

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate Body Corporate for: **COORUMBENE COURT**
Community Titles Scheme No: 14604
BUP: 464
Lot No: 2
Address: 13 Pacific Terrace, Alexandra Headland, QLD, 4572

Regulation Module Standard

Body Corporate Secretary/Manager Name: Alpha CTS Managers
Address: 43 Minchinton Street, Caloundra, Qld, 4551
Telephone: 07 5444 2755
Fax: 07 5444 2899

Body Corporate Committee Is there a Committee for the Body Corporate: Yes
If there is no Committee, is the Body Corporate Manager engaged to perform the functions of the Committee: Not applicable

Annual Contributions And Levies

Administrative Fund:	Annual Levy: (Gross)	\$ 1,760.00		
	Installment(s): (Gross)	Period	Amount	Due Date
		01.01.18 – 30.06.18	\$ 880.00	01.05.18
		01.07.18 – 31.12.18	\$ 880.00	01.10.18
Sinking Fund:	Annual Levy: (Gross)	\$ 1,700.00		
	Installment(s): (Gross)	Period	Amount	Due Date
		01.01.18 – 30.06.18	\$ 850.00	01.05.18
		01.07.18 – 31.12.18	\$ 850.00	01.10.18

Insurance Levies not included in Administrative Fund Levies: Nil. Insurance premium is part of Administrative Fund Levies.

Discount: 20%

Other: Nil

Information Prescribed under Regulation Module Not applicable – none prescribed

Lot Entitlements And Other Matters Contribution Schedule Lot Entitlement: Aggregate: 5
This Lot: 1
Interest Schedule Lot Entitlement: Aggregate: 5
This Lot: 1

Balance of Sinking Fund: \$ 27,667.82 as at 22.01.19
Balance of Administrative Fund: \$ 3,564.46 as at 22.01.19

Improvements on Common Property for which buyer will be responsible

Sunshield for bedroom window – 04.12.82. See copy of register attached.
(Improvements without body corporate approval should be disclosed here by the seller)

Assets on Register

None shown on register

Insurance

Insurer:	Longitude Insurance
Policy No:	LNG-STR-177889
Current to:	14.03.19
Building Cover:	\$ 1,200,000
Public Liability:	\$ 20,000,000
Common Contents:	\$ 12,000
Flood:	\$ 1,212,000
Loss of Rent:	\$ 180,000
Building Catastrophe:	30% of Building Sum insured
Office Bearers Liability:	\$ 1,000,000
Machinery Breakdown:	None shown

Signing

.....
Seller/Seller's Agent

.....
Witness (not required if this form is signed electronically)

.....
Date

Buyer's Acknowledgement

The buyer acknowledges having received and read this statement from the seller before entering into the contract.

.....
Buyer

.....
Witness (not required if this form is signed electronically)

.....
Date

The information contained in this two page statement is provided exclusively in relation to the lot mentioned and has been obtained from records made available by the body corporate and is accurate only to the extent of the accuracy of the records produced. INSIDE OUT LEGAL SERVICES does not warrant the accuracy or reliability of the body corporate records produced including any information advised from computer records. Only improvements on common property properly authorised and recorded in body corporate records have been stated. A physical inspection of the property is not undertaken.



INSIDE OUT LEGAL SERVICES
22.01.19

The Seller gives notice to the Buyer of the following matters:

(a) Latent or Patent Defects in Common Property or Body Corporate Assets

[Section 223(2)(b) Body Corporate and Community Management Act 1997-2003]

These matters are for consideration by the Vendor and are not disclosed in this Statement.

(b) Actual or Contingent or Expected Liabilities of Body Corporate

[Section 223(2)(d) Body Corporate and Community Management Act 1997-2003]

These matters are for consideration by the Vendor and are not disclosed in this Statement.

(c) Circumstances in Relation to Affairs of the Body Corporate

[Section 223(3) Body Corporate and Community Management Act 1997-2003]

These matters are for consideration by the Vendor and are not disclosed in this Statement.

(d) Exceptions to Warranties in Clause 7.4(3) of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)

These matters are for consideration by the Vendor and are not disclosed in this Statement.

(e) Proposed Body Corporate Resolutions - Clause 8.4 of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)

These matters are for consideration by the Vendor and are not disclosed in this Statement.

