



NORTHERN BEACHES STRATA INSPECTIONS

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ABN 91 582 091 614

TO PROSPECTIVE PURCHASERS OF

Unit 27, 140 – 142 North Steyne Manly NSW

Northern Beaches Strata Inspections have conducted an independent inspection of the Owners Corporation records for the above property, known as lot 27, Strata Plan 44636.

Prospective purchasers and/or their Solicitors may purchase a copy of the report at a cost of \$198.00 (inclusive of GST) by calling Tony Parfitt of our office on 0416 058 650. It should be noted that this is a discounted price from our normal fee of \$275.00. An inspection report is invaluable to any intending purchaser wishing to obtain an insight into important matters involving the building which would not otherwise be available.

Northern Beaches Strata Inspections operate independently of the Real Estate Industry and our reports are very highly regarded. Each report is worded in such a way as to offer a clear and concise summary of a building's history with details of previous major repairs, special levies raised, any proposed major works and possible special levies which may arise in the future, evidence of any disharmony, details of fund balances, quarterly levies, budgets, insurances etc.

Our reports are designed especially to assist purchasers and/or their Solicitors to make an educated decision regarding the purchase of a property and we are available to provide appropriate assistance and advice wherever possible, if required.

Please note that we would be happy to assist any intending buyers who may be unsuccessful with this purchase in providing a report on another property at a similarly competitive price.

Yours Sincerely

NORTHERN BEACHES STRATA INSPECTIONS

Tony Parfitt