



**Searches R Us Pty Ltd**  
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# STRATA REPORT

303/5 McGill Street, Lewisham NSW 2049

Strata Plan: 96581

Lot Number: 35

**Inspection Date: 27 June 2022**

# Table of Contents

Contact Searches R Us.....	2
Strata Roll .....	3
Strata Plan .....	4
Managing Agent / Secretary .....	5
Annual Levies.....	6
Special Levies .....	7
Owners Funds.....	8
Insurances.....	9
Minutes and Records .....	12
Litigation.....	13
Animals.....	16
Cladding Compliance .....	20
Window Safety Compliance .....	21
Notable Matters .....	22
Past Building Work .....	23
Important Conditions.....	25
Attachments .....	27

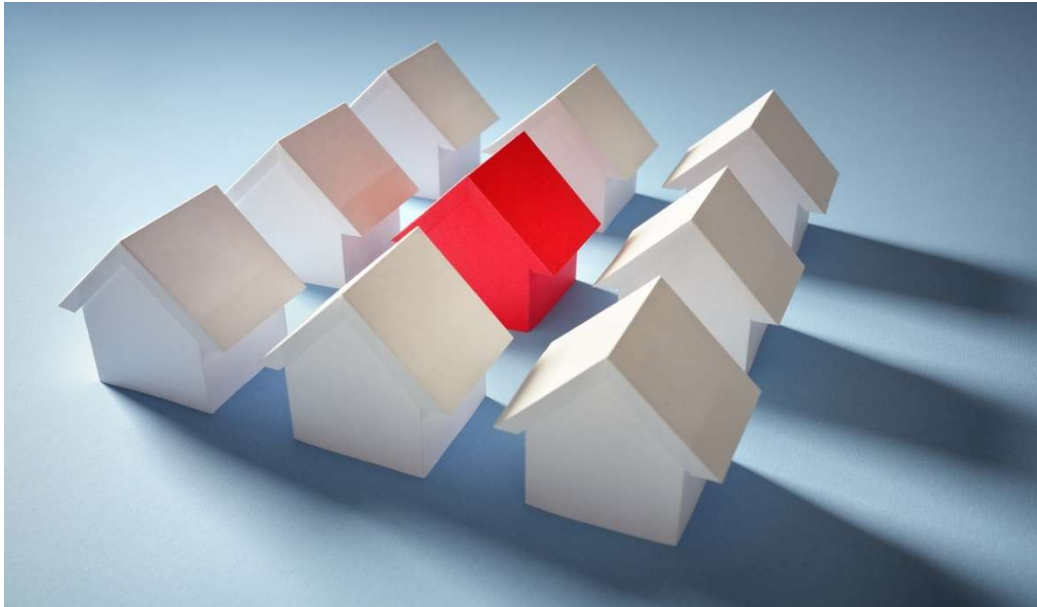
## Statement

Thank you for purchasing the Searches R Us Report. This report includes a full inspection of the records of the body corporate by a trained inspector. The objective of providing these reports is to improve the information available to property purchasers.

Limitations and disclaimers relating to our inspection and Searches R Us reports

You should note that there are limitations and disclaimers in respect of our inspection and reports. These limitations and disclaimers are clearly outlined throughout this report and in the final section of the report which restates the terms of the Searches R Us Client Agreement that you agreed to prior to purchasing any Searches R Us report.

## Contact Searches R Us



### Who we are?

We are a small team of specialists that provide reporting for the pre-purchase of property and strata. We are licensed professionals who specialise in searching, evaluating, and negotiating the purchase of property on behalf of buyers, as well as tenants.

### The Strata Records were inspected by:

Andonia Pambris on 27 June 2022

The Inspector can be contacted on 0413 677 877.

Please feel free to contact Searches R Us regarding this report. Should you have any difficulty in understanding anything contained within this report then you should immediately contact Searches R Us and have the matter explained to you. If you have any questions at all or require any clarification, then contact Searches R Us prior to acting on this report.

### Contact details:

Phone: 8214 6603

Fax: 8214 6477

Email: [info@searchesrus.com.au](mailto:info@searchesrus.com.au)

## List of Document Inspected

DOCUMENT	AVAILABLE FOR INSPECTION	
Strata Roll - Subject Lot	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Strata Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Certificate of Title	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Financial Records	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Building Insurance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Insurance Valuation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Capital Works Forecast	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
AGM Minutes for previous 5 years	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
ECM Minutes for previous 5 years	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
EGM minutes for previous 5 years (if applicable)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Correspondence File	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Fire Safety Certificate	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Occupational Health and Safety Report Summary	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Asbestos Report	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Cladding Certification	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Window Compliance	<input type="checkbox"/> Yes	<input type="checkbox"/> No
By-Laws	<input type="checkbox"/> Yes	<input type="checkbox"/> No

