

NSW Fair Trading - Reference Number

From: sc@finance.nsw.gov.au

To:

Date: Monday, 19 August 2019, 1:44 pm AEST

Dear Mr Brell

I refer to your most recent email regarding SP .

During the records inspection conducted by Mr on 3 May 2019, he requested to view a full copy of the strata roll.

The copy of the strata roll provided by the receptionist to Mr for viewing does not contain the following information as per section 178 of the Strata Schemes Management Act 2015 for lots 1 to 42 and lots 44 to 76:

178 Content of strata roll

(1) Information about lots

- (b) an address for service of notices,
- (c) an Australian postal address, and an email address if the holder has one, if not provided as the address for service,
- (d) the name of the holder's agent (if any) appointed in accordance with this Act and the agent's address for service of notices,
- (e) information provided under a strata interest notice,
- (f) information provided under a tenancy notice.

(2) Information about common property and strata scheme The following information must be recorded in the strata roll in relation to the common property of the strata scheme and the scheme in general:

- (b) the names of the original owner
- (d) particulars of insurance taken out by the owners corporation, including the following:
 - (i) the name of the insurance company,
 - (ii) the number of the insurance policy,
 - (iii) the nature of the risk insured,
 - (iv) the amount of the insurance,
 - (v) the due date for payment of the premium,
 - (vi) the date on which the premium was last paid,
- (e) the by-laws for the time being in force for the strata scheme,
- (f) if the scheme was registered before the commencement of Part 10 of the Strata Schemes Development Act 2015, whether that Part applies to the scheme.

Please provide an explanation of the above by close of business Tuesday 2 August 2019.

Fair Trading is seeking a full copy of the strata roll attached with your response.

Yours sincerely

Stephen Ivancic

NSW Fair Trading | Department of Customer Service
Phone: 13 32 20 (8.30am to 5pm, Mon - Fri)
www.fairtrading.nsw.gov.au

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NETSTRATA

EST 1996

Sydney | Newcastle | Wollongong

TAX INVOICE

A.B.N 31 064 030 324

Date: 3-5-19

Bill To:

STRATA PLAN: _____ LOT: _____

QTY	CODE	DESCRIPTION	PRICE	TOTAL PAID (Inc GST)
1		Strata Search	each	\$ 34.10
			each	\$

Total Paid \$ 34.10
(Inc GST)

Sydney: PO Box 265, Hurstville NSW 1481

www.netstrata.com.au

Head Office: 298 Railway Parade

Wollongong: PO Box 268, Wollongong NSW 2520

Tel: 1300 NETSTRATA

CARLTON NSW 2218

Fax: 1300 644 402

Network Strata Services Pty Limited (A.C.N. 064 030 324) trading as 'Netstrata'

Strata Plan

S/Plan
Building Address
Suburb

Units 76 **Lots** 76
State NSW **Post Code**
ABN
GST Yes
Manager Dianne Copping

Original Proprietor:

Address:

Registered: 17/02/09

AGM Date: 12/04/20

Revaluation Date: 01/11/19

Services Date:

Financial Year: 01/03/19 - 28/02/20

1st Levy Due: 16/05/19

2nd Levy Due: 01/08/19

3rd Levy Due: 01/11/19

4th Levy Due: 01/02/20

Unit of Entitlement Breakdown by Lot

Lot	Unit	Name	Entitlement Units
1	1		133
2	2		133
3	3		133
4	4		133
5	5		133
6	6		130
7	7		195
8	8		200
9	9		193
10	10		127
11	11		130
12	12		133
13	13		163
14	14		133
15	15		129
16	16		265
17	17		253
18	18		183
19	19		133

Strata Plan

S/Plan
Building Address
Suburb

Units 76 **Lots** 76
State NSW **Post Code**
ABN
GST Yes
Manager Dianne Copping

Unit of Entitlement Breakdown by Lot

Lot	Unit	Name	Entitlement Units
20	20		125
21	21		90
22	22		90
23	23		124
24	24		128
25	25		87
26	26		97
27	27		128
28	28		146
29	29		152
30	30		146
31	31		114
32	32		96
33	33		90
34	34		125
35	35		128
36	36		87
37	37		87
38	38		117
39	39		146
40	40		154
41	41		146
42	42		125
43	43		90
44	44		90
45	45		125
46	46		117
47	47		87

Strata Plan

S/Plan
Building Address
Suburb

Units 76
State NSW
ABN
GST Yes
Manager Dianne Copping
Lots 76
Post Code

Unit of Entitlement Breakdown by Lot

Lot	Unit	Name	Entitlement Units
48	48		87
49	49		117
50	50		146
51	51		157
52	52		146
53	53		125
54	54		89
55	55		97
56	56		125
57	57		117
58	58		97
59	59		97
60	60		128
61	61		146
62	62		157
63	63		146
64	60		266
65	Shop 64		106
66	Shop 66		108
67	Shop 66A		106
68	Shop 70		104
69	Shop 70A		108
70	Shop 72		108
71	Shop 72A		106
72	Shop 76		104
73	Shop 76A		108
74	Shop 78		108
75	Shop 78A		106

