



CHILDS PROPERTY INSPECTIONS PTY LTD

PO Box 78 Caringbah NSW 1498 Phone (02) 9525 2999 Fax (02) 9525 8999
Email info@childspropertyinspections.com.au

STRATA RECORD SEARCH REPORT

Client	Childs Property Inspections PO Box 78 Caringbah 1498
Client Reference	Jason (John Brown Solicitors)
Date Inspected:	18th June 2007.
Order No:	4190320
Strata Plan:	89028
Lot No(s):	18
Property Address:	"Harbour Views" 98-116 Military Road Mosman 2088
Report Date:	19th June 2007.

GENERAL INFORMATION

Number of Lots in the Strata Plan:	13
Number of Units in the building	13
Unit of Entitlement of the subject Lot(s):	600
Aggregate Unit of Entitlement	10,000
When was the Strata Scheme Registered	24th August, 1978.
Who is the Original Owner	Unable to ascertain.



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STRATA ROLL

Owners Details	
Name:	Bill Blues Holdings
Address:	John Phillips Pty Ltd- Real Estate 232 Military Road Mosman NSW 2088
Mortgagee	
Name:	Nil
Address:	N/A

INITIAL PERIOD

Does the Initial Period appear to have expired	Yes
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MANAGING AGENT

Agents Name	Strata Partners.
Agents Telephone	9417-2366

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INSURANCE

Building Insurance:

Sum Insured	\$3,960,000-00
Company	Allianz Australia Insurance Limited.
Policy Number	Unable to ascertain.
Due Date	27th May, 2008.
Premium	\$8,583-05

Public Liability Insurance

Limits of liability	\$15,000,000-00
Company	Allianz Australia Insurance Limited.
Policy Number	Unable to ascertain.
Due Date	27th May, 2008.
Premium	Included in above.

Workers Compensation Insurance

Has insurance policy	Yes
Company	Allianz Australia Insurance Limited.
Policy Number	Unable to ascertain.
Due Date	27th May, 2008.
Premium	Included in above.

Voluntary Workers Insurance

Limits of liability	\$100,000-00/\$1,000-00 per week.
Company	Allianz Australia Insurance Limited.
Policy Number	Unable to ascertain.
Due Date	27th May, 2008.
Premium	Included in above.

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Other Insurances

Details of any other Insurances	Common Contents: \$36,600-00 Loss of Rent: \$594,000-00 Office Bearers' Liability: \$5,000,000-00 Fidelity Guarantee: \$50,000-00
Details of any insurance broker used	Austbrokers Sydney Pty. Ltd.
Details of the last valuation obtained	A valuation for insurance purposes was carried out by A. G. Thomas Valuers on 13th March, 2006. Recommended cover was \$3,680,000-00.

BOOKS OF ACCOUNT

Approximate balance of the Administrative Fund	\$7,449-13 credit, as at 15/6/2007.
Approximate balance of the Sinking Fund	\$29,654-72 credit, as at 15/6/2007.
Balances were obtained from	A Balance Sheet.
Copy of the balance sheet/financial statement attached	Yes

LEVY CONTRIBUTIONS

Administrative Fund	\$396-00 per quarter.
Sinking Fund	\$165-00 per quarter.
Are there any current special levies	No
Total Amount	N/A
Amount Payable by the Subject Lot	N/A
Due Date	N/A
Purpose	N/A

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Page 4 of 7



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CORRESPONDENCE

Period(s) of correspondence sighted at this inspection	25/2/2005 to 28/5/2007
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.

MEETINGS

Date of first minutes made available for inspection	A.G.M. 25/10/86
Date of last minutes made available for inspection	Executive Committee Meeting 10/11/2006
Date of First Annual General Meeting	Unable to ascertain.
Date of last Annual General Meeting	22nd August, 2006.

BY-LAWS

Were any exclusive use By-laws or Resolutions affecting the subject Lot approved in the past two years	No
If so, particulars are	N/A
What is the attitude of the Owners Corporation to the keeping of animals	Unable to ascertain, no permission sought. By-law 16 of the Act states: 16(1) Subject to section 49(4), an owner or occupier of a lot must not, without the prior written approval of the owners corporation, keep any animal (except fish kept in a secure aquarium on the lot) on the lot or the common property. 16(2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.
State of harmony in the building	Some recent By-law infringements relating to excessive noise. Some recent issues relating to bins being left out in the street for some time after collection and toilet cleanliness.

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QUOTES FOR MAJOR WORKS

Nil

GENERAL NOTES AND COMMENTS

Nil

EXPENDITURE

This section cover four years of expenses related to plumbing, water penetration and building maintenance repairs over \$1000.

Year ended June 2004: Consulting fees \$3,300-00. Doors and windows \$1,077-00. Painting \$1,889-00.

Year ended June 2005: Carpets and flooring \$3,750-00.

Year ended June 2006: No evidence of any major or extraordinary expenditure in the records inspected.

July 2006 to June 2007: Building projects \$1,517-00. Consulting fees \$3,200-00. Fire protection \$1,109-00.

ATTACHMENTS

Where available the following attachments for this report includes:

- 2 years of General Meeting Minutes
- 2 years or last 4 Executive Committee Meeting Minutes
- Last Budget
- Copy of last year end financial report
- Sinking Fund Assessment or extracts/summaries
- Occupational Health and safety Report or extracts/summaries
- Building defect reports or extracts/summaries

Relevant correspondence *i.e. correspondence for a 2year period from date of report*

Number of pages attached: **12**

Relevant Minutes of meetings *i.e. Minutes of meetings held during a 2 year period from date of report*

Number of pages attached: **8**

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Page 6 of 7



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Relevant Sundry Attachments *i.e. Building/engineering reports, Sinking Fund Forecast Summary, Safety Reports etc.*

Number of pages attached: **6**

Total Attachments for this report: 32

(including any print outs received from the Managing Agent)

Note

Documents attached to this report may disclose building defects, proposed works, legal disputes, current and proposed levies and special levies, attitude to keeping of animals, By-law changes and harmony within the complex. It is the responsibility of the client to determine how this may affect the purchase.

We always recommend that a pre-purchase building inspection be completed prior to settlement. Matters contained in this report may assist a building inspector to conduct a more thorough inspection.