Body Corporate and Community Management Act 1997

Section 206

INFORMATION FOR DISCLOSURE STATEMENT

as at 11 August 2023

Body Corporate

Name of Scheme: **NEVASA COURT**

Community Titles Scheme No: **22380**

Lot Number: **2** Plan Number: **100**

Secretary

Name: **Mr PJ Noakes**

Address: **C/- Alpha Strata**
PO Box 907
Caloundra QLD 4551

Telephone: **07 5444 2755** Facsimile: **07 5444 2899**

Body Corporate Manager

Name: **ALPHA STRATA**

Address: **Shops 3 & 4**
45 - 47 Minchinton Street
CALOUNDRA QLD 4551

Telephone: **07 5444 2755** Facsimile: **07 5444 2899**

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If paid by
01/09/22 to 30/11/22	**$437.50**	**01/10/22**	**Nil**	**01/10/22**
01/12/22 to 28/02/23	**$548.65**	**01/02/23**	**Nil**	**01/02/23**
01/03/23 to 31/05/23	**$548.65**	**01/04/23**	**Nil**	**01/04/23**
01/06/23 to 31/08/23	**$548.65**	**01/07/23**	**Nil**	**01/07/23**
01/09/23**30/11/23**	**$520.85**	**01/10/23**	**Nil**	**01/10/23**
Sinking Fund				
01/09/22 to 30/11/22	**$110.75**	**01/10/22**	**Nil**	**01/10/22**
01/12/22 to 28/02/23	**$601.95**	**01/02/23**	**Nil**	**01/02/23**
01/03/23 to 31/05/23	**$601.95**	**01/04/23**	**Nil**	**01/04/23**
01/06/23 to 31/08/23	**$601.95**	**01/07/23**	**Nil**	**01/07/23**
01/09/23**30/11/23**	**$479.15**	**01/10/23**	**Nil**	**01/10/23**

Body Corporate

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Improvements on Common Property for which Buyer will be Responsible

Refer Attached 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

Body Corporate

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Lot Entitlements and Other Matters

Interest Schedule Aggregate **30** Entitlement of Lot **5**

Contribution Schedule Aggregate **30** Entitlement of Lot **5**

Balance of Sinking fund at end of last Financial Year **23,641.15** as at **31/08/22**

$32,410.75 11/08/23

Insurance Levies not included in Administrative Fund Levies: **NIL**

Monetary Liability under Exclusive Use By-Law

Insurance

Type	Company	Policy No	Sum Insured	Due Date
BUILDING	**Strata Unit Underwriters**	**06S8346122**	**1,533,834**	**14/11/23**
BUILDING CATASTROPHE	**Strata Unit Underwriters**	**06S8346122**	**460,150**	**14/11/23**
FIDELITY GUARANTEE	**Strata Unit Underwriters**	**06S8346122**	**100,000**	**14/11/23**
GOVERNMENT AUDIT COS	**Strata Unit Underwriters**	**06S8346122**	**25,000**	**14/11/23**
LEGAL EXPENSES	**Strata Unit Underwriters**	**06S8346122**	**50,000**	**14/11/23**
LOSS RENT / TEMP ACC	**Strata Unit Underwriters**	**06S8346122**	**230,075**	**14/11/23**
LOT OWNERS FIXTURES	**Strata Unit Underwriters**	**06S8346122**	**250,000**	**14/11/23**
OFFICE BEARERS	**Strata Unit Underwriters**	**06S8346122**	**1,000,000**	**14/11/23**
PERSONAL ACCID. VOL.	**Strata Unit Underwriters**	**06S8346122**	**200,000/2K**	**14/11/23**
PUBLIC LIABILITY	**Strata Unit Underwriters**	**06S8346122**	**20,000,000**	**14/11/23**
WH&S BREACHES	**Strata Unit Underwriters**	**06S8346122**	**100,000**	**14/11/23**

Mortgages or Securities over Body Corporate Assets

Nil

Additional Information (continued)

Body Corporate

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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)

Register Of Authorisations Affecting Common Property

NEVASA COURT CTS 22380

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions