

# Strata Records Inspection Report

## 1 Sample Street, Sampleton

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**Inspection Date:** 4 August 2017  
**Report Number:** 54321  
**Purchaser:** Mr Sample  
**Inspector:** A Reporter  
**Contact:** 0444 444 444  
**Client Ref (Matter No.):** None Provided  
**Special Requirements:** None

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### About This Diamond Report

This Diamond Strata Records Inspection Report includes the following features:

- A full inspection of the strata records by experienced and fully insured professionals;
- Inspections are carried out in accordance with relevant Australian Standards;
- The unique Diamond Executive Summary to assist with relevant and simplified reading;
- Access to the inspector to clarify and/or to explain any aspects of the report.

### Popular Diamond Reports

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## Property Details

### 1 Sample Street, Sampleton

**Vendor:** Anna Owner  
1 Sample Street  
Sampleton

**Strata Title Details:** SP1111  
11  
1 Sample Street Sampleton

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We wish to advise that we have carried out an inspection of the books and records held by the Strata Managing Agent / Owners Corporation of the above Strata Plan. The information found is recorded in this report.



## Diamond Executive Summary

This Diamond Report is a result of an inspection of the strata records associated with this property at that time of inspection.

As these reports can be challenging to read and comprehend, Diamond Property Inspections has provided for your assistance an Executive Summary in order to immediately bring noteworthy issues to your attention.

**Important Note:** You must read the report in its entirety and take time to understand the detail contained and NOT rely solely on this Summary.

## Issues of significant concern

In the inspector's opinion the inspection has not uncovered any significant issues of concern.

## Issues of interest / concern

Attention is drawn to the deficit balance in the Administrative Fund and to the duty imposed on the Owners Corporation by Section 71 of the Act to recoup a deficit by way of a Special Levy within three months of such deficit occurring.

**Please Note:** The building is currently underinsured for an amount equal to the valuation below. However, this does not imply that the insured value is equivalent to the current market value of the building.

A Search should be made at the Land Titles Office to ascertain all registered dealings.

**\*\*Strata Management maintain the records of the Owners Corporation in both hard copy and computerised formats. Perusal of these records, in order to identify the required information, is significantly more complex than normal. We cannot guarantee that all documents in relation to computerised records were sighted or in fact have been scanned into the computerised system made available for inspection. This report is based on a compilation of information provided by the Strata Manager.**