



YOUR STRATA
SOLUTIONS

STRATA TITLE INSPECTION REPORT

12-16 Hope Street, Rosehill, NSW 2142



12-16 Hope Street, Rosehill, NSW 2142

Plan No SP 89344

23 April 2024

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STRATA TITLE REPORT SP 89344

The following is our report on the books & records of the above plan which was carried out.

1. STRATA ROLL

SEC 96 The Strata Schemes Management Act 1996 requires the maintenance of a Strata Roll. The following are details extracted from the Roll in respect of the subject **Lot 38**.

Owner:	Yumen Zou & Yu Liang
Lot No:	38
Unit No:	38
Unit Entitlement:	20.00
Aggregate Unit Entitlement:	1,050.00
Total Lots:	42
Original Owner:	Hope 888 Pty Ltd

1.1. INITIAL PERIOD

Expired

1.2. PLAN REGISTRATION

Strata Plan sighted and attached: Yes No
Registered: 27/05/2015

2. NOTICES & ORDERS – SEC 101

Details of notices and orders received by the Owners Corporation are required by this section to be recorded.

2.1. NOTICES/ORDERS REGISTER

No current notices

3. BY-LAWS

Sighted and attached: Yes No

3.1. ANIMALS

The keeping of animals within the Lot or on Common Property is subject to the Act and the By-Laws registered with the Strata Plan and/or any other instrument taking precedence. You should seek approval under those instruments.

4. CERTIFICATE OF TITLE

Title sighted and attached:

Yes No

CP/SP89344
Edition 5
06/06/2023

5. MINUTE BOOK

5.1. MINUTES INCLUDED

Annual General Meetings: 2023, 2022, 2021, 2020
Extraordinary General Meetings: 2023, 2021, 2020
Strata Committee Meetings: 2024, 2023, 2022, 2021, 2020

5.2. LAST ANNUAL GENERAL MEETING

15th November 2023

5.3. YEARLY BUDGET

Administration Fund: \$203,500.00
Capital Works Fund: \$11,000.00
Issued From: 1 August 2023

5.4. SUNDRY INFORMATION ON MINUTES AND MEETINGS

15th November 2023 AGM: (Minutes Attached)

- The minutes attached from the Annual General Meeting provided an account of the discussions that transpired, encompassing a range of topics including but not limited to financial matters, administrative procedures, insurance policies, and the overarching considerations regarding general upkeep and maintenance of the property.
- **Motion 10: Special Levy - Administration Fund**
RESOLVED that the Owners Corporation – Strata Plan 89344 RESOLVES in accordance to Section 81 of the Strata Schemes Management Act 2015, that the Owners Corporation raise a special levy for the purpose of covering the legal fee and fire defect repair costs and determine that:
 - a) An amount of \$52,470.00 incl GST be raised by Special Levy to the Administration fund to cover the costs of legal fees and fire defect repairs; and
 - b) The Special Levy is to be due and payable in two (2) instalment on the 1/12/2023 and 1/02/2024 that the Strata Managing Agent is authorised to serve written notice of such levy on each person liable to pay it in accordance to unit entitlement.
- **Motion 24: Building Defects**
RESOLVED that the Owners Corporation considers any building defects at the strata scheme currently under a statutory warranty period under the Home Building Act 1989 and the proposed rectification of those defects.

Note: Building defect rectification works have been carried out by Jasara close to the completion under the Deed of Settlement dated 21/04/2023, except item 3 waiting for DA approval by Council.

15th November 2023 SCM: (Minutes Attached)

- **Motion 7: Repairs and Maintenance**
RESOLVED that the Strata Committee review any items of repair and maintenance needing attention and provide instructions.

Note:

- Owners Corporation will not renew service contract with Quantum Fire effectively from 31/01/2024.
- Managing agent to arrange regular garage door maintenance which is currently vibrating while operating
- Common area tree pruning works to be put on hold until further notice
- Managing agent to obtain painting quote from Sydney Ceilings & Plasters for 2 fire doors
- Managing agent to arrange quotes for common foyer broken tiles repair & replacement
- Gutter cleaning and roof checking to be put on hold until further notice

13th April 2023 EGM: (Minutes Attached)

- **Motion 2: Proposed Deed of Settlement**
RESOLVED that the Owners Corporation to approve the attached deed of settlement, as attached notice of this meeting, with Jasara Constructions (Aust) Pty Ltd in a joint report between two parties' experts by way of rectification works by Jasara Constructions (Aust) Pty Ltd.
- **Motion 3: Signing of Deed of Settlement**
RESOLVED that the Owners Corporation approve the managing agent or a member of the committee to sign the deed of settlement and affix the common seal pursuant to Section 273 of the SSMA 2015.

7th December 2022 AGM: (Minutes Attached)

- The minutes attached from the Annual General Meeting provided an account of the discussions that transpired, encompassing a range of topics including but not limited to financial matters, administrative procedures, insurance policies, and the overarching considerations regarding general upkeep and maintenance of the property.
- **Motion 22: Building Defects**
RESOLVED that the Owners Corporation considers any building defects at the strata scheme currently under a statutory warranty period under the Home Building Act 1989 and the proposed rectification of those defects.

Note: The Owners Corporation are aware of the current defects within the property and have engaged Lawyers to finalise the deed of settlement.

18th November 2021 AGM: (Minutes Attached)

- The minutes attached from the Annual General Meeting provided an account of the discussions that transpired, encompassing a range of topics including but not limited to financial matters, administrative procedures, insurance policies, and the overarching considerations regarding general upkeep and maintenance of the property.
- **Motion 9: Special Levy**
AMENDED AND RESOLVED that the Owners Corporation – Strata Plan 89344 RESOLVES in accordance to Section 81 of the Strata Schemes Management Act 2015, that the Owners Corporation raise a special levy for the purpose of Address \$32k deficit, legal fees and unpaid cleaning invoices and determine that:

a) An amount of \$60,000.00 incl GST be raised by Special Levy to the Administration fund to cover the costs of Addressing the \$32k deficit, legal fees and unpaid cleaning invoices; and

b) The Special Levy is to be due and payable in one (1) instalment on the 1/4/22 and that the Strata Managing Agent is authorised to serve written notice of such levy on each person liable to pay it in accordance with unit entitlement.

Note: An amendment to the motion was put to the meeting by Lot 23 and seconded by Lot 26 to reduce the amount to be raised to \$60,000 incl GST due to funds being received from settlement from the neighbouring property.

- **Motion 22: Building Defects**

RESOLVED that the Owners Corporation considers any building defects at the strata scheme currently under a statutory warranty period under the Home Building Act 1989 and the proposed rectification of those defects.

Note: The Owners Corporation are aware of current defects within the property, however a defects report is currently being undertaken by Integrated Building Consultants and will be available on completion of inspections of all lots.

24th March 2021 AGM: (Minutes Attached)

- The minutes attached from the Annual General Meeting provided an account of the discussions that transpired, encompassing a range of topics including but not limited to financial matters, administrative procedures, insurance policies, and the overarching considerations regarding general upkeep and maintenance of the property.

- **Motion 9: Special Levy – Capital Works Fund**

RESOLVED that the Owners Corporation – Strata Plan 89344 RESOLVES in accordance to Section 81 of the Strata Schemes Management Act 2015, that the Owners Corporation raise a special levy for the purpose of Funding of Outstanding Invoices and determine that:

a) An amount of \$55,000.00 including GST be raised by Special Levy to the Administrative fund to cover the costs of unpaid invoices; and

b) The Special Levy is to be due and payable in one (1) instalment on the 1/7/21 and that the Strata Managing Agent is authorised to serve written notice of such levy on each person liable to pay it in accordance to unit entitlement.