Strata Plan

S/Plan	Units 76	Lots 76
Building Address	State NSW	Post Code
Suburb	ABN	
	GST Yes	
	Manager Dianne Copping	

Unit of Entitlement Breakdown by Lot

Lot	Unit	Name	Entitlement Units
76	76		316
Aggregate Unit Entitlement			10000
Building Aggregate			10000

Strata Plan

S/Plan
Building Address
Suburb

Units 76 **Lots** 76
State NSW **Post Code**
ABN
GST Yes
Manager Dianne Copping

Lot: **Unit:**
Unit Entitlement: 90 / 10000

Date of Dealing:

Owner Name:

Levy Address:

Notice Address:

Postal Address:

Tenant Name:

Managing Agent:

Agent Address:

Owner History

24/03/15

Strata Plan

Date	Fund	Details	Debit	Credit	Balance
03/05/18	Administrative	Opening Balance		828.40	828.40
01/06/18	Administrative	Levy 1/5/2018-31/7/2018	619.75		208.65
01/06/18	Capital Works	Levy 1/5/2018-31/7/2018	208.65		0.00
01/06/18	Administrative	BPay Payment: DEFT Bpay 0000030707	208.65		(208.65)
01/06/18	Capital Works	BPay Payment: DEFT Bpay 0000030707		208.65	0.00
16/07/18	Administrative	BPay Payment: DEFT Bpay 0000030707		619.75	619.75
16/07/18	Capital Works	BPay Payment: DEFT Bpay 0000030707		208.65	828.40
01/08/18	Administrative	Levy 1/8/2018-31/10/2018	619.75		208.65
01/08/18	Capital Works	Levy 1/8/2018-31/10/2018	208.65		0.00
01/11/18	Administrative	Levy 1/11/2018-31/1/2019	619.75		(619.75)
01/11/18	Capital Works	Levy 1/11/2018-31/1/2019	208.65		(828.40)
01/11/18	Administrative	Interest On Levy Arrears	12.56		(840.96)
01/11/18	Capital Works	Interest On Levy Arrears	4.23		(845.19)
14/01/19	Administrative	BPay Payment: DEFT Bpay 0000030707		1,252.06	406.87
14/01/19	Capital Works	BPay Payment: DEFT Bpay 0000030707		208.65	615.52
14/01/19	Capital Works	BPay Payment: DEFT Bpay 0000030707		4.23	619.75
14/01/19	Capital Works	BPay Payment: DEFT Bpay 0000030707		202.75	822.50
01/02/19	Administrative	Levy 1/2/2019-30/4/2019	619.75		202.75
01/02/19	Capital Works	Levy 1/2/2019-30/4/2019	208.65		(5.90)
18/02/19	Administrative	BPay Payment: DEFT Bpay 0000030707		822.50	816.60
18/02/19	Capital Works	BPay Payment: DEFT Bpay 0000030707		5.90	822.50
			3,539.04	4,361.54	822.50
				Interest Due:	\$0.00
				Total Due:	\$0.00

Strata Plan

	Administration Fund	Capital Works Fund	TOTAL
ASSETS			
Cash at Bank	(75,954.79)	364,894.04	288,939.25
Levies Receivable	58,109.42	18,435.22	76,544.64
Total Assets	(17,845.37)	383,329.26	365,483.89
LIABILITIES			
GST Liabilities	4,657.63	(11,021.44)	(6,363.81)
Accounts Payable	15,471.27	0.00	15,471.27
Total Liabilities	20,128.90	(11,021.44)	9,107.46
Net Assets	(37,974.27)	394,350.70	356,376.43
OWNERS FUNDS			
Opening Balance	(16,970.35)	375,358.26	358,387.91
Surplus / Deficit for the period	(21,003.92)	18,992.44	(2,011.48)
Closing Balance	(37,974.27)	394,350.70	356,376.43
Total Owners Funds	(37,974.27)	394,350.70	356,376.43

Strata Plan
Administrative Fund

	Actual 01/03/19 - 02/05/19	Budget 01/03/19 - 29/02/20	Actual 01/03/18 - 28/02/19	Budget 01/03/18 - 28/02/19
Income				
Debt Collection Recoveries				
Debt Collection Recoveries-Reversal	\$0.00	\$0.00	(\$36.28)	\$0.00
Debt Collection Recoveries	\$491.00	\$0.00	\$845.94	\$0.00
Expenses Recoveries				
Owner Expense Recoveries	\$2,325.00	\$0.00	\$1,310.00	\$0.00
Expense Recoveries (GST)	\$900.00	\$0.00	\$400.00	\$0.00
Expense Recoveries	\$0.00	\$0.00	\$681.26	\$0.00
Insurance Claim Income				
Insurance Claim Income	\$0.00	\$0.00	\$2,903.64	\$0.00
Interest				
Interest On Levy Arrears	\$334.61	\$0.00	\$692.87	\$0.00
Levy Income				
Contributions - General	\$71,329.33	\$287,081.57	\$250,396.72	\$252,163.43
Total Income	\$75,379.94	\$287,081.57	\$257,194.15	\$252,163.43
Expenses				
Accounting, Taxation & Banking				
Bank Fees	\$10.15	\$100.00	\$48.75	\$150.00
DEFT Process Fees	\$23.18	\$0.00	\$184.28	\$0.00
Audit Report	\$300.00	\$600.00	\$300.00	\$0.00
BAS & Tax Administration	\$377.07	\$2,500.00	\$2,251.99	\$2,700.00
PAYG Installments	\$0.00	\$2,500.00	\$0.00	\$3,300.00
Air Conditioning				
Air Conditioning Maintenance	\$360.00	\$0.00	\$2,425.50	\$0.00
Building General				
General Maintenance	\$0.00	\$3,500.00	\$2,464.50	\$4,000.00
Garage Security Gate / Shutter	\$0.00	\$2,000.00	\$4,161.27	\$1,800.00
Locks & Doors	\$62.73	\$1,500.00	\$1,094.10	\$2,500.00
Cleaning				
Cleaning	\$0.00	\$0.00	\$4,653.75	\$0.00
Cleaning - General	\$4,389.00	\$26,500.00	\$23,865.27	\$26,000.00
Electrical				
Electrical Repairs	\$60.00	\$2,000.00	\$3,860.10	\$2,000.00
Light Globes	\$0.00	\$0.00	\$255.00	\$0.00
Electricity				
Electricity Consumption	\$4,720.34	\$35,000.00	\$33,724.32	\$37,500.00
Fire Control				
Fire Services	\$423.97	\$10,000.00	\$8,639.06	\$13,000.00
Fire Compliance Administration	\$0.00	\$0.00	\$3.64	\$0.00
Garden & Grounds				
Gardening	\$0.00	\$4,000.00	\$2,427.00	\$4,000.00

Strata Plan
Administrative Fund

	Actual 01/03/19 - 02/05/19	Budget 01/03/19 - 29/02/20	Actual 01/03/18 - 28/02/19	Budget 01/03/18 - 28/02/19
Insurance				
Insurance Premium	\$0.00	\$45,000.00	\$39,278.71	\$37,000.00
Insurance Claims	\$0.00	\$0.00	\$2,478.18	\$0.00
Insurance Valuation Report	\$0.00	\$0.00	\$270.00	\$0.00
Legal & Professional Services				
Legal Fees	\$9,837.70	\$15,000.00	\$326.40	\$0.00
Building Warranty	\$4,400.00	\$0.00	\$2,880.00	\$0.00
W.H.& S. Report	\$0.00	\$800.00	\$0.00	\$1,500.00
Lift Repairs				
Lift Maintenance	\$12,039.96	\$42,000.00	\$47,302.85	\$41,000.00
Pest Control				
Pest Control - General	\$230.00	\$1,500.00	\$970.00	\$1,500.00
Plumbing				
Plumbing - General	\$43,155.73	\$3,500.00	\$9,582.37	\$3,500.00
Detention Pit & Pump Maintenance	\$0.00	\$1,500.00	\$10,704.45	\$1,350.00
Hot Water System Maintenance	\$0.00	\$500.00	\$285.00	\$3,000.00
Resident Manager / Caretaker				
Building Manager/Caretaker	\$1,483.20	\$9,600.00	\$8,028.00	\$9,600.00
Rubbish Removal				
Routine Waste / Bin Collection	\$2,704.50	\$15,000.00	\$14,635.82	\$15,000.00
Waste Removal	\$0.00	\$0.00	\$681.82	\$0.00
Security & Intercom				
Swipe Cards / Fobs Purchase	\$0.00	\$0.00	\$923.15	\$0.00
Intercom Repairs / Replacement	\$406.23	\$0.00	\$0.00	\$0.00
Strata/Building Administration				
Debt Collection Fees	\$491.00	\$0.00	\$725.94	\$0.00
Inspection Fees	\$110.00	\$600.00	\$669.09	\$500.00
Land Titles & By-Law Registration	\$3,181.82	\$1,500.00	\$1,621.10	\$1,000.00
Management Services	\$3,402.88	\$13,611.57	\$12,963.40	\$12,963.43
Owner Refund	\$0.00	\$0.00	\$154.00	\$0.00
Printing, Postage & Stationery	\$1,112.95	\$5,500.00	\$6,786.44	\$4,000.00
Strata Administration	\$1,276.23	\$3,500.00	\$3,356.01	\$3,500.00
Legislative Compliance	\$1,070.91	\$0.00	\$1,070.91	\$0.00
Previous Year Deficit	\$0.00	\$16,970.00	\$0.00	\$0.00
Telephone				
Lift Phone & Phone Charges	\$754.31	\$4,000.00	\$4,174.15	\$3,800.00
Water				
Water Consumption	\$0.00	\$16,800.00	\$15,049.28	\$16,000.00
Total Expenses	\$96,383.86	\$287,081.57	\$275,275.60	\$252,163.43
Surplus / Deficit	(\$21,003.92)	\$0.00	(\$18,081.45)	\$0.00

