

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate Body Corporate for: **CASTAWAY COVE**
Community Titles Scheme No: 16564
BUP: 103462
Lot No: 17
Address: 528 David Low Way, Castaway Beach Qld 4567

Regulation Module Standard

Body Corporate Secretary/Manager Name: North Shore Body Corporate Specialists
Address: 936 David Low Way, Marcoola Qld 4564
Telephone: 5448 8725 Fax: 5448 7336

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: \$3,995.00		
		(Gross)		
	Installment(s): (Gross)	Period	Amount	Due Date
		01.12.16 - 28.02.17	\$ 900.00	01.12.16
		01.03.17 - 31.05.17*	\$1,030.00	01.03.17
		01.06.17 - 31.08.17*	\$1,030.00	01.06.17
		01.09.17 - 30.11.17*	\$1,035.00	01.09.17
	<i>Pre-issued levy:</i>	<i>01.12.17 – 28.02.18*</i>	<i>\$1,000.00</i>	<i>01.12.17</i>
	Sinking Fund:	Annual Levy: \$ 4,890.00		
		(Gross)		
Installment(s): (Gross)		Period	Amount	Due Date
		01.12.16 - 28.02.17	\$ 800.00	01.12.16
		01.03.17 - 31.05.17*	\$1,360.00	01.03.17
		01.06.17 - 31.08.17*	\$1,360.00	01.06.17
	01.09.17 - 30.11.17*	\$1,370.00	01.09.17	
<i>Pre-issued levy:</i>	<i>01.12.17 – 28.02.18*</i>	<i>\$1,220.00</i>	<i>01.12.17</i>	

Discount applicable from 01.12.16 – 28.02.17 is 20%
*Discount applicable from 01.03.17 is 10%

Insurance Levies:	Annual Levy: \$ 610.00			
	(Gross)			
	Installment(s): (Gross)	Period	Amount	Due Date
		01.12.16 - 28.02.17	\$ 160.00	01.12.16
		01.03.17 - 31.05.17	\$ 150.00	01.03.17
		01.06.17 - 31.08.17	\$ 150.00	01.06.17
01.09.17 - 30.11.17		\$ 150.00	01.09.17	
<i>Pre-issued levy:</i>	<i>01.12.17 – 28.02.18</i>	<i>\$ 160.00</i>	<i>01.12.17</i>	

Other – Special Levies: AGM 06.01.17 - \$ 1,310.00 due 15.03.17 for repairs to Beach House 8 (completed)

Information Prescribed under Regulation Module Not applicable – none prescribed

Lot Entitlements And Other Matters	Contribution Schedule Lot Entitlement:	Aggregate: 276
		This Lot: 10
	Interest Schedule Lot Entitlement:	Aggregate: 276
		This Lot: 10

Balance of Sinking Fund:	\$ 47,501.92 as at 19.07.17
Balance of Administrative Fund:	\$ (9,130.42) as at 19.07.17

**Improvements on
Common Property
for which buyer
will be responsible**

12.05.03 – Install ground floor windows and awning
01.14 – Approval for Installation of door to exclusive use area
Refer to attached Register of Lot Improvements

(Improvements without body corporate approval should be disclosed here by the seller)

Assets on Register

See copy of Register attached.

Insurance

Insurer:	Strata Community Insurance
Policy No:	QRSC16006364
Current to:	01.12.17
Building Cover:	\$ 19,250,700
Public Liability:	\$ 20,000,000
Common Contents:	Nil
Loss of Rent:	\$ 2,887,605
Building Catastrophe:	\$ 5,775,210
Office Bearers Liability:	\$ 5,000,000
Machinery Breakdown:	\$ 25,000

Signing

.....
Seller/Seller's Agent

.....
Witness

.....
Date

**Buyer's
Acknowledgement**

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

.....
Buyer

.....
Witness

.....
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.

Tarn Parker

**INSIDE OUT LEGAL SERVICES
19.07.17**

This report has been prepared from information obtained from an inspection of files and records supplied or to which access was allowed by the representative of the Body Corporate and contains an accurate report based on such information. No warranty is given by INSIDE OUT LEGAL SERVICES as to the accuracy or reliability of the files and records presented at the time of inspection including information advised from computer records. The information obtained for the Sellers Disclosure is based on an inspection limited to general meeting minutes dating back 5 years, committee meeting minutes dating back 2 years, quotations dating back 1 year and correspondence dating back 12 months only from the date of this report.

CTS 16564

LOT NO. 17

DATE: 19.07.17

INFORMATION TO ASSIST THE SELLER IN COMPLETING THE STATUTORY WARRANTIES AND CONTRACTUAL RIGHTS SECTION OF THE CONTRACT

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]

Refer to Minutes of the Committee Meeting held on 24/05/17:-

- Repairs – engineer to examine building and provide verbal report to builder followed by a written report on any item of significance. Rust and structural repairs to be carried out by the builder with a final written report advising satisfactory completion to be issued by the engineer.
- Results of window survey – quote has been submitted and an engineer is to be consulted.
- Some wooden doors need replacement – advice to be sought.
- Assessment of repairs to units blocks 1 & 2 – waiting on engineer and building report.
- Cracked walls and roof leaks – unit blocks. Waiting on engineer and building report.

On file was a Building Maintenance Report prepared by First Response Maintenance Solutions dated 08.11.16 consisting of 136 pages – see extract attached. **Note:** Refer Minutes of Committee Meeting held 09.02.17 re: 1B Business Arising (d) Future Works - Body Corporate Manager is in the process of obtaining quotes to engage an Engineer to inspect the building. No Quotes were found on the records searched.

Also on file was a Termite Inspection Report dated August 2016 – see copy attached.

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

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

Refer to Minutes of the Committee Meeting held on 24/05/17:-

- Intercom Repairs – costings to be presented to the next meeting.
- Main Gate upgrade – in progress.
- Front gate new design – funding and owner opinion.
- Bin store options and relocation of Caretaker's shed.
- Electricity account management – bulk electricity supply is not a viable option for this complex. Quotes are to be obtained to replace the remainder of lighting in the complex with energy efficient options.

Also refer to attached Minutes of the AGM held on 06.01.17:-

- General Business Items Discussed
 - Rust Problems – car port roller doors.

Refer to attached extract of the Sinking Fund Budget Forecast prepared by Graham Lukins Partnership Pty Ltd dated October 2012.

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

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

Refer to Minutes of the Committee Meeting held on 24/05/17:-

- Review of name – owners will be invited to come up with options for a change of name for the body corporate.

Body Corporate Manager advised that the committee for the Body Corporate has taken over any some of the maintenance of the building and associated works. Due to this circumstance, some information regarding current works for the scheme may not be on records presented for inspection.

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

None found on the records of the body corporate presented for inspection at the office of the Body Corporate Manager.

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

No Meeting Notices for forthcoming meetings were found on the records of the body corporate presented for inspection at the office of the body corporate manager.

ATTACHED:

- Register Lot Improvements
- Asset Register
- Extract of Committee Minutes 24.05.17
- Extract Building Maintenance Report 08.11.16
- Termite Inspection Report August 2016
- Extract of AGM held 06.01.17
- Extract of Sinking Fund Forecast 22.10.12
- Pool Safety Certificate