



# Purchasers Strata Inspections Pty Ltd

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ABN 12 002 682 528

<b>BRISBANE</b> Phone:1300-787-282 Fax:1300-365-774	Client Name:	Sample Real Estate Agent PO Box 1234 Brisbane Qld 4000
	Client Number:	54321
<b>SYDNEY</b> Phone:1300-363-774 Fax:1300-365-774	Reference:	Jones (14837516)
	CTS No:	12345
<b>ALL MAIL TO:</b> 587 Bunnerong Road Matraville N SW 2036	Lot No(s):	8
	Body Corporate	"Sample Plan"
	Address:	90 Sample Street Brisbane 4169
	Inspection Date:	18th February 2015.
	Instruction No:	500001

Body Corporate and Community Management Act 1997 and amendments 2013 (Section 206)

## VENDORS DISCLOSURE STATEMENT

This Disclosure Statement relates to the sale of [lot\(s\) 8 in community titles scheme 12345 situated at: 90 Sample Street Brisbane 4169](#)

Annual contributions fixed by the Body Ccorporate as payable by the owner of the lot(s) is  
Payable to the Administrative Fund [\\$933.34](#)  
payable to the Insurance: [\\$343.40](#)  
and payable to the Sinking Fund [\\$383.34](#)

### Administrative and Sinking Funds Balances

Administrative Fund balance of [\\$12,919.18 credit, as at 18/2/2015](#) and a Sinking Fund balance of [\\$13,624.22 credit, as at 18/2/2015](#) Balances were obtained from [a Balance Sheet](#)

### Lot entitlement of the subject lot(s) is

Contribution lot enttlemet of [30/450](#) and interest lot entitlement of [30/450](#)

### Special Levies

Any disclosed special levies - **No**. If Yes, the amount payable by the subject lot(s).[N/A](#)

### Body Corporate information certificates are issued by

Telephone [\(07\) 3264-2200](#)

Is there a Committee elected for this Scheme? **Yes**

### Common property details

Any common property improvements which the owner of the subject lot is responsible: - **Yes**

Lot Number(s) 8 is responsible for the following common property improvents: [Locking or safety devices and screens installed by owners must be maintained in a state of good and serviceable repair.](#)

### The Body Corporate assets required to be recorded on a register maintained by the body corporate.

Is a register of body corporate assets kept: **No**

If so, what assets are recorded in the register: [N/A](#)

### Other matters:

The regulation module applying to the scheme is: [Standard](#)

Particulars of any Body Corporate mortgages or charges over its assets or any unsatisfied judgements against it: **Nil**

# Purchasers Strata Inspections Pty Ltd

## VENDORS DISCLOSURE STATEMENT



### Contributions

**Administrative Fund Contributions** are payable quarterly. The last contributions determined - year beginning 1/8/2014

Date Due	Gross Amount	Net Amount	Covering Period
1/8/2014	\$225.64	N/A	1/8/2014 to 31/10/2014
1/11/2014	\$225.64	N/A	1/11/2014 to 31/1/2015
1/2/2015	\$241.03	N/A	1/2/2015 to 30/4/2015
1/5/2015	\$241.03	N/A	1/5/2015 to 31/7/2015

*Administrative Fund Pre-Issue*

1/8/2015	\$241.03	N/A	1/8/2015 to 31/10/2015
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**Sinking Fund Contributions** are payable quarterly. The last contributions determined - year beginning 1/8/2014

Date Due	Gross Amount	Net Amount	Covering Period
1/8/2014	\$93.06	N/A	1/8/2014 to 31/10/2014
1/11/2014	\$93.06	N/A	1/11/2014 to 31/1/2015
1/2/2015	\$98.61	N/A	1/2/2015 to 30/4/2015
1/5/2015	\$98.61	N/A	1/5/2015 to 31/7/2015

*Sinking Fund Pre-Issue*

1/8/2015	\$98.61	N/A	1/8/2015 to 31/10/2015
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**Insurance Levy** is payable quarterly. The last contributions determined - year beginning 1/8/2014 (not included in the Administrative Fund Levy)

Date Due	Gross Amount	Net Amount	Covering Period
1/8/2014	\$93.80	N/A	1/8/2014 to 31/10/2014
1/11/2014	\$83.20	N/A	1/11/2014 to 31/1/2015
1/2/2015	\$83.20	N/A	1/2/2015 to 30/4/2015
1/5/2015	\$83.20	N/A	1/5/2015 to 31/7/2015

*Insurance Levy Pre-Issue (not included in the Administrative Fund Levy)*

1/8/2015	\$83.20	N/A	1/8/2015 to 31/10/2015
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**Other contributions** (for the subject lot(s))

Is there a Voluntary Insurance Scheme: <b>No</b>	Is there an exclusive Use liability: <b>N/A</b>
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### Building Insurance:

Building Sum Insured \$1,880,000.00 Insurance Company **QBE Insurance (Aust) Limited**. Policy No. **868935**. The renewal date is the **22nd July, 2015**. Premium cost **Unable to ascertain**

**Other Insurance Details** (if separate from above)

Asset Insurance cover in place: **Nil**. Company **N/A** Policy No. **N/A**. The renewal date is the **N/A** Premium cost **N/A**

### Public Liability Insurance

Policy Limits of liability is \$10,000,000.00. Company **QBE Insurance (Aust) Limited** Policy No. **868935**. The renewal date is **22nd July, 2015** Premium cost **Unable to ascertain**

### Workers Compensation Insurance

Workers Compensation insurance in place: - **No** Company **N/A** Policy No. **N/A**. The renewal date is **N/A** Premium cost **N/A**

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## VENDORS DISCLOSURE STATEMENT



Details of any other Insurances not mentioned above: [Common Contents: \\$12,720.00](#)

[Loss of Rent/Temporary Accommodation: \\$728,250.00](#)

[Office Bearers' Liability: \\$1,000,000.00](#)

[Voluntary Workers Personal Accident: \\$200,000.00/\\$2,000.00](#)

[Fidelity Guarantee: \\$100,000.00](#)

[Catastrophe Cover: \\$1,456,500.00](#)

[Government Audit Costs: \\$25,000.00](#)

[Appeal Expenses \(Health & Safety\): \\$100,000.00](#)

[Legal Defence Expenses: \\$50,000.00](#)

[Lot Owner's Fixtures & Fittings \(per lot\): \\$250,000.00](#)

### IMPLIED WARRANTIES STATEMENT

**This Section must be completed by the Vendor or their authorised representative.**

*In relation to Section 223 of the Body Corporate and Community Management Act 1997 and the Contract of sale for lot(s) 8 in community titles scheme 12345 other than matters of fair wear and tear, or general maintenance of the common property or Body Corporate assets, the following known latent or patent defects are disclosed. Attach separate pages if needed.*

The Vendor discloses the following known latent and patent defects:

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OR

Nil known

Statement dated \_\_\_\_\_

Signature of seller(s) or person authorised by seller(s)

Capacity of person signing

### PURCHASER ACKNOWLEDGEMENT

The purchaser acknowledges -

- (a) having received this disclosure statement before entering into the contract to purchase the above lot.
- (b) that a statutory information sheet was attached to the contract, as a first or top sheet at the time the buyer signed the contract.

Signature of Buyer(s)

Signature of Buyer(s)

Dated

Signature of Witness

Name

Dated

#### Qualifications and Exclusions

This document relies on the accuracy of the Applied Warranties Statement Section 223 of the Body Corporate and Community Management Act 1997. Purchasers Strata Inspections Pty. Ltd. will not accept any responsibility non disclosure.

Purchasers are encouraged to obtain a full strata inspection report which includes an extensive building history and a complete record of matters of interest. To order an indepth historical Community Report call PSI on 1300-787-282.

The Section 206 information contained in this report was extracted from the books and records of the Body Corporate. Your attention is directed to the possibility that all of the Body Corporate records may not have been made available for inspection, or the records may not have contained all of the information of interest to a purchaser or mortgagee. Purchasers Strata Inspections Pty. Ltd. will not accept any responsibility in either event.

#### Notes related to Contributions

All contributions are set at the preceeding Body Corporate Annual General Meeting (AGM). Gross amounts above refer to the total cost of the contribution. Nett amounts refer to the discounted amount (often 20%) if contributions are paid on time. Pre Issue amounts refer to the forecast contributions for the coming year and are set to enable the Body corporate to operate until new contributions are set at the next AGM.