



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

THIS DISCLOSURE STATEMENT RELATES TO THE SALE OF:

LOT 17 ON SP 257677
THE AVENUE LUTWYCHE CTS 46207
47 NORMAN AVENUE
LUTWYCHE QLD 4030

REQUIREMENT	DISCLOSED INFORMATION
Body Corporate Information Certificates issued by:	BODY CORPORATE MANAGER
Contact Details	STRATACARE AUSTRALIA 141 CAMPBELL STREET BOWEN HILLS QLD 4006 Ph: 3435 5300
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:

Company:	CHU Underwriting Agencies Pty Ltd	Expiry:	11 th July 2022
Policy No.	HU0006048155		
Public Liability:	\$30,000,000	Building:	\$5,848,211
Loss of Rent:	\$877,231	Catastrophe:	Not noted
Office Bearers:	\$5,000,000	Voluntary Workers:	\$200,000/\$2,000

ACCOUNTING RECORDS

Last known balances of the Sinking fund: \$49,290.58

How was the approximate balance ascertained?

Balance Sheet dated 16th March 2022

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

Exclusive use Carpark 17

SWIMMING POOL SAFETY CERTIFICATE

Swimming Pool Safety Certificate Sighted? Yes ☐ No ☒ Certificate No: Expiry:

PETS AND BY-LAWS

Refer to By-Law 2.8

Are pets allowed to be kept?

Subject to Body Corporate approval. Further conditions apply - refer to By-Laws.

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? **Asset Register not sighted**

If so, what assets are recorded in the register? **Not applicable**

LOT ENTITLEMENTS

Contribution Lot Entitlements		1	Aggregate	18	
Interest Lot Entitlement		139	Aggregate	2304	

LEVIES AND CONTRIBUTIONS DETERMINED AT AGM HELD:

1st October 2021

Next AGM scheduled to take place:

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

Administration Fund: **\$ 2,500.00** Sinking Fund: **\$ 1,244.17** Insurance: **\$ 542.96**

Administration and Sinking fund levies are payable in advance every **three months**

	ADMINISTRATION FUND		SINKING FUND		INSURANCE	
Due Date:	Approved PLE*	Amount	Approved PLE*	Amount	Approved PLE*	Amount
01.07.21	625	\$ 625.00	249.5	\$ 249.50	0.6594	\$ 91.66
01.10.21	625	\$ 625.00	249.5	\$ 249.50	0.6594	\$ 91.66
01.01.22	625	\$ 625.00	372.5833	\$ 372.58	1.2937	\$ 179.82
01.04.22	625	\$ 625.00	372.5833	\$ 372.58	1.2937	\$ 179.82
Interim						
01.07.22	656.25	\$ 656.25	326.5938	\$ 326.59	1.0254	\$ 142.53
01.10.22	656.25	\$ 656.25	326.5938	\$ 326.59	1.0254	\$ 142.53
Discount		0%		0%		0%

* An abbreviation for "Per Lot Entitlement"

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

Other contributions for subject Lot

Exclusive Use Liability? **Nothing sighted in records provided**

Other? **Nothing sighted in records provided**

SPECIAL LEVIES

Are there any current special levies? **Yes for Sinking fund deficit**

Total Amount **\$1,057.95** Due Date **three equal payments of \$352.65 due on 01.10.21, 01.01.22 & 01.04.22**

Any known proposed special levies in the near future? **Nothing sighted in records provided**

Potential Total Amount **N/A**

OTHER INFORMATION

Information prescribed under Regulation Module: **Not applicable - none prescribed**

This Report was prepared on **17th March 2022**

Signature of seller(s) or person
authorised by Sellers

Capacity of person signing

Dated

Signature of Witness

Name

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

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