

PLATINUM

August 2021  
**Strata Titling**

**Mastermind  
Event - Zoom**

Brisbane

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**Tamara Read &  
Nicolle Beer**

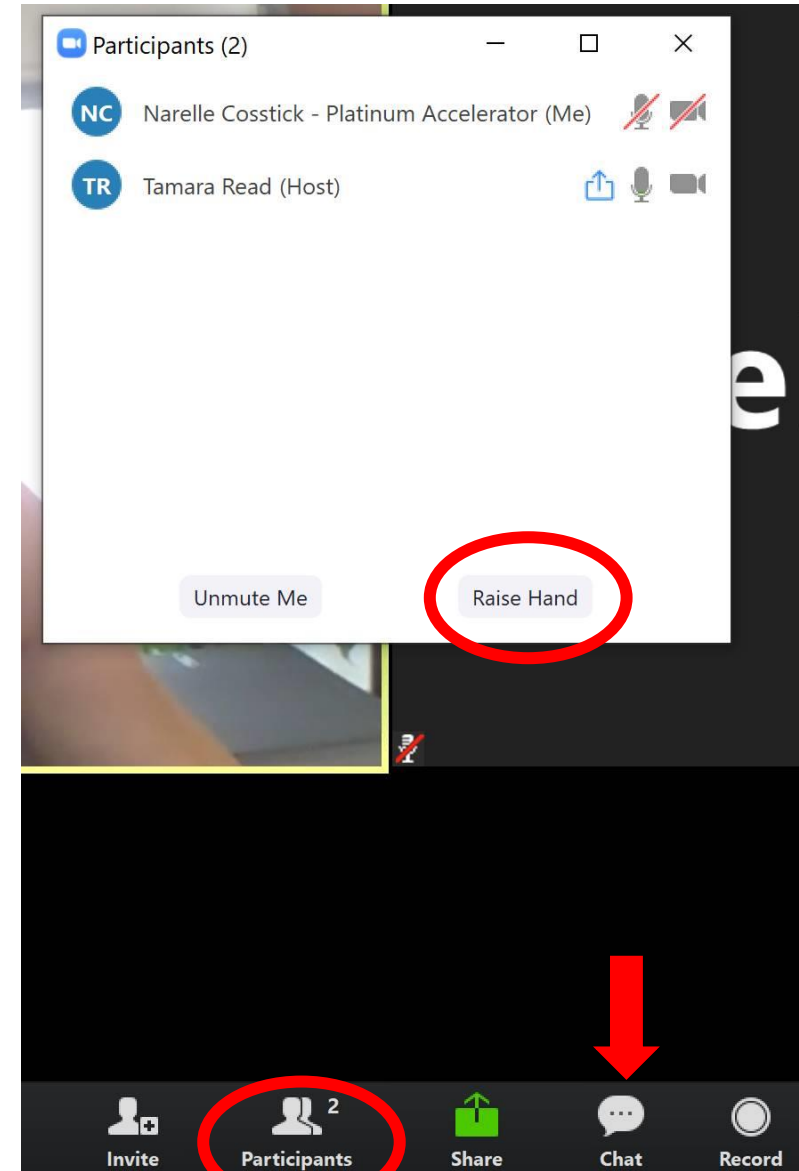
QLD State Coaches



**I LOVE**  
REAL ESTATE

# Zoom Instructions -

- If you drop out of Zoom, log-in again via original link
- If you can't connect via Zoom then watch Livestream via new State Facebook Group
- Master Room:
  - Student to mute audio & turn-off video
  - Raise your Hand if you want to share with the whole group, wait for coach to ask you to unmute yourself & turn on your video
  - Use Chat box to ask Questions
  - Limit chat box to Questions only 😊
- Chat Room:
  - Unmute yourself & turn on your video so you can talk & be seen within your chat room group
  - If your internet is struggling, turn off your video but leave on your audio
  - DO NOT click "Leave Meeting"!!!!!!!!!!!!





# Event Outline -

- 6:00 – 6:30 Networking
- 6:30 - Start
- 6:30 – 6:45 Introductions
- 6:45 – 8:00 Accountability
- 8:00 – 8:30 Networking Break
- 8:30 – 10:30 Strata Titling

# Workshop / Interactive Format

- Zoom Chat Rooms
- Involve everyone in the conversation
- Be supportive



# WELCOME NEW PLATINUM'S



- Julita Luckins
- Glennis Taylor
- Heather Urquhart
- Lisa & Ian Raklander
- Jenny & Steve Nahuysen
- Cheryl White
- Sunil & Priya Rajan
- Terri & Joel Chapman (G)
- Lee Newhouse(G)
- Valeria Pennazza(G)

# Housekeeping



# Housekeeping

- 2021 Monthly Dates (Tuesday's):
  - ❖ 7<sup>th</sup> Sept; 5<sup>th</sup> Oct; 2<sup>nd</sup> Nov, 7<sup>th</sup> Dec
- 2021 National Conference Dates:
  - ❖ 7<sup>th</sup> & 8<sup>th</sup> August – Live Venue Simulcast = Sunshine Coast (TBA), Melbourne, Perth, PLUS Zoom Live Stream
  - ❖ 4<sup>th</sup> & 5<sup>th</sup> December – Sunshine Coast
  - ❖ KEEP Saturday night free
  - ❖ Graduate Only Day prior to each National Conference Date



# Housekeeping



- **2021 Ultimate Bootcamp Dates:**
  - ❖ Melbourne (Live & Streamed): 10 - 12<sup>th</sup> September
  - ❖ Sydney (Live & Streamed): 29 - 31<sup>st</sup> October
- **2021 Other Ultimate Dates:**
  - ❖ I Love Real Estate Super Conference – Sunshine Coast:  
19 - 21<sup>st</sup> Nov


# Housekeeping

- **2021 Quantum Events:** Check Ultimate Website For Full List
  - ❖ Commercial Secrets - Virtual: 18 – 19<sup>th</sup> September
  - ❖ Fast Profits – Virtual: 16-17<sup>th</sup> October
  - ❖ Extreme Income – Virtual 23 – 24<sup>th</sup> October

# Housekeeping

## Community Profile Platform:


- ❖ Complete your profile ASAP – any issues with filling out your profile, email your coach!!
- ❖ Naughty List will be contacted 😊
- ❖ Instructions Webinar & Manual on Website
- ❖ Regularly search for Deals & JV's



PLATINUM ACCELERATOR

Home Education Meeting Recordings Coaches & Contact Platinum Schedule **Community**

### My Profile

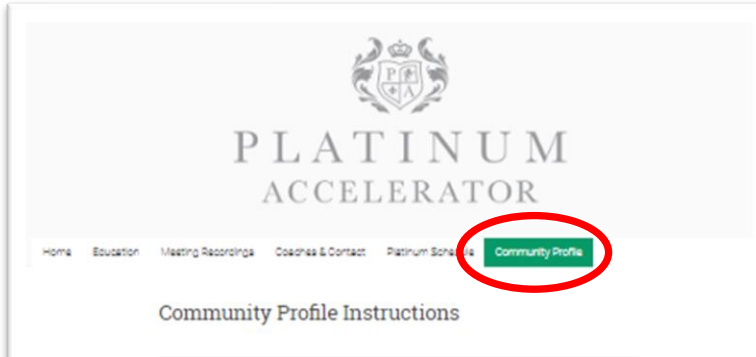


Tamara Read  
QUEENSLAND

About Groups Blog Message Notification Settings

Edit Profile


Profile	PLATINUM GRADUATE	Platinum Graduate
Contact Information	LOCATION	Sunshine Coast, QLD
	PLATINUM YEARS	2016, 2017, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2018, 2019.
	PARTNER NAME	John
	OCCUPATION	Investor, Mentor, Educator
	BACKGROUND	Platinum Accelerator National Coach and




PLATINUM ACCELERATOR

Home Education Meeting Recordings Coaches & Contact Platinum Schedule **Community Profile**

### Community Profile Instructions

1. Profile Instructions – Video  


Watch the Platinum Profile Instructions – Tamara & Narelle
2. Profile Instructions – Webinar  

3. Profile Instructions – Manual  
[Profile Instructions Manual](#) [Download](#)

# Platinum Student Meetups

- ❖ PA Website / Platinum Schedule
- ❖ Must have your Facebook account / profile open to access the links



## PA Student Meetup Groups

These Student Meetup groups are for ALL Platinum students only, both past and present. They are organised by Platinum students to facilitate networking between Platinums and staying connected with the awesome Platinum family. Typically they occur between the PA Monthly Meetings.

**NOTE: You MUST have your Facebook Account/Profile open to access these links.**

## Brisbane Student Meetup



Student Organizer – Megan Humphreys

Click on the link below to access the Platinum Accelerator Facebook Events for each Brisbane Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Brisbane Student Meetup](#)

## Sydney Student Meetup



Student Organizer – Cindy Luok

Click on the link below to access the Platinum Accelerator Facebook Events for each Sydney Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Sydney Student Meetup](#)

## Melbourne Student Meetup



Student Organizer – Aygun Ozkan

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Melbourne Student Meetup](#)

## Perth Student Meetup



Student Organizer – Basia Garbowska & Heath Worlton

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Perth Student Meetup](#)

# Events Tab – Platinum Facebook

## Platinum Facebook:

- ❖ Events
- ❖ Monthly Meetings
- ❖ Student Meetups
- ❖ National Conferences

The screenshot shows the Facebook interface for the 'Platinum Accelerator' group. The left sidebar contains navigation options: About, Discussion, Chats, Announcements, Members, **Events** (highlighted with a red arrow), Videos, Photos, Files, Group Insights, Recommendations, and Moderate Group. Below this is a search bar and a 'Shortcuts' section with links to 'Platinum Accelerator', 'Ultimate Real Estat...', and 'Brisbane - I Love Re...'. The main content area is titled 'Events' and 'Calendar', with a '+ Create Event' button. It displays a list of recurring events under the heading 'Recurring':

- QLD Monthly Meetings - Platinum Accelerator**: Novotel Brisbane in Brisbane, Queensland, Australia. Michael Dempsey invited you. Next event occurs on Apr 2 at 6:30 PM. See All. Buttons: Going, Maybe, Can't Go, Edit, Cancel. (Red arrow points to the right)
- WA Monthly Meetings - Platinum Accelerator**: Novotel Perth Langley in Perth, Western Australia. Michael Dempsey invited you. Next event occurs on Apr 3 at 8:30 PM. See All. Buttons: Going, Maybe, Can't Go, Edit, Cancel.
- VIC Monthly Meetings - Platinum Accelerator**: Rydges Hotels & Resorts in Melbourne, Victoria, Australia. Michael Dempsey invited you. Next event occurs on Apr 4 at 5:30 PM. See All. Buttons: Going, Maybe, Can't Go, Edit, Cancel.
- NSW Monthly Meetings - Platinum Accelerator**: Novotel Sydney Central in Sydney, Australia. Michael Dempsey invited you. Next event occurs on Apr 4 at 5:30 PM. See All. Buttons: Going, Maybe, Can't Go, Edit, Cancel.
- Brisbane Student Meetups**: Prince of Wales Hotel in Brisbane, Queensland, Australia. Megan Humphreys invited you. Next event occurs on Apr 13 at 5:00 PM. See All. Buttons: Going, Maybe, Can't Go, Edit, Cancel. (Red arrow points to the right)
- Melbourne Student Meetup**: 199 William St, Melbourne VIC 3000, Australia. Aygun Ozkan invited you. Next event occurs on Apr 18 at 7:00 PM. See All. Buttons: Going, Maybe, Can't Go, Edit, Cancel.

# Brisbane Platinum Student Meetups

- ❖ Info & RSVP: [Platinum Facebook / Events](#)
- ❖ Brisbane location: Venue TBA
- ❖ Dates: Third Saturday each month typically 6pm
- ❖ Organizer: Karen Prescott (PM on FB)
- ❖ Text Karen on 0411 570 281 your Email or contact her on Facebook & she will send you details.
- ❖ Current & Past Platinum's!!!!



The screenshot shows a Facebook event page for 'Brisbane Student Meetups'. The event is hosted by Megan Humphreys and is for Platinum Accelerator students. The event is scheduled for Saturday, April 13th at 5:00 PM at the Prince of Wales Hotel, 100 Buckland Road, Brisbane, Queensland, Australia 4012. The event has 14 going, 3 maybe, and 52 invited. The organizer's name, Karen Prescott, is visible in the photo section. A red arrow points to the 'Events' menu item in the Facebook sidebar.

**Events**

Events  
Calendar 8  
**Brisbane Student Meetups**  
Birthdays  
Discover  
Hosting

[+ Create Event](#)

**APR 13** Brisbane Student Meetups  
Event for Platinum Accelerator · Hosted by Megan Humphreys

Going  ? Maybe  X Can't Go

🕒 Until Dec 14

**APR 13** Sat 5:00 PM **MAY 18** Sat 5:00 PM **JUN 15** Sat 5:00 PM

📍 Prince of Wales Hotel  
100 Buckland Road, Brisbane, Queensland, Australia 4012 [Show Map](#)

**14 Going · 3 Maybe · 52 Invited** [See All](#)

Megan, Jacqueline and 3 other friends are going

Hi all Brisbane Platinums,  
We have a Student Meetup arranged each month for both past and current Platinum students.



# ILRE Brisbane Monthly Meetups

- ❖ Info & RSVP: Ultimate Website / ILRE Community / ILRE Brisbane Meetup / Link to FB Page
- ❖ Location – Stones Corner Hotel
- ❖ Dates – First Saturday of each month, 6:30pm
- ❖ Organizer – Neil Wendt  
Mbl 0418 766 777



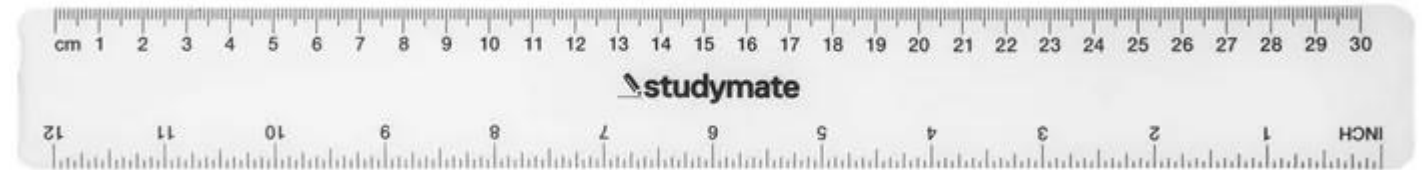
A screenshot of a Facebook group page. The group name is 'Brisbane - I Love Real Estate - Students Only' and it is a closed group. The cover photo shows a city skyline at night with the text 'I ❤️ RE Official Brisbane Meetup'. The page includes a navigation menu on the left with options like 'About', 'Discussion', 'Members', 'Events', 'Videos', and 'Photos'. There is a search bar for the group and a 'Shortcuts' section. The main content area shows a 'Write Post' section with a profile picture and the text 'Write something...'. Below that are options for 'Photo/Video', 'Tag Friends', and 'Ask for Reco...'. A 'NEW ACTIVITY' section shows a post by 'Neil Wendt and 3 others' about a 'Brisbane Property Dinner on Saturday, February 2nd at Stones Corner Hotel'. The right sidebar contains an 'INVITE MEMBERS' section with a search bar and a list of members with 'Invite Member' buttons. Below that is a 'SUGGESTED MEMBERS' section and a 'DESCRIPTION' section.

# Housekeeping

- Next Months Monthly Prep

- ❖ 1) Print Site Plan –  
Scaling off Aerial Photo  
– Email To Be Sent

- ❖ 2) Buy Clear 30cm Ruler  
– 50c @ Officeworks



# GRADUATING PLATINUM'S



- Tracy Barrell (G)

# PLATINUM

# Changing Unwanted Habits

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**Change Your Life by  
Changing One Habit**





In 1932, **Frederic Bartlett** was working at Cambridge University when he conducted one of the most famous cognitive psychology experiments of all-time. For this research study, Bartlett recited a Native American folk tale called “The War of the Ghosts” to each participant.

