

INFORMATION FOR DISCLOSURE STATEMENT**as at 18th March 2022**

Body Corporate	Name of Scheme:	NORMA VISTA	
	Community Titles Scheme No:	41487	
	Lot Number:	5	Plan Number: SP234168

Secretary	Name	Mr Liam C Blake
	Address	1/44 Norman Drive CHERMSIDE QLD 4032
	Telephone	
	Facsimile	

Body Corporate Manager	Name	Bright & Duggan (QLD) Pty Ltd
	Address	Level 1 Suite 2 193 Ferry Road SOUTHPORT QLD 4215
	Telephone	5532 1900
	Facsimile	5531 2029

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/06/21 to 31/08/21	\$300.00	01/06/21	Nil	01/06/21
	01/09/21 to 30/11/21	\$300.00	01/09/21	Nil	01/09/21
	01/12/21 to 28/02/22	\$600.00	01/12/21	Nil	01/12/21
	01/03/22 to 31/05/22	\$600.00	01/03/22	Nil	01/03/22
	01/06/22****31/08/22	\$450.00	01/06/22	Nil	01/06/22
	01/09/22****30/11/22	\$450.00	01/09/22	Nil	01/09/22
	Sinking Fund				
	01/06/21 to 31/08/21	\$375.00	01/06/21	Nil	01/06/21
	01/09/21 to 30/11/21	\$375.00	01/09/21	Nil	01/09/21
	01/12/21 to 28/02/22	\$225.00	01/12/21	Nil	01/12/21
	01/03/22 to 31/05/22	\$225.00	01/03/22	Nil	01/03/22
	01/06/22****31/08/22	\$300.00	01/06/22	Nil	01/06/22
	01/09/22****30/11/22	\$300.00	01/09/22	Nil	01/09/22

LEGAL OR RECOVERY COSTS ACCRUING

Body Corporate	Name of Scheme:	NORMA VISTA
	Community Titles Scheme No:	41487
	Lot Number:	5
	Plan Number:	SP234168

Improvements on Common Property for which Buyer will be Responsible	See annexure Register of Authorisations Affecting Common Property
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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

Information
prescribed under
Regulation
Module

Nil

Signing



Seller/Sellers Agent

Witness

19-03-2022

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

Body Corporate	Name of Scheme:	NORMA VISTA			
	Community Titles Scheme No:	41487			
	Lot Number:	5	Plan Number:	SP234168	

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	5	Entitlement of Lot	1
	Contribution Schedule	Aggregate	5	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		59,854.54	as at	31/05/21
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law	Not applicable (TS)			

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	BUILDING	Axis Underwriting Services	P005632	2,441,323	16/03/22
	PUBLIC LIABILITY	Axis Underwriting Services	P005632	20,000,000	16/03/22
	OFFICE BEARERS	Axis Underwriting Services	P005632	1,000,000	16/03/22
	VOLUNTARY WORKERS	Axis Underwriting Services	P005632	200,000	16/03/22
	FIDELITY GUARANTEE	Axis Underwriting Services	P005632	100,000	16/03/22
	LOSS OF RENT	Axis Underwriting Services	P005632	366,198	16/03/22
	COMMON AREA CONTENTS	Axis Underwriting Services	P005632	24,413	16/03/22
	BUILDING CATASTROPHE	Axis Underwriting Services	P005632	732,397	16/03/22
	GOV. AUDIT COSTS	Axis Underwriting Services	P005632	25,000	16/03/22
	APPEAL EXPENSES	Axis Underwriting Services	P005632	100,000	16/03/22
	LEGAL DEFENCE EXP	Axis Underwriting Services	P005632	50,000	16/03/22
	FLOATING FLOORS	Axis Underwriting Services	P005632	Not Selected	16/03/22

Mortgages or Securities over Body Corporate Assets	Nil
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Additional Information (continued)

Body Corporate

Name of Scheme:

NORMA VISTA

Community Titles Scheme No:

41487

Lot Number:

5

Plan Number:

SP234168

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

This certificate only relates to the statements under Section 206 that the seller must give, it should also be noted that the seller is also required to warrant certain matters relative to defects liability under Section 223, this certificate does not extend to Section 223

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)

Register Of Authorisations Affecting Common Property

NORMA VISTA CTS 41487

[illegible]

CONTRACTS REGISTER

NORMA VISTA CTS 41487

Contractor Name and Address Bright & Duggan (QLD) Pty Ltd Suite 2, Level 1 193 Ferry Road SOUTHPORT QLD 4215	Details of Duties Administration	Delegated Powers	Basis of Remuneration Quarterly in Advance/\$165.00 per Lot excl GST
Commencement Date	29/08/2021	Termination Date	31/08/2024
Term of Contract	Three (3) Years	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address AGL	Details of Duties	Delegated Powers	Basis of Remuneration 25% off DMO
Commencement Date	1/07/2020	Termination Date	
Term of Contract	2 years	Finance	
Options	opt out at any time	Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

CERTIFICATE OF COMPLETION

Date Generated: 19/03/2022



Document Details

Subject: SignAnything - Disclosure Statement - 5.44 Norman

Document Pages: 6

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: Matt Phillips

Email Address: matt@imageproperty.com.au

Status: Signed

IP Address:

Supervised By:

Email Sent Date: 19/3/2022

Signed Date: 19/3/2022

Signature: 

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature:

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature: