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 28 ON SP238818 SHORE LINE VIEW CTS 42669 7-13 SHORE ST E CLEVELAND QLD 4163

REQUIREMENT	REQUIREMENT
Body Corporate Information Certificates issued by:	BODY CORPORATE MANAGER
Body Corporate Management Contact Details:	CAPITOL BODY CORPORATE ADMINISTRATION PO BOX 326 ALDERLEY QLD 4051 Ph: 1300 551 019
Has a Committee been appointed?	Yes
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	Longitude Insurance		
Policy Number	LNG-STR 20068961	Expiry	24 July 2023
Public Liability	$20,000,000	Building	$29,500,000
Loss of Rent	Not noted	Catastrophe	Not noted
Office Bearers	$1,000,000	Voluntary Workers	Insured

ACCOUNTING RECORDS

Last known balance of the sinking fund	$195,736.72	
How was the approximate balance ascertained?	Balance Sheet as at	12 April 2022

EXCLUSIVE USE OF COMMON PROPERTY AREA ALLOCATED TO A LOT:

Carpark	Area C.28

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

Nothing sighted in records provided

PETS AND BY-LAWS

Refer to By-Law	21
Are Pets allowed to be kept?	Subject to Body Corporate approval

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?	Yes
If so, what assets are recorded in the register?	Refer to attached Asset Register

LOT ENTITLEMENTS

Contribution Lot Entitlements:	2	Aggregate	96
Interest Lot Entitlement:	2	Aggregate	96
Levies and contributions determined at AGM held:	25 August 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:	$3,666.00	**Sinking Fund:**	$1,322.00	**Insurance:**	

Due Date	Administration Fund		Sinking Fund		Insurance	
	Approved PLE*	Amount	Approved PLE*	Amount	Approved PLE*	Amount
01.06.22	598.0000	$1,196.00	166.0000	$332.00		
01.10.22	617.5000	$1,235.00	247.5000	$495.00		
01.02.23	617.5000	$1,235.00	247.5000	$495.00		
			Interim Levies			
01.06.23	617.5000	$1,235.00	220.3300	$440.66		
	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 appliable
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: 30 May 2023

Order No: 1189

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
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