



COMMON PROPERTY / GENERAL INFORMATION

The Owners - Strata Plan 12577 ABN: 44264773546 75 Chiswick Rd, Greenacre NSW 2190

Original owner

Developer

Builder

Managing agent

Dexterity Strata, 1/312 Macquarie Street Liverpool NSW 2170

Assigned manager

Samantha Turnbull

Unit entitlements

Levy Entitlement

Lot no.	Associated lots	Unit no.	U/E	Lot no.	Associated lots	Unit no.	U/E
1		1	414.00	2		2	424.00
3		3	446.00	4		4	466.00
5		5	462.00	6		6	424.00
7		7	430.00	8		8	434.00
9		9	430.00	10		10	438.00
11		11	432.00	12		12	430.00
13		13	430.00	14		14	432.00
15		15	442.00	17		17	462.00
18		18	460.00	19		19	458.00
20		20	418.00	21		21	410.00
22		22	400.00	23		23	392.00
16		16	466.00				

Total: 10,000.00

Insurance

Policy Number: HU0010717

Type: CHU Residential Strata
Insurance Plan

Broker: CRM Brokers Pty Ltd

Insurer: QBE Insurance (Australia) Limited

Premium:

Paid On Date:

Policy Start Date: 01/04/2023

Next Due Date: 01/04/2024

Cover	Sum Insured	Excess
Building	\$6,487,600	500
Catastrophe Insurance	\$1,946,280	As per the Policy Wording
Common Area Contents	\$64,876	As per policy wording
Fidelity Guarantee	\$250,000	As per the Policy Wording
Legal Expenses	50,000	1000
Loss of Rent	\$973,140	As per policy wording
Lot Owners Fixtures & Improvements	\$250,000	As per the Policy Wording
Machinery Breakdown	Not Selected	
Office Bearers Liability	\$1000,000	As per the Policy Wording
Public Liability	\$30,000,000	As per policy wording
Voluntary Workers	\$200,000/2,000	As per the Policy Wording
CATASTROPHE INSURANCE : Extended cover - Rent/Temp Accommodation (15%)	\$291,942	As per the Policy Wording
Government Audit Costs	\$25,000	As per the Policy Wording
Government Audit Costs : Appeal Expenses - common property health and safety breaches	\$100,000	As per the Policy Wording
Water Damage		1000
Exploratory Costs - Exploratory Costs		1000
Storm		1000

Strata Committees

Member	Marygrace Lucia 16/75 Chiswick Road , GREENACRE NSW 2190
Member	Ms Laurel Robinson 15/75 Chiswick Road , GREENACRE NSW 2190
Member	Elyce Catherine Pyzhov 9/32 Short Street CARLTON NSW 2218
Chairperson, Secretary, Treasurer	L G Abrook 13/75 Chiswick RoadGREENACRE NSW 2190
Member	Simone Burge 2/75 Chiswick Road , GREENACRE NSW 2190
Member	M J Lucia 16/75 Chiswick Road GREENACRE NSW 2190

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INDIVIDUAL LOT

Lot: 1

Associated lots:

Unit no.: 1

Unit entitlements

Levy Entitlement 414 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Tanya Atra
Date of entry 01/01/1970
Owner Email tanyaatar@optusnet.com.au
Contact Number 0405 507 159

Notice Address 1/75 Chiswick Road GREENACRE NSW 2190
Levy Address 1/75 Chiswick Road GREENACRE NSW 2190
Date of purchase 01/01/1970

Leases

Vacant 0
Lease Start Date 01/01/1970
Lease End Date 01/01/1970
Move in Date 01/01/1970
Review Date 01/01/1970

INDIVIDUAL LOT

Lot: 2

Associated lots:

Unit no.: 2

Unit entitlements

Levy Entitlement

424 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Simone Louise Burge**Date of entry** 01/01/1970**Owner Email** sim.burge@hotmail.com**Contact Number** 0400 198 686**Notice Address** 2/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 2/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 01/01/1970**Leases****Agent Name**

Rayan Osman

Tenant name

Motee Almasri

Vacant

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970

INDIVIDUAL LOT

Lot: 3

Associated lots:

Unit no.: 3

Unit entitlements

Levy Entitlement

446 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Ms Lynda Tyson**Date of entry** 01/01/1970**Owner Email** felakika7@gmail.com**Contact Number** 0436 603 818**Notice Address** 3/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 3/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 01/01/1970**Leases****Vacant**

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970

The Owners - Strata Plan 12577 ABN: 44264773546 75 Chiswick Rd, Greenacre NSW 2190

INDIVIDUAL LOT

Lot: 4

Associated lots:

Unit no.: 4

Unit entitlements

Levy Entitlement

466 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Daniel O'Neill**Date of entry** 01/01/1970**Owner Email****Contact Number** 0419 982 220**Notice Address** C/- P O'Neil 7 Greenhills Street CROYDON NSW 2132**Levy Address** C/- P O'Neil 7 Greenhills Street CROYDON NSW 2132**Date of purchase** 01/01/1970**Leases****Vacant**

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970

INDIVIDUAL LOT

Lot: 5

Associated lots:

Unit no.: 5

Unit entitlements

Levy Entitlement 462 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Mr F D'Arrigo**Date of entry** 01/01/1970**Owner Email**

linda@eldersgreenacre.com.au

Contact Number 0416 118 621**Notice Address** C/Raine & Horne Marrickville PO BOX 56 Marrickville NSW 1475**Levy Address** C/Raine & Horne Marrickville PO BOX 56 Marrickville NSW 1475**Date of purchase** 01/01/1970**Leases****Agent Name** Robert Alihodzic**Tenant name** Jimmy**Tenant Contact** 9709 5155**Vacant** 0**Lease Start Date** 01/01/1970**Lease End Date** 01/01/1970**Move in Date** 01/01/1970**Review Date** 01/01/1970

The Owners - Strata Plan 12577 ABN: 44264773546 75 Chiswick Rd, Greenacre NSW 2190

INDIVIDUAL LOT

Lot: 6

Associated lots:

Unit no.: 6

Unit entitlements

Levy Entitlement

424 / 10,000.00

Owners**Name****Address for service of notices****Owner Name** Mohamad Taleb & Yazmin Yesro Annous**Date of entry** 04/01/2022**Owner Email** m.taleb98@hotmail.com**Contact Number** 0470086390**Notice Address** 6/75 Chiswick Rd Greenacre 2190**Levy Address** 6/75 Chiswick Rd Greenacre 2190**Date of purchase** 23/12/2021**Mortgages**

NA

Leases**Vacant**

0

INDIVIDUAL LOT

Lot: 7

Associated lots:

Unit no.: 7

Unit entitlements

Levy Entitlement

430 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Ms C Singh**Date of entry** 01/01/1970**Owner Email** jejar@outlook.com**Contact Number** 0434 523 623**Notice Address** 5 Jennifer Avenue BLACKTOWN NSW 2148**Levy Address** 5 Jennifer Avenue BLACKTOWN NSW 2148**Date of purchase** 01/01/1970**Leases****Tenant name** Andrew Sanjuan & Rayane Taiba**Tenant Contact** 0478 764 347**Vacant** 0**Lease Start Date** 01/01/1970**Lease End Date** 01/01/1970**Move in Date** 01/01/1970**Review Date** 01/01/1970

INDIVIDUAL LOT

Lot: 8

Associated lots:

Unit no.: 8

Unit entitlements

Levy Entitlement 434 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Theodoros Karvouniaris & Kalliopi
Dionysopoulou**Date of entry** 12/03/2021**Owner Email** theo@southern.edu.au &
kalliopidioni@hotmail.com**Contact Number** (T) 0424 013 881 & (K) 0424 273 884**Notice Address** 8/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 8/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 12/03/2021**Leases****Agent Name** Gabriel Campos**Tenant Contact** 9787 9412**Vacant** 0**Lease Start Date** 01/01/1970**Lease End Date** 01/01/1970**Move in Date** 01/01/1970**Review Date** 01/01/1970

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INDIVIDUAL LOT

Lot: 9

Associated lots:

Unit no.: 9

Unit entitlements

Levy Entitlement

430 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Najwa El Den**Date of entry** 27/04/2023**Owner Email** nmkelden@gmail.com**Contact Number****Notice Address** 9/75 Chiswick Road Greenacre NSW 2190**Levy Address** 9/75 Chiswick Road Greenacre NSW 2190**Date of purchase** 17/03/2023**Mortgages**

NA

Leases**Vacant**

0

The Owners - Strata Plan 12577 ABN: 44264773546 75 Chiswick Rd, Greenacre NSW 2190

INDIVIDUAL LOT

Lot: 10

Associated lots:

Unit no.: 10

Unit entitlements

Levy Entitlement

438 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name V T Phung & C T Bui**Date of entry** 01/01/1970**Owner Email** phung_viet02@hotmail.com**Contact Number** 0423 387 722 / 0428 132 083**Notice Address** 10/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 10/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 01/01/1970**Leases****Tenant name** Dean Robinson & Donna Beck**Tenant Contact** 0433-294-827**Vacant** 0**Lease Start Date** 01/01/1970**Lease End Date** 01/01/1970**Move in Date** 01/01/1970**Review Date** 01/01/1970

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INDIVIDUAL LOT

Lot: 11

Associated lots:

Unit no.: 11

Unit entitlements

Levy Entitlement

432 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Hilda Ines Mendez Chavez**Date of entry** 20/02/2023**Owner Email** hildamencha@hotmail.com**Contact Number** 0406116330**Notice Address** 11/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 11/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 17/02/2023**Mortgages**

NA

Leases**Vacant**

0

The Owners - Strata Plan 12577 ABN: 44264773546 75 Chiswick Rd, Greenacre NSW 2190

INDIVIDUAL LOT

Lot: 12

Associated lots:

Unit no.: 12

Unit entitlements

Levy Entitlement 430 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Adam Saboune and Rawah Asfour**Date of entry** 05/04/2023**Owner Email** adam_saboune@hotmail.com;
rawah.bird@gmail.com**Contact Number** 0415 442 724, 0498 322 827**Notice Address** 12/75 Chiswick Road Greenacre 2190**Levy Address** 12/75 Chiswick Road Greenacre 2190**Date of purchase** 05/04/2023**Mortgages**

NA

Leases**Vacant**

0

INDIVIDUAL LOT

Lot: 13

Associated lots:

Unit no.: 13

Unit entitlements

Levy Entitlement

430 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name L G Abrook**Date of entry** 01/01/1970**Owner Email** lesgabrook@hotmail.com**Contact Number** 0414 477 065**Notice Address** 13/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 13/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 01/01/1970**Leases****Vacant**

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970

INDIVIDUAL LOT

Lot: 14

Associated lots:

Unit no.: 14

Unit entitlements

Levy Entitlement

432 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name R & G Pesce**Date of entry** 01/01/1970**Owner Email** gracepesce2013@gmail.com**Contact Number** 0478 081100**Notice Address** 14/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 14/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 01/01/1970**Leases****Vacant**

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970

INDIVIDUAL LOT

Lot: 15

Associated lots:

Unit no.: 15

Unit entitlements

Levy Entitlement

442 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Ms Laurel Robinson**Date of entry** 01/01/1970**Owner Email** lar888@bigpond.net.au**Contact Number** 0418 651 140**Notice Address** P O Box 5486 CHULLORA NSW 2190**Levy Address** P O Box 5486 CHULLORA NSW 2190**Date of purchase** 01/01/1970**Leases****Tenant name** Mr Mohammad Alauddin**Tenant Contact** 0433 493 089**Vacant** 0**Lease Start Date** 01/01/1970**Lease End Date** 01/01/1970**Move in Date** 01/01/1970**Review Date** 01/01/1970

INDIVIDUAL LOT

Lot: 16

Associated lots:

Unit no.: 16

Unit entitlements

Levy
Entitlement 466 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name M J Lucia**Date of entry** 01/01/1970**Owner Email** micheal1788@gmail.com &
marygracelucia@gmail.com**Contact Number** 0438 198 122**Notice Address** 16/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 16/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 01/01/1970**Leases****Vacant** 0**Lease
Start Date** 01/01/1970**Lease End
Date** 01/01/1970**Move in
Date** 01/01/1970**Review
Date** 01/01/1970

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INDIVIDUAL LOT

Lot: 17

Associated lots:

