



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 325 ON SP148002
MCWHIRTERS APARTMENTS CTS 30246
38 WARNER ST
FORTITUDE VALLEY QLD 4006

REQUIREMENT

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Body Corporate Information Certificates issued by:

BODY CORPORATE MANAGER

Body Corporate Management Contact Details:

ARCHERS BODY CORPORATE (BRISBANE)
LEVEL 4 97 CREEK STREET
BRISBANE QLD 4000 Ph: (07) 3220 9400
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 CS0006259 & HU0046647
Public Liability \$20,000,000
Loss of Rent \$17,213,321
Office Bearers \$5,000,000

Expiry 31 January 2024
Building \$114,755,474
Catastrophe \$17,213,321
Voluntary Workers \$200,000

ACCOUNTING RECORDS

Last known balance of the sinking fund

\$729,555.50

How was the approximate balance ascertained?

Balance Sheet as at 9 January 2024

EXCLUSIVE USE OF COMMON PROPERTY AREA ALLOCATED TO A LOT:

Carpark

BR

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

Nothing sighted in records provided

PETS AND BY-LAWS

Refer to By-Law

13

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:

12 Aggregate 1361

Interest Lot Entitlement:

106 Aggregate 11118

Levies and contributions determined at AGM held:

26 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

Annual Gross Contributions fixed by the Body Corporate as payable by the Lot Owner are:							
Admin Fund:		\$6,687.90	Sinking Fund:		\$3,030.86	Insurance Fund	\$3,027.73
Due Date	Administration Fund		Sinking Fund		Insurance Fund		
	Approved PLE*	Amount	Approved PLE*	Amount	Approved PLE*	Amount	
01.05.23	117.6236	\$1,411.48	51.3323	\$615.99	10.3000	\$1,091.80	
01.08.23	146.5671	\$1,758.80	67.0798	\$804.96	6.0878	\$645.31	
01.11.23	146.5671	\$1,758.80	67.0798	\$804.96	6.0878	\$645.31	
01.02.24	146.5671	\$1,758.80	67.0798	\$804.96	6.0878	\$645.31	
Interim Levies							
01.05.24	139.3312	\$1,671.97	63.1429	\$757.71	7.1356	\$756.38	
01.08.24	139.3312	\$1,671.97	63.1429	\$757.71	7.1356	\$756.38	
Discount		20%	Discount		20%	Discount	20%
<small>** Discount given on levies paid on or before the due date</small>							
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:		9 January 2024					
Order No:		3444					
<i>Signature of Seller(s) or person authorised by the Sellers</i>		<i>Capacity of person signing</i>			<i>Dated</i>		
<i>Signature of Witness</i>		<i>Name</i>			<i>Dated</i>		

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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