

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

as at 24 June 2025

Body Corporate	Name of Scheme:	Tirum
	Community Titles Scheme No:	55293
	Lot Number:	3
	Plan Number:	SP318052
<hr/>		
Secretary	Name	Andrew Gregory Beloff
	Address	c/- BCP Strata Pty Ltd PO Box 153 MOOLOOLABA QLD 4557
	Telephone	5438 4000

Body Corporate Manager	Name	BCP Strata Pty Ltd
	Address	PO Box 153 MOOLOOLABA QLD 4557
	Telephone	54384000

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/08/24 to 31/01/25	\$3,093.80	01/08/24	\$618.76	01/08/24
01/02/25 to 31/07/25	\$5,406.20	01/02/25	\$1,081.24	01/02/25
01/08/25****31/01/26	\$4,250.00	01/08/25	\$850.00	01/08/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/08/24 to 31/01/25	\$625.00	01/08/24	\$125.00	01/08/24
01/02/25 to 31/07/25	\$625.00	01/02/25	\$125.00	01/02/25
01/08/25****31/01/26	\$625.00	01/08/25	\$125.00	01/08/25

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
	ALL	22/09/23	LOCK BOXES - BLANKET APPROVAL	Approval to install lock box/key safe - ABUS KG747L - Lockright Locksmith	Per commflymin dated 22/09/23
	3	11/12/24	LOT 3 - DOG	keep an indoor, female, 4 month old, 40cm long, 30cm high and 6kg weight when fully grown, Miniature Schnauzer, not de-sexed (will be desexed in due course) named Lola	Refer to flymin

Body Corporate Assets Required to be Recorded on Register	There are no assets required to be recorded.
--	---

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

Committee Yes

Information
prescribed under
Regulation
Module

Signing

Seller/Sellers Agent

Witness

Date

Buyers
Acknowledgement

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

Buyer

Witness

Date

Additional Information

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	900	Entitlement of Lot	130.0000
	Contribution Schedule	Aggregate	71	Entitlement of Lot	10
	Balance of Sinking fund at end of last Financial Year		6,854.48	as at	31/07/24
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law				

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance Levy				
01/08/24 to 31/01/25	\$1,210.30	01/08/24	\$242.06	01/08/24
01/02/25 to 31/07/25	\$1,371.50	01/02/25	\$274.30	01/02/25
01/08/25 to 31/01/26	\$1,290.90	01/08/25	\$258.18	01/08/25

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	8,065,003.00	25/08/25
	<i>CATASTROPHE</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	1,209,750.00	25/08/25
	<i>COMMON CONTENTS</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	80,650.00	25/08/25
	<i>FIDELITY GUARANTEE</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	100,000.00	25/08/25
	<i>FLOOD</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	Included	25/08/25
	<i>GOVT AUDIT COSTS</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	25,000.00	25/08/25
	<i>LEGAL EXPENSES</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	50,000.00	25/08/25
	<i>LOSS OF RENT</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	1,209,750.00	25/08/25
	<i>OFFICE BEARERS</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	1,000,000.00	25/08/25
	<i>OWNER FIXT. & IMPROV</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	250,000.00	25/08/25
	<i>PUBLIC LIABILITY</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	20,000,000.00	25/08/25
	<i>VOLUNTARY WORKERS</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	200,000/2k	25/08/25
	<i>WORKPLACE, H&S BREAC</i> STRATA COMMUNITY INS (OTHER)	QRSC23004802	100,000.00	25/08/25

Additional Information

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Additional information on this page to be completed by Vendor

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)

CONTRACTS REGISTER

TIRUM CTS 55293

Management Agreement							
Contractor Name and Address BCP Strata Pty Ltd PO Box 153 MOOLOOLABA QLD 4557		Details of Duties Body Corporate Management		Delegated Powers		Basis of Remuneration Monthly in Arrears	
Commencement Date	12/08/22	Expiry Date	11/08/25	Copy of Agreement on File		Termination Date	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	1585.20			Name of Financier Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract	0.00						
Workers Comp No							

Maintenance							
Contractor Name and Address Fireboar 1/35 Enterprise Street KUNDA PARK QLD 4556		Details of Duties Fire and HVAC Servicing		Delegated Powers		Basis of Remuneration Upon invoice	
Commencement Date	18/11/22	Expiry Date	31/08/26	Copy of Agreement on File		Termination Date	
Term of Contract	3 Years 11 Months			Options			
Estimated Cost of Contract	15522.28			Name of Financier Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract	0.00						
Workers Comp No							

Maintenance							
Contractor Name and Address Forte Lift Services PO Box 18084 Collins Street East MELBOURNE VIC 8003		Details of Duties Lift Maintenance		Delegated Powers		Basis of Remuneration Quarterly in advance	
Commencement Date	01/09/23	Expiry Date	31/08/26	Copy of Agreement on File		Termination Date	
Term of Contract	auto rollover			Options	Wrote to not roll 19/12/23		
Estimated Cost of Contract	14520.00			Name of Financier Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract	1210.00						
Workers Comp No							

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract							
Workers Comp No							

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract							
Workers Comp No							