



MyBodyCorpReport.com.au
QLD Strata Reports for Buyers & Sellers

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: NORTH LAKES VIEWS Community Title Scheme: 42279

Lot No: 28 on SP243130

Address: 1 LINEAR DRIVE, MANGO HILL QLD 4509

Secretary of Body Corporate:

Name: STEPHEN BORTON

Postal Address: PO BOX 466, TOOWONG QLD 4066

Email: brisbane@bcsm.com.au

Body Corporate Manager:

Name: BODY CORPORATE SERVICES PTY LTD

Address: LEVEL 3, 88 JEPHSON STREET, TOOWONG QLD 4066

Telephone: 3721 7000

Body Corporate Committee:

Is there a committee for the Body Corporate?

Yes No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee?

Yes No

Annual Contributions and Levies:

Current Financial Year End: 31/01/2018

Current Levy Year Issued: 31/01/2018

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held and new yearly levies are issued.

Administrative Fund Payable By This Lot:

Period Issued:	01/02/2017 - 30/04/2017	Due Date:	1/02/2017	Payable:	\$516.07
Period Issued:	01/05/2017 - 31/07/2017	Due Date:	1/05/2017	Payable:	\$516.07
Period Issued:	01/08/2017 - 31/10/2017	Due Date:	1/08/2017	Payable:	\$523.16
Period Issued:	01/11/2017 - 31/01/2018	Due Date:	1/11/2017	Payable:	\$523.16

DISCOUNT FOR PAYMENT DUE DATE: NIL

GROSS LEVY PAYABLE: \$2,078.46

Sinking Fund Payable By This Lot:

Period Issued:	01/02/2017 - 30/04/2017	Due Date:	1/02/2017	Payable:	\$122.98
Period Issued:	01/05/2017 - 31/07/2017	Due Date:	1/05/2017	Payable:	\$122.98
Period Issued:	01/08/2017 - 31/10/2017	Due Date:	1/08/2017	Payable:	\$97.02
Period Issued:	01/11/2017 - 31/01/2018	Due Date:	1/11/2017	Payable:	\$97.02

DISCOUNT FOR PAYMENT DUE DATE: NIL

GROSS LEVY PAYABLE: \$440.00

Other: INSURANCE: **\$143.34** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	123
Interest Schedule Lot Entitlements:	30	Aggregate:	6276

**Improvements on
Common Property
for Which Buyer Will
Be Responsible:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Body Corporate
Assets Required To
Be Recorded:**

REFER TO COPY OF ASSET REGISTER ATTACHED

**Information
Prescribed under
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: \$25,128.86 as at 6/07/2017

Sinking Fund: \$258,720.91 as at 6/07/2017

Insurance

Insurer: CGU INSURANCE LIMITED (QLD) VIA BODY CORPORATE BROKERS
PTY LTD

Policy No: 06S0240426

Building: \$50,183,227

Public Liability: \$20,000,000

Other: LOSS OF RENT \$7,527,484, CATASTROPHE \$10,036,645, VOLUNTARY
WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$100,000,
OFFICE BEARERS LIABILITY \$500,000, AND LOT OWNER
IMPROVEMENTS \$250,000. POLICY EXPIRES 15/08/2017

Signing:

Seller / Sellers Agent

Witness

Date

**Buyer's
Acknowledgement:**

The Buyer acknowledges having received and read this statement from the Seller

Buyer / Buyers Agent

Witness

Date