



SALES



STRATA



LEASING



PROJECTS

Email: section119@independent.com.au

TO: JUAN AGUILERA
76/66 ALLARA STREET
CANBERRA ACT 2601

TAX INVOICE

Please make cheque payable to
INDEPENDENT STRATA MANAGEMENT PTY LTD

BEING FOR –
Section 119 Certificate
Units Plan: 2179 Units: 96
Reference : AGUILERA /SALE
Section 119 Certificate's @ \$103.00 (GST 10% inclusive)

TOTAL= \$103.00*
PAID 24 April 2015

ATTENTION: It is essential that 2 to 3 days prior to settlement of this property that a print update of financial statement is obtained from this office to ensure Section 119 details of this lot are correct, do not rely on this original document for the purposes of settlement figures.

Unit Plan No. 2179

Section 119

As At 24 April 2015

Unit. 96

4. Contributions

4.1 Has an unopposed resolution been passed exempting the requirement to keep an account with a bank (UTMA Section 62 (2))?
No.

<u>4.2 Bank Name</u>	<u>BSB</u>	<u>Account Type</u>	<u>Ac No</u>
St George Bank	112-879	Cheque Account	152837328
St George Bank	112-908	Term Account	350739391

4.3 The period that the contribution for the unit relate to are set out below.

<u>4.4 Part</u>	<u>Period</u>	<u>Administration Fund</u>	<u>Sinking Fund</u>	<u>Special Levy</u>	<u>Total</u>	<u>Due Dates</u>
1	01/04/2015 - 30/06/2015	780.86	424.88		1,205.74	01/04/2015
2	01/07/2015 - 30/09/2015	780.86	424.88		1,205.74	01/07/2015
3	01/10/2015 - 31/12/2015	780.86	424.88		1,205.74	01/10/2015
4	01/01/2016 - 31/03/2016	780.86	424.88		1,205.74	01/01/2016

4.5 Total outstanding contributions due as at the date of this Certificate: \$0.00

4.6 Are there any other outstanding debts owing on this unit. Details as follows:

<u>Details of Debt</u>	<u>Due Date</u>	<u>Amount Due</u>	<u>Amount Outstanding</u>
No other outstanding debts.			

4.7 Total outstanding debts due as at the date of this Certificate: \$0.00

4.8 Total outstanding contributions and debts as at the date of this Certificate: \$0.00

4.9 Balance of administration funds for the entire body corporate as at the date of this Certificate: \$43,266.89

4.10 Balance of the sinking funds for the entire body corporate as at the date of this Certificate: \$343,366.86



Insurance Policies

2. Insurance

2.1 Has a unanimous resolution been passed exempting the requirement to take out building insurance (UTMA Section 101)?

No.

OR

Yes, details as follows:

2.2 Copies attached for each current insurance policy (eg Public Liability, Building, Workers Compensation).

Broker: Jardine Lloyd Thompson Pty Limited

Policy Number: 170206

<u>Type</u>	<u>Due Date</u>	<u>Sum Insured</u>
Building	31/08/2015	\$62,167,350.00
Contents	31/08/2015	\$621,674.00
Office Bearers	31/08/2015	\$500,000.00
Public Liability	31/08/2015	\$20,000,000.00

Policy Number: O/12-10840

<u>Type</u>	<u>Due Date</u>	<u>Sum Insured</u>
Workers Compensation	31/08/2015	\$0.00

Management

3. The Owners Corporation is managed by:

Independent Strata Management Pty Ltd

Ground Floor, 91 Northbourne Avenue TURNER ACT 2612

For inspections for Owners Corporation records contact: Receptionist - Phone 02 6209 1515

Executive Committee

3.4 The Executive Committee's name and address' are (UTMA Section 117):

<u>Name</u>	<u>Address</u>	<u>Office Held</u>	<u>Appointed Date</u>
JB & PN Wilkinson Pty Ltd	9/1 Bibb Place GREENWAY ACT 2900	Treasurer	26/02/2010
Mr Blaz Segavac	The Forum 51/66 Allara Street CITY ACT 2601	Member	26/02/2010
Mr Michael Quinn	9 Nannine Place FISHER ACT 2611	Member	03/03/2011
Mr Sergio Quadraccia	59/66 Allara Street CITY ACT 2601	Communications Officer	04/03/2015
Ms Kate Fehon	28/ 66 Allara Street CITY ACT 2601	Chairperson	03/03/2011
Ms Tabitha Boyer	13/66 Allara Street CITY ACT 2601	Secretary	04/03/2015