# The Power of Schemas

In psychology terms, Bartlett's subjects were displaying what is known as a "schema." A schema is a set of preconceived ideas that your brain uses to perceive and interpret new information.

We form schemas based on **our experiences in life**. Once they are formed, however, schemas have a tendency to remain unchanged — even in the face of contradictory information.

In other words, your brain creates an "auto-pilot" version of how it thinks the world should work, and sometimes you keep using it even when it's no longer true or helpful. This is why Bartlett's subjects changed the details of the story. The original version didn't fit the way they thought the world should work, so they adjusted it until it seemed more reasonable.

This is important because schemas not only impact the memories you have about the outside world, but also the things you believe about yourself.

**If a mother tells her daughter she looks like a tom boy, her daughter may react by choosing activities that she imagines a tom boy would do. Conversely, if the mother tells her she looks like a princess, her daughter might choose activities thought to be more feminine... the individual chooses activities based on expectations instead of desires.**

Imagine that little girl after she has grown up. It's easy to see how the schemas and beliefs that were formed early on could continue to impact her actions years later.

# Unlearning What You Believe to be True

Old beliefs and experiences tend to push you in a certain direction or color your thoughts in a certain way

... but they aren't necessarily serving you anymore.

It's good to take a step back and think about your beliefs about life. Ask yourself, ***“Is this true? Or am I just limiting myself with these beliefs?”***

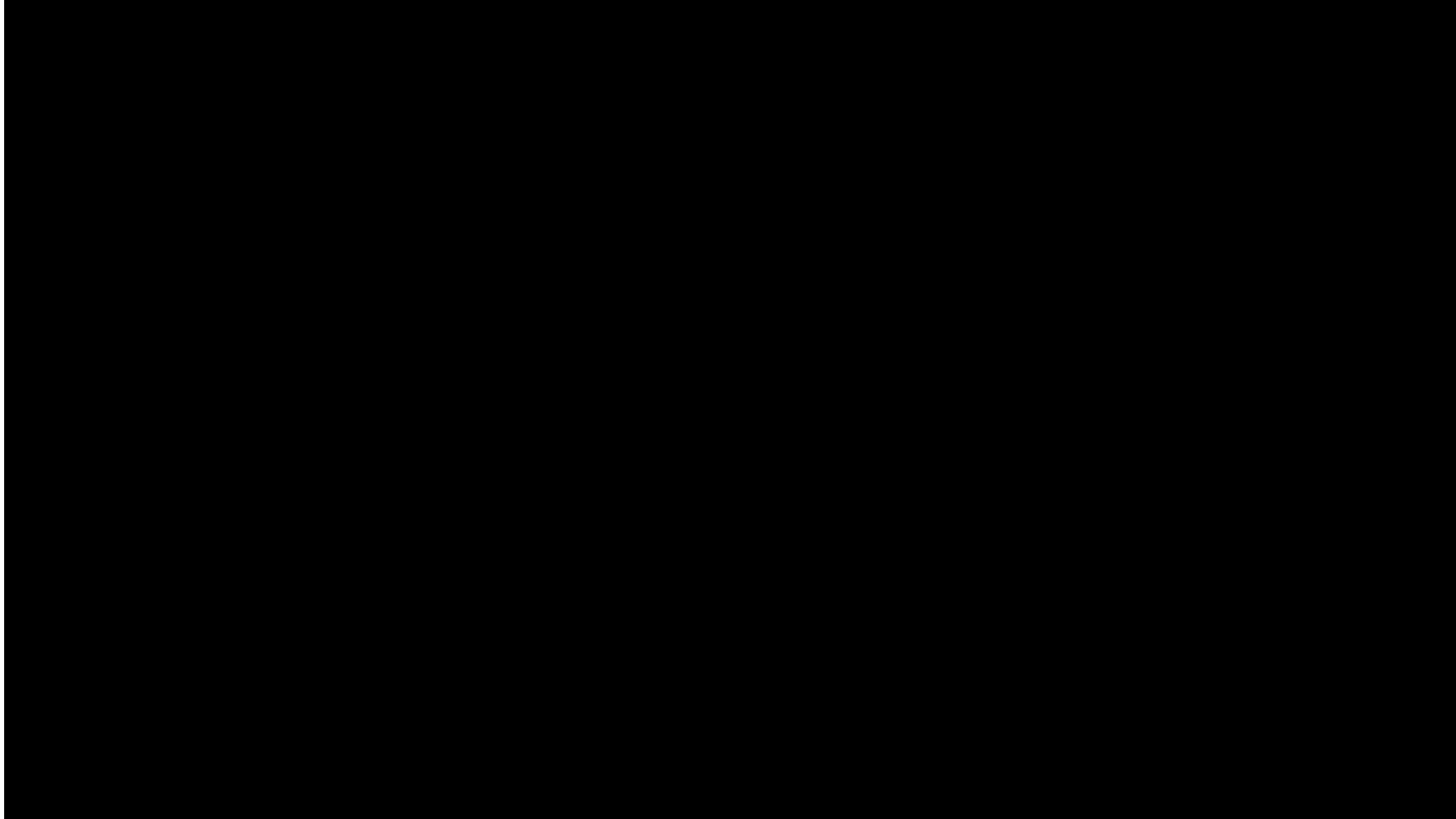
For example...

**Getting healthy** — is eating junk food really a way to “treat yourself” and “enjoy the good stuff in life” ... or are you telling yourself a story that isn't really true?

**Building a property portfolio** — do you really need to wait until X happens before you start that project? Or are you just telling yourself a story that allows you to maintain what you're currently doing instead of chasing what you're capable of doing?

**Traveling the world** — is it true that “only single people without kids” can travel far and wide? Or is that just an expectation left over from what you have typically seen?

# Here is a cool video on changing habits



- <https://www.youtube.com/watch?v=CojSlsMwDOg>

What old beliefs are you still carrying that aren't serving you anymore?

Sometimes you have to unlearn the things that you believe to be true. You don't have to see the world the same way you've always seen it. Just because it was true in the past, doesn't mean it's true today. And just because you learned something one way doesn't mean you learned it the best way.

Don't let yesterday's beliefs dictate the story that you live out today.



**Think about this and where you are at right now and discuss what untrue beliefs might be holding you back**

PLATINUM

Accountability  
Monthly Goals



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# Buddy Process – Chat Room



- Zoom Chat Room - Auto pair-up
- Exchange Mobile No.
- Schedule to “TALK” weekly
- Graduating students OK to partner for a month

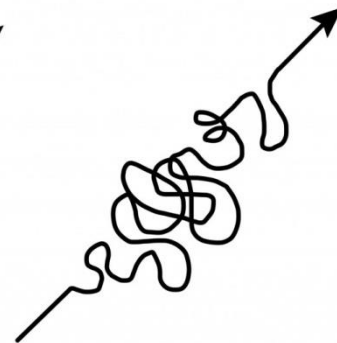
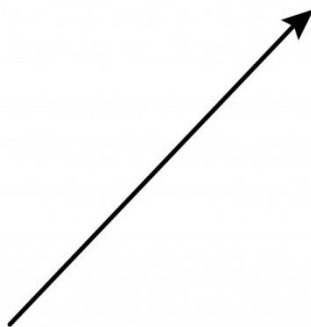
# Last Month In Review

## Share Your Successes and Challenges



SUCCESS

SUCCESS



what people think  
it looks like

what it really  
looks like

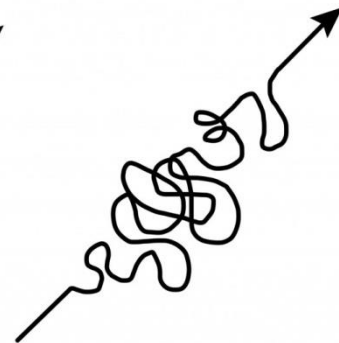
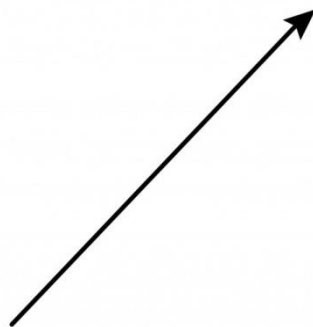
- Unmute & turn on your video in chat room
- Do Not "Leave Meeting"

# Group Share

## Share Your Successes and Challenges

SUCCESS

SUCCESS



what people think  
it looks like

what it really  
looks like

- Mute audio & turn off your video
- Raise hand to share with group

# This Months Plan

## Share Your Key Goals For Month



Monthly  
✓  
goals

- Unmute & turn on your video in chat room
- Do Not “Leave Meeting”

# Group Share

Share Your  
Key Goals For Month

Monthly  
✓  
Goals

- Mute audio & turn off your video
- Raise hand to share with group



# Tea / Coffee Break

- Workbook Print-out

# PLATINUM

# STRATA TITLING

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# TRIVIA!



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# Activity – Chat Room Intro

- Throughout presentation using breakout / chat room to work on activities together as small group (x3)
- 3 min introduce yourselves (Name, Where you are from, How long you have been in Platinum)!
- Same groups for all activities



- Unmute & turn on your video in chat room
- Do Not “Leave Meeting”

# Activity

- Groups of 3 people
- Graduates please answer last in your group – give others a go first 😊
- Record your answers on the recording sheet



TRIVIA – RECORDING SHEET



QU	ANSWER	POINTS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		

# Photograph Question Slides

- Do 3-4 Questions per breakout
- Take photo of Qu slide to reference in Chat Group breakout



# Strata Process

- Phase 1 – Design, Deal Finding, Due Diligence
- Phase 2 – Building Works & Team
- Phase 3 – Paperwork Process, Costs & Finance

**QUESTIONS THEN ANSWERS**

# PHASE 1

Definition, Deal Finding, Due Diligence

# Question 1

List the 4 title types in Australia?

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_



● Q1-3

## Question 2

True or False:

“I am buying a 3 bedroom, 2 bathroom, 1 car strata titled townhouse, its 155m<sup>2</sup> in size and has an exclusive use area of 35m<sup>2</sup>. After settlement, I will own 155m<sup>2</sup> of land?”



# Question 3



**FOR SALE:**

**Block of 6 units on one title. All in sound condition.**

**4 units - 2 beds, 1 bath, 1 car**

**2 units - 1 bed, 1 bath, 1 car**

**Strata title and profit!! STCA.**

**Price is firm: \$600,000**

**Be quick, this won't last long**

# Question 3 Cont.

9 min

Q1-3

## Your research outcomes:-

- Purchase costs (incl stamps, inspections etc.) = \$36K
  - Land tax approx: \$6K
  - Cashflow neutral for holding costs purposes
  - 1 bedroom, 1 bath units sell for \$90K (sound condition)
  - 2 bedroom, 1 bath units sell for \$150K (sound condition)
  - Average days on market for both units = 70 days
  - Building requires \$20K work to upgrade to NCC (BCA)
  - Strata fees including all council fees, inspections, plans etc. = \$30K
  - Selling costs are 3% of end value
1. Calculate the GST on sale of all units?
  2. Is there any gross profit (before income tax) if selling all units?

# Question 4

Who would be the most appropriate person to have inspect the property to assess whether or not the property is compliant with the National Construction Code (NCC)?

- a) Dymphna Boholt
- b) Building Certifier / Building Surveyor
- c) Carpenter
- d) Civil Engineer



Q4-7



# Question 5



TRUE OR FALSE:

When you look at purchasing this existing block of 4 units on one title, you notice that there is already 4 carparks which automatically means that parking requirements are met?

# Question 6

What am I?

I am part of a whole. However, I am committed to one only.

I can be used but not individually owned.

I can be various sizes.

I am defined by law.

# Question 7

List 5 ways to search for a strata title opportunity:

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_



Q4-7

# ANSWERS

Definition, Deal Finding, Due Diligence

# Question 1

**4 Points**

List the 4 title types in Australia?

- 1) Torrens Title
- 2) Company Title
- 3) Strata Title
- 4) Community Title



## Question 2

**1 Point**

True or False:

“I am buying a 3 bedroom, 2 bathroom, 1 car strata titled townhouse, its 155m<sup>2</sup> in size and has an exclusive use area of 35m<sup>2</sup>. After settlement, I will own 155m<sup>2</sup> of land?”



**FALSE – You don't own the land when doing strata title**

# Question 3



**FOR SALE:**

**Block of 6 units on one title. All in sound condition.**

**4 units - 2 beds, 1 bath, 1 car**

**2 units - 1 bed, 1 bath, 1 car**

**Strata title and profit!! STCA.**

**Price is firm: \$600,000**

**Be quick, this won't last long**

# Question 3 Cont.

2 Points

## Your research outcomes:-

- Purchase costs (incl stamps, inspections etc.) = \$36K
  - Land tax approx: \$6K
  - Cashflow neutral for holding costs purchase
  - 1 bedroom, 1 bath units sell for \$150K (condition)
  - 2 bedroom, 1 bath units sell for \$180K (condition)
  - Average days to sell = 70 days
  - Built to upgrade to NCC (BCA)
  - Including all council fees, inspections, plans etc. = \$30K
  - Council fees are 3% of end value
1. Calculate the GST on sale of all units?
  2. Is there any gross profit (before income tax) if selling all units?

**1. NO GST ON STRATA EXISTING UNITS (NO SUBSTANTIAL CHANGE IN NATURE)**  
**2. YES - \$64,600 GROSS PROFIT**

# Question 4

**1 Point**

Who would be the most appropriate person to have inspect the property to assess whether or not the property is compliant with the National Construction Code (NCC)?

- a) Dymphna Boholt
- b) Building Certifier / Building Surveyor**
- c) Carpenter
- d) Civil Engineer



# Question 5

**1 Point**



**TRUE OR FALSE:**

When you look at purchasing this existing block of 4 units on one title, you notice that there is already 4 carparks which automatically means that parking requirements are met.

**FALSE – You should always check with the town planner to make sure parking is adequate.**

## Question 6

1 Point

What am I?

I am part of a whole. However, I am committed to one only.

I can be used but not individually owned.

I can be various sizes.

I am defined by law.

**EXCLUSIVE USE**

# Question 7

**5 Points**

List 5 ways to search for a strata title opportunity:

- 1) Search online using specific terms
- 2) Speak with consultants
- 3) Letter box drop / door knocking
- 4) Advertisement – i.e. Place an add on gumtree / classifieds
- 5) Find specialist agents who deal with unit complexes



## Leader Board

2 min

# PHASE 2

## Building Works & Team

# Question 8

Which professional is the **best** to speak to regarding adequate car parking ratios for strata-titling a block of residential apartments:

- a) Town planner
- b) Traffic Engineer
- c) Building Certifier/ Building Surveyor
- b) Land Surveyor

9 min

Q8-11



# Question 9

List at least 4 types of fire rated products:



1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

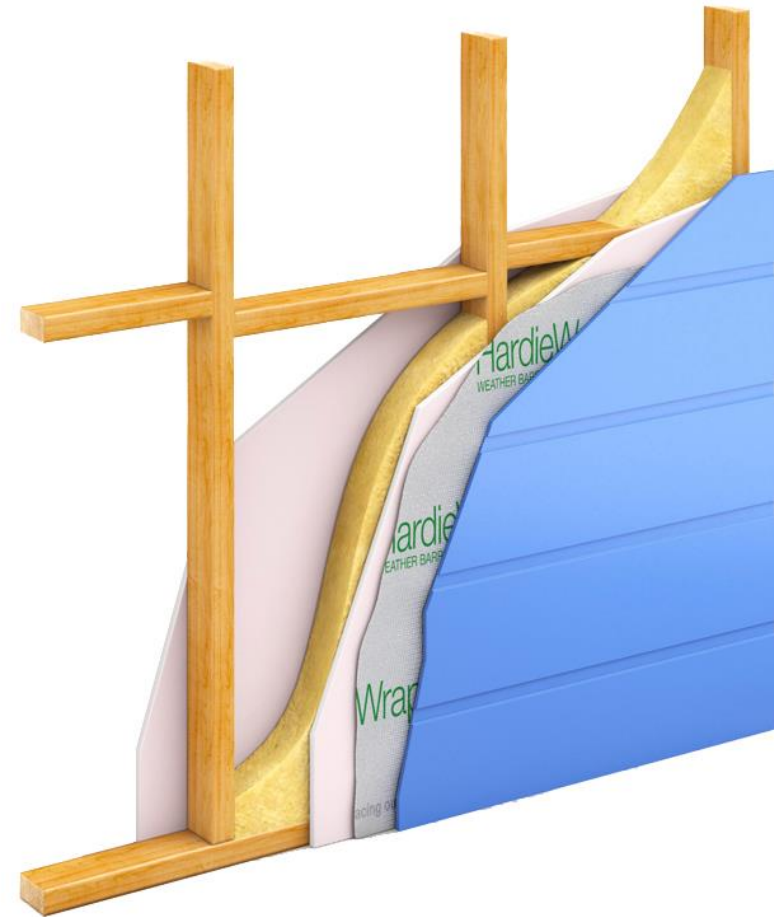
# Question 10

What does each sequence in the 60/60/60 fire rating relate to:

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_



# Question 11

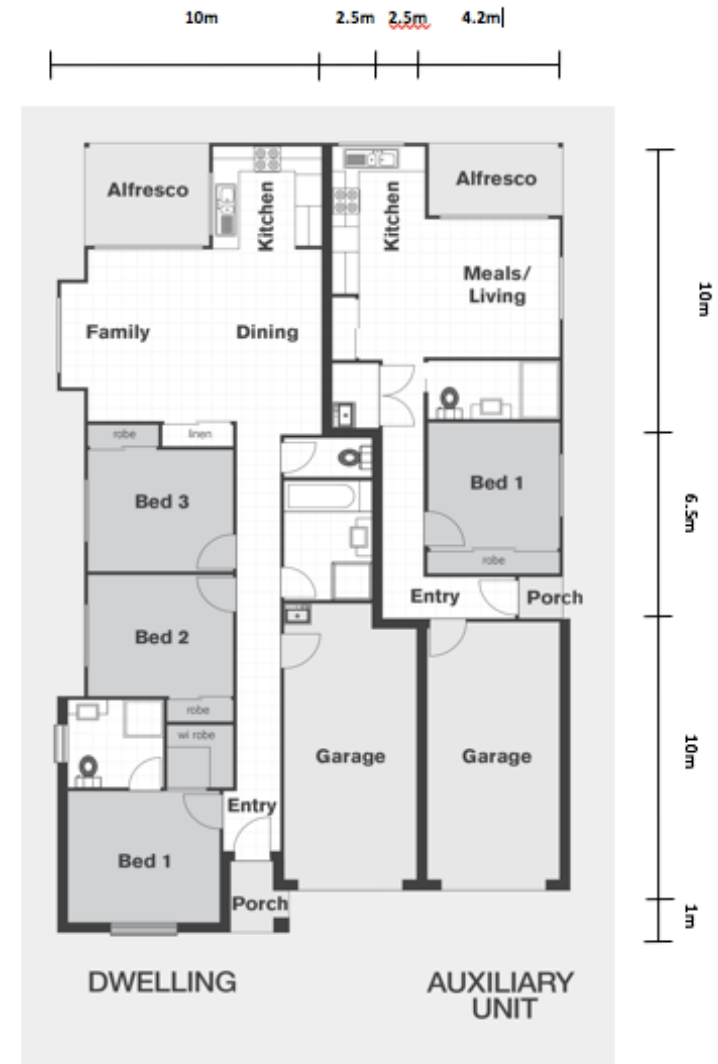
Calculate the total cost for installing a fire rated wall between the primary residence and auxiliary unit based on:

1. Fyrecheck plasterboard @ \$75/m<sup>2</sup> installed
2. Wall (to the roof line) height of 3.6m

- Assume sheeting both sides of wall
- Assume flat roof

9 min

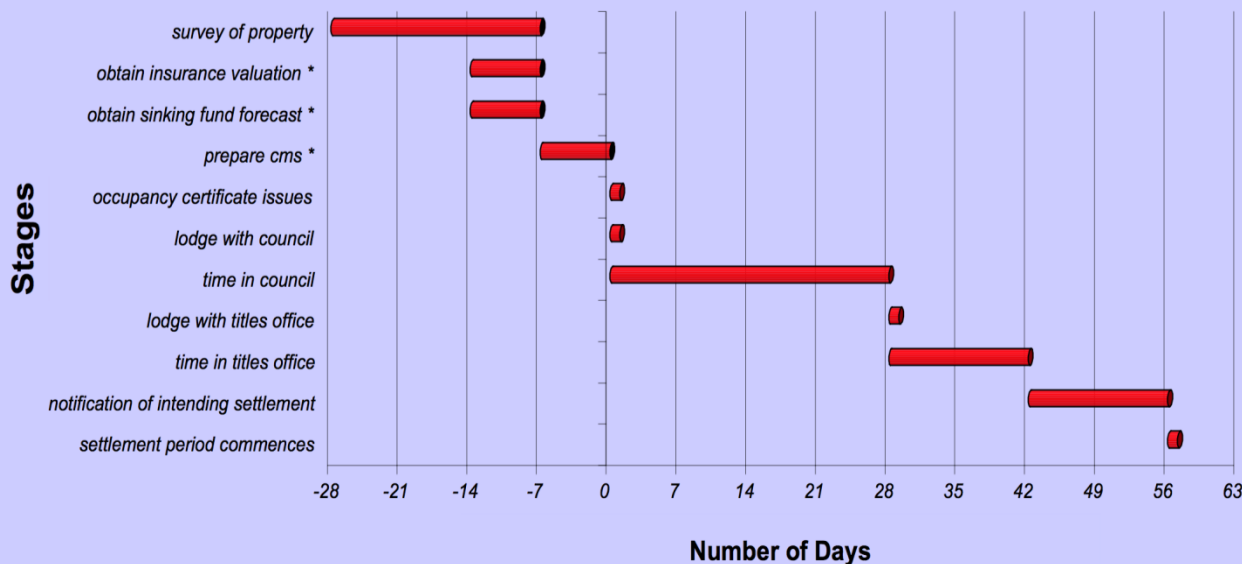
Q8-11



# Question 12

Who is the consultant that you would engage to estimate the replacement cost for body corporate insurance?

*Body Corporate Establishment Time Frames  
(based on the Certificate of Occupancy Issue Date  
and Satisfaction of all Development Approval Conditions - Day 0)*



1. Building certifier
2. Insurance broker
3. Solicitor
4. Body corporate manager
5. Quantity surveyor

8 min



Q12-15

# Question 13

When it comes to upgrading the building, you must comply to which document:

- a) Council planning scheme
- b) National Construction Code
- c) Health and well being act
- d) The residential tenancies act



# Question 14

I am able to withstand high amounts of pressure.

Proximity is important.

I'm a friend in times of emergency.

I see the colour red.

**What am I?**

# Question 15

Which of the following team members are **NOT** required for the strata titling process on an existing block of units:

Land Surveyor

Solicitor

Hydraulic  
engineer

Town planner

Geotechnical  
Engineer

Finance  
Strategist



8 min

Q12-15

# ANSWERS

## Building and Team

# Question 8

1 Point

Which professional is the **best** to speak to regarding adequate car parking ratios for strata-titling a block of residential apartments:

a) Town planner

b) Traffic Engineer

c) Building Certifier/ Building Surveyor

b) Land Surveyor



# Question 9

**4 Points**

List at least 4 type of fire rated products:



**Fire mats, tape**

**Fire barrier duct wrap**

1) **Fyrecheck plasterboard**

2) **Brick or blockwork**

3) **Intumescent paint**

4) **Mineral Wool**

**Fire service collars**

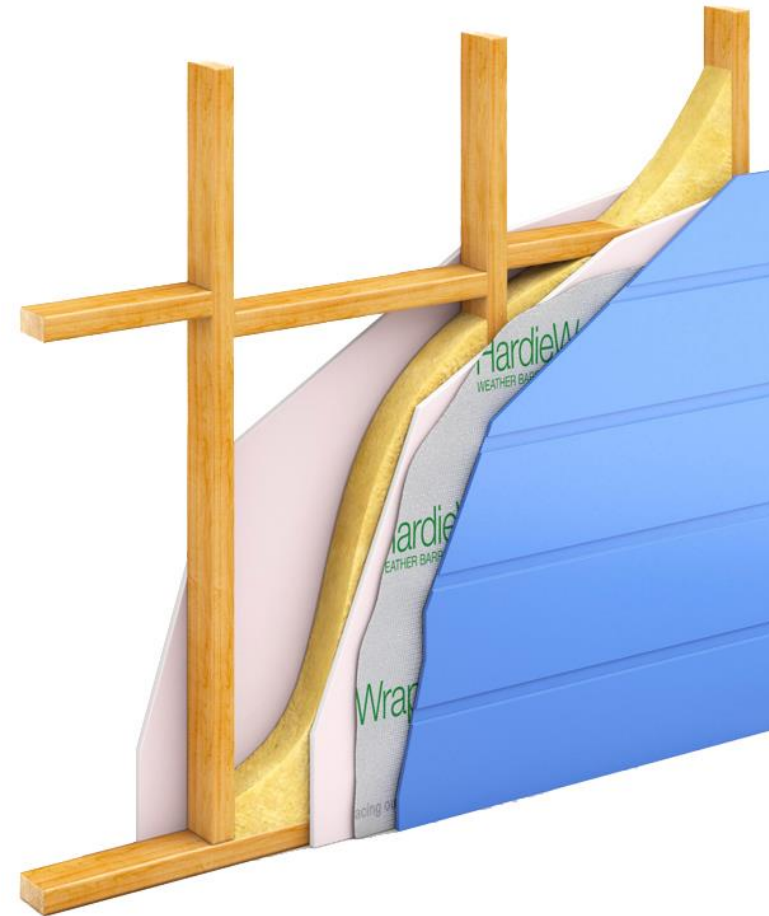
**Fire rated doors**

# Question 10

**3 Points**

What does each sequence in the 60/60/60 fire rating relate to:

- 1) **Structural adequacy** \_\_\_\_\_
- 2) **Structural integrity** \_\_\_\_\_
- 3) **Thermal rating** \_\_\_\_\_



# Question 11

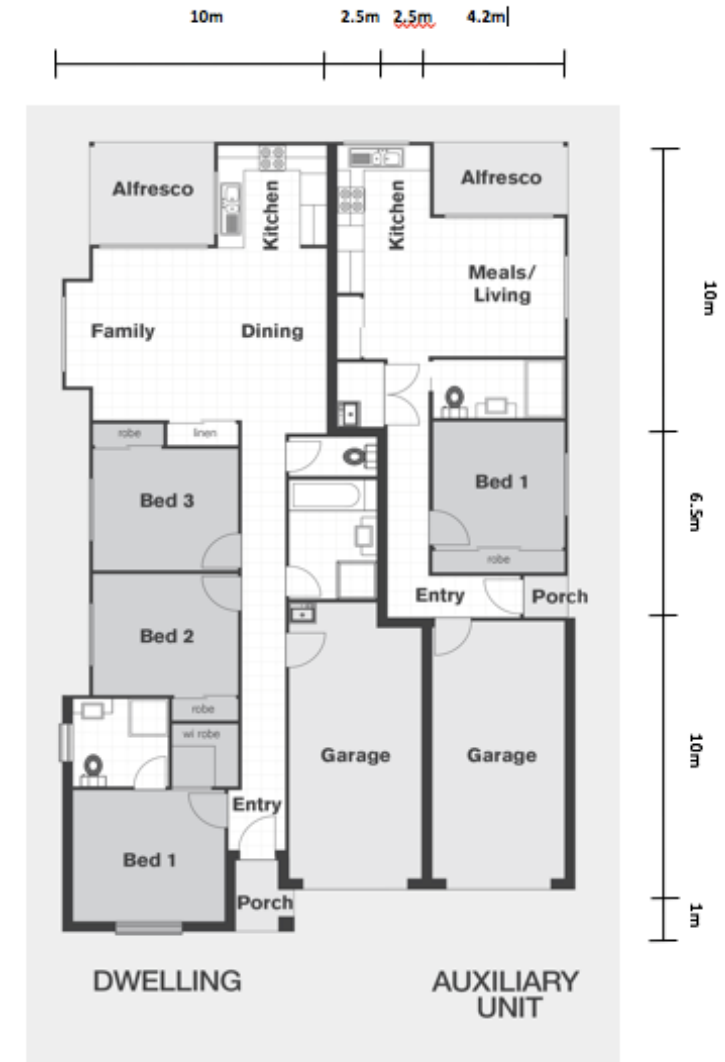
**5 Points**

Calculate the total cost for installing a fire rated wall between the primary residence and auxiliary unit based on:

1. Fyrecheck plasterboard @ \$75/m<sup>2</sup> installed
2. Wall (to the roof line) height of 3.6m

**Answer \$17,010**

**(31.5m length wall x 3.6m height = 113.4m<sup>2</sup> x 2 walls. 226.8m<sup>2</sup> x \$75 = \$17,010)**

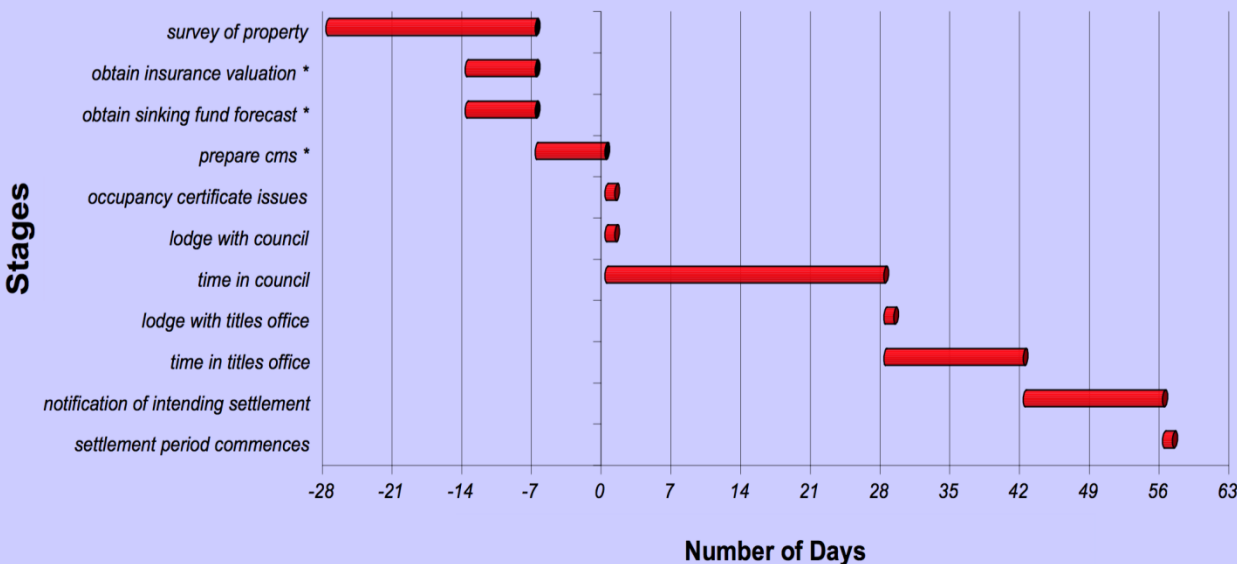


# Question 12

1 Point

Who is the consultant that you would engage to estimate the replacement cost for body corporate insurance?

*Body Corporate Establishment Time Frames  
(based on the Certificate of Occupancy Issue Date  
and Satisfaction of all Development Approval Conditions - Day 0)*



1. Building certifier
2. Insurance broker
3. Solicitor
4. Body corporate manager
5. Quantity surveyor

# Question 13

1 Point

When it comes to upgrading the building, you must comply to which document:

- a) Council planning scheme
- b) National Construction Code
- c) Health and well being act
- d) The residential tenancies act



# Question 14

1 Point

I am able to withstand high amounts of pressure.

