



BEFORE YOU BUY

BEFORE YOU BUILD

Strata Report

Inspection Date: Fri, 6 Feb 2026

Property Address: 2/32 Lethbridge Ave, Werrington NSW
2747, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Fri, 6 Feb 2026

Modified Date: Sun, 8 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 2/32 Lethbridge Ave, Werrington NSW 2747, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Gordon Xue Ph: 0410 543 828
Email: Gordon.xue@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections (North Sydney)

Company Address and Postcode: St Ives 2075

Company Email: Gordon.xue@jimbuildinginspections.com.au

Company Contact Numbers: 0410 543 828

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: N/A

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Strata Details	✓	
Records	✓	
Financial Summary	✓	
By-Laws	✓	
Insurance	✓	
Annual General Meetings	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in Not Applicable

Section B General

General description of the property

Building Type	Residential, Townhouse
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Company or Strata title	Yes
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Floor	Not Applicable
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Furnished	Unfurnished
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No. of bedrooms	4
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Occupied	Unoccupied
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Orientation	West
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Other Building Elements	Not Applicable
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Other Timber Bldg Elements	Not Applicable
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Roof	Not Applicable
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Storeys	Double
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Walls	Not Applicable
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Weather	Fine
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Section C Accessibility

Areas Inspected

The following documents were cited at the time of inspection. As stated in your Pre-Inspection Agreement, limitations and restrictions are to be expected for these inspections, and may limit the scope of the inspection. Refer also to obstructions.

- Not Applicable

This report excludes documents which were not available at the time of inspection, or where information recorded within documentation is limited.

Inaccessible Areas

The following strata documents were not available:

- Not Applicable

Obstructions and Limitations

The inspection of strata documentation may be restricted by the following limitations:

- Other

Limited information and unavailable documentation greatly restricts the scope of this inspection. The client should make arrangements to gain information, from the owners' corporation, that is not readily available at the time of inspection.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Low**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Strata Details

Finding 1.01

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Strata Manager Details
 Information: Name: Raine & Horne St Marys
 Address: 210 Queen Street, St Marys, NSW, 2760
 Phone: (02)
 Date of Appointment: Unknown
 Strata Manager Agreement: Yes
 Strata Manager/Building Manager:

Finding 1.02

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Strata Financial Records
 Information: Administrative Fund Balance: +\$7,120.28
 Sinking Fund Balance: +\$5,359.51
 As at: 6 February 2026
 Accounting records kept as per the Act: Yes
 Annual Financial Statements prepared: Yes
 Auditors are appointed: No

Records

Finding 2.01

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Building Details

Information: Age of the Building: Approximate 8 Years of Age

Details: Residential Townhouse

Strata Plan Registered: Yes

Fire Safety Records kept: Not Found

Cladding Records kept: Not Found

Safety Report kept: Not Found

Finding 2.02

Building: Strata Documents

Location: Strata Documents > All Areas

Finding: Certificate of Title

Information: Identifier: CP/SP97939

Edition: 3

Date: 20 February 2021

Authentication Number: FD6V-JC-VQ6Y

Note: None Noted

Finding 2.03

Building: Strata Documents

Location: Strata Documents > All Areas

Finding: Lot Details

Information: Recorded Owner: Dominic Andrew Micro & Sarah Louise Wood

Recorded Address: 2/32-34 Lethbridge Avenue, Warrington, NSW, 2747

Recorded Mortgagee: None

Aggregate Unit Entitlement: 56 / 678

Unit Number in Strata Plan: 12

Lot Number in Strata Plan: 12

Lot/Unit Numbers Correspond: Yes

Size of Lot in Question: 148 Sqm

Ascertained from: Strata Roll

Recorded Ownership Date: 5 July 2019

Finding 2.04

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Records Found
 Information: By-laws are included: Yes

Any pending unregistered by laws: No

Insurance schedule is included: Yes

First owners name and address recorded: Yes

Expenditure Forecast: Yes

Certificate of Title: Yes

Property Valuation: No

Defects Report Found: No

Finding 2.05

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Previous Work
 Information: 1. No Found

Financial Summary

Finding 3.01

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Sinking Fund Analysis
 Information: Report Found: Yes

Report meets the below requirement: Sinking Fund amount is adequate for the 2026 period.

