



Streamline Strata Searches
ABN 34 415 690 228
PO Box 783 Matraville NSW 2036
Telephone - (02) 9311 7005 Fax - (02) 9661 8440
www.streamlinestrata.com
E-mail reports@streamlinestrata.com or orders@streamlinestrata.com

STREAMLINE STRATA RECORD SEARCH REPORT

Client	Michelle Andrews PO Box 783 Matraville NSW 2036
Client Reference	Streamline Sample Report
Date Inspected:	1st August, 2005.
Order No:	8527
Strata Plan:	29491
Lot No(s):	2
Property Address:	"Linden" 1 Sydney Street Sydney 2000
Report Date:	2nd August, 2005.

GENERAL INFORMATION

Number of Lots in the Strata Plan:	16
Number of Units in the building	16
Unit of Entitlement of the subject Lot(s):	59
Aggregate Unit of Entitlement	1,000
When was the Strata Scheme Registered?	9th April, 1985.
Who is the Original Owner?	MacDonald Andrews Enterprises Pty. Ltd.



STRATA ROLL

Owners Details

Name: John Jones
Address: 2/1 Sydney Street
Sydney 2000

Mortgagee

Name: St George Bank
Address: Montgomery Street
Kogarah

BOOKS OF ACCOUNT

Approximate balance of the Administrative Fund? \$2,472-32 DEBIT, as at 13/7/2005.
Approximate balance of the Sinking Fund? \$26,349-50 credit, as at 13/7/2005.
Balances were obtained from? A Balance Sheet.

NOTE: The above balances include levy arrears of \$738-94 and levies in advance of \$48,204-26.

LEVY CONTRIBUTIONS

Administrative Fund \$453-67 per quarter, plus GST.
Sinking Fund \$197-06 per quarter, plus GST.

MANAGING AGENT

Agents Name Body Corporate Management Services Pty. Ltd.
trading as Raine & Horne Strata Sydney.
Agents Telephone 9868-2999



INSURANCE

Building Insurance:

Sum Insured	\$4,811,000-00
Company	Q.B.E. Insurance (Australia) Limited.
Policy Number	818815
Due Date	1st September, 2005.
Premium	\$5,741-18

Public Liability Insurance

Limits of liability	\$20,000,000-00
Company	Q.B.E. Insurance (Australia) Limited.
Policy Number	818815
Due Date	1st September, 2005.
Premium	Included in above.

Workers Compensation Insurance

Has insurance policy?	Yes
Company	Q.B.E. Workers Compensation (NSW) Limited.
Policy Number	818815
Due Date	1st September, 2005.
Premium	Included in above.

Voluntary Workers Insurance

Limits of liability	\$100,000-00/\$1,000-00 per week.
Company	Q.B.E. Insurance (Australia) Limited.
Policy Number	818815
Due Date	1st September, 2005.
Premium	Included in above.



Other Insurances

Details of any other Insurances	Loss of Rent/Temporary Accommodation: \$721,650-00 Common Contents: \$53,000-00 Fidelity Guarantee: \$40,000-00 Office Bearers' Liability: \$2,000,000-00
Details of any insurance broker used	C.H.U. Underwriting Agencies Pty. Ltd.
Details of the last valuation obtained	A valuation for insurance purposes was carried out by Clisdells Valuations on 7th August, 2003. Recommended cover was \$4,560,000-00.

QUOTES FOR MAJOR WORKS

See attached tender evaluation dated 19/7/2004 from Acor Consultants regarding retaining wall works.

See attached correspondence dated 13/8/2004 from Consolidated Projects regarding amending quote for retaining wall works.

See attached tender evaluation dated 1/9/2004 from Acor Consultants regarding retaining wall works.

ATTACHMENTS

Relevant correspondence *ie correspondence for a 12 month period from date of report*

Number of pages attached: **Nil**

Relevant Minutes of meetings *ie Minutes of meetings held during a 2 year period from date of report*

Number of pages attached: **5**

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

Number of pages attached: **9**

Total Attachments for this report: 24

(including any print outs received from the Managing Agent, the 1st 5 pages free from Streamline)



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 Streamline Strata Searches' client to determine how this may affect the purchase.

Streamline Strata Searches always recommends 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.



Streamline Strata Searches
ABN 34 415 690 228
PO Box 783 Matraville NSW 2036
Telephone - (02) 9311 7005 Fax - (02) 9661 8440
www.streamlinestrata.com
E-mail reports@streamlinestrata.com or orders@streamlinestrata.com

YOUR RECEIPT

Account Details

Account No.:	49999
Report No.:	8527
Plan No.:	29491
Property Address	"Linden" 1 Sydney Street Sydney 2000
Report Date:	2nd August, 2005.
Reference	Streamline Sample Report

Disbursements

Report fee	(including fee to Owners Corporation)	\$150.00
Photocopies	(excludes cost of 1st 5 pages and any printouts received from the Managing Agent)	\$7.70

Additional charges detailed

Total Invoice	\$157.70
----------------------	-----------------

Total Invoice includes GST of	\$14.34
Credit Card Receipt Number	442561