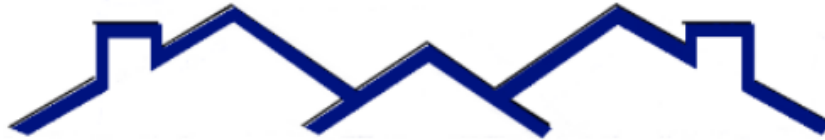


# MyBodyCorpReport.com.au



## Body Corporate Record Searching & Reports

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## Body Corporate Records Search

**Client:** A SOLICITOR FIRM / PERSON

**Matter:** SMITH PURCHASE FROM BLOGGS

**Date of search:** 1/11/2013

**Search Agent:** LISA RUTLAND

**Location of records:** A BODY CORPORATE MANAGER, 123 SOMEWHERE STREET, NOWHERE QLD

**Disclaimer:** This search is prepared based on the information contained within the body corporate records at the time of the search. No guarantee is given to the completeness of the body corporate records or the accuracy of the information contained within those records. This report represents an audit of those records as they are presented to the search agent and no liability to the accuracy of the data contained is given.

### THIS SEARCH IS IN RELATION TO:

**Body Corporate For:** I AM AN EXAMPLE

**CTS Number:** 12345

**Plan Number:** BUP 12345

**Address:** 456 SOMEWHERE STREET, NOWHERE QLD

**Lot Number Searched:** 10

**Reading This Search:** The information in this search relates to the specific body corporate above. Some fields will include a blue link to a specific article on the website [www.mybodycorpreport.com.au](http://www.mybodycorpreport.com.au) which gives generic information about the subject in question. This additional information is provided to give you a fuller understanding of the implications for the body corporate and the lot, however is not advice. Refer to your legal professional for discussions re how those circumstances may affect your individual situation..

## DETAILS OF THE BODY CORPORATE:

Registration Date: 1/1/1997

Secretary: JUNE SMITH

Number of Lots: 10

Regulation Module: SEE BELOW

Standard  Accommodation  Commercial  Two Lot Scheme  Small Schemes

**Is the Body Corporate part layered scheme:**  No  Yes

**If yes, name of Principal Body Corporate:** NOT APPLICABLE

## LOT SPECIFIC DETAILS:

Real Property Description: LOT 10 ON BUP 12345

ROLL

Current Recorded Lot Owner: JOE BLOGGS

Mortgagee noted on the roll, if any: NOT APPLICABLE

### EXCLUSIVE USE ALLOCATED

Is there any exclusive use allocated in CMS?  No  Yes

**If yes, details of the allocation(s):** CAR SPACE MARKED 10

### SCHEDULE LOT ENTITLEMENTS

Contribution Lot Entitlements: 10

Contribution Lot Entitlement Aggregate: 100

Interest Schedule Lot Entitlements: 15

Interest Schedule Lot Entitlement Aggregate: 250

Has there been a lot entitlement change?  No  Yes

**If yes, further details:** LOT ENTITLEMENTS HAVE BEEN CHANGED BY ORDER OF THE COURT, REVERTED UNDER 2011 LEGISLATION AND LATER REVERTED AGAIN UNDER 2012 LEGISLATION. CURRENT ENTITLEMENTS ARE PER COURT ORDER

**CURRENT LEVIES ISSUED FOR THE SUBJECT LOT:****Current Levy Year Issued:** 30/4/2014**Levies For The Lot Are Paid To:** LEVIES ARE IN ARREARS – REFER TO STATEMENT**ADMINISTRATIVE FUND LEVIES**

Period Issued: 1/5/2013 – 31/7/2013 Due Date: 1/5/2013 Payable: \$850.00

Period Issued: 1/8/2013 – 31/10/2013 Due Date: 1/8/2013 Payable: \$850.00

Period Issued: 1/11/2013 – 31/1/2014 Due Date: 1/11/2013 Payable: \$900.00

Period Issued: 1/2/2014 - 30/4/2014 Due Date: 1/2/2014 Payable: \$900.00

**DISCOUNT IF PAID BY DUE DATE:** 20%**TOTAL YEARLY LEVY PAYABLE: \$3,500.00****ADMINISTRATIVE FUND FIRST ISSUE FOR NEXT FINANCIAL YEAR**

Period Issued: 1/5/2014 – 31/7/2014 Due Date: 1/5/2014 Payable: \$900.00

**SINKING FUND LEVIES**

Period Issued: 1/5/2013 – 31/7/2013 Due Date: 1/5/2013 Payable: \$550.00

Period Issued: 1/8/2013 – 31/10/2013 Due Date: 1/8/2013 Payable: \$550.00

Period Issued: 1/11/2013 – 31/1/2014 Due Date: 1/11/2013 Payable: \$600.00

Period Issued: 1/2/2014 - 30/4/2014 Due Date: 1/2/2014 Payable: \$600.00

**DISCOUNT IF PAID BY DUE DATE:** 20%**TOTAL YEARLY LEVY PAYABLE: \$2,300.00****SINKING FUND FIRST ISSUE FOR NEXT FINANCIAL YEAR**

