



A D BODY CORPORATE
MANAGERS & CONSULTANTS

A.B.N. 70 010 452 212

P: 07 3366 0600

E: reception@adbodycorporate.com.au

26 Brookes Street, Bowen Hills Qld 4006

03 November 2022

LE PINE VILLAS CTS 35609
Not registered for GST

ABN: 25 705 940 857

Tax Invoice

Kim Larking
1 / 505 Gympie Road
STRATHPINE QLD 4500

Ref

Re Lot 1 LE PINE VILLAS CTS 35609

Fee 196.50 Paid

Above Fee includes GST

Please find enclosed Disclosure Statement as requested.

To obtain an updated version closer to sale, please go to www.stratamax.com.au/cert and enter your Access ID provided.

Your Access ID: 35609 ADBC 680321.

INFORMATION FOR DISCLOSURE STATEMENT**as at 03 November 2022**

Body Corporate	Name of Scheme:	LE PINE VILLAS		
	Community Titles Scheme No:	35609		
	Lot Number:	1	Plan Number:	191257

Secretary	Name	Melissa Lightburn		
	Address	c/- AD Body Corporate 26 Brookes Street BOWEN HILLS QLD 4006		
	Telephone	07 3366 0600	Facsimile	

Body Corporate Manager	Name	AD Body Corporate Management		
	Address	26 Brookes Street BOWEN HILLS QLD 4006		
	Telephone	07 3366 0600	Facsimile	

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/07/22 to 31/10/22	\$400.00	01/07/22	Nil	01/07/22
	01/11/22 to 28/02/23	\$400.00	01/11/22	Nil	01/11/22
	01/03/23 to 30/06/23	\$400.00	01/03/23	Nil	01/03/23
	01/07/23****31/10/23	\$400.00	01/07/23	Nil	01/07/23
	Sinking Fund				
	01/07/22 to 31/10/22	\$355.00	01/07/22	Nil	01/07/22
	01/11/22 to 28/02/23	\$365.00	01/11/22	Nil	01/11/22
	01/03/23 to 30/06/23	\$365.00	01/03/23	Nil	01/03/23
	01/07/23****31/10/23	\$370.00	01/07/23	Nil	01/07/23

Body Corporate	Name of Scheme:	LE PINE VILLAS		
	Community Titles Scheme No:	35609		
	Lot Number:	1	Plan Number:	191257

Improvements on Common Property for which Buyer will be Responsible	See attached exclusive use By-Laws
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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

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:		LE PINE VILLAS	
	Community Titles Scheme No:		35609	
	Lot Number:	1	Plan Number:	191257
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	12	Entitlement of Lot 1
	Contribution Schedule	Aggregate	12	Entitlement of Lot 1
	Balance of Sinking fund at end of last Financial Year	24,165.77	as at	30/06/22
	Insurance Levies not included in Administrative Fund Levies:			
	Monetary Liability under Exclusive Use By-Law			

See attached exclusive use By-Laws

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	See Annexure -	Insurance Report			

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

Body Corporate

Name of Scheme:

LE PINE VILLAS

Community Titles Scheme No:

35609

Lot Number:

1

Plan Number:

191257

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

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)

CONTRACTS REGISTER

LE PINE VILLAS CTS 35609

Contractor Name and Address AD Body Corporate Mangers 26 Brooke Street BOWEN HILLS QLD 4006	Details of Duties Body Corporate Manager	Delegated Powers Secretary/Treasurer	Basis of Remuneration SEE AGREEMENT
Commencement Date	01/10/22	Termination Date	
Term of Contract	1 year	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	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	

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Workers Comp No		Date of Withdrawal of Financier	

IMPORTANT INFORMATION FOR BUYERS

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

MEMBERSHIP OF BODY CORPORATE

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporates expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

WARNINGS

- This statement does not include information about –
 - Flooding history
 - Structural soundness of the building or pest infestation
 - Current or historical use of the property
 - Current or historical use of the property
 - Current or past building approvals for the property
 - Limits imposed by planning laws on the use of the land
 - Services that are or may be connected to the property
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to had have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

SELLER STATEMENTS

Under the Body Corporate and Community Management Act 1997, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m² a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

OBTAINING FURTHER INFORMATION

You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.

INSURANCE REPORT

LE PINE VILLAS CTS 35609

505 Gympie Road
Strathpine
QLD 4500

Type BUILDING	Sum Insured 3,896,686	Premium \$10,076.40	Date Last Paid 04/07/22
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number HU0047182	Due Date 1 July 2023
	Facsimile 07 3852 2871	Excess/Comments \$1,000 \$1,500 Water Damage / \$1,500 Burst Pipes	

Type PUBLIC LIABILITY	Sum Insured 10,000,000	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number HU0047182	Due Date 1 July 2023
	Facsimile 07 3852 2871	Excess/Comments	

Type COMMON CONTENTS	Sum Insured 38,967	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number HU0047182	Due Date 1 July 2023
	Facsimile 07 3852 2871	Excess/Comments	

Type WORKERS COMPENSATION	Sum Insured	Premium \$150.00	Date Last Paid 19/10/21
Company/Broker WorkCover QLD	Telephone	Policy Number	Due Date 1 July 2023
	Facsimile	Excess/Comments	

Type OFFICE BEARERS	Sum Insured 1,000,000	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number HU0047182	Due Date 1 July 2023
	Facsimile 07 3852 2871	Excess/Comments	

Type LOT OWNERS FIXTURES	Sum Insured 250,000	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number HU0047182	Due Date 1 July 2023
	Facsimile 07 3852 2871	Excess/Comments (Per Lot)	

INSURANCE REPORT

LE PINE VILLAS CTS 35609

505 Gympie Road
Strathpine
QLD 4500

Type VOLUNTARY WORKERS	Sum Insured 200,000	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number HU0047182 Excess/Comments \$2,000 (Capital / Weekly Benefit)	Due Date 1 July 2023

Type FIDELITY GUARANTEE	Sum Insured 100,000	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number HU0047182 Excess/Comments	Due Date 1 July 2023

Type LOSS OF RENT	Sum Insured 584,502	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number HU0047182 Excess/Comments	Due Date 1 July 2023

Type GOV'T AUDIT COSTS	Sum Insured 25,000	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number HU0047182 Excess/Comments (\$1,000 Limit - Record Keeping Audit)	Due Date 1 July 2023

Type APPEAL EXPENSES	Sum Insured 100,000	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number HU0047182 Excess/Comments (Health & Safety Breaches)	Due Date 1 July 2023

Type BUILDING CATASTROPHE	Sum Insured 1,169,005	Premium	Date Last Paid 14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number HU0047182 Excess/Comments FLOOD COVER INCLUDED	Due Date 1 July 2023

INSURANCE REPORT

LE PINE VILLAS CTS 35609

505 Gympie Road
Strathpine
QLD 4500

Type		Sum Insured	Premium	Date Last Paid
LEGAL DEFENCE EXPENS		50,000		14/01/21
Company/Broker CHU Underwriting Agencies Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number HU0047182	Due Date 1 July 2023	
	Facsimile 07 3852 2871	Excess/Comments \$1,000 Legal Defence Exp.		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		