTS AFFECTING PART
5. 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
6. AG843261 CHANGE OF BY-LAWS
7. AH808215 CHANGE OF BY-LAWS
8. A1447155 CHANGE OF BY-LAWS
9. A1447156 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 720)

STRATA PLAN 7387

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 38	2	- 38	3	- 38	4	- 38
5	- 38	6	- 38	7	- 40	8	- 40
9	- 40	10	- 40	11	- 40	12	- 40
13	- 42	14	- 42	15	- 42	16	- 42
17	- 42	18	- 42				

**** END OF CERTIFICATE ****

10 Year Sinking Fund Forecast - Costs Estimates

Page 3

Page 3

Sinking Fund Forecast for:		34 Citrillang Road, Cronulla		Date commencing:		2 December 2007		Strafa Plan:		SF7387				
Calculated for:		Michael Roberts Strafa Management		Attention:		Greg Rushworth		Today's date:		16 June 2008				
Ser-	Item	Current Cost Estimate	Approx year required	Escalated amount	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10
1	Structure				Dec-08	Dec-09	Dec-10	Dec-11	Dec-12	Dec-13	Dec-14	Dec-15	Dec-16	Dec-17
2	Floors/walls/roof													
3	Long term capital items	\$18,000	10	\$38,861										
4	Appendages													
5	Balconies													
6	Garage doors	\$8,000	6	\$12,695						\$12,695				\$38,861
7	Doors	\$600	2	\$662		\$662								
8	Timberwork													
9	Brickwork	\$1,200	7	\$2,057							\$2,057			
10	Security system	\$5,000	8	\$9,255								\$9,255		
11	Plant & equipment													
12	Roller door motors													
13	Windows													
14	Inside													
15	Internal painting	\$8,900	5	\$11,359					\$11,359					
16	Carpet	\$6,800	6	\$10,791						\$10,791				
17	Lighting													
18	Balustrade													
19	Outside													
20	External painting	\$9,000	3	\$10,419			\$10,419							
21	Landscaping													
22	Fences	\$2,000	4	\$2,431				\$2,431						
23	Retaining walls													
24	Sealing concrete areas (1)													
25	Sealing concrete areas (2)													
26	Trip hazards	\$500	1	\$525		\$525								
27	Clothes lines	\$2,000	1	\$2,100		\$2,100								
28	Pavers													
29	Table and chairs	\$1,400	9	\$2,799									\$2,799	
30	Concrete	\$1,000	10	\$2,159										\$2,159
31	Lattice													
Total Estimate (rounded)		\$64,400		\$106,110	\$2,625	\$662	\$10,419	\$2,431	\$11,359	\$23,486	\$2,057	\$9,255	\$2,799	\$41,020

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