

DISCLOSURE STATEMENT

Section 206 or Section 213 - Body Corporate & Community Management Act 1997

The Seller (the Seller) of a lot in a community titles scheme must give a person (the Buyer) who proposes to buy an existing lot or a proposed lot, before the Buyer enters into a contract, a statement complying with Section 206(2) to (4) or Section 213(2) to (4).

Item

Item Schedule

1. PROPERTY

Address: 15/42 MALOJA AVENUE, CALOUNDRA, QLD, 4551

Lot Number: 15

GTP / BUP / SP Number: 12987

Name of Body Corporate: TRIPCONY QUAYS

Body Corporate for Community Titles Scheme: CTS 2656

2. BODY CORPORATE INFORMATION

2.1 Persons responsible for keeping Body Corporate records: Tick and complete the applicable Item below

☐ Secretary of Body Corporate

Name:

Address:

Phone:

Fax:

Mobile:

Email:

OR

☐ Two-Lot Scheme (Lot Owners)

(1) Name:

Address:

Phone:

Fax:

Mobile:

Email:

(2) Name:

Address:

Phone:

Fax:

Mobile:

Email:

2.2 Body Corporate Manager (only complete if it is the duty of the Body Corporate to issue Body Corporate Certificates)

Name: BODY CORPORATE SERVICES PTY LTD

Address: PO BOX 444, BROADBEACH, QLD, 4218

Phone: (07) 5509 6666

Fax: (07) 5509 6677

Mobile:

Email:

2.3 Is there a committee for the Body Corporate: ☒ Yes ☐ No

The functions of the Body Corporate Committee are performed by: ☒ Body Corporate Committee ☐ Body Corporate Manager

3. BODY CORPORATE ANNUAL CONTRIBUTIONS

Note: In the case of a Proposed Lot the contributions are the amounts reasonably expected to be payable in respect of the Lot.

Fund	Annual Contribution (inc. GST)	Contribution Payable (e.g. Quarterly)	Next Payment Date
a. Administrative Fund	\$4,444.40	Half Yearly	01 / 06 / 2020
b. Sinking Fund	\$1,944.40	Half Yearly	01 / 06 / 2020
c.	\$0.00		/ /
d.	\$0.00		/ /
Total Annual Contributions:	\$6,388.80		

Additional information:

20% DISCOUNT IF PAID ON TIME

4. IMPROVEMENTS

Improvements on common property for which the Owner is responsible (*Note: Buyer will be responsible on completion of sale*):

Nil

5. REGULATION MODULE

Regulation Module applying to the Scheme:

Accommodation Regulation Module

6. BODY CORPORATE ASSETS

If the scheme is a specified two-lot scheme list the body corporate assets of more than \$1000 in value:

Nil

OTHERWISE

List the body corporate assets required to be recorded on a body corporate register:

Nil

7. INFORMATION APPLYING TO THE SCHEME

Information prescribed under the Regulation Module applying to the Scheme:

Nil

8. APPOINTMENTS AND AUTHORISATIONS FOR PROPOSED LOTS

In the case of a Proposed Lot, complete the information below for the Proposed Scheme where applicable.

8.1 Body Corporate Manager / Service Contractor Details:

Name: **BODY CORPORATE SERVICES PTY LTD**

Address: **PO BOX 444, BROADBEACH QLD, 4218**

Phone: **(07) 5509 6666** Fax: **(07) 5509 6677** Email:

Terms of Engagement (*other than any provision provided for in the Code of Conduct - s118*):

Estimated Costs:

Owners Proportion of Costs:

8. APPOINTMENTS AND AUTHORISATIONS FOR PROPOSED LOTS (Continued)

8.2 Letting Agent Details:

Name: **NA**
Address:
Phone: Fax: Email:

Terms of Authorisation:

.....
.....
.....

9. SELLER / SELLER'S AGENT

9.1 Agent Details:

Name: **Michael Kettle Realty P/L ATF Kettle Family Trust T/As First National Caloundra**
Address: **1 Oval Ave, Caloundra QLD 4551**
Phone: **(07) 5438 2166** Fax: **(07) 5438 2766** Email: **admin@fncaloundra.com.au**

9.2 Seller Details:

Name:
Address:
Phone: Fax: Email:

9.3 Signed by Seller / Agent for and on behalf of the Seller:

Signature: Witness:
Date: **/ /**

10. TO THE BUYER

Name/s:

The Buyer/s named above confirm/s having been given by the Seller/Sellers Agent before entering into a contract to buy the lot described in this statement this Disclosure Statement:

- (1) In the case of a proposed Lot
- A current copy of the proposed Community Management Statement for the Scheme; or
- (2) In the case of a Lot in a proposed Subsidiary Scheme
- A current copy of the proposed Community Management Statement for the Scheme; and
 - A current copy of an existing or proposed Community management Statement with respect to all related Schemes.

Signature/s: Witness:
Date: **/ /**