Note: It is suspected that works has been delayed and not performed in accordance

with the Capital Works Plan.

10-year sinking fund plan obligations of the strata schemes management act 1996 became effective from 01/07/2006. All strata plans should have their 10-year plans in place before the second AGM after the date of requirement. All plans are to be reviewed after (5) years.

Finding 3.02

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Special Financial Levies
 Information: General increase in levy amount approximately 5% per year in planned future works.

Current special levy: [Quarterly] +\$0.00

Proposed special levy: [Quarterly] +\$0.00

Past special levies 1: Special levy - Administrative Fund Supplement Funds - \$1,600

All current, past and proposed levies are recorded

Finding 3.03

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Lot Financial Levies
 Information: Administrative Fund: [Quarterly] \$771.45

Sinking Fund: [Quarterly] \$247.80

Total Levies Due: [Quarterly] \$1,022.25

Paid to: 12 March 2026

Next Levy Due: 13 March 2026

Levy Balance: +\$0.00

Last Change: 13 December 2025

Last Change Amount: +\$450.05

By-Laws

Finding 4.01

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Other
 Information: Special By-Law - No Special By-Laws Noted

Insurance

Finding 5.01

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Insurance
 Information: Insurer: Strata Unit Underwriters

Insurance Period: 9 September 2025 to 3 September 2026

Policy Number: 06S8997157

Insurance Valuation Date: Not Found

Valuation Amount: +\$

Building And Commons: +\$8,820,000 / \$

Loss of Rent: +\$ Not Included

Public Liability: +\$20,000,000

Voluntary Workers: +\$200,000 /\$2,000

Fidelity Guarantee: +\$100,000

Office Bearers Liability: +\$Not Included

Machinery: +\$Not Insured

Catastrophe: \$1,323,000

Government Audit: +\$25,000

Flood: N/A

Legal Defence Expenses: +\$50,000

Health & Safety Legal Expenses: +\$100,000

Appeal Expenses +\$Not Included

Lot Owners' Fixtures & Improvements: +\$250,000

Finding 5.02

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Insurance - Claims Above \$250
 Information: 1. Damage to Roller Door - \$1,705
 2. Shower Leak - \$2,490

Annual General Meetings

Finding 6.01

Building: Strata Documents
 Location: Strata Documents > All Areas
 Finding: Past AGMs held - Summaries
 Information: Date of AGM: 29 January 2026

Summary of AGM held:

Summary

Administrative Fund Balance: -\$3,114.54

Sinking Fund Balance: +\$4,958.95

As at: 30 November 2025

Details: Confirmation of previous minutes, Financial statements, auditor appointment, Capital Works Funds, Contributions, Resolve Overdue Levy, Insurances, Preventative Maintenance

Date of AGM: 31 January 2024

Summary of AGM held:

Summary

Administrative Fund Balance: -\$4,285.95

Sinking Fund Balance: +\$7,702.08

As at: 30 November 2023

Details: Confirmation of previous minutes, Financial statements, auditor appointment, Capital Works Funds, Contributions, Resolve Overdue Levy, Insurances, Preventative Maintenance

Date of AGM: 13 September 2024

Summary of AGM held:

Summary

Administrative Fund Balance: +\$Unknown

Sinking Fund Balance: +\$Unknown

As at: Unknown

Details: Confirmation of previous minutes, Financial statements, auditor appointment, Capital Works Funds, Contributions, Resolve Overdue Levy, Insurances, Preventative Maintenance

Finding 6.02

Building: Strata Documents
Location: Strata Documents > All Areas
Finding: First Annual General Meeting - Minutes
Information: First recorded AGM: 12 September 2018

Last annual general meeting: 29 January 2026

Next meeting to be held: January 2027

Details: Appoint strata manager, appoint executive committee, insurances, proposed budget, sink fund plan not resolved.

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- Strata inspection report for Lot 70 SP63477

The administrative fund is adequate

The sinking fund is adequate. Capital works plans not found.

Low Risk

- Sufficient funds have been collected
- Building well managed

For further information, advice and clarification please contact Gordon Xue on: 0410 543 828

Section E Attachments and Further Comments

- AGM Meeting Minutes
- Certificate of Title
- Financial Records – Administration Fund (Strata / BC)
- Financial Records – Sinking Fund (LOT)
- Financial Records – Sinking Fund (Strata /BC)
- First Owners Details
- By Laws
- Expenditure Forecast (NSW only)
- Insurance Schedule/s
- Strata/BC Roll
- Title Search Results

Definitions to help you better understand this report

Administrative Fund	A fund that is used by the Owners Corporation to cover the day-to-day expenses of the strata scheme. Such expenses may include electricity, water, cleaning, insurance premiums and general maintenance. This fund is drawn from the levies paid by all owners and proprietors.
Aggregate Unit Entitlement	The total of all lot unit entitlements within the strata scheme.
Annual General Meeting	A meeting of the Executive Committee, Owners Corporation and owners within the strata scheme that is held once a year. Such meetings may involve amendments to by-laws, discussion of future planned works and analysis of levies and other financial issues.
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).
By-Laws	A set of pre-determined governing rules that the proprietors and occupants within the strata must follow. By-laws are generally determined at the First Annual General Meeting and may be amended in following meetings. Also called Articles or Rules.
Certificate of Title	The title deed that is issued to the owner to prove ownership of the lot. Also issued to the Owners Corporation for the common property.
Client	The person or other entity for whom the inspection is being carried out.
Committee	Administration of an owners corporation is the responsibility of the committee, a group of owners elected to represent lot owners of the strata plan. The committee carries out duties on behalf of these owners, which generally involve maintenance and repair works throughout the common property, as well as enforcing by-laws.
Common Property	The common areas of the strata building or community that are shared by all owners and proprietors. These areas include, but are not limited to, driveways, garages, common recreational areas, foyers, hallways, fencing and gardens. Maintenance and reparation works in these common areas are the responsibility of the strata company.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

Inspector	Person or organisation responsible for carrying out the inspection.
Levy	A financial contribution paid to the strata company by all owners to cover projected expenditures for the strata company. Such payments are generally made quarterly, and are based on lot entitlement.
Limitation	Any factor that prevents full or proper inspection of the building.
Lot	A sub-division of a property that is separately owned. This is generally an apartment or townhouse.
Minutes	Documentation of the proceedings for meetings held by the Owners Corporation.
Office Bearers	Three members of the Committee, as elected by lot owners and the Owners Corporation. Generally include a chairperson, secretary and treasurer.
Owner	The individual or company that purchases a strata lot and is registered on the Certificate of Title.
Owners Corporation	The legal entity consisting of all lot owners within the strata scheme. Generally formed in the first annual general meeting, or when a strata plan is registered.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Sinking Fund	Contributions made to this fund cover the cost of future projected expenditures. These may include general maintenance of the common areas, as well as planned replacement of building elements, such as floor coverings or roofing. Commonly referred to as a Reserve Fund.
Site	Allotment of land on which a building stands or is to be erected.
Special Levy	A levy that is paid as a lump sum by all owners to cover unplanned or unexpected expenditures. Special levies may be essential, e.g. maintenance to fire safety equipment, or non-essential, e.g. painting the exterior walls of the property.
Strata Plan	The plan that subdivides the land of a strata scheme into lots and common property to be individually owned.
Strata Scheme	The land or building(s) that is sub-divided into lots, which are individually owned. The strata scheme includes all lots as well as common areas, such as driveways, hallways, fencing, gardens and external walls and roofing. Generally a block of apartments, but may also be townhouses or commercial offices.
Unit Entitlement	The entitlement assigned to each individual lot, as shown on the strata plan. The entitlement is dependent on the size of the lot, as well as other varying factors. Entitlements determine the proportion of the total

annual budgeted levies payable by each lot owner.

Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a building or structural report. Other than in relation to asbestos, this report does not address any health and safety risks relating to the Property, including its structure.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.