Unit no.: 17

Unit entitlements

Levy Entitlement

462 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Mohamad Mustapha Derbass**Date of entry** 10/05/2023**Owner Email** abir1983@yahoo.com**Contact Number** 0452595796**Notice Address** TH17 / 75 Chiswick Avenue Greenacre NSW 2190**Levy Address** TH17 / 75 Chiswick Avenue Greenacre NSW 2190**Date of purchase** 14/06/2022**Mortgages**

N/A

Leases**Vacant**

0

INDIVIDUAL LOT

Lot: 18

Associated lots:

Unit no.: 18

Unit entitlements

Levy Entitlement

460 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Ms L Seeto**Date of entry** 01/01/1970**Owner Email** llcseeto@gmail.com**Contact Number** 0415 278 584**Notice Address** Ronis Real Estate PO Box 228 BANKSTOWN NSW 1885**Levy Address** Ronis Real Estate PO Box 228 BANKSTOWN NSW 1885**Date of purchase** 01/01/1970**Leases****Agent Name**

Angela Kourtis

Tenant name

Mohamad Saboune & Amany Fattal

Tenant Contact

75 Chiswick Rd, Greenacre

Vacant

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970

The Owners - Strata Plan 12577 ABN: 44264773546 75 Chiswick Rd, Greenacre NSW 2190

INDIVIDUAL LOT

Lot: 19

Associated lots:

Unit no.: 19

Unit entitlements

Levy Entitlement

458 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Mr A Martin**Date of entry** 01/01/1970**Owner Email****Contact Number** 0432 369 881**Notice Address** 19/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 19/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 01/01/1970**Leases****Vacant**

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970

The Owners - Strata Plan 12577 ABN: 44264773546 75 Chiswick Rd, Greenacre NSW 2190

INDIVIDUAL LOT

Lot: 20

Associated lots:

Unit no.: 20

Unit entitlements

Levy Entitlement

418 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Abdullah Al Mamun & Johnny Mamesah**Date of entry** 01/01/1970**Owner Email** abdullah_mamun90@yahoo.com**Contact Number** 0423 355 187**Notice Address** 20/75 Chiswick Road GREENACRE NSW 2190**Levy Address** 20/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 01/01/1970**Leases****Vacant**

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970

INDIVIDUAL LOT

Lot: 21

Associated lots:

Unit no.: 21

Unit entitlements

Levy Entitlement

410 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Ms K Thomson**Date of entry** 01/01/1970**Owner Email** afta_tkd@bigpond.com**Contact Number** 0417 422 355**Notice Address** PO Box 2862 TAREN POINT NSW 2229**Levy Address** PO Box 2862 TAREN POINT NSW 2229**Date of purchase** 01/01/1970**Leases****Agent Name**

Angela Kourtis

Tenant name

Souad El Atem & Abdullah Radwan

Tenant Contact

75 Chiswick Rd, Greenacre

Vacant

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970

The Owners - Strata Plan 12577 ABN: 44264773546 75 Chiswick Rd, Greenacre NSW 2190

INDIVIDUAL LOT

Lot: 22

Associated lots:

Unit no.: 22

Unit entitlements

Levy Entitlement

400 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Victor Laurens**Date of entry** 13/02/2023**Owner Email** victorlaurens@gmail.com**Contact Number****Notice Address** Apartment 22/75 Chiswick Road GREENACRE NSW 2190**Levy Address** Apartment 22/75 Chiswick Road GREENACRE NSW 2190**Date of purchase** 25/01/2023**Mortgages**

NA

Leases**Vacant**

0

INDIVIDUAL LOT

Lot: 23

Associated lots:

Unit no.: 23

Unit entitlements

Levy Entitlement

392 / 10,000.00

Owners**Name****Address for service of notices**

Owner Name Elyce Catherine Pyzhov**Date of entry** 01/01/1970**Owner Email** elyce.pyzhov@gmail.com**Contact Number** 0466 593 585**Notice Address** 9/32 Short Street CARLTON NSW 2218**Levy Address** 129-133 Georges River Road CROYDON PARK NSW 2133**Date of purchase** 01/01/1970**Leases****Agent Name**

Rich & Oliva Croydon Park

Tenant name

Tim Ngarimu & Melissa Lina Winitang

Vacant

0

Lease Start Date

01/01/1970

Lease End Date

01/01/1970

Move in Date

01/01/1970

Review Date

01/01/1970