Strata Plan
Capital Works Fund

	Actual 01/03/19 - 02/05/19	Budget 01/03/19 - 29/02/20	Actual 01/03/18 - 28/02/19	Budget 01/03/18 - 28/02/19
Income				
Interest				
Interest On Levy Arrears	\$128.61	\$0.00	\$257.20	\$0.00
Levy Income				
Contributions - Capital Works Fund	\$18,863.83	\$75,454.55	\$84,300.28	\$84,300.00
Total Income	\$18,992.44	\$75,454.55	\$84,557.48	\$84,300.00
Expenses				
Building General				
General Maintenance	\$0.00	\$0.00	\$13,889.36	\$0.00
Capital Works Fund Maintenance	\$0.00	\$75,454.55	\$0.00	\$84,300.00
Electrical				
Electrical Repairs	\$0.00	\$0.00	\$3,100.00	\$0.00
Fire Control				
Fire Services	\$0.00	\$0.00	\$12,844.00	\$0.00
Plumbing				
Plumbing - General	\$0.00	\$0.00	\$45,943.18	\$0.00
Waterproofing	\$0.00	\$0.00	\$14,500.00	\$0.00
Total Expenses	\$0.00	\$75,454.55	\$90,276.54	\$84,300.00
Surplus / Deficit	\$18,992.44	\$0.00	(\$5,719.06)	\$0.00

Strata Plan
ADMINISTRATIVE FUND OTHER INCOME

Date	Ref.	Payee	Details	Amt.	Bal.
Debt Collection Recoveries					
15/03/19	lot 58		lot 58-Arrears Notice Fee - Levy Notice on	\$31.82	\$31.82
15/03/19	lot 74		lot 74-Arrears Notice Fee - Levy Notice on	\$31.82	\$63.64
15/03/19	lot 16		lot 16-Arrears Notice Fee - Levy Notice on	\$31.82	\$95.46
01/04/19	lot 54		lot 54-Legal Debt Recoveries - Inv#5507	\$395.54	\$491.00
			Total Debt Collection Recoveries	\$491.00	
Expense Recoveries (GST)					
26/03/19	lot 25		lot 25-Purchase Key/Swipe Tag - Purchase o	\$700.00	\$700.00
01/05/19	lot 40		lot 40-Purchase Key/Swipe Tag - Purchase o	\$200.00	\$900.00
			Total Expense Recoveries (GST)	\$900.00	
Interest On Levy Arrears					
14/03/19	lot 1		lot 1-BPay Payment: DEFT Bpay 0000030665	\$17.31	\$17.31
01/04/19	lot 76		lot 76-BPay Payment: DEFT Bpay 0000030740	\$20.46	\$37.77
01/04/19	lot 76		lot 76-BPay Payment: DEFT Bpay 0000030740	\$90.02	\$127.79
08/04/19	lot 54		lot 54-Cheque - CHQ: DEFT Chq 0000030718	\$52.22	\$180.01
08/04/19	lot 54		lot 54-Cheque - CHQ: DEFT Chq 0000030718	\$41.98	\$221.99
08/04/19	lot 54		lot 54-Cheque - CHQ: DEFT Chq 0000030718	\$26.53	\$248.52
26/04/19	lot 74		lot 74-BPay Payment: DEFT Bpay 0000030738	\$35.86	\$284.38
26/04/19	lot 74		lot 74-BPay Payment: DEFT Bpay 0000030738	\$17.11	\$301.49
01/05/19	lot 58		lot 58-Cheque - CHQ: DEFT Chq 0000030722	\$33.12	\$334.61
			Total Interest On Levy Arrears	\$334.61	
Owner Expense Recoveries					
26/03/19	lot 69		lot 69-Misc. Charge - (25% Cont) Payment o	\$775.00	\$775.00
26/03/19	lot 70		lot 70-Misc. Charge - (25% Cont) Payment o	\$775.00	\$1,550.00
26/03/19	lot 71		lot 71-Misc. Charge - (25% Cont) Payment o	\$775.00	\$2,325.00
			Total Owner Expense Recoveries	\$2,325.00	
			Total Administrative Other Income	\$4,050.61	

ADMINISTRATIVE FUND EXPENSES

Date	Ref.	Payee	Details	Amt.	Bal.
Air Conditioning Maintenance					
15/03/19	507307		Fan Controls On DB Set To Off Mode, Set Fan Controls On Auto For Fire Test - 13/03/19	\$180.00	\$180.00
20/03/19	507922		Carpark Exhaust Fan Had Been Isolated, Reset The Switch - 18/03/19	\$180.00	\$360.00

Strata Plan

			Total Air Conditioning Maintenance	\$360.00	
Audit Report					
01/05/19	517632	NETSTRATA	Audit Preparation	\$300.00	\$300.00
			Total Audit Report	\$300.00	
Bank Fees					
29/03/19			Service Charge: Service Charge Fee	\$6.15	\$6.15
30/04/19			Service Charge: Service Charge Fee	\$4.00	\$10.15
			Total Bank Fees	\$10.15	
BAS & Tax Administration					
01/05/19	517632	NETSTRATA	BAS Administration - 01/02/19 - 30/04/19	\$377.07	\$377.07
			Total BAS & Tax Administration	\$377.07	
Building Manager/Caretaker					
05/03/19	504695	Caretaker - 25/02/19		\$741.60	\$741.60
04/04/19	511799	Caretaker Fee - 29/03/19		\$741.60	\$1,483.20
			Total Building Manager/Caretaker	\$1,483.20	
Building Warranty					
12/03/19	506537	Deposit Claim - 11/03/19		\$1,100.00	\$1,100.00
12/04/19	513906	Final Claim - 04/04/19 - 06/04/19 & 07/04/19		\$3,300.00	\$4,400.00
			Total Building Warranty	\$4,400.00	
Cleaning - General					
05/03/19	504695	Cleaning - 25/02/19		\$1,924.00	\$1,924.00
05/03/19	504695	Cleaning Bin - 25/02/19		\$30.00	\$1,954.00
04/04/19	511799	Cleaning - 29/03/19		\$2,405.00	\$4,359.00
04/04/19	511799	Monthly Bin Sanitiser - 29/03/19		\$30.00	\$4,389.00
			Total Cleaning - General	\$4,389.00	
Debt Collection Fees					
02/04/19	510801	U45-Legal Fees Levy Recovery - March 2019		\$395.54	\$395.54
01/05/19	517632	NETSTRATA	Levy Notice on 15/05/2019*	\$95.46	\$491.00
			Total Debt Collection Fees	\$491.00	
DEFT Process Fees					

Strata Plan

29/03/19	DEFT Process Fee	\$9.91	\$9.91
30/04/19	DEFT Process Fee	\$13.27	\$23.18
	Total DEFT Process Fees	\$23.18	
Electrical Repairs			
04/04/19 511799	Install 4 Fluors & Starters - 29/03/19	\$60.00	\$60.00
	Total Electrical Repairs	\$60.00	
Electricity Consumption			
03/04/19 511238	Electricity Consumption - 06/02/19 - 08/03/19	\$2,446.12	\$2,446.12
15/04/19 514081	Electricity Consumption - 09/03/19 - 07/04/19	\$2,274.22	\$4,720.34
	Total Electricity Consumption	\$4,720.34	
Fire Services			
16/04/19 514314	Supply 1 Panel Log Book - 15/04/19	\$50.00	\$50.00
01/05/19 517632 NETSTRATA	Fire Compliance - 01/02/19 - 30/04/19*	\$373.97	\$423.97
	Total Fire Services	\$423.97	
Inspection Fees			
05/03/19 504568	AFSS Fire safety Inspection Fees	\$110.00	\$110.00
	Total Inspection Fees	\$110.00	
Intercom Repairs / Replacement			
06/03/19 504922	U40 Intercom Not Ring, Install 1 Handset Speaker - 05/03/19	\$406.23	\$406.23
	Total Intercom Repairs / Replacement	\$406.23	
Land Titles & By-Law Registration			
01/05/19 517632 NETSTRATA	By-Law # Recovery of Admin Cost, Recovery of Stationary Expenses, Payment of Insurance Excesses, Installation of Aeropac Systems By-Law	\$3,181.82	\$3,181.82
	Total Land Titles & By-Law Registration	\$3,181.82	
Legal Fees			
11/03/19 505716	Legal Fees Levy Recovery - 28/02/19	\$395.30	\$395.30
12/04/19 513717	Legal Fees Advice & Negotiate Crane License Property - 31/03/19	\$3,926.40	\$4,321.70
12/04/19 513905	Legal Fees Advice & Negotiate Crane License - 01/04/19	\$2,722.00	\$7,043.70
01/05/19 516505	Advice & Negotiate Crane License Property 31/12/18	\$2,794.00	\$9,837.70
	Total Legal Fees	\$9,837.70	

Strata Plan

Legislative Compliance

01/05/19 517632 NETSTRATA	Pre-AGM Survey & Preparation	\$1,070.91	\$1,070.91
	Total Legislative Compliance	\$1,070.91	

Lift Maintenance

01/03/19 502031	Lift Maintenance - 01/04/19 - 30/06/19	\$12,039.96	\$12,039.96
	Total Lift Maintenance	\$12,039.96	

Lift Phone & Phone Charges

06/03/19 504844	Lift Phone & Phone Charges - 01/02/19 - 28/02/19	\$330.29	\$330.29
05/04/19 511765	Lift Phone & Phone Charges - 01/03/19 - 31/03/19	\$344.69	\$674.98
01/05/19 517632 NETSTRATA	Phone Charges - 01/02/19 - 30/04/19*	\$79.33	\$754.31
	Total Lift Phone & Phone Charges	\$754.31	

