



Streamline Strata Searches
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STREAMLINE QLD COMMUNITY TITLES REPORT

Client	OozieProperty.com GPO Box 6703 Canberra ACT 2601
Client Reference	PANG from Ben All Pty Ltd (Hui Wee Chan)
Date Inspected:	10th December 2008.
Order No:	456293
CTS No:	34415
Lot No(s):	4
Body Corporate Name :	"Ninety Seven Cooks Street"
Property Address:	97 Cook Street Yeronga 4104
Report Date:	11th December 2008.

GENERAL INFORMATION

Number of Lots in the plan:	4
Number of Units in the plan:	4
Contribution Entitlement of the subject Lot(s):	1/4
Interest Entitlement of the subject Lot(s):	1/4
Module Type	Small Schemes



STRATA ROLL

Owners Details	
Name:	Benalla (Qld) Pty Ltd
Address:	29 Dan Street Graceville Qld 4075
Mortgagee in possession	
Name:	Nil
Address:	N/A

BODY CORPORATE MANAGER

Body Corporate Manager Name:	Strata Care Australia Pty. Ltd.
Body Corporate Manager Address:	46 Wharf Street Kangaroo Point 4169
Body Corporate Manager Telephone:	(07) 3435-5300



INSURANCE

Building Insurance:

Sum Insured	\$1,389,150-00
Company	C.G.U. Insurance Limited.
Policy Number	06S 8266783
Due Date	7th September, 2009.
Premium	\$1,530-62

Public Liability Insurance

Limits of liability	\$10,000,000-00
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Workers Compensation Insurance

Has insurance policy	Yes
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Other Insurances

Details of any other Insurances	Loss of Rent: \$208,373-00 Catastrophe Insurance: \$208,373-00 Office Bearers Liability: \$100,000-00 Voluntary Workers: \$100,000-00/\$1,000-00. Fidelity Guarantee: \$100,000-00
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Details of any insurance broker used

	Body Corporate Brokers and Strata Unit Underwriting Agency Pty. Ltd.
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Details of the last valuation obtained

	A valuation was not sighted.
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Certificate of Currency

Insurance certificate of currency is attached otherwise see Section General Notes and Comments	
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BOOKS OF ACCOUNT

Approximate balance of the Administrative Fund	\$398-77 DEBIT, as at 9/12/2008.
Approximate balance of the Sinking Fund	\$5,680-00 credit, as at 9/12/2008.
Balances were obtained from	A Balance Sheet.
Copy of the balance sheet or financial statement attached	Yes

LEVY CONTRIBUTIONS

Administrative Fund	<p>\$1,299-99 per lot entitlement per annum payable as follows:</p> <p>\$222-00 due 1/9/2007.</p> <p>\$359-33 due 1/12/2007, 31/3/2008 and 1/6/2008.</p> <p>Next Financial Year: \$359-33 due 1/9/2008.</p>
Sinking Fund	<p>\$827-00 per lot entitlement per annum payable as follows:</p> <p>\$170-00 due 1/9/2007.</p> <p>\$219-00 due 1/12/2007, 31/3/2008 and 1/6/2008.</p> <p>Next Financial Year: \$219-00 due 1/9/2008.</p>
Are there any current special levies	No
Amount	N/A
Due Date	N/A
Purpose	N/A

CORRESPONDENCE

Period(s) of correspondence sighted at this inspection	25/10/2005 to 27/11/2007
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MEETINGS

Date of first minutes made available for inspection	Inaugural General Meeting 14/9/2005
Date of last minutes made available for inspection	A.G.M. 12/11/2007
Date of First Annual General Meeting	29th November, 2006.
Date of last Annual General Meeting	12th November, 2007.

QUOTES FOR MAJOR WORKS

Nil

GENERAL NOTES AND COMMENTS

The Managing Agent advised that voting papers have been received for the reconvened 2008 Annual General Meeting and all motions were passed, however, Minutes have not yet been prepared.

EXPENDITURE

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

Year ended August 2007: Gardens and grounds \$1,218-00. Building repairs \$2,519-00.

Year ended August 2008: Gardens and grounds \$1,182-00.

September to December 2008: No evidence of any major or extraordinary expenditure in the records inspected.

ATTACHMENTS

Where available the following attachments for this report may include:

- 2 years of relevant correspondence
- 2 years of General Meeting Minutes
- 2 years or last 4 Executive Committee Meeting Minutes
- Last Budget
- Exclusive Use By-law(s), Schedule E and/or Plan
- Insurance Certificate of Currency
- Building Defect Reports or extracts/summaries (if any)
- Occupational Health and Safety Report or extracts/summaries (if any)

TOTAL ATTACHMENTS FOR THIS REPORT

Total Attachments for this report: 32

(including any print outs received from the Managing Agent are detailed below)

Print outs	5
Quotes	0
Correspondence	5
Minutes of meetings	6
Exclusive Use Bylaw(s), Schedule E and/or Plan	3
Sundry attachments	16
Prescribed Registers	0

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 and pest report be completed prior to settlement. Matters contained in this report may assist a building or pest inspector to conduct a more thorough inspection.



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YOUR INVOICE

Account Details

Account No.:	53279
Report No.:	456293
Plan No.:	34415
Property Address	97 Cooks Street Yeronga 4104
Report Date:	11th December 2008.
Reference	PANG from Ben All Pty Ltd (Hui Wee Chan)

Disbursements

Report fee (including fee to Owners Corporation)	\$160.00
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Additional charges detailed

32 Copies supplied less 15 free. (17 copies @ .55 cents)	\$9.35
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Total Invoice	\$169.35
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Total Invoice includes GST of	\$15.40
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