



Strata Summary – HIDDEN
Strata Plan Number: HIDDEN

Report Date: 31/07/2024

SAMPLE

Key Financial Indicators

Category	Status / Value	Flag
Admin Fund	\$27,813.02 (approx. 3.5 months of expenses) (p. 226)	● Green
Capital Works (Sinking) Fund	\$22,834.48 (Aligned with 10-year plan: No) (p. 221, 227)	● Amber
Total Arrears	\$6,719.71 (Admin + Capital) (% not confirmed) (p. 226–227)	● Amber
Levy Trend	Increasing (2021–2023) 2024–25 data incomplete (p. 24, 230)	● Amber
Special Levies	Yes – \$16,000 (legal/building issues) (p. 17, 30)	● Amber
Loans Held	No (p. 2, 45, 209)	● Green

Risk & Compliance Indicators

Item	Status / Notes	Flag
Litigation (Pending or Active)	Yes – Legal action for major building defects (p. 45, 214)	● Amber
Major Defects Reported	Yes – Water ingress, cracking, façade/waterproofing issues (p. 64–95)	● Amber
Outstanding Fire/Council Orders	No confirmed orders, but fire non-compliance noted (p. 90, 62)	● Amber
Insurance Certificate of Currency	Provided – Valid to Jan 2027 (p. 14, 237)	● Green
Fire Safety Compliance Status	Some compliance gaps – Review needed by fire engineer (p. 90, 62)	● Amber

Capital Works & Maintenance Indicators

Item	Status / Notes	Flag
10-Year Capital Works Plan	Last plan dated 2019; new plan instructed (p. 19, 204, 49)	● Amber
Plan Followed in Recent Budgets	Partially – Old plan used; update deferred (p. 19)	● Amber
Recent Major Works Completed	No – Multiple defects pending remediation (p. 82, 84)	● Amber
Upcoming Major Works Scheduled	Yes – But not fully funded or scoped (p. 204)	● Amber

Governance & Records Indicators

Item	Status / Notes	Flag
By-Laws Provided	Yes – Includes window safety and equipment conditions (p. 27–28)	● Green
Recent AGM/EGM Minutes	Reviewed – Multiple years available (p. 32–55)	● Green
Common Disputes Noted	Yes – Mainly building defects, litigation, and WHS motions (p. 33)	● Amber

Summary Flags

- **Low Risk:** Audited financials, insurance valid, no loans
- **Medium Risk:** Legal action for defects, rising levies
- **High Risk:** Active building defects, fire compliance issues, unfunded repairs

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