- **Motion 22: Building Defects**

RESOLVED that the Owners Corporation considers any building defects at the strata scheme currently under a statutory warranty period under the Home Building Act 1989 and the proposed rectification of those defects.

The following defects were reported:

- Water Penetration into units 20, 31, 33
- Retaining wall needs to be rectified and is unstable
- Leak into Unit 18

22nd February 2020 AGM: (Minutes Attached)

- The minutes attached from the Annual General Meeting provided an account of the discussions that transpired, encompassing a range of topics including but not limited to financial matters, administrative procedures, insurance policies, and the overarching considerations regarding general upkeep and maintenance of the property.

- **Motion 8: Budget Contributions**

RESOLVED THAT the Owners Corporation – Strata Plan 89344 RESOLVES in accordance with Section 81(4) of the Strata Schemes Management Act 2015 (NSW), that the Owners Corporation, being faced with expenses it is unable to meet from its Administrative Fund to cover the costs of the rectification of the expenses built up.

That an amount of \$80,000.00 inclusive of GST be raised by Special Levy to the Capital Works Fund to meet those expenses; and that the Special Levy is to be made in two instalment and will fall due and payable on 15/03/2020, 15/05/2020 and that the Strata Managing Agent is

authorised to serve written notice of such levy on each person liable to pay it in accordance to unit entitlement.

7th July 2020 EGM: (Minutes Attached)

- **Motion 2: Special Levy for Administrative Fund Deficit**

AMENDED AND RESOLVED that the Owners Corporation – Strata Plan 89344 RESOLVES in accordance with Section 81(4) of the Strata Schemes Management Act 2015 (NSW), that the Owners Corporation, being faced with expenses it is unable to meet from its Administrative Fund;

(a) That an amount of \$50,000.00 excluding GST be raised by Special Levy to the Administrative Fund to meet the current expenses; and

(b) That the Special Levy is to be made in two instalments and will fall due and payable on 01/08/2020 and 01/10/2020 and that the Strata Managing Agent is authorised to serve written notice of such levy on each person liable to pay it in accordance to unit entitlement.

20th April 2020 SCM: (Minutes Attached)

- **Motion 2: MATTERS ARISING FROM PREVIOUS MEETING**

RESOLVED THAT matters arising from the previous minutes be discussed and any further action determined including the following items:

A. Legal Representation – Strata Committee confirmed that the elected services of Ray Kim will be used to represent the owners corporation against the builder/developer & strata management.

B. Structural Defects Report – Managing agent confirmed submission of four quotations, Strata Committee confirmed Integrated Building & Consultancy Group is authorised to proceed accordingly.

C. Security Camera Installation – Strata Committee authorised for T Rock to proceed with one of the three quotations to proceed with the installation of the camera system.

D. Special Levy – Managing agent confirmed with the expenses of the Structural Engineer, Solicitors, Installation of Security Cameras, Rectification of Communal Lights, a special levy will be required to be raised. Proposal to be issued to the committee at the EGM.

E. Council Collection Waste – Managing agent confirmed that the following bin services have now been officially taken charge by the City of Parramatta Council, and no private contractor will be used in future.

F. Mismanagement of Funds – Managing agent confirmed all documents and information are now up to date. We confirm there were several issues arising due to the previous management and we now confirm we are back on the right pathway.

G. By-Laws – Managing agent confirmed that the following solicitors at Belgrave Lawyers have completed consolidated set of bylaws, and have included additional motions to strengthen the position of the committee. Motions will be placed in the upcoming EGM.