Proximity is important.

I'm a friend in times of emergency.

I see the colour red.

**What am I?**

**Fire Hydrant**

# Question 15

1 Point

Which of the following six team members are **NOT** required for the strata titling process on an existing block of units:

- Land Surveyor
- Solicitor
- Hydraulic engineer
- Town planner
- Geotechnical Engineer
- Finance Strategist





## Leader Board

2 min

# PHASE 3

## Paperwork Process, Costs & Finance

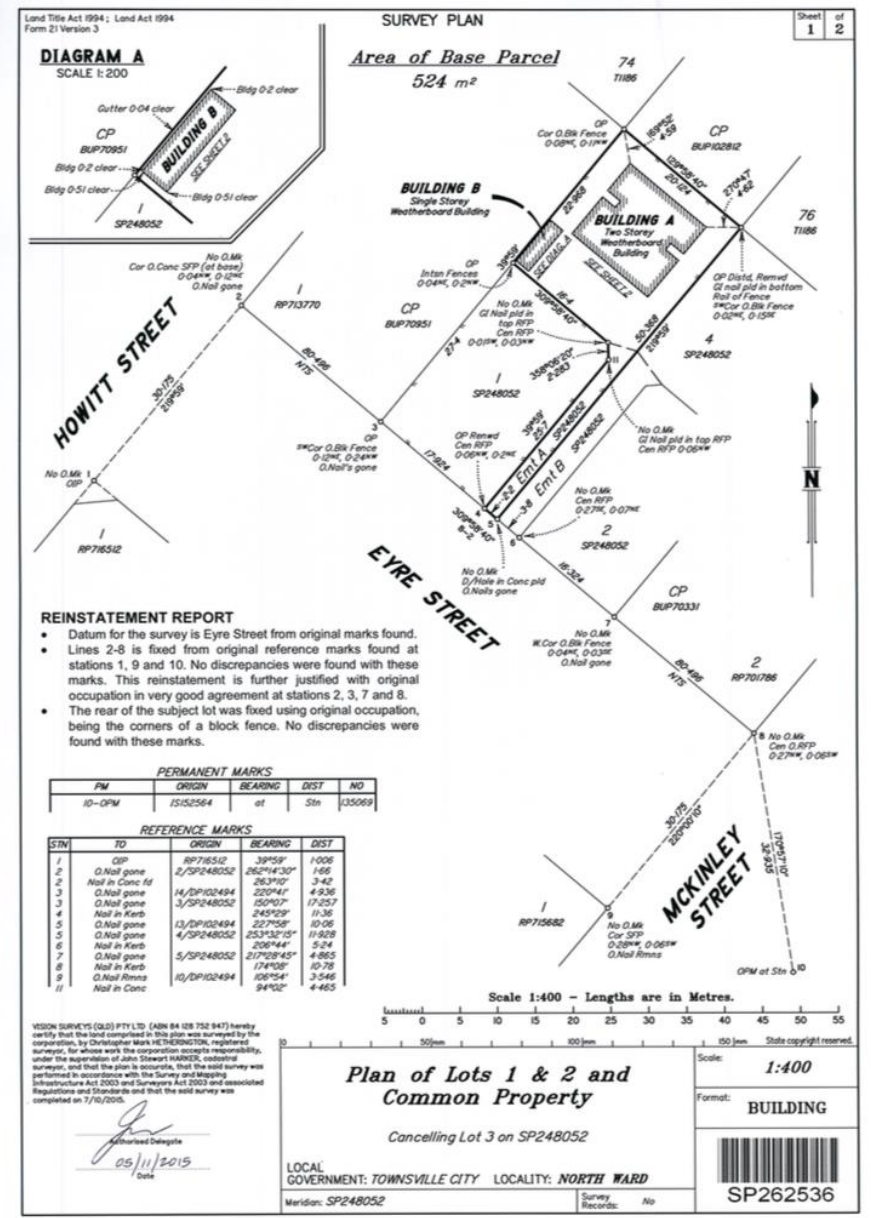
# Question 16

Reading off the survey plan:

- 1) How many new lots are being created from the strata process?
- 2) How many lots are being cancelled by the strata process?
- 3) What is the new survey plan number?
- 4) Is it OK to fold this plan?

**6 min**

Q16-18



PLATINUM

# Question 17

List 4 components of a Community Management Statement.

1) \_\_\_\_\_

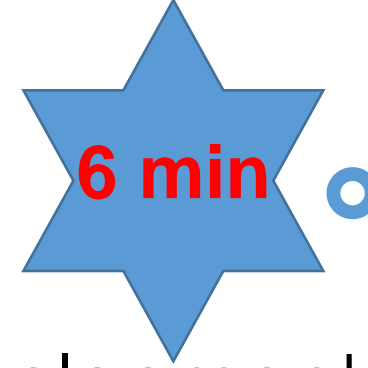
2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_



# Question 18



Q16-18

In 30 seconds, list as many Body Corporate By-laws as you can think of for a multi unit development.

Item	Item

# Question 19

Put in order the 6 major stages of the strata titling paperwork process:

Plan Sealing

Survey Plan

Sinking Fund Payment  
By Developer

First Body Corp  
Meeting

Titles Department  
Lodgment

Mortgagee Consent



Q19-22

# Question 20

Which 6 costs are specific **ONLY** to Strata Titling?

Item	Item	Item
Town planner fee	Council plan sealing fees	Development approval
Selling costs	Property management fees	Solicitor fee – Title lodgment
Survey – Building format plans	Body corporate set-up	Body corp building insurance on completion
Community management statement prep	Sales commission	Building certifier fee
Construction cost	Interest	Titles Dept. lodgment fee
Insurance report	Fire evacuation plan	Legal fees
GST	Building certifier fee	Body corporate sinking fund report

# Question 21

3 units strata titled will cost the same in hold costs to the same 3 units un-strata titled.

a) True

b) False



# Question 22

3 units strata titled will cost the same in hold costs to the same 3 units un-strata titled.

## 4 REASONS WHY?



1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

**8 min**



Q19-22

# ANSWERS

Paperwork Process, Costs & Finance

# 4 Points

# Question 16

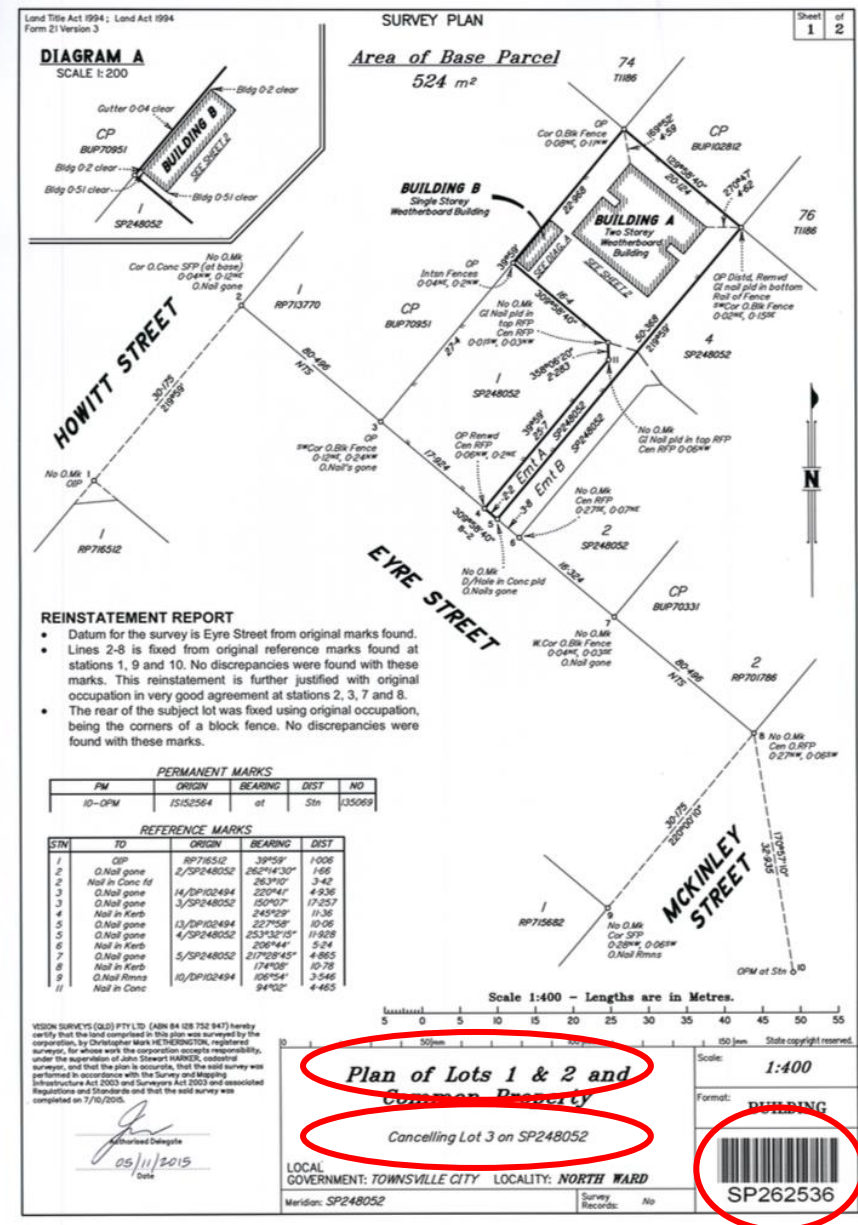
Reading off the survey plan:

1) How many new lots are being created from the strata process? **2**

2) How many lots are being cancelled by the strata process? **1**

3) What is the new survey plan number? **SP262536**

4) Is it OK to fold this plan? **NO!!!!!!**



# PLATINUM

# Question 17

**4 Points**

List 4 components of a Community Management Statement.

- 1) Lot Entitlement Schedule
- 2) Bi-laws
- 3) Easement Descriptions
- 4) Exclusive Use Area Descriptions
  - Exclusive Use Plan
  - Services Location Diagram
  - Draft Budget



# Question 18

In 30 seconds, list as many Body Corporate By-laws you can think of for a unit development project.

Item	Item

# Question 18

**1/2 Point each**  
**Max 10 points**

In 30 seconds, list as many Body Corporate By-laws you can think of for a unit development project.

Item	Item
Noise & Nuisance	Appearance of Lots
Vehicles & Parking	Keeping of Animals
Obstruction	Signage
Damage to Lawns / Common Property	Water Use
Behavior of Invitees	Vermin
Auction & Garage Sales	Balconies / Terraces
Rubbish	Utility Services & Retaining Walls
Aerials	Notices

# Question 19

Put in order the 6 major stages of the strata titling paperwork process:

Plan Sealing

Survey Plan

Sinking Fund Payment  
By Developer

First Body Corp  
Meeting

Titles Department  
Lodgment

Mortgagee Consent

# Question 19

**6 Points**

Put in order the 6 major stages of the strata titling paperwork process:

1. Survey Plan
2. Plan Sealing
3. Mortgagee Consent
4. Titles Department Lodgment
5. Sinking Fund Payment By Developer
6. First Body Corp Meeting

# Question 20

Which 6 costs are specific **ONLY** to Strata Titling?

Item	Item	Item
Town planner fee	Council plan sealing fees	Development approval
Selling costs	Property management fees	Solicitor fee – Title lodgment
Survey – Building format plans	Body corporate set-up	Body corp building insurance on completion
Community management statement prep	Sales commission	Building certifier fee
Construction cost	Interest	Titles Dept. lodgment fee
Insurance report	Fire evacuation plan	Legal fees
GST	Building certifier fee	Body corporate sinking fund report

# Question 20

6 Points

Which 7 costs are specific **ONLY** to Strata Titling?

Item	Item	Item
Town planner fee	Council plan sealing fees	Development approval
Selling costs	Property management fees	Solicitor fee – Title lodgment
Survey – Building format plans	Body corporate set-up	Body corp building insurance on completion
Community management statement prep	Sales commission	Building certifier fee
Construction cost	Interest	Titles Dept. lodgment fee
Insurance report	Fire evacuation plan	Legal fees
GST	Building certifier fee	Body corporate sinking fund report

# Question 21

1 Points

3 units strata titled will cost the same in hold costs to the same 3 units un-strata titled?

a) True

b) False



# Question 22

**4 Points**

3 units strata titled will cost the same in hold costs to the same 3 units un-strata titled.

## **4 REASONS WHY?**

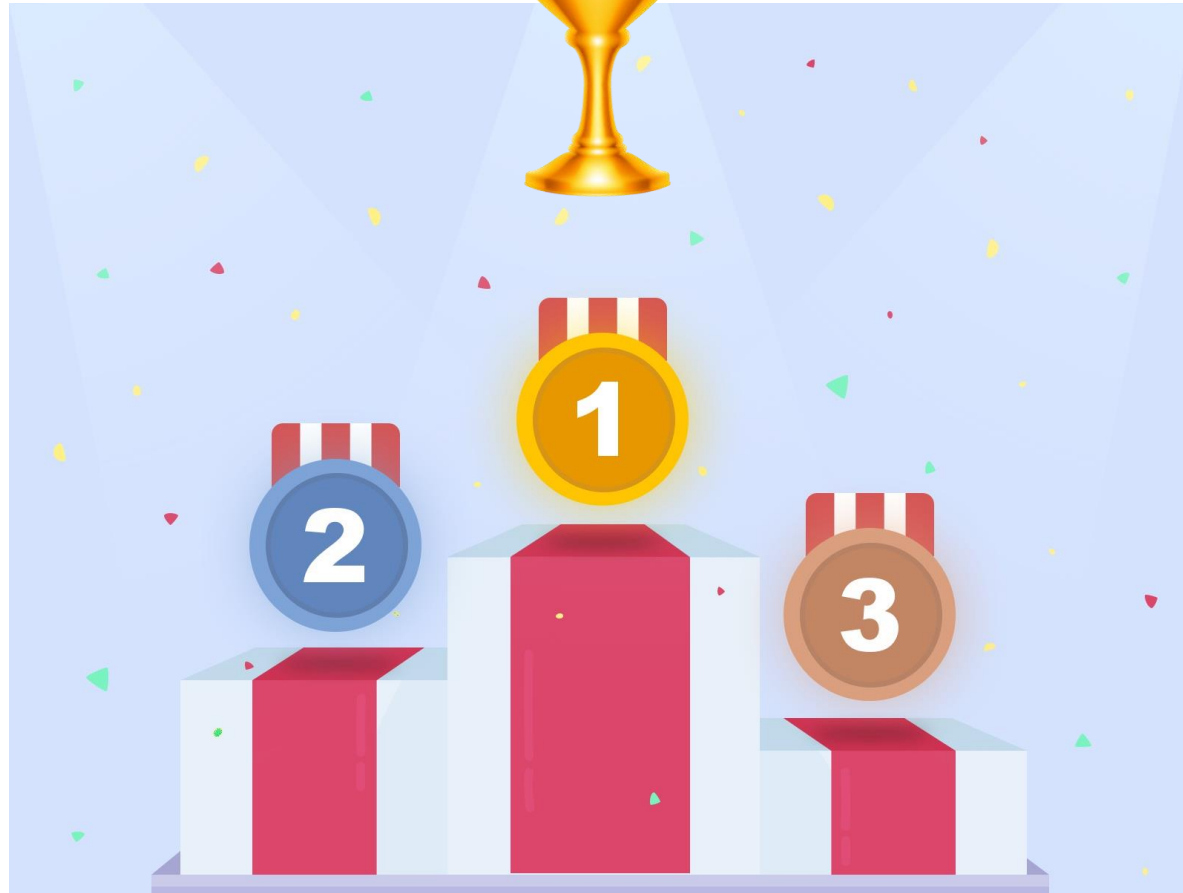


- 1) Higher Council Rates Costs
- 2) Body Corp Levies
- 3) Higher Water, Sewer, Insurance Costs
- 4) Land Tax



## Leader Board

**3 min**



QUESTIONS?