

INFORMATION FOR PURPOSE OF COMPLETING THE REIQ DISCLOSURE STATEMENT

The information contained herein has been extracted from the books and records held by BODY CORPORATE SERVICES on behalf of the Body Corporate and is provided solely for the purpose of assisting the Owner or Owner's Agent with the preparation of the REIQ disclosure statement. This document is NOT and does not purport to be a REIQ disclosure statement.

APPLICANTS PARTICULARS

Reference:

Capacity:

SELLERS PARTICULARS

Owners Name:

Scheme Name: TRIPCONY QUAYS

CTS No: 2656

Lot No: 15

STATEMENT: The Body Corporate and Community Management Act 1997, Section 206, subsection (2) provides that the following information must be given by the Seller to the Buyer;

(2) *The statement must:-*

(a) *state the name, address and contact telephone number for:-*
(i) *the secretary of the body corporate;*

Not applicable

or; (ii) if it is the duty of a body corporate manager to act for the body corporate for issuing body corporate information certificates manager is:

Name : BODY CORPORATE SERVICES
Postal Address : PO BOX 444
BROADBEACH QLD 4218
Telephone : 07 5509 6666 Facsimile 07 5509 6677

Body corporate records are held at branch offices. For further information regarding location of branch offices please call the above number.

(b) state the amount of annual contributions currently fixed by the body corporate as payable by the owner of the lot;

Administrative Fund:	Current annual contribution	\$4,444.40
	Number of annual instalments	2
	Paid in advance	Yes
	Dates instalments due	01/12/18
		01/06/19
Sinking Fund:	Current annual contribution	\$1,944.40
	Number of annual instalments	2
	Paid in advance	Yes
	Dates instalments due	01/12/18
		01/06/19

- Note 1: A current annual contribution of Nil indicates that levies for the current year have not been determined.
- Note 2: If scheme is registered for GST current annual contribution does not include GST. Scheme Registered for GST: NO
- Note 3: The contributions and levies set out above are based on the contribution schedule lot entitlements for the lots included in the Scheme.

(c) if the seller is the original owner and the contribution schedule lot entitlements for each lot included in the scheme are not equal - state the reason stated in the community management statement for the lot entitlements not being equal;

Is the seller the original owner No

If YES and contribution lot entitlements for each lot are not equal, then state reasons why not equal.

(d) identify improvements on common property for which the owner is responsible;

Description:
 Resolution Date:
 Major Improvement:
 Adjudicator Order Date:
 Area of Common Property:
 Conditions (if any):

(e) identify the regulation module applying to the scheme;

Accommodation Regulation Module

(f) list all body corporate assets over \$1,000.00 required to be recorded on a register maintained by the body corporate;

DESCRIPTION	DATE PURCHASED	COST
.		

(g) state whether there is a committee for the body corporate or a body corporate manager is engaged to perform the functions of a committee;

(i) there is a committee for the body corporate	Yes
(ii) the body corporate manager is engaged to perform the functions of a committee	No

(h) include other information prescribed under the regulation module applying to the scheme;

NIL

Other information to assist the owner or owner's agent in completing a contract

Lot Entitlements

The interest schedule lot entitlement of the lot:	1
The aggregate interest schedule lot entitlement for the scheme:	18
The contribution schedule lot entitlement of the lot:	1
The aggregate contribution schedule lot entitlement for the scheme:	18

Balance of Sinking fund

at last financial year ending 31/07/2018 \$35,964.42

Special or Other Contributions

Purpose of contribution	
Current contribution	
Number of annual instalments	
Paid in advance	Yes
Dates Instalments due	
None applicable	

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ABN 93 010 460 474

Postal Address: PO BOX 534 CALOUNDRA QLD 4551

Tel: 07 5491 4833 Fax: 07 5509 6677

Insurance

Policy (1)		
Name of Insurer:	CHU/QBE COMMUNITYSURE	
Policy Number:	854892	
Policy expires on:	18/07/2019	
Risks insured:	Appeal Expenses	\$100,000.00
	Building	\$7,194,597.00
	Building Catastrophe	\$2,158,379.00
	Common Contents	\$43,807.00
	Fidelity Guarantee	\$250,000.00
	Government Audit Costs	\$25,000.00
	Legal Expenses	\$50,000.00
	Loss of Rent/Temp Accom	\$1,079,190.00
	Lot Owners fixture/improvement	\$250,000.00
	Office Bearers Liability	\$5,000,000.00
	Public Liability	\$30,000,000.00
	Voluntary Workers	300000/3000

ADDITIONAL OTHER AMOUNTS DUE AND PAYABLE TO THE BODY CORPORATE

DATE	DESCRIPTION	AMOUNT DUE
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NOTE:

If an utility account is listed above it denotes that the building on sells utilities to owners or occupiers of lots.

You will need to telephone the Accounts Dept. 07 55 09 6666 to arrange a final read of any utility due and payable PRIOR TO SETTLEMENT.

If your Lot is tenanted and the tenant will continue to occupy the Lot - then there is no necessity to obtain a final read.

Disclaimer:

BODY CORPORATE SERVICES does not give any warranty, nor accept any contractual, tortious or any other form of liability for any loss or damage which may arise as a result of the owner using this information to complete a REIQ disclosure statement. The provision of this information does not purport to provide details in relation to the implied warranties contained in the Act that a seller gives to a buyer. Owners and their agents or their representatives should consider a complete inspection of the Body Corporate's records if they are in any doubt whatsoever.

Trust us for service excellence today & beyond

ABN 93 010 460 474

Postal Address: PO BOX 534 CALOUNDRA QLD 4551

Tel: 07 5491 4833 Fax: 07 5509 6677

Tax Invoice

28-May-2019

Your Ref:

To

Information for Purpose of Completing the REIQ Disclosure Statement:

CTS 2656 **Lot No** 15

Payment due for Supply of

The Information for Purpose of Completing the REIQ Disclosure Statement

Taxable Amount	\$127.27
Plus GST 10%	\$ 12.73
TOTAL PAYABLE	\$140.00

THIS ACCOUNT HAS BEEN PAID IN FULL