ANNEXURE C

Body Corporate and Community Management Act 1997

Section 206

INFORMATION FOR DISCLOSURE STATEMENT

as at 31st July 2023

Body Corporate

Name of Scheme: **THE TERRACES**

Community Titles Scheme No: **13181**

Lot Number: **7** Plan Number: **1941**

Secretary

Name

Address **Mr BJ Dalton**
C/- Alpha Strata
PO Box 907
Caloundra QLD 4551

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

Body Corporate Manager

Name

Address **ALPHA STRATA**
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
01/05/23 to 31/10/23	**$1,384.15**	**01/10/23**	**$138.42**	**01/10/23**
01/11/23 to 30/04/24	**$1,384.15**	**01/04/24**	**$138.42**	**31/03/24**
Sinking Fund				
01/05/23 to 31/10/23	**$2,056.25**	**01/10/23**	**$205.63**	**01/10/23**
01/11/23 to 30/04/24	**$2,056.72**	**01/04/24**	**$205.67**	**31/03/24**

Body Corporate

Name of Scheme: **THE TERRACES**

Community Titles Scheme No: **13181**

Lot Number: **7** Plan Number: **1941**

Improvements on Common Property for which Buyer will be Responsible

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

Name of Scheme: **THE TERRACES**

Community Titles Scheme No: **13181**

Lot Number: **7** Plan Number: **1941**

Lot Entitlements and Other Matters

Interest Schedule Aggregate **965** Entitlement of Lot **47**

Contribution Schedule Aggregate **965** Entitlement of Lot **47**

Balance of Sinking fund at end of last Financial Year **99,989.39** as at **30/04/23**

Insurance Levies not included in Administrative Fund Levies:

Monetary Liability under Exclusive Use By-Law

Insurance

Type	Company	Policy No	Sum Insured	Due Date
BUILDING	**Longitude Strata**	**LNG-STR-267849**	**12,066,476**	**14/11/23**
PUBLIC LIABILITY	**Longitude Strata**	**LNG-STR-267849**	**20,000,000**	**14/11/23**
OFFICE BEARERS	**Longitude Strata**	**LNG-STR-267849**	**500,000**	**14/11/23**
COMMON CONTENTS	**Longitude Strata**	**LNG-STR-267849**	**120,665**	**14/11/23**
PERSONAL ACCID. VOL.	**Longitude Strata**	**LNG-STR-267849**	**200,000/2k**	**14/11/23**
FIDELITY GUARANTEE	**Longitude Strata**	**LNG-STR-267849**	**100,000**	**14/11/23**
LOSS RENT / TEMP ACC	**Longitude Strata**	**LNG-STR-267849**	**1,809,971**	**14/11/23**
LOT OWNERS FIXTURES	**Longitude Strata**	**LNG-STR-267849**	**300,000**	**14/11/23**
BUILDING CATASTROPHE	**Longitude Strata**	**LNG-STR-267849**	**3,619,943**	**14/11/23**
LEGAL EXPENSES	**Longitude Strata**	**LNG-STR-267849**	**50,000**	**14/11/23**
GOVERNMENT AUDIT COS	**Longitude Strata**	**LNG-STR-267849**	**30,000**	**14/11/23**
WH&S BREACHES	**Longitude Strata**	**LNG-STR-267849**	**150,000**	**14/11/23**

Mortgages or Securities over Body Corporate Assets

Nil

Additional Information (continued)

Body Corporate

Name of Scheme: **THE TERRACES**

Community Titles Scheme No: **13181**

Lot Number: **7** Plan Number: **1941**

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)

Name of Scheme	**THE TERRACES**			CTS No	**13181**
Lot No.	**7**	Type	**BUILDING FORMAT PLAN**	Plan No	**1941**

ANNEXURE - LEVY DETAILS

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
ADMIN. FUND SPECIAL							
Insurance Costecial	891.31	01/04/23	N/A	0.00	01/04/23	21/02/23	N/A

Items marked with **** are for periods that are outside the current financial year. They may also be subject to ratification at the next General Meeting

CONTRACTS REGISTER
THE TERRACES CTS 13181

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Alpha Strata **PO Box 907** **CALOUNDRA QLD 4551**	**Body Corporate Management**		**Refer Admin Agreement**
Commencement Date	**8/07/2023**	Termination Date	**7/07/2024**
Term of Contract	**1 year**	Finance	
Options		Name of Financier	
Copy of Agreement on File	**Y**	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
AGL Sales Pty Ltd **customer.service@agl.com.au**	**Refer Agreement**	**Refer Agreement**	**Refer Agreement**
Commencement Date	**14/06/2017**	Termination Date	
Term of Contract	**12 months**	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
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