Period Issued: 1/5/2014 – 31/7/2014 Due Date: 1/5/2014 Payable: \$5500.00

**INSURANCE LEVIES**

Period Issued: 1/5/2013 – 31/7/2013 Due Date: 1/5/2013 Payable: \$125.85

Period Issued: 1/8/2013 – 31/10/2013 Due Date: 1/8/2013 Payable: \$125.85

Period Issued: 1/11/2013 – 31/1/2014 Due Date: 1/11/2013 Payable: \$131.10

Period Issued: 1/2/2014 - 30/4/2014 Due Date: 1/2/2014 Payable: \$131.10

**DISCOUNT IF PAID BY DUE DATE:** NIL**TOTAL YEARLY LEVY PAYABLE: \$513.90****INSURANCE LEVIES FIRST ISSUE FOR NEXT FINANCIAL YEAR**

Period Issued: 1/5/2014 – 31/7/2014 Due Date: 1/5/2014 Payable: \$131.10

**SPECIAL LEVIES**

Are there any special levies issued?  No  Yes

If yes, what are the levies issued for? TO FUND REPAIR WORKS TO BASEMENT CAR PARK

If yes, details of Special Levies Payable: \$125.00 GROSS DUE 1/10/2013 – LEVIES ARE IN ARREARS AND THIS IS NOT YET PAID. REFER TO STATEMENT ATTACHED

Has there been any discussion regarding the possible need to issue a special levy?  No  Yes

If yes, further details: NOTED THE REPAIR WORKS TO BASEMENT CAR PARK ARE PRELIMINARY WORKS AND FURTHER WORKS MAY BE NECESSARY. A SPECIAL LEVY MAY BE ISSUED TO COVER – REFER TO MINUTES ATTACHED

**OTHER AMOUNTS ISSUED**

Are there other amounts issued on the levy statement or in the minutes?  No  Yes

Details of Other Amounts Issued: NOT APPLICABLE

**INSURANCE:**

Insurer and / or Broker: ABC COMPANY VIA XYZ BROKER

Policy Number: TA123456

Expiry Date: 30/4/2014

Building Sum Insured: \$10,000,000.00

Public Liability Insurance: \$10,000,000.00

Office Bearers Liability: \$1,000,000.00

Other Insurances Held: LOSS OF RENT \$1,100,000, CRIME INSURANCE \$50,000 AND LOT OWNER IMPROVEMENTS \$250,000.

Is this equal to or more than recommended in the body corporate [Insurance Valuation](#)?  Yes  No

If no, further details: AN INSURANCE VALUATION WAS NOT SIGHTED

## FINANCIALS:

Current Financial Year End: 30/4/2014

### FUND BALANCES

Administrative Fund: \$12,254.00 As At 1/11/2013

Sinking Fund: \$52,989.00 As At 1/11/2013

Other Fund Details: NOT APPLICABLE

Is there a deficit in the body corporate funds?  No  Yes

If Yes, further details: NOT APPLICABLE

Are there lot owners in arrears?  No  Yes

If yes, are those arrears substantially impacting the body corporate?  No  Yes

If Yes, further details: NOT APPLICABLE

## CONTRACTS:

### ADMINISTRATION AGREEMENT

Is there a Body Corporate Manager appointed?  No  Yes

Body Corporate Manager Appointed: A BODY CORPORATE MANAGER

Term of Contract: THREE (3) YEARS COMMENCING 1/4/2011

### MANAGEMENT RIGHTS

Is there a Building Manager appointed?  No  Yes

If yes, details of Agreements: -

Name of Building Manager: -

Term of Agreements including options: -

## STATE OF HARMONY:

Are the records of the Body Corporate in good order?  Yes  No

If No, further information: NOT APPLICABLE

## DISPUTES

Have any Adjudicators Orders been issued or applications made?  No  Yes

Refer to the following copies taken: REFER TO COPY OF ADJUDICATORS ORDER ATTACHED

## REFER TO THE FOLLOWING COPIES TAKEN:

Financial Statements As At: 1/11/2013

Current Insurance Details Expiring: 30/4/2014

General & Committee meeting minutes: TWO (2) YEARS

Reports: SINKING FUND FORECAST, BASEMENT CAR PARK LEAK REPORT

Other Information Included: REFER TO CORRESPONDENCE ATTACHED

**IMPORTANT:** This report and any articles or information contained on the website [www.mybodycorpreport.com.au](http://www.mybodycorpreport.com.au) is intended as information only to allow the recipient of this report to make an informed decision.

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