Locks & Doors

20/03/19 508059	Supply Nova Cut Key - 15/03/19	\$40.00	\$40.00
03/04/19 511262	Supply Nova Cut Key - 27/03/19	\$22.73	\$62.73
	Total Locks & Doors	\$62.73	

Management Services

01/05/19 517632 NETSTRATA	Managment Services - 01/05/19 - 31/07/19	\$3,402.88	\$3,402.88
	Total Management Services	\$3,402.88	

Pest Control - General

05/04/19 511830	Inspection & Refill Rodent Bait Stations - 02/04/19	\$230.00	\$230.00
	Total Pest Control - General	\$230.00	

Plumbing - General

06/03/19 505318	Remainder Of Works - 05/03/19	\$39,772.73	\$39,772.73
11/03/19 506261	U16 Checked Stormwater Drains, Repaired Sewer Riser Within Cabinetry - 09/03/19	\$1,290.00	\$41,062.73
18/03/19 507576	Clear Blocked 4 Stormwater Drains, Cut Out & Repaired Section Of Pipe - 15/03/19	\$560.00	\$41,622.73
28/03/19 509699	AH/Callout Water Leak On Site, This Must Sealed When Dry, Water Contained For Now - 25/03/19	\$703.00	\$42,325.73
12/04/19 513728	U62 Balcony Seal Works - 11/04/19	\$830.00	\$43,155.73
	Total Plumbing - General	\$43,155.73	

Printing, Postage & Stationery

01/05/19 517632 NETSTRATA	Printing & Postage - 01/02/19 - 30/04/19*	\$1,112.95	\$1,112.95
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Strata Plan

		Total Printing, Postage & Stationery	\$1,112.95	
Routine Waste / Bin Collection				
05/03/19	504695	Routine Waste / Bin Collection - 25/02/19	\$1,202.00	\$1,202.00
04/04/19	511799	Routine Waste / Bin Collection - 29/03/19	\$1,502.50	\$2,704.50
		Total Routine Waste / Bin Collection	\$2,704.50	
Strata Administration				
01/05/19	517632	NETSTRATA	Crane license update and Westconnex engage lawyer, cost disclosures to SC*	\$1,276.23
		Total Strata Administration	\$1,276.23	
		Total Administrative Expenses	\$96,383.86	

CAPITAL WORKS FUND OTHER INCOME

Date	Ref.	Payee	Details	Amt.	Bal.
Interest On Levy Arrears					
14/03/19	lot 1		lot 1-BPay Payment: DEFT Bpay 0000030665	\$5.83	\$5.83
01/04/19	lot 76		lot 76-BPay Payment: DEFT Bpay 0000030740	\$16.86	\$22.69
01/04/19	lot 76		lot 76-BPay Payment: DEFT Bpay 0000030740	\$30.31	\$53.00
08/04/19	lot 54		lot 54-Cheque - CHQ: DEFT Chq 0000030718	\$17.58	\$70.58
08/04/19	lot 54		lot 54-Cheque - CHQ: DEFT Chq 0000030718	\$14.13	\$84.71
08/04/19	lot 54		lot 54-Cheque - CHQ: DEFT Chq 0000030718	\$8.93	\$93.64
26/04/19	lot 74		lot 74-BPay Payment: DEFT Bpay 0000030738	\$12.07	\$105.71
26/04/19	lot 74		lot 74-BPay Payment: DEFT Bpay 0000030738	\$5.76	\$111.47
01/05/19	lot 75		lot 75-DEFT I/Tfr: DEFT I/CCd VI 000003073	\$5.99	\$117.46
01/05/19	lot 58		lot 58-Cheque - CHQ: DEFT Chq 0000030722	\$11.15	\$128.61
		Total Interest On Levy Arrears		\$128.61	
		Total Capital Works Other Income		\$128.61	

