

**STATEMENT Strata Titles Act 1988 (section 41),
Community Titles Act 1996 (Sections 11, 44, 51, 139)**

Requested by: Brenton Ward Real Estate
Address: PO Box 3150
Norwood SA 5067

Dear Sir/Madam

STRATA CORPORATION NO 21448 INCORPORATED, ABN:
UNIT: 7/11 Sydney Street Glenside 5065
OWNER: BNKMM Pty Ltd - Ngaire Ward & Deidre Mills

The following details are provided pursuant to your request for information under Section 41 of the Strata Titles Act 1988.

1. Part 1: FINANCIAL DETAILS

Unit Entitlement:

1.1. The unit entitlement is **1185** of a total entitlement of **10000**.

Financial Status of the Unit Owner:

1.2. The contribution payable are: *(No GST is payable on contributions.)*

| <i>Levy payable</i> | <i>Amount</i> | <i>Paid to</i> | <i>Frequency</i> |
|---------------------|-------------------|----------------------|------------------|
| Admin levy | \$250.00 | June 30, 2019 | quarterly |
| Sinking levy | \$0.00 | | |
| Special levy | \$0.00 for | | |

1.3. Outstanding arrears are as follows:

| | |
|----------------|-----------------|
| Admin Fund: | \$250.00 |
| Sinking Fund: | \$0.00 |
| Special Levy: | \$0.00 |
| Interest: | \$0.00 |
| Other Arrears: | \$0.00 |

TOTAL ARREARS ARE: \$0.00 as at March 4, 2019.

(NOTE: An interest rate of 12.00% per annum calculated daily applies)

1.4. Known extraordinary expenses to which a unit holder must or is likely to be required to contribute to:

1.4.1. Incurred by corporation: \$0.00.....

1.4.2. Resolved by corporation to incur: \$0.00.....

.....
Please refer to Minutes of Corporation Minutes and other enclosures for other known liabilities.

****WATER CONSUMPTION PAID BY - UNIT OWNER****

1.5. Assets and liabilities of the Strata Corporation:

1.5.1. The corporation's funds are maintained in a Units Trust Account at the Commonwealth Bank of Australia.

1.5.2. The fund currently stands to the credit of: **\$9,703.68**

1.5.3. Amount committed to expenses \$0.00 incurred for .

1.5.4. Amount earmarked for future projects for

1.5.5. Particulars of other assets

1.5.6. Amount held in external accounts

1.5.7. Liabilities \$0.00.....

2. PART 2: INSURANCE DETAILS

Insurer: CGU Insurance

| <i>Type of cover</i> | <i>Sum insured</i> | <i>Policy number</i> | <i>Excess</i> | <i>Expiry</i> |
|-----------------------|--------------------|----------------------|---------------|---------------|
| <i>Date:</i> Building | \$2,437,900.00 | 06s 0816987 16 | \$250.00 | 5/11/2019 |
| Public Liability | \$10,000,000.00 | 06s 0816987 16 | | 5/11/2019 |
| Voluntary Workers | \$0.00 | | | 5/11/2019 |
| Fidelity Guarantee | \$0.00 | | | 5/11/2019 |
| Common Contents | \$0.00 | | | 5/11/2019 |
| Catastrophe | \$0.00 | | | 5/11/2019 |

(Note: A copy of the policy wording is available upon request at a prescribed cost of \$11)

3. PART 3: DOCUMENTS SUPPLIED

- 3.1. Enclosed are Minutes of General and Management Committee meetings for the past 2 years.
- 3.2. A summary of policies, special resolutions and approvals granted by the corporation.
Further details of these are available upon request.
- 3.3. Statement of accounts of the corporation.
- 3.4. Articles of the Corporation

4. PART 4: DOCUMENTS INSPECTION

The Corporation's records of accounts, minutes and other prescribed documentary material are available for inspection at our offices at 76 Hewitt Avenue Rose Park SA 5067. To view the documents phone 0412 348 212 to make an appointment during normal working hours.

Special Notes:

1. Conveyancers should note that it is the unit holder's legal responsibility to notify the Strata Corporation immediately of a change in ownership, change in address of the owner or change in occupancy of the unit.
2. This statement is issued on the basis that any payment by the unit holder by cheque or otherwise will be honoured at the first presentation.
3. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to its issue.
4. The fee prescribed by law for provision of the above information is \$65.
5. Conveyances should check with SA Water for any liability for additional water charges, and refer to the Corporation's financial budget for the year to ascertain whether such liability will be met by the Corporation or by the unit holder.

The details provided are, to the best of our knowledge, accurate to this date. As this information could change prior to settlement, Conveyances are urged to confirm them by telephone IMMEDIATELY PRIOR TO SETTLEMENT. Please contact Brenton Ward, phone 0412 348 212 at our office.

Yours faithfully,

Brenton Ward Real Estate
On behalf of the Corporation March 4, 2019

CHANGE OF OWNERSHIP/MANAGEMENT NOTIFICATION

(Only complete the applicable sections and return to Brenton Ward Real Estate)

DATE:

UNIT NO.: ADDRESS:

FROM: PHONE:

(If information has not been provided by owner)

Please note that the above property has:

☐ now been sold/purchased ☐ a new tenant/managing agent

I/we request the corporations records be changed to show the following:

Previous owner:

Change of ownership/management date:

Purchaser's details: Name:

Address:

.....Postcode:

Postal address:

(If different from above)Postcode:

Ph work: Fax:

Home: Mobile:

Email:

Property manager: Agent:

Agent address:

.....Postcode:

Ph work: Fax:

Contact: Mobile:

Tenant details: Name/s:

.....

Ph work: Fax:

Home: Mobile:

Email:

Other details:

.....