

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: BREEZES ON BARDON Community Title Scheme: 52002

Lot No: 1104 on SP283142

Address: CNR 23 BOUNDARY ROAD & 1 STUART HOLME ROAD BARDON QLD 4065

Secretary of Body Corporate:

Name: DEON DAVIES

Postal Address: GPO BOX 3025, BRISBANE QLD 4001

Email: brisbane@abcm.com.au

Body Corporate Manager:

Name: ARCHERS BODY CORPORATE MANAGEMENT

Address: LEVEL 4, 97 CREEK STREET, BRISBANE QLD 4001

Telephone: 3220 9400

Body Corporate Committee:

Is there a committee for the Body Corporate? ☒ Yes ☐ No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee? ☐ Yes ☒ No

Annual Contributions and Levies:

Current Financial Year End: 30/09/2023

Current Levy Year Issued: 30/09/2023

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held, and new yearly levies are issued.

Administrative Fund Payable by This Lot:

Period Issued:	01/10/2022 - 31/12/2022	Due Date:	1/10/2022	Payable:	\$736.78
Period Issued:	01/01/2023 - 31/03/2023	Due Date:	1/01/2023	Payable:	\$736.78
Period Issued:	01/04/2023 - 30/06/2023	Due Date:	1/04/2023	Payable:	\$1,388.51
Period Issued:	01/07/2023 - 30/09/2023	Due Date:	1/07/2023	Payable:	\$1,388.51

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$4,250.58

Sinking Fund Payable by This Lot:

Period Issued:	01/10/2022 - 31/12/2022	Due Date:	1/10/2022	Payable:	\$270.91
Period Issued:	01/01/2023 - 31/03/2023	Due Date:	1/01/2023	Payable:	\$270.91
Period Issued:	01/04/2023 - 30/06/2023	Due Date:	1/04/2023	Payable:	\$714.28
Period Issued:	01/07/2023 - 30/09/2023	Due Date:	1/07/2023	Payable:	\$714.28

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$1,970.38

Other: INSURANCE: **\$711.84** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES-

Levies for the periods starting 1/10/2023 and 1/01/2024 were resolved at the last AGM and will be: Administrative Fund \$1,063.80, Sinking Fund \$492.50 and Insurance \$177.84.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	394	Aggregate:	9998
Interest Schedule Lot Entitlements:	559	Aggregate:	16961

**Improvements on
Common Property
for Which Buyer Will
Be Responsible:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Body Corporate
Assets Required to
Be Recorded:**

REFER TO ASSET REGISTER ATTACHED

**Information
Prescribed under
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: -\$7,935.11 as at 7/07/2023

Sinking Fund: \$105,138.91 as at 7/07/2023

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA
COMMUNITY INSURANCE AGENCIES PTY LTD

Policy No: QRSC21007110 & QRSC21007111

Building: \$17,294,552

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$172,946, LOSS OF RENT \$2,594,183,
MACHINERY BREAKDOWN \$100,000, CATASTROPHE \$5,188,366,
LOT OWNERS' IMPROVEMENTS \$300,000, VOLUNTARY WORKERS
\$200,000/\$2,000, FIDELITY GUARANTEE \$100,000, OFFICE
BEARERS' LIABILITY \$5,000,000. POLICY EXPIRES 16/10/2023

Section 223 Implied Warranties

Building Defects

The last two years minutes of the body corporate have been examined and the following patent defects relating to the common property of the body corporate have been identified:

Sighted Part 2 Queensland Cladding Compliance Report dated 29/07/2019 prepared by Solutions in Engineering noting that the building has finished the process and no further action is required.

Sighted Inspection Report dated 17/05/2021 prepared by BJS Group (Qld) Pty Ltd. Purpose of the report was to identify defects in the scope of Passive Fire installations, waterproofing and sundry items.

Committee Meeting 21/10/2021

- Accepted quotes totalling \$1,517 for signage.
- Resolved to call a meeting of the BMS to discuss the current and outstanding issues in relation to the ongoing management and maintenance of the complex.
- Resolved to have an audit of the lift service contractors carried out at a cost of \$1,432.

- Accepted quote of \$3,957 to upgrade hard drive and supply additional cameras for the CCTV system.
- Awaiting quotes to seal the residential tiles.
- Accepted quote of \$1,760 to pressure clean carpark and that the commercial lots be on charged for their share of the works.
- Resolved to approve the caretaker to act as the project manager in relation to managing the building defects and that this is an additional cost which will be invoiced to the residential and commercial lots accordingly.
- Deferred discussion on cleaning of pool and commercial toilet.
- Resolved to have a safety audit carried out at a cost of \$587.
- Resolved to have a fire compliance audit carried out at a cost of \$1,788.

Sighted Fire Safety Compliance Report dated 21/06/2022 prepared by Strata Compliance Solutions.

Sighted Workplace Health & Safety Compliance Report dated 21/06/2022 prepared by Strata Compliance Solutions. Twenty-eight hazards were identified at the time of the inspection.

AGM 19/12/2022

- Resolved to appoint Dayshelf Fire Systems for the ongoing servicing of the fire infrastructure for a period of three (3) years at an initial cost of \$2,000 plus GST.

EGM Notice 13/07/2023

- Motions to be discussed include variation to caretaking agreement, update on retail issues, and QBCC/Defects update.

The body corporate is considering lodgement of a QBCC Application in relation to defects for rectification under the builder's structural warranty. No details were sighted.

Disputes

The last two years minutes of the body corporate have been examined and the following disputes relating to the common property of the body corporate have been identified:

There is currently a dispute over ownership of storage area currently used by lot 3. As this is a current legal matter, no documents were available for inspection.

There is currently a dispute over allocation of costs under the Building Management Statement. As this is a current legal matter, no documents were available for inspection.

Any Other Factors Affect the Purchaser

The last two years minutes of the body corporate have been examined and the following additional factors relating to the common property of the body corporate have been identified:

Exclusive Use Allocated: CAR PARKING AREA E

Signing:

.....
Seller / Sellers Agent

.....
Witness

.....
Date

**Buyer's
Acknowledgement:**

The Buyer acknowledges having received and read this statement from the Seller

.....
Buyer / Buyers Agent

.....
Witness

.....
Date