

**INFORMATION FOR DISCLOSURE STATEMENT**

**as at 21 February 2017**

**Body Corporate**

Name of Scheme: **THE APARTMENTS CALOONDRA**  
 Community Titles Scheme No: **27133**  
 Lot Number: **3** Plan Number: **117620**

**Secretary**

Name: **Ms Nicole Smith**  
 Address: **c/- StrataLiving BCM**  
  
 Telephone: **5475 4492** Facsimile: **5475 4493**

**Body Corporate  
 Manager**

Name: **StrataLiving BCM**  
 Address: **PO Box 5273  
 Maroochydore BC 4558**  
  
 Telephone: **07 54754492** Facsimile: **07 5475 4493**

**Contributions  
 and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If paid by
01/08/16 to 31/01/17	\$1,422.00	01/08/16	\$284.40	01/08/16
01/02/17 to 31/07/17	\$1,639.25	01/02/17	\$327.85	01/02/17
01/08/17****31/01/18	\$1,580.00	01/08/17	\$316.00	01/08/17
<b>Sinking Fund</b>				
01/08/16 to 31/01/17	\$1,422.00	01/08/16	\$284.40	01/08/16
01/02/17 to 31/07/17	\$1,422.00	01/02/17	\$284.40	01/02/17
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**Improvements on  
 Common  
 Property for  
 which Buyer will  
 be Responsible**

**See annexure Register of  
 Authorisations Affecting  
 Common Property**

**INFORMATION FOR DISCLOSURE STATEMENT (continued)**

**Body Corporate  
Assets Required to  
be Recorded on  
Register**

**There are no assets required to be recorded.**

**Committee**

**Information  
prescribed under  
Regulation  
Module**

**Nil**

**Signing**

\_\_\_\_\_  
Seller/Sellers Agent

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

**Buyers  
Acknowledgement**

**The Buyer acknowledges having received and read this statement from the  
Seller before entering into the contract.**

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Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## Additional Information

<b>Body Corporate</b>	Name of Scheme:	<b>THE APARTMENTS CALOUNDRA</b>	
	Community Titles Scheme No:	<b>27133</b>	
	Lot Number:	<b>3</b>	Plan Number: <b>117620</b>

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>1000</b>	Entitlement of Lot	<b>79</b>
	Contribution Schedule	Aggregate	<b>1000</b>	Entitlement of Lot	<b>79</b>
	Balance of Sinking fund at end of last Financial Year		<b>163,655.74</b>	as at	<b>31/07/16</b>
	Insurance Levies not included in Administrative Fund Levies:	<b>See Annexure</b>			
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	<b>BUILDING</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>8,737,165</b>	<b>01/08/17</b>
	<b>CATASTROPHE</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>1,310,575</b>	<b>01/08/17</b>
	<b>FIDELITY GUARANTEE</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>100,000</b>	<b>01/08/17</b>
	<b>GOVT AUDIT &amp; LEGAL</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>175,000</b>	<b>01/08/17</b>
	<b>LOSS OF RENT/TEMP AC</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>1,310,575</b>	<b>01/08/17</b>
	<b>LOT OWNERS FIXT &amp; IM</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>300,000</b>	<b>01/08/17</b>
	<b>OFFICE BEARERS</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>2,000,000</b>	<b>01/08/17</b>
	<b>PUBLIC LIABILITY</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>20,000,000</b>	<b>01/08/17</b>
	<b>VOLUNTARY WORKERS</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>200,000/2K</b>	<b>01/08/17</b>

<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

Body Corporate

Name of Scheme:

**THE APARTMENTS CALOUDRA**

Community Titles Scheme No:

**27133**

Lot Number:

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Plan Number:

**117620**

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Defects in  
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Property or Body  
Corporate Assets

Actual or  
Contingent or  
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Liabilities of Body  
Corporate

Circumstances in  
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Affairs of the  
Body Corporate

Exceptions to  
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## DISCLOSURE STATEMENT (Continued)

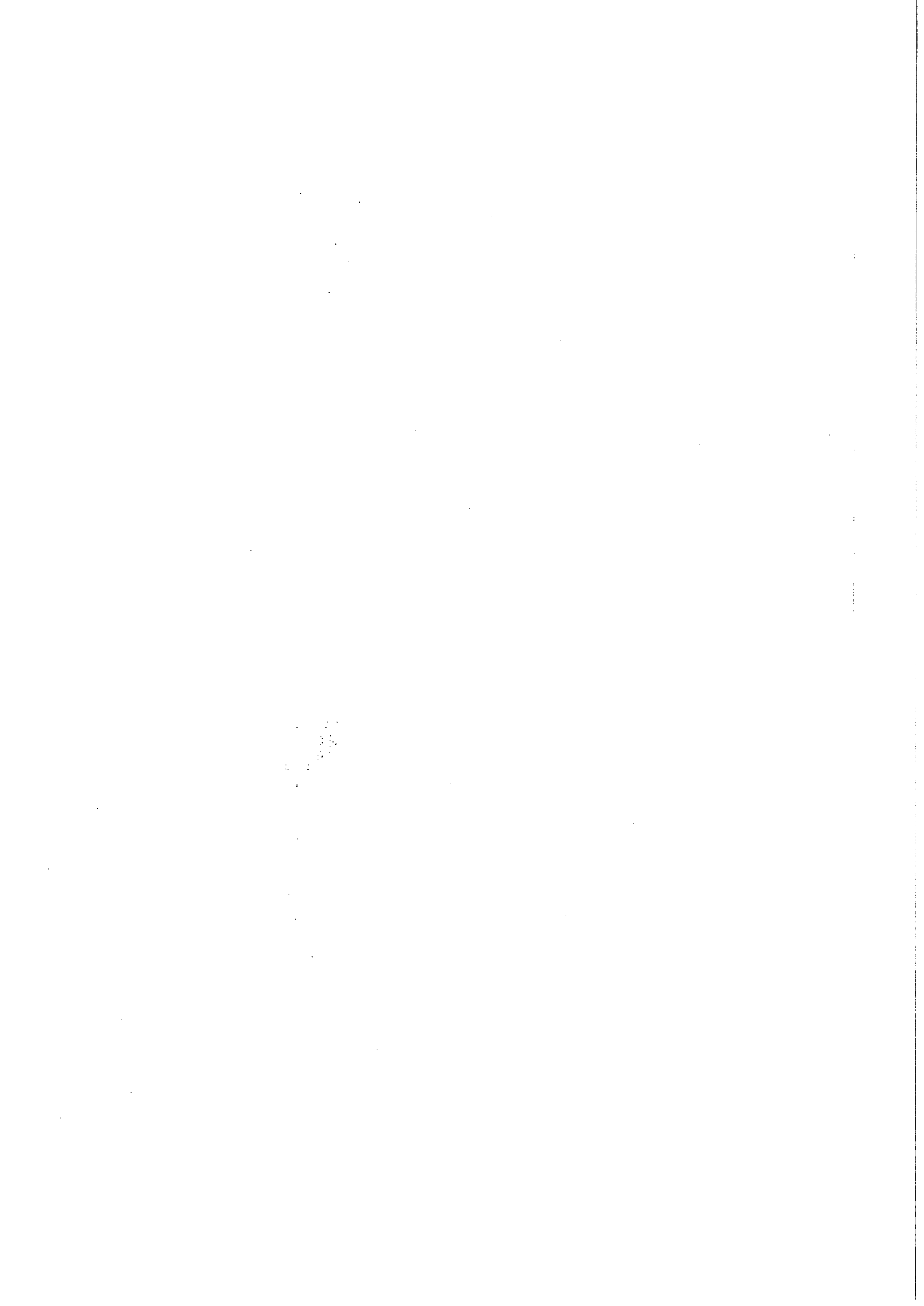
Name of Scheme	<b>THE APARTMENTS CALOUNDRA</b>		CTS No	<b>27133</b>	
Lot No.	<b>3</b>	Type	<b>BUILDING FORMAT PLAN</b>	Plan No	<b>117620</b>

**ANNEXURE - LEVY DETAILS**

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
INSURANCE LEVY							
01/08/16 to 31/07/17	707.05	01/08/16	N/A	0.00	01/08/16	24/06/16	N/A
01/08/17****31/01/18	444.38	01/08/17	N/A	88.88	01/08/17		N/A

Items marked with \*\*\*\* are for periods that are outside the current financial year. They may also be subject to ratification at the next General Meeting





21 February 2017

THE APARTMENTS CALOUNDRA CTS 27133  
Not registered for GST

ABN: 49 492 032 547

### Tax Invoice

Mr D Maguire  
Unit 3 The Apartments  
42-44 Warne Terrace  
CALOUNDRA QLD 4551

Ref

Re Lot 3 THE APARTMENTS CALOUNDRA CTS 27133

Fee 110.00 Paid

Above Fee includes GST

Please find enclosed information which may be used to enable you to complete the Disclosure Statement. Implied warranties are matters for consideration or enquiry by the seller and are not disclosed in this information.

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Yours faithfully  
StrataLiving BCM

Kathryn Hunter-Smith  
BODY CORPORATE MANAGER



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**as at 21 February 2017**

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Lot Number: **3** Plan Number: **117620**

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Name: **Ms Nicole Smith**  
Address: **c/- StrataLiving BCM**  
  
Telephone: **5475 4492** Facsimile: **5475 4493**

**Body Corporate Manager**  
Name: **StrataLiving BCM**  
Address: **PO Box 5273  
Maroochydore BC 4558**  
  
Telephone: **07 54754492** Facsimile: **07 5475 4493**

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**See annexure Register of Authorisations Affecting Common Property**

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate  
Assets Required to  
be Recorded on  
Register

**There are no assets required to be recorded.**

Committee

Information  
prescribed under  
Regulation  
Module

**Nil**

Signing

\_\_\_\_\_  
Seller/Sellers Agent

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

Buyers  
Acknowledgement

**The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.**

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Buyer

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Witness

\_\_\_\_\_  
Date

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	Lot Number:	<b>3</b>	Plan Number: <b>117620</b>

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>1000</b>	Entitlement of Lot	<b>79</b>
	Contribution Schedule	Aggregate	<b>1000</b>	Entitlement of Lot	<b>79</b>
	Balance of Sinking fund at end of last Financial Year		<b>163,655.74</b>	as at	<b>31/07/16</b>
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Monetary Liability under Exclusive Use By-Law					

<b>Insurance</b>	Type	Company	Policy No	Sum Insured	Due Date
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<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

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Body Corporate

Name of Scheme:

**THE APARTMENTS CALOUNDRA**

Community Titles Scheme No:

**27133**

Lot Number:

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Name of Scheme	<b>THE APARTMENTS CALOUNDRA</b>		CTS No	<b>27133</b>	
Lot No.	<b>3</b>	Type	<b>BUILDING FORMAT PLAN</b>	Plan No	<b>117620</b>

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Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
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**Information  
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**Signing**

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Name of Scheme:

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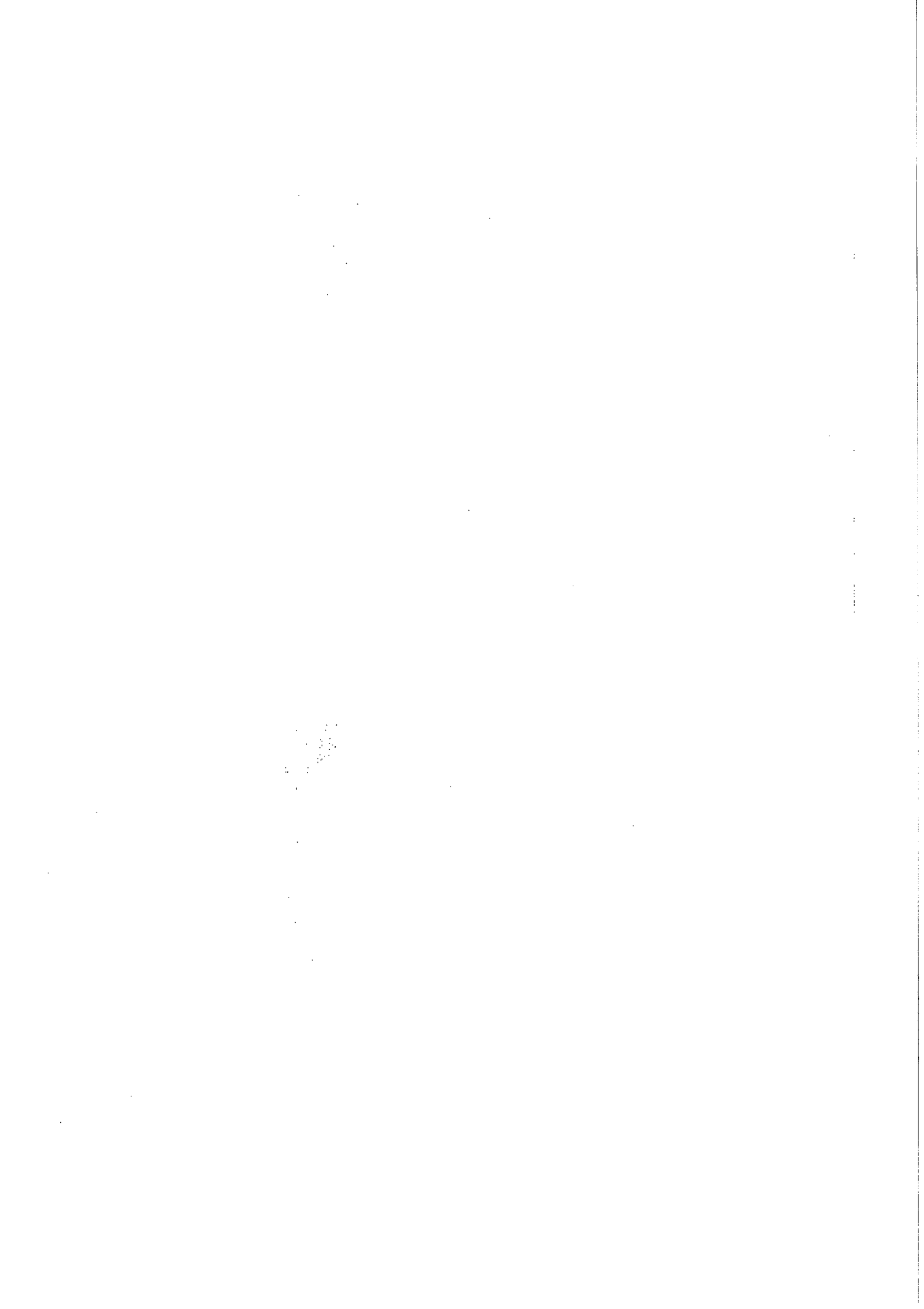
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Monetary Liability under Exclusive Use By-Law					

<b>Insurance</b>	Type	Company	Policy No	Sum Insured	Due Date
	<b>BUILDING</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>8,737,165</b>	<b>01/08/17</b>
	<b>CATASTROPHE</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>1,310,575</b>	<b>01/08/17</b>
	<b>FIDELITY GUARANTEE</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>100,000</b>	<b>01/08/17</b>
	<b>GOVT AUDIT &amp; LEGAL</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>175,000</b>	<b>01/08/17</b>
	<b>LOSS OF RENT/TEMP AC</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>1,310,575</b>	<b>01/08/17</b>
	<b>LOT OWNERS FIXT &amp; IM</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>300,000</b>	<b>01/08/17</b>
	<b>OFFICE BEARERS</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>2,000,000</b>	<b>01/08/17</b>
	<b>PUBLIC LIABILITY</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>20,000,000</b>	<b>01/08/17</b>
	<b>VOLUNTARY WORKERS</b>	<b>Strata Community Insurance</b>	<b>QRSC15003923</b>	<b>200,000/2K</b>	<b>01/08/17</b>

<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

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Body Corporate

Name of Scheme:

**THE APARTMENTS CALOUNDRA**

Community Titles Scheme No:

**27133**

Lot Number:

**3**

Plan Number:

**117620**

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Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

---

Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

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Exceptions to  
Statements in  
Clause 7.4(2)

## DISCLOSURE STATEMENT (Continued)

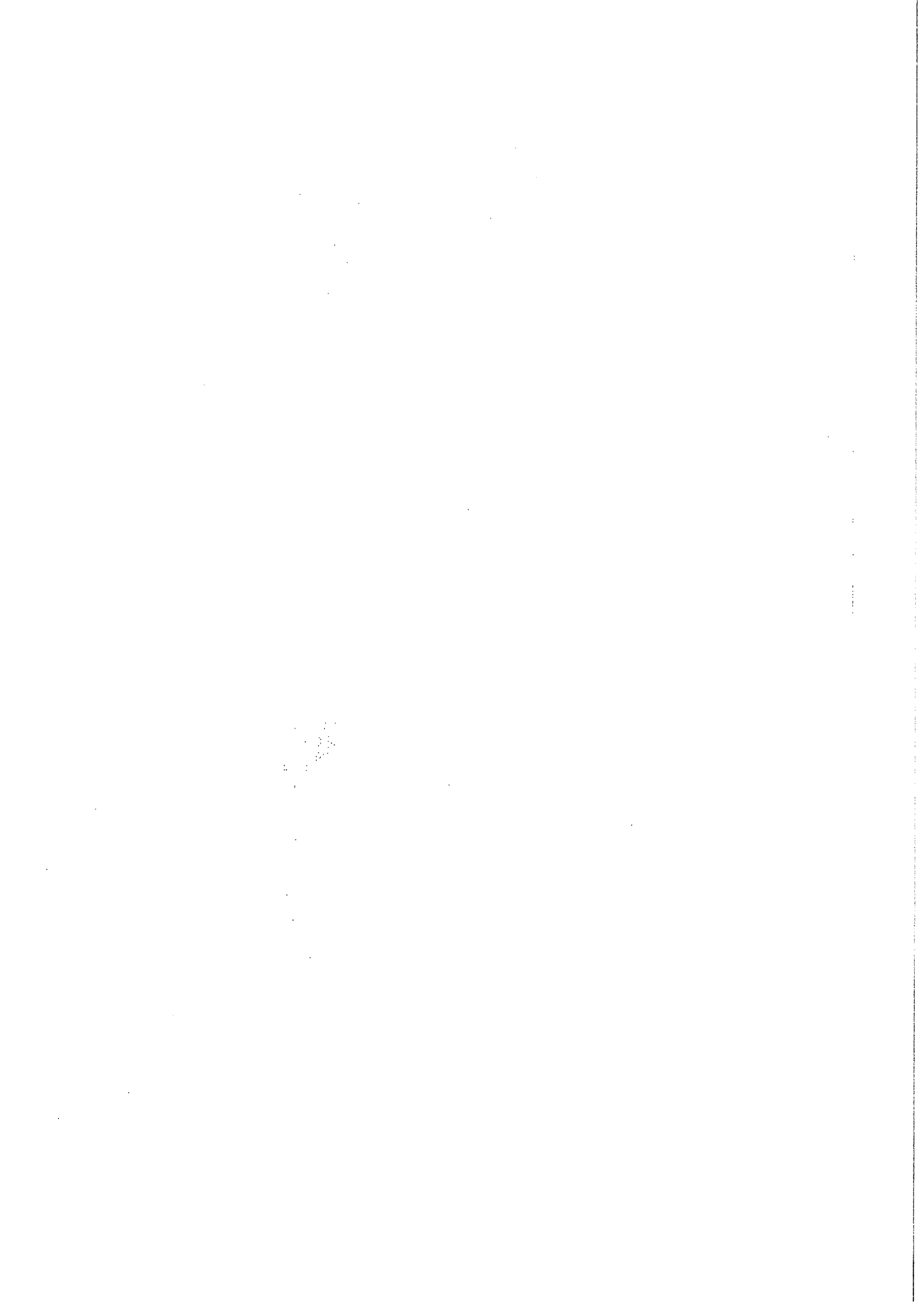
Name of Scheme	<b>THE APARTMENTS CALOUNDRA</b>		CTS No	<b>27133</b>	
Lot No.	<b>3</b>	Type	<b>BUILDING FORMAT PLAN</b>	Plan No	<b>117620</b>

**ANNEXURE - LEVY DETAILS**

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
INSURANCE LEVY							
01/08/16 to 31/07/17	707.05	01/08/16	N/A	0.00	01/08/16	24/06/16	N/A
01/08/17****31/01/18	444.38	01/08/17	N/A	88.88	01/08/17		N/A

Items marked with \*\*\*\* are for periods that are outside the current financial year. They may also be subject to ratification at the next General Meeting





21 February 2017

THE APARTMENTS CALOUNDRA CTS 27133  
Not registered for GST

ABN: 49 492 032 547

### Tax Invoice

Mr D Maguire  
Unit 3 The Apartments  
42-44 Warne Terrace  
CALOUNDRA QLD 4551

Ref

Re Lot 3 THE APARTMENTS CALOUNDRA CTS 27133

Fee 110.00 Paid

Above Fee includes GST

Please find enclosed information which may be used to enable you to complete the Disclosure Statement. Implied warranties are matters for consideration or enquiry by the seller and are not disclosed in this information.

Please Note: An 'Information for Disclosure' obtained from a Body Corporate Manager is not a Disclosure Statement. This is a document that Body Corporate Managers provide to enable an Agent/Seller prepare a Disclosure Statement in accordance with the Legislation.

Yours faithfully  
StrataLiving BCM

Kathryn Hunter-Smith  
BODY CORPORATE MANAGER



**INFORMATION FOR DISCLOSURE STATEMENT**  
**as at 21 February 2017**

**Body Corporate** Name of Scheme: **THE APARTMENTS CALOUNDRA**  
Community Titles Scheme No: **27133**  
Lot Number: **3** Plan Number: **117620**

**Secretary** Name: **Ms Nicole Smith**  
Address: **c/- StrataLiving BCM**

Telephone: **5475 4492** Facsimile: **5475 4493**

**Body Corporate Manager** Name: **StrataLiving BCM**  
Address: **PO Box 5273  
Maroochydore BC 4558**

Telephone: **07 54754492** Facsimile: **07 5475 4493**

**Contributions  
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If paid by
01/08/16 to 31/01/17	\$1,422.00	01/08/16	\$284.40	01/08/16
01/02/17 to 31/07/17	\$1,639.25	01/02/17	\$327.85	01/02/17
01/08/17****31/01/18	\$1,580.00	01/08/17	\$316.00	01/08/17
 Sinking Fund				
01/08/16 to 31/01/17	\$1,422.00	01/08/16	\$284.40	01/08/16
01/02/17 to 31/07/17	\$1,422.00	01/02/17	\$284.40	01/02/17
01/08/17****31/01/18	\$1,422.00	01/08/17	\$284.40	01/08/17

**Body Corporate** Name of Scheme: **THE APARTMENTS CALOUNDRA**  
Community Titles Scheme No: **27133**  
Lot Number: **3** Plan Number: **117620**

Improvements on  
Common  
Property for  
which Buyer will  
be Responsible

**See annexure Register of  
Authorisations Affecting  
Common Property**

**INFORMATION FOR DISCLOSURE STATEMENT (continued)**

Body Corporate  
Assets Required to  
be Recorded on  
Register

**There are no assets required to be recorded.**

Committee

Information  
prescribed under  
Regulation  
Module

**Nil**

Signing

\_\_\_\_\_  
Seller/Sellers Agent

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

Buyers  
Acknowledgement

**The Buyer acknowledges having received and read this statement from the  
Seller before entering into the contract.**

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## Additional Information

<b>Body Corporate</b>	Name of Scheme:	<b>THE APARTMENTS CALOUNDRA</b>	
	Community Titles Scheme No:	<b>27133</b>	
	Lot Number:	<b>3</b>	Plan Number: <b>117620</b>

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>1000</b>	Entitlement of Lot	<b>79</b>
	Contribution Schedule	Aggregate	<b>1000</b>	Entitlement of Lot	<b>79</b>
	Balance of Sinking fund at end of last Financial Year		<b>163,655.74</b>	as at	<b>31/07/16</b>
	Insurance Levies not included in Administrative Fund Levies:	<b>See Annexure</b>			
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	<b>BUILDING</b>	Strata Community Insurance	QRSC15003923	<b>8,737,165</b>	<b>01/08/17</b>
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<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

Body Corporate

Name of Scheme:

**THE APARTMENTS CALOUNDRA**

Community Titles Scheme No:

**27133**

Lot Number:

**3**

Plan Number:

**117620**

Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

Circumstances in  
Relation to  
Affairs of the  
Body Corporate

Exceptions to  
Statements in  
Clause 7.4(2)

## DISCLOSURE STATEMENT (Continued)

Name of Scheme	<b>THE APARTMENTS CALOUNDRA</b>		CTS No	<b>27133</b>	
Lot No.	<b>3</b>	Type	<b>BUILDING FORMAT PLAN</b>	Plan No	<b>117620</b>

**ANNEXURE - LEVY DETAILS**

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