



# STRATA ASSIST QLD

Body Corporate Search Agent

Form 13 Information Certificate and Form 8 Change in Ownership should be directed to the Body Corporate Managers – See details below

## VENDORS DISCLOSURE STATEMENT

Body Corporate and Community Management Act 1997 and amendments 2012  
SECTION 206

<b>THIS DISCLOSURE STATEMENT RELATES TO THE SALE OF:</b>	LOT 17 ON BUP11975 PARADISE MEWS CTS 3625 14 PARADISE STREET HIGHGATE HILL QLD 4101
--	--

REQUIREMENT	DISCLOSED INFORMATION
Body Corporate Information Certificates issued by:	BODY CORPORATE MANAGER
Contact Details	STRATA DYNAMICS LEVEL 11 26 WHARF STREET BRISBANE QLD 4000 Ph: 3229 9185
Has a Committee been appointed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no Committee, has the Body Corporate Manager been engaged to carry out the functions of the Committee:	Not applicable

**Regulation Module**

Insert cross in appropriate box

  
  


- Standard Regulation Module
- Commercial Regulation Module
- Other Regulation Module

  
  


- Accommodation Regulation Module
- Small Schemes Regulation Module
- Not applicable

If no box is ticked, the Standard Regulation Module is taken to be designated as the applicable Regulation Module.  
Not applicable – The Body Corporate is regulated by the Building Units and Group Titles Act – No CMS applies.

DETAILS OF INSURANCE:			
<b>Company:</b>	Allianz Australia Insurance Limited	<b>Expiry:</b>	31 <sup>st</sup> January 2019
<b>Policy No.</b>	QRSC17000242		
Public Liability:	\$20,000,000	Building:	\$9,307,563
Loss of Rent:	\$1,396,134	Catastrophe:	\$2,792,269
Office Bearers:	\$1,000,000	Voluntary Workers:	\$200,000/\$2,000

**ACCOUNTING RECORDS**

Last known balances of the Sinking fund: \$69,181.18

How was the approximate balance ascertained?

Balance Sheet dated 7<sup>th</sup> December 2018

**IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE LOT OWNER IS RESPONSIBLE:**

Nothing sighted in records provided.

**SWIMMING POOL SAFETY CERTIFICATE**

Swimming Pool Safety Certificate Sighted? Yes  No  Certificate No: \_\_\_\_\_ Expiry: \_\_\_\_\_

**PETS AND BY-LAWS**

Refer to By-Law 2

Are pets allowed to be kept?

No Pets allowed in the scheme



**ASSET REGISTER**

The body corporate assets required to be recorded on a register maintained by the body corporate are

Is a register of body corporate assets kept?	Nothing sighted in records provided
If so, what assets are recorded in the register?	N/A

**LOT ENTITLEMENTS**

Contribution Lot Entitlements	1	Aggregate	20
Interest Lot Entitlement	1	Aggregate	20

**LEVIES AND CONTRIBUTIONS DETERMINED AT AGM HELD:** 23rd January 2018

**Annual Gross Contributions fixed by the Body Corporate as payable by the Lot Owner is:**

<b>Administration Fund:</b>	<b>\$ 2,325.00</b>	<b>Sinking Fund:</b>	<b>\$ 1,035.02</b>	<b>Insurance:</b>	<b>\$ -</b>
Administration and Sinking fund levies are payable in advance every				three months	

Due Date:	ADMINISTRATION FUND		SINKING FUND		INSURANCE	
	Approved PLE*	Amount	Approved PLE*	Amount	Approved PLE*	Amount
01.11.17	581.25	\$ 581.25	239.16	\$ 239.16	0	\$ -
01.02.18	581.25	\$ 581.25	239.16	\$ 239.16	0	\$ -
01.05.18	581.25	\$ 581.25	278.3493	\$ 278.35	0	\$ -
01.08.18	581.25	\$ 581.25	278.3493	\$ 278.35	0	\$ -
Interim						
01.11.18	581.25	\$ 581.25	258.7546	\$ 258.75	0	\$ -
01.02.19	581.25	\$ 581.25	258.7546	\$ 258.75	0	\$ -
Discount		20%		20%		0%

\* An abbreviation for "Per Lot Entitlement"

\*\* Discount given on levies if paid on or before due date

<b>Other contributions for subject Lot</b>	
Exclusive Use Liability?	Nothing sighted in records provided
Other?	Nothing sighted in records provided
<b>SPECIAL LEVIES</b>	
Are there any current special levies?	Nothing sighted in records provided
Total Amount	N/A
Any known proposed special levies in the near future?	Nothing sighted in records provided
Potential Total Amount	N/A
<b>OTHER INFORMATION</b>	
Information prescribed under Regulation Module:	Not applicable - none prescribed

This Report was prepared on 7<sup>th</sup> December 2018



[Signature]  
Signature of seller(s) or person  
authorised by Sellers

Seller  
Capacity of person signing

9/12/18  
Dated

[Signature]  
Signature of Witness

Joanne Mitchell  
Name

9/12/18  
Dated

### ACKNOWLEDGEMENT

The buyer acknowledges -

- (a) having received this Disclosure Statement before entering into the contract to buy the above lot.

\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Signature of Buyer(s)

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Name

\_\_\_\_\_  
Dated

#### Vendors Note:

This Section 206 Disclosure Statement is required by law to accompany a Contract of Sale of a property that is regulated by the Body Corporate & Community Management Act 1997. This Statement contains very basic Body Corporate information.

This Statement does not cover the Seller's Implied Warranties referred to in Clause 7 of the Contract of Sale. Unless you have requested that an Implied Warranties Statement be provided with this Disclosure, it is imperative that Vendors complete Clause 7 of the Contract diligently and to the best of their knowledge to avoid possible termination of a Contract should any matter be discovered that was not disclosed in that part of the Contract.

#### Notes related to Contributions

All contributions are set at the preceding Body Corporate Annual General Meeting (AGM). Gross amounts above refer to the total cost of the contribution. Often a discount of up to 20% is offered if contributions are paid on time. The AGM, or in some instances, an EGM, will set contributions for the financial year period and will often determine interim levies for the first or second levy periods in the following financial year to allow for the fact that the AGM for the following year could be delayed and levies need to be raised.

#### Notes regarding Utilities

This report is not privy to unpaid utility amounts (ie. electricity, gas, water) that may or may not be outstanding. The Purchaser should ensure that any unpaid amounts are taken into account when calculating settlement figures. This information can be obtained from the Body Corporate Manager by way of an Information Certificate.

#### Disclaimer

Please be advised that this Report was prepared from information provided by the Body Corporate. At the time of inspection, it is a possibility that not all of the records of the Body Corporate were made available or the records that were available were not up to date or complete. In either of these events, no responsibility is taken for any errors or omissions.

Whilst every care is taken in the preparation of this Report, it is the Seller's Responsibility to check the document thoroughly prior to signing. Any discrepancies are to be brought to our attention immediately. No responsibility will be taken for any discrepancy in levy calculations once settlement of the sale of this property has been effected.

### STRATA ASSIST QLD - Body Corporate Search Agent

EMAIL: [jan@strataassistqld.com.au](mailto:jan@strataassistqld.com.au)  
Web Address: [www.strataassistqld.com.au](http://www.strataassistqld.com.au)  
Phone: 0408924549  
69 Mecla Road Ashgrove Qld 4060  
Jamaty Holdings Pty Ltd T/A ABN 86 504 337 989