

27 January 2022

PETTIGREW UNITS CTS 12719  
Not registered for GST

ABN: 32 126 737 623

## Tax Invoice

KE Rookas  
4/2 Pettigrew Street  
MOOLOOLABA QLD 4557

Ref

Re      Lot      4                      PETTIGREW UNITS CTS 12719

Fee      185.00                      Paid

Above Fee includes GST

Please find enclosed information which may be used to enable you to complete the Disclosure Statement. Implied warranties are matters for consideration or enquiry by the seller and are not disclosed in this information.

Please Note: An 'Information for Disclosure' obtained from a Body Corporate Manager is not a Disclosure Statement. This is a document that Body Corporate Managers provide to enable an Agent/Seller prepare a Disclosure Statement in accordance with the Legislation.

Yours faithfully  
StrataLiving BCM

Alastair McCracken  
BODY CORPORATE MANAGER

**INFORMATION FOR DISCLOSURE STATEMENT****as at 27 January 2022**

<b>Body Corporate</b>		Name of Scheme:	<b>PETTIGREW UNITS</b>		
		Community Titles Scheme No:	<b>12719</b>		
		Lot Number:	<b>4</b>	Plan Number:	<b>2418</b>

  

<b>Secretary</b>		Name	<b>C/- StrataLiving BCM Pty Ltd</b>		
		Address	<b>c/- StrataLiving BCM</b>		
		Telephone	<b>5475 4492</b>	Facsimile	<b>5475 4493</b>

  

<b>Body Corporate Manager</b>		Name	<b>StrataLiving BCM</b>		
		Address	<b>PO Box 5273 Maroochydore BC 4558</b>		
		Telephone	<b>07 54754492</b>	Facsimile	

  

<b>Contributions and Levies</b>		Levies Determined by the Body Corporate for this Lot			
	Administrative Fund	Amount	Due Date	Discount	If paid by
	<b>01/12/20 to 31/05/21</b>	<b>\$906.25</b>	<b>01/12/20</b>	<b>\$181.25</b>	<b>01/12/20</b>
	<b>01/06/21 to 30/11/21</b>	<b>\$1,818.75</b>	<b>01/06/21</b>	<b>\$363.75</b>	<b>01/06/21</b>
	<b>01/12/21****31/05/22</b>	<b>\$1,500.00</b>	<b>01/12/21</b>	<b>\$300.00</b>	<b>01/12/21</b>
	Sinking Fund				
	<b>01/12/20 to 31/05/21</b>	<b>\$937.50</b>	<b>01/12/20</b>	<b>\$187.50</b>	<b>01/12/20</b>
	<b>01/06/21 to 30/11/21</b>	<b>\$937.50</b>	<b>01/06/21</b>	<b>\$187.50</b>	<b>01/06/21</b>
	<b>01/12/21****31/05/22</b>	<b>\$937.50</b>	<b>01/12/21</b>	<b>\$187.50</b>	<b>01/12/21</b>

  

<b>Body Corporate</b>		Name of Scheme:	<b>PETTIGREW UNITS</b>		
		Community Titles Scheme No:	<b>12719</b>		
		Lot Number:	<b>4</b>	Plan Number:	<b>2418</b>

  

<b>Improvements on Common Property for which Buyer will be Responsible</b>	<b>07/05/15</b>	<b>Approval to install balcony blinds</b>	<b>Refer to commflymin dated 07/05/15</b>
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## INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate  
Assets Required to  
be Recorded on  
Register

**There are no assets required to be recorded.**

Committee

**Yes, there is a Committee for the Body Corporate**

Information  
prescribed under  
Regulation  
Module

**Nil**

Signing

\_\_\_\_\_  
Seller/Sellers Agent

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

Buyers  
Acknowledgement

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## Additional Information

<b>Body Corporate</b>	Name of Scheme: <b>PETTIGREW UNITS</b>			
	Community Titles Scheme No: <b>12719</b>			
	Lot Number: <b>4</b>		Plan Number: <b>2418</b>	
<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>4</b>	Entitlement of Lot <b>1</b>
	Contribution Schedule	Aggregate	<b>4</b>	Entitlement of Lot <b>1</b>
	Balance of Sinking fund at end of last Financial Year	<b>13,552.54</b>	as at	<b>30/11/21</b>
	Insurance Levies not included in Administrative Fund Levies:			
	Monetary Liability under Exclusive Use By-Law			

<b>Insurance</b>	Type	Company	Policy No	Sum Insured	Due Date
	<b>BUILDING</b>	<b>Longitude Insurance Pty Ltd</b>	<b>LNG-STR-20057359</b>	<b>1,493,500</b>	<b>30/11/22</b>
	<b>FIDELITY GUARANTEE</b>	<b>Longitude Insurance Pty Ltd</b>	<b>LNG-STR-20057359</b>	<b>100,000</b>	<b>30/11/22</b>
	<b>GOVT AUDIT &amp; LEGAL</b>	<b>Longitude Insurance Pty Ltd</b>	<b>LNG-STR-20057359</b>	<b>230,000</b>	<b>30/11/22</b>
	<b>LOSS OF RENT</b>	<b>Longitude Insurance Pty Ltd</b>	<b>LNG-STR-20057359</b>	<b>224,025</b>	<b>30/11/22</b>
	<b>LOT OWNERS FIXT &amp; IM</b>	<b>Longitude Insurance Pty Ltd</b>	<b>LNG-STR-20057359</b>	<b>300,000</b>	<b>30/11/22</b>
	<b>OFFICE BEARERS</b>	<b>Longitude Insurance Pty Ltd</b>	<b>LNG-STR-20057359</b>	<b>1,000,000</b>	<b>30/11/22</b>
	<b>PUBLIC LIABILITY</b>	<b>Longitude Insurance Pty Ltd</b>	<b>LNG-STR-20057359</b>	<b>10,000,000</b>	<b>30/11/22</b>
	<b>VOLUNTARY WORKERS</b>	<b>Longitude Insurance Pty Ltd</b>	<b>LNG-STR-20057359</b>	<b>200,000/2,000 P/W</b>	<b>30/11/22</b>

<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

Body Corporate

Name of Scheme:

**PETTIGREW UNITS**

Community Titles Scheme No:

**12719**

Lot Number:

**4**

Plan Number:

**2418**

Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

**Additional information on this page to be completed by Vendor**

Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

Circumstances in  
Relation to  
Affairs of the  
Body Corporate

Exceptions to  
Statements in  
Clause 7.4(2)