## Important Conditions

### FORMING PART OF THIS STRATA REPORT

1. The information contained in this Strata Report has been obtained entirely from an inspection of the Owners Corporation's records provided to us at the time of our inspection. We are unable to warrant that all of the Owners Corporation's records were provided to us at the time of our inspection or that the information contained in those records is accurate and cannot accept liability for anything omitted from this Strata Report because that information is contained in the records of the Owners Corporation not provided to us for inspection or for anything which is inaccurate because of inaccuracies in the information contained in the Owners Corporation's records provided to us for inspection or in statements made to us by the Chairperson, Secretary, Treasurer or Managing Agent of the Owners Corporation.
2. This Strata Report only report on information contained in the Owners Corporation's correspondence provided to us for inspection going back one year and in other records of the Owners Corporation provided to us for inspection going back five years. If you wish us to report on information contained in correspondence older than one year and in records older than five years this can be done at an extra charge.
3. This Strata Report does not generally address those matters normally addressed in Building Inspection Reports and Pest Inspection Reports and should not be used as a substitute for such reports. We strongly recommend that a Building Inspection Report and a Pest Inspection Report be obtained prior to the purchase of any property. This Strata Report is based solely on an inspection of the records of the Owners Corporation provided for our inspection and we do not carry out any physical inspection of the unit or of the building.
4. You should be aware that in some cases Strata Managers hold a "Pending" or "Work in Progress" (WIP) file which is not made available for strata inspection. Important information which may be contained in such files will not appear in this Strata Report where the files have not been provided to us at the time of inspection.
5. Where the Owners Corporation's records provided for our inspection contain a notice or order from Council requiring fire safety or occupational health and safety upgrade works to be undertaken this information is included in this Strata Report. However, the absence of a notice or order from the Owners Corporation's records should not be taken as indicating that the building complies with the Building Code of Australia in regard to these matters. We recommend strongly that you speak to your solicitor or conveyancer about checking on these matters with Council and, where appropriate, consultants qualified in these areas. It is not unusual for Councils to issue fire upgrade orders or notices on Owners Corporations and compliance can be very expensive.
6. The existence or absence of easements, rights of way and the like are outside the scope of this Strata Report. This information should be obtained from the title of the unit and of the common property through your solicitor or conveyancer.
7. We strongly recommend inquiry be made of Council, either directly by you or through your solicitor or conveyancer, to determine whether Council is considering any proposals for building or development work that may be detrimental to the use or occupation or value of this property and whether there are any outstanding notices or orders against the Owners Corporation. Enquiry about outstanding notices or orders against the Owners Corporation should also be made of Sydney Water. Unless this information is contained in the Owners Corporation's correspondence records within the last twelve months which have been provided for our inspection the existence or absence of any such proposals, notices and orders will not be included in or form part of this Strata Report.

8. Unless otherwise stated, paid invoices dated earlier than the commencement of the current financial year are not inspected and reported on in this Strata Report.
9. The pest inspection industry standard is that pest inspections should be carried out every 6 to 12 months. If we report on the existence of a Pest Inspection Report among the Owners Corporation's records, the existence or contents of that Report should not be relied on if it is more than 6 months old.
10. Where this Report states that evidence was sighted in the Owners' Corporations' records made available at the time of the Inspection indicating that concrete cancer (concrete spalling) has been and/or is present within the buildings comprising the Strata Scheme, due to the recurring nature of concrete cancer and the high cost of repair, this Company strongly recommends that a Building Inspection Report is obtained prior to the purchase of any Lot within this Strata Scheme.
11. Where this Report states that evidence was sighted in the Owners' Corporations' records made available at the time of the Inspection indicating that termites (white ants) have been and/or are present within the buildings comprising the Strata Scheme, this Company strongly recommends that a Pest Inspection Report is obtained prior to the purchase of any Lot within this Strata Scheme.
12. Substantial problems are emerging in relation to the use of magnesite, a leveling product applied to the surfaces of concrete floors in unit buildings before the floor covering is installed. Damage to the concrete has been found to occur as a result of the chemical reaction between the magnesite and the concrete if the magnesite becomes wet. Costs involved in the removal of the magnesite, repair to the concrete floor and replacement of the existing floor covering can be in the order of tens of thousands of dollars for each unit. Please note that unit owners and the Owners Corporation are often unaware of the presence of magnesite under floor coverings and its associated damage. This company strongly recommends the engagement of an appropriate experienced Consultant to determine the possible presence and condition of magnesite to the floors within the Strata Scheme.
13. This Company cannot guarantee that all of the records of the Owners' Corporation dated prior to the date of appointment of the current Strata Managing Agent were made available at the time of the Inspection.
14. In the case of self-managed Strata Schemes, this Company cannot guarantee that all of the records of the Owners' Corporation were made available at the time of the Inspection.
15. In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, either party must give written Notice of the dispute or claim to the other party. If the dispute is not resolved within 21 days from the service of the Notice, then either party may refer the dispute or claim to a mediator nominated by this Company. Should the dispute or claim not be resolved by mediation then one or the other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrators fees will be shared equally by the Company and the Client and the client is required to forward half of the cost of the Arbitrators fees to the Company before the Arbitrator is engaged. The Arbitrator will also determine what costs each of the parties are to pay.
16. The Client agrees that they accept the report with all the conditions stated therein. Should the Client not agree to any condition in this Report, a written Notice must be received in the Company's registered office within 7 days of the date of the report.

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made 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. We note that this document is valid for a period of 42 days from date on the front page of this report.

## Attachments

- 1) STRATA ROLL SUBJECT LOT
- 2) SUBJECT LOT LEVY PRINTOUT
- 3) FUNDS BALANCE SHEET
- 4) STATEMENT OF INCOME AND EXPENDITURE
- 5) CERTIFICATE OF INSURANCE
- 6) MINUTES OF THE LAST 6 YEARS OF MEETINGS OF THE STRATA PLAN
- 7) ANNUAL FIRE SAFETY STATEMENT
- 8) CLADDING COMPLIANCE
- 9) WINDOW CERTIFICATION
- 10) ASBESTOS REPORT
- 11) WORK HEALTH AND SAFETY REPORT
- 12) CAPITAL WORKS FUND REPORT EXTRACTS
- 13) BY-LAWS