

# BODY CORPORATE DISCLOSURE STATEMENT

Section 206, Body Corporate and Community Management Act, 1997

**As at 19th June 2025**

## 1. BODY CORPORATE DETAILS

Name of Scheme: Damalis Court  
Address of Scheme: 10 Damalis Street WOODRIDGE 4114  
Community Titles Scheme Number: 5352  
Regulation Module: Accommodation  
Lot Number this statement relates to:   
Unit Number this statement relates to:

## 2. BODY CORPORATE MANAGER DETAILS

Name of Manager: The Community Co  
ABN / ACN:  
Address of Manager: Level 3 / 240 Queen Street BRISBANE QLD 4000  
Telephone: 13 000 69 226  
Facsimile:  
E-mail Address: [mail@thecommunityco.com.au](mailto:mail@thecommunityco.com.au)

## 3. ANNUAL CONTRIBUTIONS

Annual <b>Administrative Fund</b> Contribution payable by the owner of the lot.	\$2,639.97
Annual <b>Sinking Fund</b> Contribution payable by the owner of the lot.	\$5,000.00
Total annual contributions (both funds)	<hr/> \$7,639.97

Note: Current years contributions have not been updated. Probably the Annual General Meeting has not been held. Previous years contributions have been listed above.

## 4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

## 5. IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE BUYER WILL BE RESPONSIBLE

Nil.

## 6. BODY CORPORATE ASSETS REQUIRED TO BE RECORDED IN THE ASSETS REGISTER

There are no assets required to be recorded in the scheme's Asset Register.

## 7. OTHER INFORMATION

Nil.

# BODY CORPORATE DISCLOSURE STATEMENT

*(Continued)*

As at 19th June 2025

For Community Titles Scheme for Damalis Court - CTS 5352 - Lot 31

## SIGNING

\_\_\_\_\_  
Seller / Authorised Person

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## BUYERS ACKNOWLEDGEMENT

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

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## Body Corporate for Damalis Court CTS 5352

### ANNEXURE TO DISCLOSURE STATEMENT

The following information is provided as an annexure to the Disclosure Statement for Lot 31 dated 19th June 2025. The information does not form part of the Disclosure Statement.

#### Scheme information

CTS:	5352
Building Name:	Damalis Court
Property Address:	10 Damalis Street WOODRIDGE 4114
Module Type:	Accommodation
Financial Year End:	31-May-2026
ABN	33 015 271 281
GST registered?	YES

#### Insurance information

<u>Policy Details</u>	
Policy No.	ISRSC/0000830
Expiry Date	1-June-2026
Insurance Company	iStrata
Broker	Coverforce Partners Pty Ltd
Premium	35039.30

<u>Cover Type</u>	<u>Amount of Cover</u>
Building Catastrophe	\$1,647,300
Common Area Contents	\$109,820.00
Damage (i.e. Building) Policy	\$10,982,000
Fidelity Guarantee Insurance	\$100,000
Government Audit Costs	\$30,000
Government Audit Costs - Appeal Expenses	\$150,000
Government Audit Costs - Legal Defense Expenses	\$50,000
Loss of Rent	\$1,647,300.00
Machinery Breakdown Insurance	\$100,000
Office Bearers Liability Insurance	\$1,000,000
Property, Death and Injury (Public Liability)	\$20,000,000
Voluntary Workers Insurance	\$200,000/\$2,000

#### Lot information

Lot No.	31	Contribution Unit Entitlements:	1
Unit No.	31	Interest Unit Entitlements:	1
Type of Lot:	Residential		
Subdivided?	NO		

#### Additional Levy information

Total Annual Contributions to the <b>Administrative</b> Fund:	\$2,639.97
Monthly penalty on overdue contributions	2.50% per month
Discount	Yes - 20.00%
Number of levy installment periods per year	3 plus one interim for next year
<i>Current Periods</i>	01/06/24 to 30/09/24 01/10/24 to 31/01/25 01/02/25 to 31/05/25 01/06/25 to 30/09/25 (Interim for next year)
Total Annual Contributions to the <b>Sinking</b> Fund:	\$5,000.00
Monthly penalty on overdue contributions	2.50% per month
Discount	Yes - 20.00%
Number of levy installment periods per year	3 plus one interim for next year
<i>Current Periods</i>	01/06/24 to 30/09/24 01/10/24 to 31/01/25 01/02/25 to 31/05/25 01/06/25 to 30/09/25 (Interim for next year)



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WHERE COMMUNITY STARTS WITH YOU

19 JUN 2025

TO:  
SJS Property Partners

Dear SJS Property Partners

RE: BODY CORPORATE DISCLOSURE STATEMENT - LOT 31 , CTS 5352

In response to your request, we now attach a Body Corporate Disclosure Statement for Lot 31 in Community Titles Scheme 5352 dated 19th June 2025. This certificate is intended for use for the purposes of section 206(1) of the Body Corporate and Community Management Act 1997 ("Act").

We have also included some additional information regarding this body corporate and Lot 31 which you may find useful. Please note this additional information does not form part of the Disclosure Statement.

Please note the following:

- (a) the additional information provided does not form part of the Disclosure Statement;
- (b) Chapter 5 Part 3 of the Act implies certain warranties in all contracts for sale of community title lots, the breach of which may give rise to cancellation of the contract and/or a claim for damages;
- (c) a Disclosure Statement is not sufficient to protect against the risk of such breach and a Seller should provide or obtain additional information for disclosure in the contract for that purpose; and
- (d) a Disclosure Statement only shows improvements authorised and recorded by the body corporate, unauthorised improvements being a matter that should be raised and/or dealt with by the Seller.f(e) for contractual disclosure purposes.

Yours faithfully,

Pedzi Mawande  
Body Corporate Manager

19/06/2025