

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 10 October 2024

Body Corporate

Name of Scheme: **CANOPY BARDON APARTMENTS**
Community Titles Scheme No: **47726**
Lot Number: **26** Plan Number: **SP125028**

Secretary

Name **Gerhard Wimberger**
Address **PO Box 8319 GCMC|BUNDALL QLD 9726**

Telephone **07 3010 5555**

**Body Corporate
Manager**

Name **Ernst Body Corporate Mgt P/L**
Address **Level 21, 50 Cavill Avenue
Surfers Paradise Qld 4217**

Telephone **0755192900**

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/09/23 to 31/12/23	\$1,062.60	01/09/23	Nil	01/09/23
01/01/24 to 30/04/24	\$941.16	23/01/24	Nil	23/01/24
01/05/24 to 31/08/24	\$941.16	01/05/24	Nil	01/05/24
01/09/24****31/12/24	\$981.64	01/09/24	Nil	01/09/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/09/23 to 31/12/23	\$322.00	01/09/23	Nil	01/09/23
01/01/24 to 30/04/24	\$404.80	23/01/24	Nil	23/01/24
01/05/24 to 31/08/24	\$405.72	01/05/24	Nil	01/05/24
01/09/24****31/12/24	\$377.20	01/09/24	Nil	01/09/24

Special Levies

**Improvements on
Common
Property for
which Buyer will
be Responsible**

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
--------	--------------------	--------------------	---------------------	------------

**Body Corporate
Assets Required to
be Recorded on
Register**

2 x Large Wooden Table	Furniture & Fittings	19/10/15	Gift from Developer	0.00	0.00	5,735.00
Tablecloths			Trekker Pty Ltd			
12 Cushions						
100mm High Density Foam						
6 x Large stools	Furniture & Fittings	22/10/15	Domayne	0.00	0.00	1,905.00
6 x small stools			Gift from Developer			
6 large indoor/outdoor stools	Furniture & Fittings	22/10/15	Domayne	0.00	0.00	1,110.00
			Gift from Developer			
6 small Piano Stools	Furniture & Fittings	22/10/15	Domayne	0.00	0.00	720.00
			Gift from Developer			

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	1 x Water Gurney	Plant and Machinery	19/11/15		0.00	0.00	595.00
	3 x Platform Trolleys	Plant and Machinery	04/09/16	Masters	0.00	0.00	143.10
	CCTV Cameras	Office Equipment	23/04/21	MCFARLANE	5,288.87	0.00	5,288.87
				SECURITY			
				SPECIALISTS			
				803/430 Marine			
				Parade			
				Biggera Waters			
				QLD 4216			

Committee	There is a Committee for the Body Corporate.
-----------	--

Information
prescribed under
Regulation
Module

Signing

Christopherschaub

Anna Learmonth

Seller/Sellers Agent

Witness

11-10-2024

12-10-2024

Date

Buyers

Acknowledgement

The Buyer acknowledges having received and read this statement from the
Seller before entering into the contract.

Buyer

Witness

Date

Lot Entitlements
and Other
Matters

Interest Schedule	Aggregate	50,410	Entitlement of Lot	456
Contribution Schedule	Aggregate	8,213	Entitlement of Lot	92
Balance of Sinking fund at end of last Financial Year		645,296.81 Page 2	as at	31/08/24
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		

Additional Information

Other Levies		Amount	Due Date	Discount	If Paid By
Insurance					
	01/09/23 to 31/12/23	\$130.64	01/09/23	Nil	01/09/23
	01/01/24 to 30/04/24	\$168.72	23/01/24	Nil	23/01/24
	01/05/24 to 31/08/24	\$173.28	01/05/24	Nil	01/05/24
	01/09/24 to 31/12/24	\$155.04	01/09/24	Nil	01/09/24
Insurance		Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
		<i>BUILDING</i> Strata Community Insurance	QRSC22005728	36,600,000.00	31/08/25
		<i>BUILDING CATASTROPHE</i> Strata Community Insurance	QRSC22005728	5,490,000.00	31/08/25
		<i>COMMON CONTENTS</i> Strata Community Insurance	QRSC22005728	366,000.00	31/08/25
		<i>FIDELITY GUARANTEE</i> Strata Community Insurance	QRSC22005815	100,000.00	31/08/25
		<i>LOSS OF RENT</i> Strata Community Insurance	QRSC22005728	5,490,000.00	31/08/25
		<i>MACHINERY BREAKDOWN</i> Strata Community Insurance	QRSC22005728	Not Insured	31/08/25
		<i>OFFICE BEARERS</i> Strata Community Insurance	QRSC22005815	5,000,000.00	31/08/25
		<i>PUBLIC LIABILITY</i> Strata Community Insurance	QRSC22005815	30,000,000.00	31/08/25
		<i>STAMP DUTY/OTHER</i> Strata Community Insurance	Various	0.00	31/08/25
		<i>VOLUNTARY WORKERS</i> Strata Community Insurance	QRSC22005815	Insured	31/08/25
Mortgages or Securities over Body Corporate Assets					
Latent or Patent Defects in Common Property or Body Corporate Assets		This certificate only relates to the statements under Section 206 that the seller must give, it should also be noted that the seller is also required to warrant certain matters relative to defects liability under Section 223, This certificate does not extend to Section 223			
Actual or Contingent or Expected Liabilities of Body Corporate					

Additional Information

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)



CERTIFICATE OF COMPLETION

Date Generated: 12/10/2024 07:41:32 AM (AEST)

Document Details

Subject: SignAnything - Disclosure Statement - 26_390 Simpsons Rd, Bardon

Document Pages: 4

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 2

Signature Logs

Signer: Anna Learmonth

Email Address: chrisanna@optusnet.com.au

Status: Signed

IP Address: 175.32.249.117

Supervised By:

Email Sent Date: 11/10/2024 02:42:27 PM (AEST)

Signed Date: 12/10/2024 07:41:31 AM (AEST)

Signature: *Anna Learmonth*

Signer: Christopher Schaub

Email Address: christophers.schaub@gmail.com

Status: Signed

IP Address: 149.173.8.89

Supervised By:

Email Sent Date: 11/10/2024 02:42:27 PM (AEST)

Signed Date: 11/10/2024 02:47:31 PM (AEST)

Signature: *Christopher Schaub*

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature: