

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate: **Body Corporate For:** SAMPLE 2 Community Title Scheme: 12345
Lot No: 5 on SP 00000
Address: 56 ANYWHERE STREET, SOMEWHERE QLD

Secretary of Body Corporate: **Name:** JOE BLOGGS
Postal Address: PO BOX 555, SOMEWHERE QLD
Email: JOE.BLOGGS@PROVIDER.COM

Body Corporate Manager: **Name:** BODY CORPORATE MANAGER
Address: 8 SOMEPLACE, SOMEWHERE QLD
Telephone: 5555 5555

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:** 13/8/2013 **Current Levy Year Issued:** 31/10/2013
If the current financial year and the current levy year issued differ then the levies quoted in this statement are for the **current levy year issued**. Levies must be issued yearly at an AGM to be held within three (3) months of end of financial year. New levies will not be issued until then.

Administrative Fund Payable By This Lot:

Period Issued:	1/11/2012 – 28/2/2013	Due Date:	1/12/2013	Payable:	\$525.83
Period Issued:	1/3/2013 – 31/5/2013	Due Date:	1/4/2013	Payable:	\$525.83
Period Issued:	1/6/2013 – 31/8/2013	Due Date:	1/7/2013	Payable:	\$575.38
Period Issued:	1/8/2013 - 31/10/2013	Due Date:	1/9/2013	Payable:	\$575.38

DISCOUNT FOR PAYMENT DUE DATE: 10% **GROSS LEVY PAYABLE:** \$2,202.42

Sinking Fund Payable By This Lot:

Period Issued:	1/11/2012 – 28/2/2013	Due Date:	1/12/2013	Payable:	\$295.10
Period Issued:	1/3/2013 – 31/5/2013	Due Date:	1/4/2013	Payable:	\$295.10
Period Issued:	1/6/2013 – 31/8/2013	Due Date:	1/7/2013	Payable:	\$401.00
Period Issued:	1/8/2013 - 31/10/2013	Due Date:	1/9/2013	Payable:	\$401.00

DISCOUNT FOR PAYMENT DUE DATE: 10% **GROSS LEVY PAYABLE:** \$1,392.20

Other: -

Contribution Entitlements: Contribution Schedule Lot Entitlement: 1 Aggregate: 10
Interest Schedule Lot Entitlements: 1 Aggregate: 10

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

NOTHING SIGHTED IN RECORDS INSPECTED

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

REFER TO ASSET REGISTER ATTACHED

**Information
Prescribed under
Regulation Module:**

NIL

**Financial Statement
Balances**

Administrative Fund: : \$12,310.51 as at 13/8/2013

Sinking Fund: \$25,525.52 as at 13/8/2013

Insurance

Insurer: CALLIDEN INSURANCE LTD

Policy No: SOMEMADEUPNO

Building: \$5,000,000.00

Public Liability: \$10,000,000.00

Other: LOSS OF RENT \$999,999, OTHER STUFF \$200,000. POLICY EXPIRES 31/10/2013

Building Defects

The last three years minutes of the body corporate have been examined and the following patent defects relating to the common property of the body corporate have been identified:

AGM 17/5/2012:

- RESOLVED TO ISSUE A SPECIAL LEVY OF \$250.00 PER LOT ENTITLEMENT TO RECOVER ADMINISTRATIVE FUND DEFICIT – PAID IN FULL
- RESOLVED TO EXPEND \$12,000 TO REPAIR WATER LEAKS TO THE ROOF.

COMMITTEE MEETING 23/1/2013:

- TABLED REPORT FROM BUILDING MANAGER RE LEAKING INTO BASEMENT CAR PARK. RESOLVED TO OBTAIN QUOTATIONS FOR RECTIFICATION.

AGM 18/5/2013:

- RESOLVED TO EXPEND \$10,400 TO RECTIFY WATER LEAKING INTO THE BASEMENT CAR PARK

COMMITTEE MEETING 17/7/2013:

- NOTED THAT WORKS TO RECTIFY BASEMENT WATER LEAKS HAVE BEEN COMPLETED HOWEVER IT HAS NOT RAINED SINCE SO UNABLE TO ASCERTAIN IF LEAKING HAS STOPPED.

Disputes

The last three years minutes of the body corporate have been examined and the following disputes relating to the common property of the body corporate have been identified:

NOTHING SIGHTED IN RECORDS INSPECTED

**Any Other Factors
Affect The Purchaser**

The last three years minutes of the body corporate have been examined and the following disputes relating to the common property of the body corporate have been identified:

THIS BODY CORPORATE HAS RECENTLY HAD A LOT ENTITLEMENT CHANGE. THE LEVIES QUOTED ABOVE ARE PARTIALLY CALCULATED AT PREVIOUS LOT ENTITLEMENTS

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