

BODY CORPORATE INFORMATION CERTIFICATE

Section 205 (4), Body Corporate and Community Management Act, 1997

As at 19th June 2025

PART A

This certificate sets out the amounts payable to the body corporate in the body corporate's current financial year, including any amounts due but unpaid, in respect of the following Lot -

Name of Scheme: **Damalis Court**
Address of Scheme: **10 Damalis Street WOODRIDGE 4114**
CTS Number: **5352**
LOT Number this statement relates to: **31**
Plan Number:

Section 205(5) of the Act provides that the person obtaining this certificate may rely on it against the body corporate as conclusive evidence of the matters stated, except for errors reasonably apparent. The legislation provides that a new owner becomes jointly and severally liable for any contribution, installment, penalty or other amount payable to the body corporate that is due but unpaid when they become the owner.

SECTION 1 - ANNUAL CONTRIBUTIONS

Description of Amounts Payable by Owner

ADMINISTRATIVE FUND

Levy Type	Period	Amount	Due Date	Status	Discount	If Paid by	Date of Notice
Interim	01/06/24 to 30/09/24	1,106.92	01/06/24	Paid	20.00%	01/06/24	18/04/24
Normal	01/10/24 to 31/01/25	766.53	01/10/24	Paid	20.00%	01/10/24	18/08/24
Normal	01/02/25 to 31/05/25	766.53	01/02/25	Paid	20.00%	01/02/25	19/12/24
Interim*	01/06/25 to 30/09/25	879.99	01/06/25	Paid	20.00%	01/06/25	18/04/25

* Levy for next year

Monthly penalty on overdue contributions

2.50% per month

Current Levy Year

01/06/2025 to 31/05/2026

Total Annual Contributions to the Administrative Fund:

\$2,639.97

Number of Installment periods per year:

Three (3)

TOTAL AMOUNT OVERDUE AS AT 19TH JUNE 2025

\$0.00

NOTE: An Interim Levy is calculated for a portion of the Levy Period. An Adjustment Levy is calculated for the remaining portion of the Levy Period. Probably the Body Corporate has not convened the Annual General Meeting for the current financial year. Levy budgets have not been set for the current financial year. The annual contributions indicated above are for the PREVIOUS FINANCIAL YEAR.

SINKING FUND

Levy Type	Period	Amount	Due Date	Status	Discount	If Paid by	Date of Notice
Interim	01/06/24 to 30/09/24	1,710.53	01/06/24	Paid	20.00%	01/06/24	18/04/24
Normal	01/10/24 to 31/01/25	1,644.74	01/10/24	Paid	20.00%	01/10/24	18/08/24
Normal	01/02/25 to 31/05/25	1,644.74	01/02/25	Paid	20.00%	01/02/25	19/12/24
Interim*	01/06/25 to 30/09/25	1,666.67	01/06/25	Paid	20.00%	01/06/25	18/04/25

* Levy for next year

Monthly penalty on overdue contributions

2.50% per month

Current Levy Year

01/06/2025 to 31/05/2026

Total Annual Contributions to the Sinking Fund:

\$5,000.00

Number of Installment periods per year:

Three (3)

TOTAL AMOUNT OVERDUE AS AT 19TH JUNE 2025

\$0.00

NOTE: An Interim Levy is calculated for a portion of the Levy Period. An Adjustment Levy is calculated for the remaining portion of the Levy Period. Probably the Body Corporate has not convened the Annual General Meeting for the current financial year. Levy budgets have not been set for the current financial year.

The annual contributions indicated above are for the PREVIOUS FINANICAL YEAR.

SECTION 2 - SPECIAL CONTRIBUTIONS

Description of Amounts Payable by Owner

ADMINISTRATIVE FUND

Purpose	Amount	Due Date	Status	Discount	if Paid by	Date of Notice

Monthly penalty on overdue contributions 2.50% per month
Total Special Contributions to the Administrative Fund: \$0.00
TOTAL AMOUNT OVERDUE AS AT 19TH JUNE 2025 **\$0.00**

SINKING FUND

Purpose	Amount	Due Date	Status	Discount	if Paid by	Date of Notice

Monthly penalty on overdue contributions 2.50% per month
Total Special Contributions to the Sinking Fund: \$0.00
TOTAL AMOUNT OVERDUE AS AT 19TH JUNE 2025 **\$0.00**

SECTION 3 - OTHER AMOUNTS PAYABLE TO THE BODY CORPORATE

Description of Amounts Payable by Owner

Purpose	Fund	Amount	Due Date	Status	Date of Notice

SECTION 4 - SUMMARY OF AMOUNTS DUE BUT UNPAID

Type	Amount
Annual contributions	\$0.00
Special contributions	\$0.00
Other payments	\$0.00
Penalties	\$0.00
TOTAL AMOUNT OVERDUE	\$0.00

PART B

1. Insert the name of the Regulation Module applying to this scheme:

Accommodation Module

2. List of body corporate assets required to be recorded by the body corporate.

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

3. Give details of any improvements effected to the common property which are for the benefit of the Lot and which the owner must maintain, including the authorisation of the body corporate.

No details recorded.

SIGNING



Pedzi Mawande
Body Corporate Manager

(authorised body corporate signatories)

Date: 19/06/2025



Common Seal

Body Corporate for Damalis Court CTS 5352

ANNEXURE TO INFORMATION CERTIFICATE

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		



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WHERE COMMUNITY STARTS WITH YOU

19 JUN 2025

TO:
SJS Property Partners

Dear SJS Property Partners

RE: BODY CORPORATE INFORMATION CERTIFICATE - LOT 31 , CTS 5352

In response to your request we now attach a Body Corporate Information Certificate for Lot 31 in Community Titles Scheme 5352 dated 19th June 2025. This certificate is provided in accordance with section 205(4) of the Body Corporate and Community Management Act 1997 ("Act").

We have also included some additional information regarding this body corporate and Lot31 which you may find useful. However, please note this additional information does not form part of the Information Certificate for the purpose of section 205(5) of the Act

Please ensure that the body corporate is provided with a notice of change of ownership when a transfer of the lot is completed.

Yours faithfully,


Pedzi Mawande
Body Corporate Manager

19/06/2025