



STRATA ASSIST QLD

BODY CORPORATE SEARCH AGENTS

Form 13 Information Certificate & Form 8 Change in Ownership should be directed to the Body Corporate Managers – See contact 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 404 ON SP271290
ARDECHE ON BROMLEY CTS 49981
24 BROMLEY ST
KANGAROO POINT QLD 4169

REQUIREMENT

REQUIREMENT

Body Corporate Information Certificates issued by:

BODY CORPORATE MANAGER

Body Corporate Management Contact Details:

ERNST BODY CORPORATE MANAGEMENT
LEVEL 21 50 CAVILL AVENUE
SURFERS PARADISE QLD 4217 Ph: (07) 5519 2900
Yes

Has a Committee been appointed?

If no Committee, has the Body Corporate Manager been engaged to carry out the functions of the Committee?

Not Applicable

Regulation Model:

Accommodation Regulation Module

If Regulation Model is "blank", then the standard Regulation Module is taken to be designated as the applicable Regulation Module.

If Regulation Model is "Not Applicable", then the Body Corporate is regulated by the Building Units and Group Titles Act – No CMS applies.

DETAILS OF INSURANCE

Company Allianz Insurance (Australia) Ltd
Policy Number QRSC23001677
Public Liability \$20,000,000
Loss of Rent \$1,335,238
Office Bearers \$5,000,000

Expiry 29 March 2024
Building \$8,901,585
Catastrophe \$1,335,238
Voluntary Workers \$200,000

ACCOUNTING RECORDS

Last known balance of the sinking fund

\$133,892.57

How was the approximate balance ascertained?

Balance Sheet as at 5 May 2023

EXCLUSIVE USE OF COMMON PROPERTY AREA ALLOCATED TO A LOT:

Nothing sighted in records provided

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

Nothing sighted in records provided

PETS AND BY-LAWS

Refer to By-Law

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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?

No Assets Listed

If so, what assets are recorded in the register?

Not applicable

LOT ENTITLEMENTS

Contribution Lot Entitlements:

320 Aggregate 5005

Interest Lot Entitlement:

660 Aggregate 10074

Levies and contributions determined at AGM held:

20 July 2022

Next AGM scheduled to take place:

No date has been scheduled

Administration and Sinking Fund Levies are payable in advance every:

Four months

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

Admin Fund:

\$3,004.99

Sinking Fund:

\$2,008.10

Insurance:

\$740.65

| Due Date | Administration Fund | | Sinking Fund | | Insurance | | |
|---|---------------------|---|---------------|----------|---------------|----------|--|
| | Approved PLE* | Amount | Approved PLE* | Amount | Approved PLE* | Amount | |
| 01.05.22 | 3.1302 | \$1,001.66 | 2.0918 | \$669.38 | 0.1657 | \$109.36 | |
| 01.09.22 | 3.1302 | \$1,001.66 | 2.0918 | \$669.38 | 0.4782 | \$315.61 | |
| 01.01.23 | 3.1302 | \$1,001.66 | 2.0917 | \$669.34 | 0.4783 | \$315.68 | |
| Interim Levies | | | | | | | |
| 01.05.23 | 3.1302 | \$1,001.66 | 2.0918 | \$669.38 | 0.3741 | \$246.91 | |
| Discount | | NIL | Discount | | NIL | Discount | |
| ** Discount given on levies paid on or before the due date | | | | | | | |
| OTHER CONTRIBUTIONS FOR SUBJECT LOT | | | | | | | |
| Exclusive Use Liability? | | No evidence sighted in records provided | | | | | |
| Other? | | No evidence sighted in records provided | | | | | |
| SPECIAL LEVIES | | | | | | | |
| Are there any current special levies? | | No evidence sighted in records provided | | | | | |
| Reason for Special Levy | | Not applicable | | | | | |
| Total Amount | | Not applicable | | | | | |
| Due Date | | Not applicable | | | | | |
| Any known proposed special levies in the future? | | No evidence sighted in records provided | | | | | |
| Potential Total Amount | | Not applicable | | | | | |
| OTHER INFORMATION | | | | | | | |
| Information prescribed under the Regulation Module applying to the Scheme | | Not applicable - none prescribed | | | | | |
| This report was prepared on: | | 8 May 2023 | | | | | |
| Order No: | | 976 | | | | | |
| Signature of Seller(s) or person authorised by the Sellers | | Capacity of person signing | | | | Dated | |
| Signature of Witness | | Name | | | | Dated | |

ACKNOWLEDGEMENT

The Buyer acknowledges 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 Corporat Manager by way of an Information Certificate.

Smoke Alarm Legislation

It should be noted that as at the date of settlement the Lot must be compliant with current Smoke Alarm legislation.

For full details, copy and paste the following link into your Browser:

<https://www.qfes.qld.gov.au/prepare/fire/smoke-alarms/properties-for-sale-or-lease>

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

Email: admin@strataassistqld.com.au

Web Address: www.strataassistqld.com.au

PO Box 10623 Adelaide Street Brisbane Qld 4000

Jamaty Holdings Pty Ltd T/A ABN 86 504 337 989

CERTIFICATE OF COMPLETION

Date Generated: 08/05/2023



Document Details

Subject: SignAnything - Disclosure Statement - 404.24 Bromley Street, Kangaroo Point QLD 4169

Document Pages: 3

Exchanged by: Not Applicable

Certificate Pages: 1

Exchange Date: Not Applicable

Status: Signed

No. of Signatures: 1

Signature Logs

Signer: Hayden Gay

Email Address: h.gay@imageproperty.com.au

Status: Signed

IP Address: 210.185.78.152

Supervised By:

Email Sent Date: 8/5/2023

Signed Date: 8/5/2023

Signature: *Hayden Gay*

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature:

Signer:

Email Address:

Status:

IP Address:

Supervised By:

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Signature: