



# STRATA ASSIST QLD

## BODY CORPORATE SEARCH AGENTS

Form 13 Information Certificate & Form 8 Change in Ownership should be  
 rected 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 706 ON SP227486  
 BAXTER ST APARTMENTS CTS 51427  
 398 ST PAULS TERRACE  
 FORTITUDE VALLEY QLD 4006

#### REQUIREMENT

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Body Corporate Information Certificates issued to

BODY CORPORATE MANAGER

Body Corporate Management Contact Details:

BODY CORPORATE SERVICES TOOWONG  
 PO BOX 466  
 TOOWONG QLD 4066 Ph: (07) 3721 7000  
 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 CHU Underwriting Agencies Pty Ltd  
 Policy Number HU0006043076  
 Public Liability \$20,000,000  
 Loss of Rent \$3,831,750  
 Office Bearers \$2,000,000

Expiry 3 April 2024  
 Building \$25,545,000  
 Catastrophe Not selected  
 Voluntary Workers \$200,000

#### ACCOUNTING RECORDS

Last known balance of the sinking fund \$208,196.38

How was the approximate balance ascertained Balance Sheet as at 20 July 2023

#### EXCLUSIVE USE OF COMMON PROPERTY AREA ALLOCATED TO A LOT:

Carpark 706

#### 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:

1 Aggregate 56

Interest Lot Entitlement:

201 Aggregate 9999

Levies and contributions determined at AGM  
 held:

6 July 2023

Next AGM scheduled to take place:

No date has been scheduled

Administration and Sinking Fund Levies are payable in advance every:			Three months			
<b>Annual Gross Contributions fixed by the Body Corporate as payable by the Lot Owner are:</b>						
<b>Admin Fund:</b>		<b>\$4,642.86</b>	<b>Sinking Fund:</b>		<b>\$2,046.16</b>	<b>Insurance: \$804.08</b>
Due Date	Administration Fund		Sinking Fund		Insurance	
	Approved PLE*	Amount	Approved PLE*	Amount	Approved PLE*	Amount
01.05.23	1269.6400	\$1,269.64	507.4700	\$507.47	4.0004	\$804.08
01.08.23	1269.6400	\$1,269.64	507.4700	\$507.47		
01.11.23	1051.7900	\$1,051.79	515.6100	\$515.61		
01.02.24	1051.7900	\$1,051.79	515.6100	\$515.61		
Interim Levies						
01.05.24	1160.7100	\$1,160.71	511.5400	\$511.54		
01.08.24	1160.7100	\$1,160.71	511.5400	\$511.54		
01.08.23	Discount	Nil	Discount	Nil	Discount	Nil
** Discount given on levies paid on or before the due date						
<b>OTHER CONTRIBUTIONS FOR SUBJECT LOT</b>						
Exclusive Use Liability?		No evidence sighted in records provided				
Other?		No evidence sighted in records provided				
<b>SPECIAL LEVIES</b>						
Are there any current special levies?		No evidence sighted in records provided				
Reason for Special Levy		Not applicable				
Total Amour		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				
<b>OTHER INFORMATION</b>						
Information prescribed under the Regulation Module applying to the Scheme		Not applicable - none prescribed				
This report was prepared on:		21 July 2023				
Order No: 1798						
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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