Body Corporate and Community Management Act 1997

Section 206

# INFORMATION FOR DISCLOSURE STATEMENT

**as at 17 November 2023**

## Body Corporate

Name of Scheme: **13 OSTERLEY AVENUE**

Community Titles Scheme No: **37512**

Lot Number: **3** Plan Number: **189329**

## Secretary

Name

Address

**Ms DL Bremer**
**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 |
|---|---|---|---|---|
| **01/11/22 to 31/01/23** | **$250.00** | **01/11/22** | **$50.00** | **01/11/22** |
| **01/02/23 to 30/04/23** | **$408.30** | **20/02/23** | **$81.66** | **20/02/23** |
| **01/05/23 to 31/07/23** | **$408.30** | **01/05/23** | **$81.66** | **01/05/23** |
| **01/08/23 to 31/10/23** | **$408.30** | **01/08/23** | **$81.66** | **01/08/23** |
| **01/11/23****31/01/24** | **$368.73** | **01/11/23** | **$73.75** | **01/11/23** |
| **01/02/24****30/04/24** | **$368.73** | **01/02/24** | **$73.75** | **01/02/24** |
| Sinking Fund | | | | |
| **01/11/22 to 31/01/23** | **$450.00** | **01/11/22** | **$90.00** | **01/11/22** |
| **01/02/23 to 30/04/23** | **$450.00** | **20/02/23** | **$90.00** | **20/02/23** |
| **01/05/23 to 31/07/23** | **$450.00** | **01/05/23** | **$90.00** | **01/05/23** |
| **01/08/23 to 31/10/23** | **$450.00** | **01/08/23** | **$90.00** | **01/08/23** |
| **01/11/23****31/01/24** | **$450.00** | **01/11/23** | **$90.00** | **01/11/23** |
| **01/02/24****30/04/24** | **$450.00** | **01/02/24** | **$90.00** | **01/02/24** |

## Body Corporate

Name of Scheme: **13 OSTERLEY AVENUE**

Community Titles Scheme No: **37512**

Lot Number: **3** Plan Number: **189329**

## 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

Name of Scheme: **13 OSTERLEY AVENUE**

Community Titles Scheme No: **37512**

Lot Number: **3** Plan Number: **189329**

## Lot Entitlements and Other Matters

Interest Schedule Aggregate **5** Entitlement of Lot **1**

Contribution Schedule Aggregate **5** Entitlement of Lot **1**

Balance of Sinking fund at end of last Financial Year **48,626.84** as at **31/10/23**

$50,426.84 17/11/23

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** | **AAMI Strata Insurance** | **HSA123726690** | **1,930,500** | **01/11/24** |
| **COMMON CONTENTS** | **AAMI Strata Insurance** | **HSA123726690** | **19,300** | **01/11/24** |
| **PUBLIC LIABILITY** | **AAMI Strata Insurance** | **HSA123726690** | **20,000,000** | **01/11/24** |

## Mortgages or Securities over Body Corporate Assets

**Nil**

# Additional Information (continued)

**Body Corporate**

Name of Scheme: **13 OSTERLEY AVENUE**

Community Titles Scheme No: **37512**

Lot Number: **3** Plan Number: **189329**

**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

## 13 OSTERLEY AVENUE CTS 37512

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