



Proven Professional Independent Reports

Compliance Reporting and AGM Motions?

Nov 2017

Dear Strata Manager,

CHILD WINDOW SAFETY LOCKS

With our reputation for providing practical legislative compliance solutions, we have established **Window Safety Specialists Pty Limited** (1300 82 83 44) to assist you and your owners. Call to correctly comply including proper **PRESSURE TESTING**.

LOOSE FILL ASBESTOS REPORTS

from **\$330** (incl GST)

We can inspect, collect a sample, test and provide a Loose Fill Asbestos Report (LFAR) for all of your managed properties. The composite samples are tested in a NATA accredited laboratory to positively determine if the sample contains asbestos or not.

ASBESTOS REPORTS

updates from **\$297** (incl GST)

We provide BOTH an Asbestos Register and Asbestos Management Plan in the ONE REPORT and for the ONE FEE. This is the most cost effective way to obtain compliance for your clients.

SAFETY REPORTS (WH&S and common law duty of care)

updates from **\$275** (incl GST)

We adopt a PRACTICAL APPROACH to safety that provides a degree of protection from any potential duty of care claim. We also provide a proper Risk Assessment on every identified hazard.

CAPITAL WORKS FUND PLANS

updates from **\$264** (incl GST)

Our Capital Works Fund Plans are also provided in our EASY TO READ REPORT format. We are PASSIONATE about reviewing and providing Capital Works Fund Plans which are compliant with s80 of the Strata Schemes Management Act 2015.

BUILDING INSURANCE VALUATIONS

updates from **\$330** (incl GST)

New Strata Schemes Management legislation now requires REPLACEMENT and REINSTATEMENT to be provided in each Building Insurance Valuation to comply with s161 of the Act and Clause 39 of the Regulation. There is a significant difference between replacement and reinstatement valuations.



PO Box 2230
Nth Parramatta 1750
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www.biv.com.au

Certified Property Professionals

Fax: 1300 766 180 or 02 9890 2201

Ph: 1300 107 280 or 02 9114 9800



Members NSW, QLD, VIC

Our suggested **Loose Fill Asbestos Report** AGM Motion is

That the Owners Corporation engage a competent asbestos consultant being BIV Reports Pty Limited to inspect the roof void adjacent to the man hole access only, collect a sample, have it tested by a NATA accredited laboratory and report on the potential presence of Loose Fill Asbestos.

Our suggested **Asbestos** AGM Motion is

That the Owners Corporation in accordance with the Work Health and Safety Regulation 2011 and the Civil Liability Act 2002, engage BIV Reports Pty Limited to identify any asbestos or Asbestos Containing Material (ACM) within the common property, and to provide an Asbestos Register and Asbestos Management Plan to the Owners Corporation and these documents are to be kept, distributed and actioned according to the Work Health and Safety legislation.

Our suggested **Safety Report** AGM Motion is

That the Owners Corporation engage a competent safety consultant being BIV Reports Pty Limited to inspect the common property and identify any hazards and risks within the common property and to make recommendations to eliminate or minimise any identified hazards and risks. BIV Reports Pty Limited is to provide a Safety Report to the Owners Corporation.

Our suggested **Capital Works Fund Plan** AGM Motion is

That the Owners Corporation engage BIV Reports Pty Limited to prepare a Capital Works Fund Plan in accordance with Section 80 of the Strata Schemes Management Act 2015 to assist the OC with the setting of annual contributions for the Capital Works Fund.

Our suggested **Building Insurance Valuation** AGM Motion is

That the Owners Corporation engage a valuer from BIV Reports Pty Limited to provide a Building Insurance Valuation that complies with s161 of the Strata Schemes Management Act 2015 and Regulation 39 of the Strata Schemes Management Regulation 2016, and includes replacement and reinstatement.

Our services **include a 24 hour turnaround when required**, if you require an urgent report before your AGM. We have an enviable reputation for providing high quality Reports and a great service at a very competitive price. We are qualified, experienced and registered property professionals.

We will beat any competitors written quote by 12%.

We value your instructions and will continue to provide a better service

We are available to discuss any Valuation, Safety, Asbestos or Strata matter. Please feel free to contact our principal Shane Foley at any time on 9114 9800. Call us now.



Shane Foley
Director



Wal Dobrow
Director



STRATA SERVICES
SPECIALIST
COMPANY



strata
community
australia® (NSW)

Legal advice should be obtained for your particular circumstance as the above information is provided as a guide only.



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