6. ACCOUNTS

6.1 ACCOUNT BALANCE

Administration Fund Balance: \$(17,361.56) Dr

Capital Works Fund Balance: \$55,521.51

As at: 23rd April 2024

6.2 LEVY ARREARS

Complex: \$1,521.54

Lot: \$2,791.11

Paid Until: UTA

As at: 23rd April 2024

6.3 AUDITOR: No

7. LEVIES

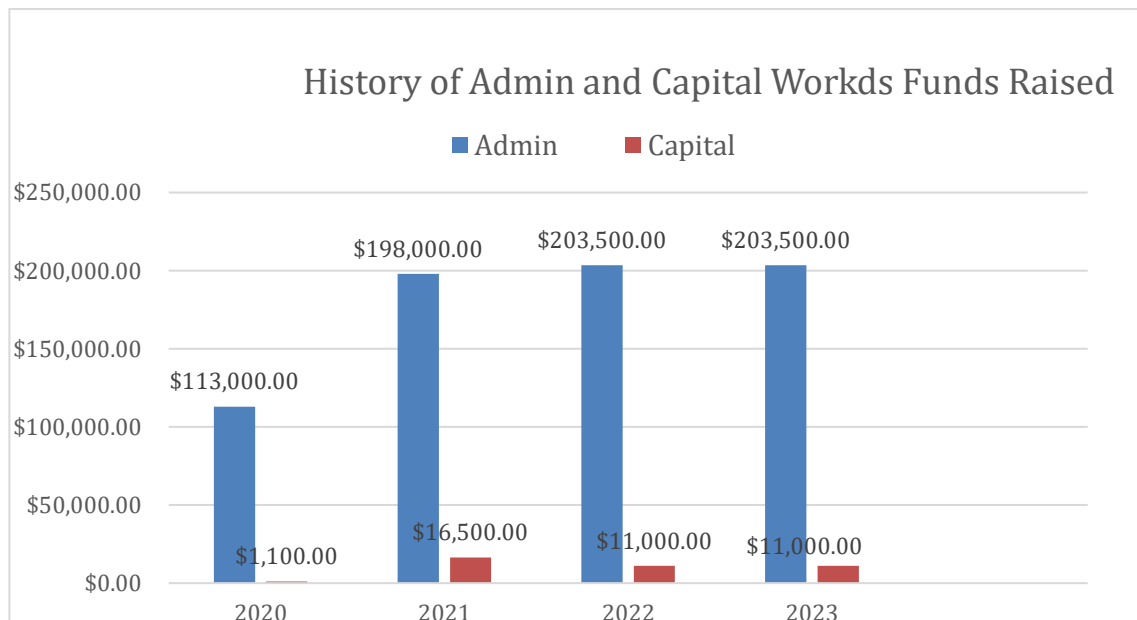
Administration Fund: \$969.05 Quarterly

Capital Works Fund: \$52.38 Quarterly

Proposed Special Levy: None sighted

Current Special Levy: Please see attached minutes for Special Levies that have been raised. These levies have not been paid for by Lot 38.

8. BUDGET



9. INSURANCES

9.1. POLICY

CERTIFICATE OF
CURRENCY



To whom it may concern,

Strata Unit Underwriting Agency Pty Ltd
T/A Strata Unit Underwriters | ABN 30 089 201 534 | AFSL 246719
Level 14/141 Walker Street, North Sydney, New South Wales 2060
info@suu.com.au | www.suu.com.au | T: 1300 668 066 | F: 1300 668 166

Date: 4/12/2023
Reference No: DOC0000480744

This policy referred to is current at the date of issue of this certificate and whilst a due date has been indicated, it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date. This is to certify cover has been granted in terms of the Insurers Standard Policy, a copy of which is available on request. This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extents of your insurance cover.

Insured: Strata Plan 89344	Policy Number: 06S3826720
Type of Insurance: Residential Strata	Period of Insurance: From 4:00PM 28/11/2023 To 4:00PM 28/05/2024

OVERVIEW

Insured:	Strata Plan 89344	
Situation:	12-16 HOPE STREET, ROSEHILL NSW 2142	
Section 1:	Building including common contents	\$21,891,902
	Loss of Rent/Temporary Accommodation (15%)	\$3,283,785
	Catastrophe or Emergency (15%)	\$3,283,785
	Additional Loss of Rent/Temporary Accommodation	Not included
	Additional Catastrophe or Emergency	Not included
	Floating Floors	Included
	Flood	Included
Section 2:	Glass	Automatically Included
Section 3:	Theft	Automatically 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)	\$2,000/\$200,000
Section 8:	Government Audit Costs	\$25,000
Section 9:	Legal Expenses	\$50,000
Section 10:	Workplace, Health and Safety Breaches	\$100,000
Section 11:	Machinery Breakdown	\$100,000
Section 12:	Lot Owners Improvements (Per Lot)	\$250,000
Section 13:	Workers Compensation	Not included

10. COMPLIANCE

10.1. Capital Works

Fund Plan

By: Solutions in Engineering

Date of issue: 22/02/2023

10.2. Insurance

Valuation

By: Solutions in Engineering

As of: 01/12/2021

Value: \$20,643,000

10.3. Annual Fire Safety Statement

Date of issue: -

10.4. WH&S Report

By: -

Date of issue: -

10.5. Cladding Report

By: -

Date of issue: -

10.6. Asbestos Report

By: -

Date of issue: -

10.7. Pest & Termite Report

By: -

Date of issue: -

10.8. Plant Item Registration

Date of issue: 26/02/2024

10.9. Swimming Pool Certificate

Date of issue: -

11. MAINTENANCE / CORRESPONDENCE

As per attached minutes and financials there has been regular maintenance of the property.

As per 2023 AGM the building defect rectification works have been carried out by Jasara close to the completion under the Deed of Settlement dated 21/04/2023, except item 3 waiting for DA approval by Council.

Historical Expenses

Year	Item	Cost
2023-2024	Maint-Cleaning	21,540.00
	Maint-Consultants	0.00
	Maint-Electrical	670.00
	Maint-Fire Protection	43,719.24
	Maint-Garage Doors	2,810.00
	Maint-General Repairs	7,610.00
	Maint-Lift	15,099.96
	Maint-Lift-Registration Fees	87.00
	Maint-Lift-Telephone	645.80
	Maint-Locks, Keys & Card Keys	668.18
	Maint-Pest/Vermin Control	950.00
	Maint-Plumbing & Drainage	2,866.68

11.1. BUILDING / PEST & TIMBER

For any recommendation regarding building / pest and timber items of a strata matter one would refer to the 10 year maintenance plan. The body corporate is responsible for the repairs and maintenance of common property areas and their inclusions which generally ensures the common property in a strata complex is well maintained.

The 10 year maintenance plan will assist the council of owners in planning for future maintenance expenses so that large, unexpected special levies will not have to be raised in the future.

The plan usually contains and sets out:

- The major capital items anticipated to require repair and replacement within the next 10 years; and the present condition or state of repair of those items;
- When those items or components of those items will need to be repaired or replaced;
- The estimated cost of the repair and replacement of those items or components;
- The expected life of those items or components once repaired or replaced and any other prescribed information.

12. BYLAW BREACHES

Please refer to latest attached minutes.

13. MANAGEMENT

Strata Title Management

PO Box 56, Sutherland, NSW 1499

Ph: 02 9266 2600

14. TAXATION

ABN: UTA

Registered for GST: UTA

15. TERMS OF INSPECTION

15.1. PHOTOCOPIES Complete consideration of this report should always include relevant photo copies. Information contained in this report was obtained from the books and records supplied to the inspector and where noted, conversations with officers of the Owners Corporation /Managing agent. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:-** This report is made solely for the use and benefit of the client named on the front of this report and no liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk.

Important information regarding this report

This Report summarises information gathered during an inspection of the records of the Owners Corporation by a trained and qualified strata inspector.

The Report represents the information made available to the inspector by the Strata Manager on the date of inspection. Some Strata Management companies scan the Strata Records onto a computer storage system. In these instances, inspectors are required to inspect computer systems as well as the loose copies provided by the Strata Management. Therefore, we cannot guarantee that what was sighted as part of this inspection is all that the Strata Management had in their possession.

This report has been prepared in good faith based on the information and documentation supplied on the day and at the time of the inspection.