Body Corporate and Community Management Act 1997 Section 206

INFORMATION FOR DISCLOSURE STATEMENT

as at 12 December 2019

Body Corporate

Name of Scheme:

Lot Number:

ARLINGTON COURT

Community Titles Scheme No:

12198

3

Plan Number:

2950

Secretary

Name

Mr P D Cowley

Address

C/O KBW Community Management

Telephone

07 5458 5458

Facsimile

07 5478 0088

Body Corporate

Manager

Name Address **KBW Community Mgmt Pty Ltd**

PO Box 287

MOOLOOLABA QLD 4557

Telephone

5458 5458

\$1,155.04

Facsimile

5478 0088

Contributions and Levies

Administrative Fund

01/11/18 to 30/04/19

01/11/18

Levies Determined by the Body Corporate for this Lot Amount Due Date Discount

01/05/19 to 31/10/19 01/11/19 to 30/04/20 \$1,155.04 01/05/19 \$1,155.04 01/11/19

\$231.01 \$231.01 \$231.01

If paid by 01/11/18 01/05/19 01/11/19

Sinking Fund

01/11/18 to 30/04/19 01/05/19 to 31/10/19 01/11/19 to 30/04/20 \$808.85 \$808.85 \$808.85

01/11/18 01/05/19 01/11/19 \$161.77 \$161.77 \$161.77

01/11/18 01/05/19 01/11/19

Body Corporate

Name of Scheme:

Lot Number:

ARLINGTON COURT

Community Titles Scheme No:

12198

3

Plan Number:

2950

Improvements on Common Property for which Buyer will be Responsible

See annexure Register of **Authorisations Affecting Common Property**

Body Corporate and Community Management Act 1997 Section 206

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	There are no assets required to be recorde	d.
Committee	There is a committee for this Bo	dy Corporate
Information prescribed under Regulation Module	Nil	
Signing	Seller/Sellers Agent 12 SECEMBER 20/9 Date	Witness Cowley
Buyers Acknowledgement	The Buyer acknowledges having received and Seller before entering into the contract.	d read this statement from the
	Buyer	Witness

Additional Information

Name of Scheme: **Body Corporate** ARLINGTON COURT Community Titles Scheme No: 12198 Lot Number: Plan Number: 3 2950 Interest Schedule Lot Entitlements Aggregate 6 Entitlement of Lot 1 and Other Matters Contribution Schedule Aggregate Entitlement of Lot 6 Balance of Sinking fund at end 66,330.32 31/12/18 of last Financial Year as at Insurance Levies not included in Administrative Fund Levies: Monetary Liability under Exclusive Use By-Law

Insurance	Туре	Company	Policy No	Sum Insured	Due Date
	BUILDING	QBE Insurance	866291	1,586,000	14/05/20
	CATASTROPHE BUILDING	QBE Insurance	866291	475,800	14/05/20
	COMMON CONTENTS	QBE Insurance	866291	15,582	14/05/20
	LOSS OF RENT	QBE Insurance	866291	237,900	14/05/20
	OFFICE BEARERS	QBE Insurance	866291	1,000,000	14/05/20
	PUBLIC LIABILITY	QBE Insurance	866291	20,000,000	14/05/20
	VOLUNTARY WORKERS	QBE Insurance	866291	200,000	14/05/20

Mortgages or Securities over Body Corporate Assets Nil

Additional Information (continued)

Body Corporate

Name of Scheme:

ARLINGTON COURT

Community Titles Scheme No:

12198

Lot Number:

3

Plan Number:

2950

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 ARLINGTON COURT CTS 12198

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
3	09/02/06	Owners	Approval to pave common property area as per planat no cost to the Body Corporate.	Per Flying Minute April 2005
3	09/02/06	Owners	To install air conditioner unit on eastern side of the building approx 1m from the south of lot 3 sliding door.	Items (a) to (n) of air con policy. Owner resp for maint. Outlet into existing drain.
ALL	08/02/07	Approved AGM 2007.	Approvals for air conditioning	Owners request to be submitted to committee for approval by committee resolution.
ALL	03/02/11	Approved AGM 2011	Approvals for Solar System	Owners request to be submitted to committee for approval by committee resolution
ALL	03/02/11	Approved AGM 2011	Approvals for Solar, Gas, Heat Pump HWS	Owners request to be submitted to committee for approval by committee resolution