

BODY CORPORATE DISCLOSURE STATEMENT

Section 206, Body Corporate and Community Management Act, 1997

As at 18th August 2022

1. BODY CORPORATE DETAILS

Name of Scheme: Auchen Towers
Address of Scheme: 364 Milton Road Auchenflower Queensland 4066
Community Titles Scheme Number: 14389
Regulation Module: Standard
Lot Number this statement relates to:
Unit Number this statement relates to:

2. BODY CORPORATE MANAGER DETAILS

Name of Manager: The Community Co
ABN / ACN:
Address of Manager: Level 3 / 240 Queen Street BRISBANE QLD 4000
Telephone: 13 000 69 226
Facsimile:
E-mail Address: mail@thecommunityco.com.au

3. ANNUAL CONTRIBUTIONS

Annual Administrative Fund Contribution payable by the owner of the lot.	\$2,957.69
Annual Sinking Fund Contribution payable by the owner of the lot.	\$1,295.64
Total annual contributions (both funds)	<hr/> \$4,253.33

4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

5. IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE BUYER WILL BE RESPONSIBLE

Nil.

6. BODY CORPORATE ASSETS REQUIRED TO BE RECORDED IN THE ASSETS REGISTER

There are no assets required to be recorded in the scheme's Asset Register.

7. OTHER INFORMATION

Nil.

BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 18th August 2022

For Community Titles Scheme for Auchen Towers - CTS 14389 - Lot 4

SIGNING



Seller / Authorised Person

Witness

18-08-2022

Date

BUYERS ACKNOWLEDGEMENT

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

Buyer

Witness

Date

Body Corporate for Auchen Towers CTS 14389

ANNEXURE TO DISCLOSURE STATEMENT

The following information is provided as an annexure to the Disclosure Statement for Lot 4 dated 18th August 2022. The information does not form part of the Disclosure Statement.

Scheme information

CTS:	14389
Building Name:	Auchen Towers
Property Address:	364 Milton Road Auchenflower Queensland 4066
Module Type:	Standard
Financial Year End:	30-June-2023
ABN	47 037 186 984
GST registered?	YES

Insurance information

<u>Policy Details</u>	
Policy No.	HU0006051021
Expiry Date	1-September-2022
Insurance Company	CHU Underwriting Agencies Pty Ltd
Broker	Coverforce Partners Pty Ltd
Premium	9638.73

<u>Cover Type</u>	<u>Amount of Cover</u>
Building Catastrophe	\$754,787
Building Catastrophe - Loss of Rent/Temp Accom	\$113,218
Building Catastrophe - Removal of Contents/Evacuat	\$37,739
Building Catastrophe - Temporary Accommodation	\$37,739
Common Area Contents	\$50,319
Damage (i.e. Building) Policy	\$5,031,919
Fidelity Guarantee Insurance	\$100,000
Government Audit Costs	\$25,000
Government Audit Costs - Appeal Expenses	\$100,000
Government Audit Costs - Legal Defense Expenses	\$50,000
Loss of Rent	\$754,787
Lot Owner's Fixtures and Improvements	\$250,000
Office Bearers Liability Insurance	\$2,000,000
Property, Death and Injury (Public Liability)	\$20,000,000
Voluntary Workers Insurance	\$200,000/\$2,000

Lot information

Lot No.	4	Contribution Unit Entitlements:	10
Unit No.	4	Interest Unit Entitlements:	10
Type of Lot:	Residential		
Subdivided?	NO		

Additional Levy information

Total Annual Contributions to the Administrative Fund:	\$2,957.69
Monthly penalty on overdue contributions	0.00% per month
Discount	Yes - 10.00%
Number of levy installment periods per year	4 plus one interim for next year
<i>Current Periods</i>	01/07/21 to 30/09/21
	01/10/21 to 31/12/21
	01/01/22 to 31/03/22
	01/04/22 to 30/06/22
	01/07/22 to 30/09/22 (Interim for next year)
Total Annual Contributions to the Sinking Fund:	\$1,295.64
Monthly penalty on overdue contributions	0.00% per month
Discount	Yes - 10.00%
Number of levy installment periods per year	4 plus one interim for next year
<i>Current Periods</i>	01/07/21 to 30/09/21
	01/10/21 to 31/12/21
	01/01/22 to 31/03/22
	01/04/22 to 30/06/22
	01/07/22 to 30/09/22 (Interim for next year)



P: 13 000 MY BCM

W: thecommunityco.com.au

E: mail@thecommunityco.com.au

L: GPO BOX 10 BRISBANE QLD 4001

WHERE COMMUNITY STARTS WITH YOU

18 AUG 2022

TO:

Jonathon Lennard

Dear Jonathon Lennard

RE: BODY CORPORATE DISCLOSURE STATEMENT - LOT 4 , CTS 14389

In response to your request, we now attach a Body Corporate Disclosure Statement for Lot 4 in Community Titles Scheme 14389 dated 18th August 2022. This certificate is intended for use for the purposes of section 206(1) of the Body Corporate and Community Management Act 1997 ("Act").

We have also included some additional information regarding this body corporate and Lot 4 which you may find useful. Please note this additional information does not form part of the Disclosure Statement.

Please note the following:

- (a) the additional information provided does not form part of the Disclosure Statement;
- (b) Chapter 5 Part 3 of the Act implies certain warranties in all contracts for sale of community title lots, the breach of which may give rise to cancellation of the contract and/or a claim for damages;
- (c) a Disclosure Statement is not sufficient to protect against the risk of such breach and a Seller should provide or obtain additional information for disclosure in the contract for that purpose; and
- (d) a Disclosure Statement only shows improvements authorised and recorded by the body corporate, unauthorised improvements being a matter that should be raised and/or dealt with by the Seller.g(e) for contractual disclosure purposes.

Yours faithfully,

CERTIFICATE OF COMPLETION

Date Generated: 18/08/2022



Document Details

Subject: SignAnything - Disclosure Statement - 4 / 364 Milton Road Auchenflower QLD 4066

Document Pages: 4

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: Jonathon Lennard

Email Address: jonny@mcintyrefinance.com.au

Status: Signed

IP Address: 120.23.117.92

Supervised By:

Email Sent Date: 18/8/2022

Signed Date: 18/8/2022

Signature: 

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature:

Signer:

Email Address:

Status:

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Signature: