CERTIFICATE UNDER SECTION 184 OF THE

STRATA SCHEMES MANAGEMENT ACT 2015

Date of Certificate: **16 August 2017**

Strata scheme in respect of which certificate issued **123456**

Lot in respect of which certificate issued: Lot **5** in Strata Plan No**. 123456**

Person requesting certificate: **C N James Lawyer, PO Box 01, Sydney NSW 2001** (authorised person)**.**

If an authorised person, authorised by **John Citizen, 1 Address Street, Sydney NSW 2000** (owner).

**The owners corporation certifies the following with respect to the lot the subject of this certificate:**

**1. Has a strata renewal committee been established?** No

 Brief statement if one has been established:

**2. Administrative fund – contributions payable by regular periodic instalments or lump sum (section 73(1) of the Act)**

|  |  |
| --- | --- |
| Total amount last determined with respect to the lot |  |
| Amount | Period |
| $2,895.80 | 01 Jun 2017 to 31 May 2018 |
| Number of instalments payable (if contributions payable by instalments) | 4 |
| Amount of each instalment, period to which instalment relates and date due |
| Amount | Period | Date due |
| $723.95$723.95$723.95$723.95 |  01 Jun 2017 to 31 Aug 2017 01 Sep 2017 to 30 Nov 2017 01 Dec 2017 to 28 Feb 2018 01 Mar 2018 to 31 May 2018 | 01 Jun 201701 Sep 201701 Dec 201701 Mar 2018 |
| Amount owing | $0.00 |
| Discount applicable for early payment | 0.00% |

Brief statement as to the reason for any amount outstanding or in credit ................….............

**3. Capital Works fund – contributions payable by regular periodic instalments or lump sum (section 74(1) of the Act)**

|  |  |
| --- | --- |
| Total amount last determined with respect to the lot |  |
| Amount | Period |
| $776.40 | 01 Jun 2017 to 31 May 2018 |
| Number of instalments payable (if contributions payable by instalments) | 4 |
| Amount of each instalment, period to which instalment relates and date due |
| Amount | Period | Date due |
| $194.10$194.10$194.10$194.10 |  01 Jun 2017 to 31 Aug 2017 01 Sep 2017 to 30 Nov 2017 01 Dec 2017 to 28 Feb 2018 01 Mar 2018 to 31 May 2018 | 01 Jun 201701 Sep 201701 Dec 201701 Mar 2018 |
| Amount owing | $0.00 |
| Discount applicable for early payment | 0.00% |

Brief statement as to the reason for any amount outstanding or in credit ................….............

**4. Amounts payable for additional amenities or services (section 117 of the Act)**

Section 117 of the Act provides that an owners corporation may enter into an agreement to provide amenities or services to particular lots. These lots are responsible for payment for amenities and services so provided.

Total amount last determined owed by these lots

Amount of each instalment and period

 Amount Period

 ………… …………

 ………… …………

If this certificate is requested by the owner of any of those lots, the following applies to the lot/s owned:

Number of instalments payable (if payable by instalments) ………….

Amount of each instalment, period to which instalment relates and due date

 Amount Period Due date

 ………… ………… …………

 ………… ………… …………

 ………… ………… …………

Amount (if any) outstanding ………….

Amount (if any) in credit ………….

Discount (if any) for early payment ………….

Brief statement as to the reason for any amount outstanding or in credit ………………………………..

**5. Special contributions to the administrative or capital works fund or other fund (section 81(4) of the Act)**

 Amount of any levy payable under section 81 (4) of the Act

|  |
| --- |
| None   |

Brief statement as to the reason for any amount outstanding or in credit ................….............

**6. Money unpaid under by-law conferring a right or privilege (Division 3 of Part 7 of the Act)**

Amount payable under a common property rights by-law ………….

Date when amount due ………….

Period to which amount relates …………. to ………….

**7. Proposals for funding matters set out in the 10 year capital works plan**

A budget has been adopted to raise contributions in line with a 10 year capital works fund plan

**8. Contributions towards costs of legal proceedings**

Amount of any levy payable under section 90 of the Act ………….

Date on which order made under section 90 the Act ………….

Number of instalments payable (if contributions payable by instalments) ………….

Amount of each instalment and date due

 Amount Date due

 ………… …………

 ………… …………

Amount (if any) outstanding ………….

Amount (if any) in credit ………….

Brief statement as to the reason for any amount outstanding or in credit ………………………………..

Brief statement as to the purpose for which the contribution was required ………………………………..

**9. Amounts recoverable in relation to work carried out by owners corporation**

Amount (if any) recoverable under section 120 of the Act ………….

**10. Rate of interest payable on contributions**

Rate of interest payable under section 85 of the Act on contributions 10%.

Amount of interest payable in relation to outstanding contributions $0.00

**11. Amount of unpaid contributions and pecuniary penalties**

Amount of any unpaid pecuniary penalty that is payable under section 147 of the Act of any other monetary penalty ………….

Amount of any contribution recoverable as a debt under section 86 of the Act

|  |  |
| --- | --- |
| Amount | Due Date |
| Nil | None |

 Total: $0.00

**12. Particulars on strata roll for lot to which certificate relates**

Name of owner John Citizen

Address for service of notices on owner 1 Address Street

 Sydney NSW 2001

Name and address for service of notices of each mortgagee, covenant chargee or other person who has given notice to owners corporation under section 22 of the Act:

|  |
| --- |
|  None |

**13. Strata managing agent and building manager**

Name and address of managing agent appointed under section 49 of the Act:

 Jameson & Associates Unit Services Pty Ltd

 1st Floor

 60 Harbour Street (Cnr Military Road)

 MOSMAN NSW 2088

Name and address of building manager (if any) appointed under section 67 of the Act:

 None

**14. Members of strata committee**

|  |
| --- |
|  Secretary J Smith 1/60 Harbour Street, Mosman NSW 2088 Treasurer P O’Connor 1 Small Lane, Sydney NSW 2001 Chairperson/LO L Corbett 15 Round Crescent, Sydney NSW 2001 |

**15. By-laws**

Particulars of any by-laws made by the owners corporation within the 6-month period before the date of this certificate that have not been lodged at the office of the Registrar-General as at that date:

None.

**16. Insurance policies**

Particulars of all insurance policies that have the owners corporation as the insured or as a beneficiary:

|  |
| --- |
|  Policy No. 123456789 Insurance Company Type: Building Broker: Honan Insurance Group Pty Ltd Premium: $11,647.00 Paid on: 03/01/2017 Policy start date: 15/12/2016 Next due: 15/12/2017 *Cover Sum insured Excess* Building $15,420,000.00 $500.00 Common Property $15,420.00 $500.00 Legal Liability $20,000,000.00 $500.00 Office Bearers Liability $10,000,000.00 $500.00 Loss of Rent $1,458,750.00 $500.00 Fidelity Guarantee $100,000.00 $500.00 Machinery Breakdown $100,000.00 $5,000.00 Voluntary Workers $200,000/2,000 $500.00 Burst Pipe Excess $1,500.00 |

**Items 17 and 18 must be completed if the strata scheme is also part of a community scheme**

**Strata Plan No. 123456 is Lot ………… in community plan ………… …………**

**Address for service of notices:** …………

 …………

 …………

**Strata Plan No. 123456 is Lot ………… in precinct association ………… …………**

**Address for service of notices:** …………

 …………

 …………

**17a. Contribution payable to administrative fund of community association N/A**

|  |
| --- |
| Total amount last determined with respect to the lots comprising the strata scheme |
| Amount | Period |
| ………… | ………… |
| Number of instalments payable (if contributions payable by instalments) | ………… |
| Amount of each instalment, period to which instalment relates and date due |
| Amount | Period | Date due |
| ………… | ………… | ………… |
| Amount owing | ………… |
| Discount applicable for early payment | ………… |

Brief statement as to the reason for any amount outstanding or in credit ................…........

**17b. Contribution payable to administrative fund of precinct association N/A**

|  |
| --- |
| Total amount last determined with respect to the lots comprising the strata scheme |
| Amount | Period |
| ………… | ………… |
| Number of instalments payable (if contributions payable by instalments) | ………… |
| Amount of each instalment, period to which instalment relates and date due |
| Amount | Period | Date due |
| ………… | ………… | ………… |
| Amount owing | ………… |
| Discount applicable for early payment | ………… |

Brief statement as to the reason for any amount outstanding or in credit ................…........

**18a. Contribution payable to sinking fund of community association N/A**

|  |
| --- |
| Total amount last determined with respect to the lots comprising the strata scheme |
| Amount | Period |
| ………… | ………… |
| Number of instalments payable (if contributions payable by instalments) | ………… |
| Amount of each instalment, period to which instalment relates and date due |
| Amount | Period | Date due |
| ………… | ………… | ………… |
| Amount owing | ………… |
| Discount applicable for early payment | ………… |

Brief statement as to the reason for any amount outstanding or in credit ................…........

**18b. Contribution payable to sinking fund of precinct association N/A**

|  |
| --- |
| Total amount last determined with respect to the lots comprising the strata scheme |
| Amount | Period |
| ………… | ………… |
| Number of instalments payable (if contributions payable by instalments) | ………… |
| Amount of each instalment, period to which instalment relates and date due |
| Amount | Period | Date due |
| ………… | ………… | ………… |
| Amount owing | ………… |
| Discount applicable for early payment | ………… |

Brief statement as to the reason for any amount outstanding or in credit ................…........

**Item 19 must be completed if the strata scheme is a member of a building management committee**

**Strata Plan No. 123456 is Lot ………… in building management committee ………… …………**

**Address for service of notices:** …………

 …………

 …………

**19a. Administrative fund – contribution payable to the building management committee N/A**

|  |
| --- |
| Total amount last determined with respect to the lots comprising the strata scheme |
| Amount |  Period |
| ………… | ………… |
| Number of instalments payable (if contributions payable by instalments) | ………… |
| Amount of each instalment, period to which instalment relates and date due |
| Amount | Period | Date due |
| ………… | ………… | ………… |
| Amount owing | ………… |
| Discount applicable for early payment | ………… |

Brief statement as to the reason for any amount outstanding or in credit ................…........

**19b. Sinking fund – contribution payable to the building management committee N/A**

|  |
| --- |
| Total amount last determined with respect to the lots comprising the strata scheme |
| Amount |  Period |
| ………… | ………… |
| Number of instalments payable (if contributions payable by instalments) | ………… |
| Amount of each instalment, period to which instalment relates and date due |
| Amount | Period | Date due |
| ………… | ………… | ………… |
| Amount owing | ………… |
| Discount applicable for early payment | ………… |

Brief statement as to the reason for any amount outstanding or in credit ................…........

**Item 20 must be completed if the strata scheme is required to pay to any other person or body any amount not connected to the maintenance or insurance of the common property**

**20. Amount payable to any other person or body N/A**

Name of person or body ………………………………..

Brief statement as to the purpose of the payment ………………………………..

If next payment known:

 Amount Date due

 ………… …………

Amount (if any) outstanding ………….

Amount (if any) in credit ………….

THE COMMON SEAL OF THE OWNERS – STRATA PLAN NO. 123456

was hereunto affixed on 16 August 2017 in the presence of Strata Manager,

and being the person(s) authorised by section 273 of the *Strata Schemes Management Act 2015* to attest the affixing of the seal.

Section 185 of the Act provides:

185 Strata information certificate is evidence of matters stated in it A strata information certificate is conclusive evidence, as at the date of the certificate, of the matters stated in it in favour of a person (whether or not the applicant for the certificate or a person referred to in the certificate) taking for valuable consideration:

(a) an estate or interest in a lot in a freehold strata scheme to which the certificate relates, or

(b) an estate or interest in a lease of a lot in a leasehold strata scheme to which the certificate relates.