Strata Plan

Lot	Unit	Owners	UOE	Opening Balance	Admin Levy	Capital Works Levy	Other Levy	Charges	Total	Discount	Paid	Closing Balance	Interest Paid
1	1		133	1,224.20	1,043.55	276.00	0.00	0.00	2,543.75	0.00	1,224.06	1,319.69	23.14
2	2		133	3,520.49	1,043.55	276.00	0.00	0.00	4,840.04	0.00	0.00	4,840.04	0.00
3	3		133	1,224.20	1,043.55	276.00	0.00	0.00	2,543.75	0.00	1,224.20	1,319.55	0.00
4	4		133	0.00	1,043.55	276.00	0.00	0.00	1,319.55	0.00	0.00	1,319.55	0.00
5	5		133	0.00	1,043.55	276.00	0.00	0.00	1,319.55	0.00	0.00	1,319.55	0.00
6	6		130	0.00	1,020.00	269.75	0.00	0.00	1,289.75	0.00	1,289.75	0.00	0.00
7	7		195	0.00	1,530.00	404.65	0.00	0.00	1,934.65	0.00	1,794.80	139.85	0.00
8	8		200	0.00	1,569.25	415.00	0.00	0.00	1,984.25	0.00	0.00	1,984.25	0.00
9	9		193	0.00	1,514.35	400.50	0.00	0.00	1,914.85	0.00	1,776.45	138.40	0.00
10	10		127	19.95	996.50	263.55	0.00	0.00	1,280.00	0.00	1,260.05	19.95	0.00
11	11		130	26.65 cr	1,020.00	269.75	0.00	0.00	1,263.10	0.00	0.00	1,263.10	0.00
12	12		133	665.00 cr	1,043.55	276.00	0.00	0.00	654.55	0.00	420.00	234.55	0.00
13	13		163	1,502.76	1,278.95	338.25	0.00	0.00	3,119.96	0.00	1,502.76	1,617.20	0.00
14	14		133	0.00	1,043.55	276.00	0.00	0.00	1,319.55	0.00	0.00	1,319.55	0.00
15	15		129	0.00	1,012.20	267.70	0.00	0.00	1,279.90	0.00	1,279.90	0.00	0.00
16	16		265	2,488.56	2,079.25	549.90	0.00	35.00	5,152.71	0.00	2,488.00	2,664.71	0.00
17	17		253	0.00	1,985.10	525.00	0.00	0.00	2,510.10	0.00	0.00	2,510.10	0.00
18	18		183	0.00	1,435.85	379.75	0.00	0.00	1,815.60	0.00	0.00	1,815.60	0.00
19	19		133	0.00	1,043.55	276.00	0.00	0.00	1,319.55	0.00	0.00	1,319.55	0.00
20	20		125	0.00	980.80	259.40	0.00	0.00	1,240.20	0.00	0.00	1,240.20	0.00
21	21		90	0.00	706.15	186.75	0.00	0.00	892.90	0.00	0.00	892.90	0.00
22	22		90	828.40	706.15	186.75	0.00	0.00	1,721.30	0.00	828.40	892.90	0.00
23	23		124	0.00	972.95	257.30	0.00	0.00	1,230.25	0.00	1,141.30	88.95	0.00
24	24		128	0.00	1,004.30	265.60	0.00	0.00	1,269.90	0.00	0.00	1,269.90	0.00
25	25		87	0.00	682.65	180.55	0.00	770.00	1,633.20	0.00	770.00	863.20	0.00
26	26		97	0.00	761.10	201.30	0.00	0.00	962.40	0.00	0.00	962.40	0.00
27	27		128	0.00	1,004.30	265.60	0.00	0.00	1,269.90	0.00	0.00	1,269.90	0.00
28	28		146	0.00	1,145.55	302.95	0.00	0.00	1,448.50	0.00	0.00	1,448.50	0.00
29	29		152	0.95 cr	1,192.65	315.40	0.00	0.00	1,507.10	0.00	0.00	1,507.10	0.00
30	30		146	0.00	1,145.55	302.95	0.00	0.00	1,448.50	0.00	0.00	1,448.50	0.00
31	31		114	1,049.30	894.50	236.55	0.00	0.00	2,180.35	0.00	1,049.30	1,131.05	0.00
32	32		96	0.00	753.25	199.20	0.00	0.00	952.45	0.00	952.45	0.00	0.00
33	33		90	25.42	706.15	186.75	0.00	0.00	918.32	0.00	831.15	87.17	0.00
34	34		125	450.75 cr	980.80	259.40	0.00	0.00	789.45	0.00	0.00	789.45	0.00
35	35		128	0.00	1,004.30	265.60	0.00	0.00	1,269.90	0.00	1,269.90	0.00	0.00
36	36		87	0.00	682.65	180.55	0.00	0.00	863.20	0.00	0.00	863.20	0.00
37	37		87	0.00	682.65	180.55	0.00	0.00	863.20	0.00	0.00	863.20	0.00
38	38		117	1,076.90	918.00	242.80	0.00	0.00	2,237.70	0.00	1,076.90	1,160.80	0.00
39	39		146	0.00	1,145.55	302.95	0.00	0.00	1,448.50	0.00	0.00	1,448.50	0.00
40	40		154	0.00	1,208.30	319.55	0.00	220.00	1,747.85	0.00	0.00	1,747.85	0.00
41	41		146	0.00	1,145.55	302.95	0.00	0.00	1,448.50	0.00	0.00	1,448.50	0.00

Strata Plan

Lot	Unit	Owners	UOE	Opening Balance	Admin Levy	Capital Works Levy	Other Levy	Charges	Total	Discount	Paid	Closing Balance	Interest Paid
42	42		125	0.00	980.75	259.40	0.00	0.00	1,240.15	0.00	1,240.15	0.00	0.00
43	43		90	822.50 cr	706.15	186.75	0.00	0.00	70.40	0.00	0.00	70.40	0.00
44	44		90	0.00	706.15	186.75	0.00	0.00	892.90	0.00	0.00	892.90	0.00
45	45		125	0.00	980.75	259.35	0.00	0.00	1,240.10	0.00	1,240.10	0.00	0.00
46	46		117	0.00	918.00	242.75	0.00	0.00	1,160.75	0.00	1,160.75	0.00	0.00
47	47		87	800.75	682.60	180.50	0.00	0.00	1,663.85	0.00	800.75	863.10	0.00
48	48		87	800.75	682.60	180.50	0.00	0.00	1,663.85	0.00	800.75	863.10	0.00
49	49		117	0.00	918.00	242.75	0.00	0.00	1,160.75	0.00	0.00	1,160.75	0.00
50	50		146	0.00	1,145.55	302.95	0.00	0.00	1,448.50	0.00	1,448.50	0.00	0.00
51	51		157	540.62 cr	1,231.85	325.75	0.00	0.00	1,016.98	0.00	0.00	1,016.98	0.00
52	52		146	0.00	1,145.55	302.95	0.00	0.00	1,448.50	0.00	0.00	1,448.50	0.00
53	53		125	0.00	980.75	259.35	0.00	0.00	1,240.10	0.00	1,240.10	0.00	0.00
54	54		89	3,567.31	698.30	184.65	0.00	435.09	4,885.35	0.00	2,910.69	1,974.66	161.37
55	55		97	0.00	761.10	201.25	0.00	0.00	962.35	0.00	0.00	962.35	0.00
56	56		125	0.00	980.75	259.35	0.00	0.00	1,240.10	0.00	0.00	1,240.10	0.00
57	57		117	0.00	918.00	242.75	0.00	0.00	1,160.75	0.00	0.00	1,160.75	0.00
58	58		97	1,785.50	761.10	201.25	0.00	35.00	2,782.85	0.00	1,697.97	1,084.88	44.27
59	59		97	0.00	761.10	201.25	0.00	0.00	962.35	0.00	962.35	0.00	0.00
60	60		128	0.00	1,004.30	265.60	0.00	0.00	1,269.90	0.00	0.00	1,269.90	0.00
61	61		146	0.00	1,145.55	302.95	0.00	0.00	1,448.50	0.00	805.00	643.50	0.00
62	62		157	0.00	1,231.85	325.75	0.00	0.00	1,557.60	0.00	0.00	1,557.60	0.00
63	63		146	0.00	1,145.55	302.95	0.00	0.00	1,448.50	0.00	1,448.50	0.00	0.00
64	60		266	0.00	2,087.10	551.95	0.00	0.00	2,639.05	0.00	0.00	2,639.05	0.00
65	Shop 64		106	0.00	831.70	219.95	0.00	0.00	1,051.65	0.00	0.00	1,051.65	0.00
66	Shop 66		108	0.00	847.40	224.10	0.00	0.00	1,071.50	0.00	0.00	1,071.50	0.00
67	Shop 66A		106	0.00	831.70	219.95	0.00	0.00	1,051.65	0.00	0.00	1,051.65	0.00
68	Shop 70		104	957.20	816.00	215.80	0.00	0.00	1,989.00	0.00	957.20	1,031.80	0.00
69	Shop 70A		108	852.50 cr	847.40	224.10	0.00	852.50	1,071.50	0.00	1,071.50	0.00	0.00
70	Shop 72		108	0.00	847.40	224.10	0.00	852.50	1,924.00	0.00	852.50	1,071.50	0.00
71	Shop 72A		106	0.00	831.70	219.95	0.00	852.50	1,904.15	0.00	852.50	1,051.65	0.00
72	Shop 76		104	0.00	816.00	215.80	0.00	0.00	1,031.80	0.00	0.00	1,031.80	0.00
73	Shop 76A		108	0.00	847.40	224.10	0.00	0.00	1,071.50	0.00	1,071.50	0.00	0.00
74	Shop 78		108	2,020.61	847.40	224.10	0.00	35.00	3,127.11	0.00	3,121.68	5.43	70.80
75	Shop 78A		106	361.05	831.70	219.95	0.00	0.00	1,412.70	0.00	894.01	518.69	5.99
76	76		316	5,817.00	2,479.40	655.70	0.00	0.00	8,952.10	0.00	5,711.01	3,241.09	157.65
			10000	25,711.38	78,462.30	20,750.25	0.00	4,087.59	129,011.52	0.00	52,466.88	76,544.64	463.22

	Admin	Capital Works	Total
Levies In Arrears	58,109.42	18,435.22	76,544.64
Levies Paid In Advance	0.00	0.00	0.00

NSW Fair Trading - Reference Number

From: sc@customerservice.nsw.gov.au

To:

Date: Monday, 2 September 2019, 1:32 pm AEST

Dear Mr

I refer to your correspondence regarding the management of S P by Netstrata Pty Ltd.

A Fair Trading officer contacted the Agency who supplied a copy of the strata roll. The Agency advised that they do not have authority from the owners corporation to allow Fair Trading to forward you a copy of the strata roll.

As discussed, you have the option of attempting another records inspection or applying to NCAT for an order to obtain a copy of the strata roll.

Yours sincerely

Stephen Ivancic

NSW Fair Trading | Department of Customer Service

Phone: 13 32 20 (8.30am to 5pm, Mon - Fri)

www.fairtrading.nsw.gov.au

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