



**first
national**
REAL ESTATE

| David Haggarty

1/530 High Street, Maitland

Strata Details – Strata Plus North (Strata Provider)

Current Admin Strata Fees Quarterly: Administration Fund \$1,031.25

Current Capital Works Fund Fees Quarterly: Capital Works \$412.50

Note: Capital works fund payment to cease in March 2021

Information provided by the vendor re works onsite:

"I hope this covers the information that you need with regard to levies and the sinking fund.

The levies have gone up to cover the following:

Painting of the entire building at a cost of \$100,000 done in 2017. This has been getting paid over 5 years. The final payment will be paid in March 2021.

There is upcoming roof repairs which, may cost up to \$14,000 depending on the extent of the damage - there have been water leaks in some places. The height of the building requires the height of the cherry picker for up to a week.

There is structural damage in the basement under the building which is planned for repair this year caused by water ingress from the courtyard. The quote for this damage is around \$8,000.

Unfortunately some of these things were not dealt with in previous years and so need to be attended to this year. We have had a structural engineer carry out a report on the basement"

Should you require any further information via a strata report, please make contact with the below:

Strata Plus North
PO Box 1160
NEWCASTLE 2300
P: 49146800
E: newcastle@strataplus.com.au
W: www.strataplus.com.au

RE:

Lot: 1 Unit: 1
Plan Number: 38949
HAMPTON COURT - 38949
530 High Street
MAITLAND NSW 2320

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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