

**DISCLOSURE STATEMENT**  
**BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997**  
**SECTION 206**

**Body Corporate**      Body Corporate for:                      ARAGORN COURT  
Community Titles Scheme No:      3042  
BUP:    12580  
Lot No:    4  
Address:                                        1 Aragorn Street, Maroochydore Qld 4558

**Regulation Module**      Standard

**Body Corporate Secretary/Manager**      Name:                                      KBW Community Management  
Address:                                      120 Brisbane Road, Mooloolaba Qld 4557  
Telephone:                                    07 5458 5458  
Email:                                         [npaschke@kbw.com.au](mailto:npaschke@kbw.com.au)

**Body Corporate Committee**      Is there a Committee for the Body Corporate:                      Yes  
If there is no Committee, is the Body Corporate Manager engaged to perform the functions of the Committee:                      Not applicable

**Annual Contributions And Levies**      **Administrative Fund:**      Annual Levy:                      \$1,730.50 (Gross)

Installment(s):	Period	Amount	Due Date
(Gross)	01.08.19 – 31.01.20	\$865.25	01.08.19
	01.02.20 – 31.07.21	\$865.25	01.02.20

**Sinking Fund:**      Annual Levy:                      \$1,015.62 (Gross)

Installment(s):	Period	Amount	Due Date
(Gross)	01.08.19 – 31.01.20	\$507.81	01.08.19
	01.02.20 – 31.07.21	\$507.81	01.02.20

**Insurance Levies:**      Nil. Insurance contributions are included in the Administration Fund Levies.

**Discount:**                      20%

**Other:**                              Nil

**Information Prescribed under Regulation Module**      Not applicable – none prescribed

**Lot Entitlements And Other Matters**      Contribution Schedule Lot Entitlement:                      Aggregate:      8  
This Lot:    1  
Interest Schedule Lot Entitlement:                      Aggregate:      8  
This Lot:    1

Balance of Sinking Fund:                      \$30,440.27      as at      10.02.20  
Balance of Administrative Fund:                      \$ 1,222.52      as at      10.02.20

**Improvements on  
Common Property  
for which buyer  
will be responsible**

26.04.07 – air conditioning  
25.09.07 – to construct deck on common property  
08.12.09 – install insulation batts in ceiling cavities at lot owner’s expense  
16.05.11 – solar system  
16.05.11 – solar, gas, heat pump hot water system  
The Register of Authorisations Affecting Common Property is attached.

The garage forms part of the lot as shown on plan BUP12580. Refer to attached plan.

**(Improvements without body corporate approval should be disclosed here by the seller)**

**Assets on Register**

None recorded on Register of Assets.

**Insurance**

Insurer:	QBE Insurance (Australia) Limited via CHU Underwriting Agencies Pty Ltd
Policy No:	HU0034872-1
Current to:	14.08.20
Building Cover:	\$ 2,287,000
Public Liability:	\$20,000,000
Common Contents:	\$ 0
Loss of Rent:	\$ 343,050
Building Catastrophe:	\$ 343,050
Office Bearers Liability:	\$ 1,000,000
Machinery Breakdown:	Not selected

**Signing**

.....  
Seller/Seller’s Agent

.....  
Witness *(not required if this form is signed electronically)*

.....  
Date

**Buyer’s  
Acknowledgement**

The buyer acknowledges having received and read this statement from the seller before entering into the contract.

.....  
Buyer

.....  
Witness *(not required if this form is signed electronically)*

.....  
Date

The information contained in this two page statement is provided exclusively in relation to the lot mentioned and has been obtained from records made available by the body corporate and is accurate only to the extent of the accuracy of the records produced. **INSIDE OUT LEGAL SERVICES** does not warrant the accuracy or reliability of the body corporate records produced including any information advised from computer records. Only improvements on common property properly authorised and recorded in body corporate records have been stated. A physical inspection of the property is not undertaken.

Angela Cox

**INSIDE OUT LEGAL SERVICES**

11.02.2020

## **STATUTORY WARRANTIES AND CONTRACTUAL RIGHTS**

**The Seller gives notice to the Buyer of the following matters:**

**(a) Latent or Patent Defects in Common Property or Body Corporate Assets**

*[Section 223(2)(a)&(b) Body Corporate and Community Management Act 1997-2003]*

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

**(b) Actual or Contingent or Expected Liabilities of Body Corporate**

*[Section 223(2)(c)&(d) Body Corporate and Community Management Act 1997-2003]*

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

**(c) Circumstances in Relation to Affairs of the Body Corporate**

*[Section 223(3) Body Corporate and Community Management Act 1997-2003]*

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

**(d) Exceptions to Warranties in Clause 7.4(3) of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)**

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

**(e) Proposed Body Corporate Resolutions (clause 8.4) of REIQ Contract for Lots in a Community Titles Scheme (Sixth Edition)**

***These matters are for consideration by the Vendor and are not disclosed in this Statement.***

Building Units and Group Titles Act 1990 — 1998  
BUILDING UNITS AND GROUP TITLES REGULATIONS 1990  
(Form 9)

Name of Building:

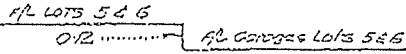
"ARAGORN COURT"

Regulation 8(1)

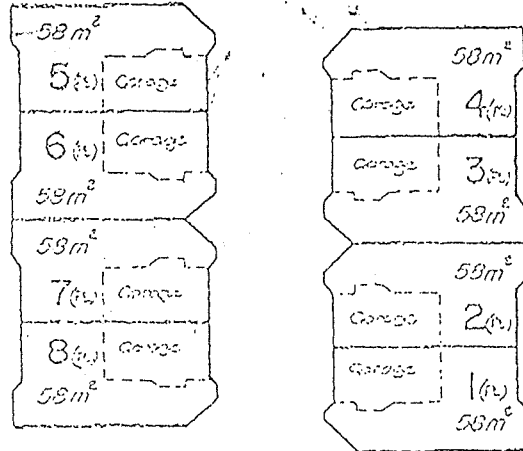
Sheet No. 7 of 8 Sheets

**BUILDING UNITS PLAN NO. 12580**

**LEVEL A**



SECTION  
NOT TO SCALE



SECTION  
NOT TO SCALE

Scale: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

*V. Curt*

*[Signature]*

Shire Clerk

# Register Of Authorisations Affecting Common Property

## ARAGORN COURT CTS 3042

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
1	31/01/06	Owner	To install 3x3 timber deck & free standing pre-made pergola roof	(a) - (g) Owner to maintain Consent 31/1/06
ALL	26/04/07	Approved AGM 2007.	Approvals for air conditioning	Owners request to be submitted to committee for approval by committee resolution.
1	26/04/07	OWNER	Noted in minutes that an air conditioner has been installed.	
4	25/09/07	OWNER	To construct deck on common property.	As per a-g of minutes dated 25.09.07
1	26/05/09	Owner	Erect a free-standing Hills fold away clothes line	as per rec agm 260509
ALL	08/12/09	OWNERS	Install insulation batts in ceiling cavities of any lot at owners' expense.	(a) to (g) of Flying Minute recorded 8.12.09
3	25/05/10	OWNER	To install 12 solar panels to western side of building of roof.	As per a-g of minutes.
ALL	16/05/11	Approved AGM 2011	Approvals for Solar System	Owners request to be submitted to committee for approval by committee resolution
ALL	16/05/11	Approved AGM 2011	Approvals for Solar, Gas, Heat Pump HWS	Owners request to be submitted to committee for approval by committee resolution
1	18/04/11	OWNERS	Install 2 airconditioners on common prop near car park area by wall of Lot 1, sthn end of building.	(a) to (l) of Flying Minute recorded 18.04.11