

BRISBANE

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30 January 2025

Elevate Estate Agents
Attn: Tristan Woollett
22A Frederick Street
Taringa QLD 4068

Ref	26645279		
Re	Lot 10	VARA TARINGA CTS 48702	
Fee	141.89	Paid	

Archers Body Corporate Management Pty Ltd
ABN 34 010 611 695

Please find enclosed information which is correct as at the date of issue and may be used to enable you to complete the Disclosure Statement. Implied warranties are matters for consideration or enquiry by the seller and are not disclosed in this information. A search of the Body Corporate records should disclose any known building defects or liabilities.

Yours faithfully

A handwritten signature in blue ink that reads "K. Whitehouse". The signature is written in a cursive, slightly slanted style.

Archers The Strata Professionals

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 30 January 2025

Body Corporate	Name of Scheme:	VARA TARINGA	
	Community Titles Scheme No:	48702	
	Lot Number:	10	Plan Number: 262555

Secretary	Name	Robert Brockway
	Address	C/- GPO Box 3025 BRISBANE QLD 4001
	Telephone	C/ - 3220 9400

Body Corporate Manager	Name	Archers Body Corporate Mgmt
	Address	GPO BOX 3025 BRISBANE QLD 4001
	Telephone	(07) 3220 9400

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/06/24 to 31/08/24	\$444.18	01/06/24	Nil	01/06/24
01/09/24 to 30/11/24	\$444.18	01/09/24	Nil	01/09/24
01/12/24 to 28/02/25	\$796.94	01/12/24	Nil	01/12/24
01/03/25 to 31/05/25	\$796.94	01/03/25	Nil	01/03/25
01/06/25****31/08/25	\$620.56	01/06/25	Nil	01/06/25
01/09/25****30/11/25	\$620.56	01/09/25	Nil	01/09/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/06/24 to 31/08/24	\$318.68	01/06/24	Nil	01/06/24
01/09/24 to 30/11/24	\$318.68	01/09/24	Nil	01/09/24
01/12/24 to 28/02/25	\$183.20	01/12/24	Nil	01/12/24
01/03/25 to 31/05/25	\$183.20	01/03/25	Nil	01/03/25
01/06/25****31/08/25	\$250.94	01/06/25	Nil	01/06/25
01/09/25****30/11/25	\$250.94	01/09/25	Nil	01/09/25

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
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Body Corporate Assets Required to be Recorded on Register	FurnitureRecreat 1/7 Domayne furniture	Furniture & Fittings	01/07/16	HARRYS PROJECTS PTY LTD 39 Union Street Nundah QLD 4012 6237.00	6,237.00	0.00	6,237.00
	PC- Cable Managers	Office Equipment	14/06/21	ONGC PO Box 856	2,113.73	0.00	2,113.73

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

Spring Hill QLD
4004
Computer \$1688.70

Committee

YES - The Functions of the Body Corporate are performed by the Committee

Information
prescribed under
Regulation
Module

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

Lot Entitlements
and Other
Matters

Interest Schedule	Aggregate	15,587	Entitlement of Lot	383.0000
Contribution Schedule	Aggregate	9,996	Entitlement of Lot	277
Balance of Sinking fund at end of last Financial Year		195,543.07	as at	31/05/24
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
Monetary Liability under Exclusive Use By-Law		Page 3		

Additional Information

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance Fund				
01/06/24 to 31/08/24	\$151.07	01/06/24	Nil	01/06/24
01/09/24 to 30/11/24	\$151.07	01/09/24	Nil	01/09/24
01/12/24 to 28/02/25	\$170.31	01/12/24	Nil	01/12/24
01/03/25 to 31/05/25	\$170.31	01/03/25	Nil	01/03/25
01/06/25 to 31/08/25	\$160.69	01/06/25	Nil	01/06/25
01/09/25 to 30/11/25	\$160.69	01/09/25	Nil	01/09/25

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> CHU UNDERWRITING	HU0006046664	14,012,996.00	03/06/25
	<i>BUILDING CATASTROPHE</i> CHU UNDERWRITING	HU0006046664	2,101,949.00	03/06/25
	<i>FLOOD COVER</i> CHU UNDERWRITING	HU0006046664	14,012,996.00	03/06/25
	<i>MACHINERY BREAKDOWN</i> CHU UNDERWRITING	HU0006046664	100,000.00	03/06/25
	<i>OFFICE BEARERS</i> CHU UNDERWRITING	HU0006046664	2,000,000.00	03/06/25
	<i>PUBLIC LIABILITY</i> CHU UNDERWRITING	HU0006046664	20,000,000.00	03/06/25

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

The information in this section must be completed by the vendor.

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(3)