



STRATA ASSIST QLD

Body Corporate Search Agent

Form 13 Information Certificate and Form 8 Change in Ownership should be directed to the Body Corporate Managers – See details below

VENDORS DISCLOSURE STATEMENT

Body Corporate and Community Management Act 1997 and amendments 2012
SECTION 206

THIS DISCLOSURE STATEMENT
RELATES TO THE SALE OF:

LOT 1 ON BUP 566
LINTON COURT CTS 14508
83 LINTON STREET
KANGAROO POINT QLD 4169

REQUIREMENT

Body Corporate Information Certificates issued by:
Contact Details

DISCLOSED INFORMATION

BODY CORPORATE MANAGER
AD BODY CORPORATE MANAGERS &
CONSULTANTS
221 WATERWORKS ROAD
ASHGROVE QLD 4060 Ph: 3366 0600

Has a Committee been appointed?

Yes ☐ No ☒

If no Committee, has the Body Corporate Manager been
engaged to carry out the functions of the Committee:

No evidence sighted in records provided

Regulation Module

Insert cross
in appropriate
box

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Standard Regulation Module
Commercial Regulation Module
Other Regulation Module

<input type="checkbox"/>
<input type="checkbox"/>

Accommodation Regulation Module
Small Schemes Regulation Module
Not applicable

If no box is ticked, the Standard Regulation Module is taken to be designated as the applicable Regulation Module.
Not applicable – The Body Corporate is regulated by the Building Units and Group Titles Act – No CMS applies.

DETAILS OF INSURANCE:

Company:	Chubb Insurance Australia Limited	Expiry:	6 th June 2021
Policy No.	LNG-STR 219845		
Public Liability:	\$10,000,000	Building:	\$2,109,246
Loss of Rent:	\$316,387	Catastrophe:	30%
Office Bearers:	\$1,000,000	Voluntary Workers:	Insured

ACCOUNTING RECORDS

Last known balances of the Sinking fund: \$30,001.28

How was the approximate balance ascertained?

Balance Sheet dated 13th November 2020

IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE LOT OWNER IS RESPONSIBLE:

Exclusive Use Area marked 1 as shown on plans attached to CMS

SWIMMING POOL SAFETY CERTIFICATE

Swimming Pool Safety Certificate Sighted? Yes ☐ No ☒ Certificate No: Expiry:

PETS AND BY-LAWS

Refer to By-Law 11

Are pets allowed to be kept?

Subject to Body Corporate approval

ASSET REGISTER

The body corporate assets required to be recorded on a register maintained by the body corporate are

Is a register of body corporate assets kept?

Yes

If so, what assets are recorded in the register?

No assets recorded

LOT ENTITLEMENTS

Contribution Lot Entitlements	1	Aggregate	6
Interest Lot Entitlement	1	Aggregate	6

LEVIES AND CONTRIBUTIONS DETERMINED AT AGM HELD:

12th December 2019

Annual Gross Contributions fixed by the Body Corporate as payable by the Lot Owner is:

Administration Fund: \$ 2,000.00 Sinking Fund: \$ 1,656.00 Insurance: \$ -

Administration and Sinking fund levies are payable in advance every Four months

	ADMINISTRATION FUND		SINKING FUND		INSURANCE	
Due Date:	Approved PLE* Amount		Approved PLE* Amount		Approved PLE* Amount	
01.10.19	466	\$ 466.00	426	\$ 426.00	0	\$ -
01.01.20	466	\$ 466.00	426	\$ 426.00	0	\$ -
01.04.20	534	\$ 534.00	402	\$ 402.00	0	\$ -
01.07.20	534	\$ 534.00	402	\$ 402.00	0	\$ -
Interim						
01.10.20	515	\$ 515.00	426	\$ 426.00	0	\$ -
01.01.21	515	\$ 515.00	426	\$ 426.00	0	\$ -
Discount		0%		0%		0%

* An abbreviation for "Per Lot Entitlement"

** Discount given on levies if paid on or before due date

Other contributions for subject Lot

Exclusive Use Liability? Nothing sighted in records provided

Other? Nothing sighted in records provided

SPECIAL LEVIES

Are there any current special levies? Nothing sighted in records provided

Total Amount N/A Due Date N/A

Any known proposed special levies in the near future? Nothing sighted in records provided

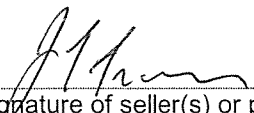
Potential Total Amount N/A

OTHER INFORMATION

Information prescribed under Regulation Module: Not applicable - none prescribed

This Report was prepared on 14th November 2020




Signature of seller(s) or person
authorised by Sellers

SALES CONSULENT
Capacity of person signing

16th NOV. 2020
Dated


Signature of Witness

James Deacon
Name

16/11/2020
Dated

ACKNOWLEDGEMENT

The buyer acknowledges -

- (a) having received this Disclosure Statement before entering into the contract to buy the above lot.

Signature of Buyer

Signature of Buyer(s)

Dated

Signature of Witness

Name

Dated

Vendors Note:

This Section 206 Disclosure Statement is required by law to accompany a Contract of Sale of a property that is regulated by the Body Corporate & Community Management Act 1997. This Statement contains very basic Body Corporate information.

This Statement does not cover the Seller's Implied Warranties referred to in Clause 7 of the Contract of Sale. Unless you have requested that an Implied Warranties Statement be provided with this Disclosure, it is imperative that Vendors complete Clause 7 of the Contract diligently and to the best of their knowledge to avoid possible termination of a Contract should any matter be discovered that was not disclosed in that part of the Contract.

Notes related to Contributions

All contributions are set at the preceding Body Corporate Annual General Meeting (AGM). Gross amounts above refer to the total cost of the contribution. Often a discount of up to 20% is offered if contributions are paid on time. The AGM, or in some instances, an EGM, will set contributions for the financial year period and will often determine interim levies for the first or second levy periods in the following financial year to allow for the fact that the AGM for the following year could be delayed and levies need to be raised.

Notes regarding Utilities

This report is not privy to unpaid utility amounts (ie. electricity, gas, water) that may or may not be outstanding. The Purchaser should ensure that any unpaid amounts are taken into account when calculating settlement figures. This information can be obtained from the Body Corporate Manager by way of an Information Certificate.

Disclaimer

Please be advised that this Report was prepared from information provided by the Body Corporate. At the time of inspection, it is a possibility that not all of the records of the Body Corporate were made available or the records that were available were not up to date or complete. In either of these events, no responsibility is taken for any errors or omissions.

Whilst every care is taken in the preparation of this Report, it is the Seller's Responsibility to check the document thoroughly prior to signing. Any discrepancies are to be brought to our attention immediately. No responsibility will be taken for any discrepancy in levy calculations once settlement of the sale of this property has been effected.

STRATA ASSIST QLD - Body Corporate Search Agent

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Phone: 0408924549
69 Moola Road Ashgrove Qld 4060
Jamaty Holdings Pty Ltd T/A ABN 86 504 337 989



STRATA ASSIST QLD BODY CORPORATE SEARCH AGENTS

VENDORS IMPLIED WARRANTIES STATEMENT

In relation to the Contract for sale of lot(s) 1 in LINTON COURT Community Titles Scheme 14508

VENDORS	OLIVER SLOCOMBE HULETT
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With reference to the warranties in section 223 of the Body Corporate and Community Management Act 1997 the seller discloses – *(Please read in conjunction with the Vendors Disclosure Statement)*

- a) The following latent or patent defects in the common property or body corporate assets
- b) The following actual, contingent or expected liabilities of the body corporate
- c) The following circumstances in relation to the affairs of the body corporate

The Seller gives notice to the Buyer of the following Matters:

COMMUNITY MANAGEMENT STATEMENT

At the date of this Disclosure Statement the CMS Dealing No 704342279 was the last registered CMS held by the Environment and Resources Management. The Seller discloses the following if known at the time of inspection:

A new CMS has been approved by resolution but is not registered at the Titles Office or is there is an intention to approve a new CMS in the future:

No evidence sighted in records provided

LATENT OR PATENT DEFECTS IN COMMON PROPERTY OR BODY CORPORATE ASSETS (s223 (a)(b))

Particulars of matters discovered from the books and records of the Body Corporate. This includes outstanding building defects and other current matters which have been reported during the last 12 months only. Please be aware that it is a possibility that other matters may exist but these fall outside the scope of this report. Purchasers should obtain a full Strata Inspection Report that will include an extensive building history and complete record of other matters of interest.

MINUTES Of Meetings held in the last 12 months:

Copies of the following Meeting Minutes attached:

- 1. AGM 12th December 2019
- 2. VOCM 2rd July 2020

REPORTS

Sighted Compliance Reports:

- 1. Sinking Find Forecast dated 27th January 2017
- 2. Pest Report dated 16th June 2018
- 3. Safety Report dated 27th January 2017
- 4. Insurance Valuation Report dated 15th April 2014 - recommended value for insurance purposed \$1,895,100
- 5. Fire Safety Report dated 7th January 2019

Copies of the above Reports can be made available upon request.

ACTUAL OR CONTINGENT OR EXPECTED LIABILITIES OF THE BODY CORPORATE (s223 (2)(c)(d))

Refer to attached Minutes of Meetings.

CIRCUMSTANCES IN RELATION TO THE AFFAIRS OF THE BODY CORPORATE (s 223 (3))

Apart from what has been revealed in the attached Minutes, the Vendors are not aware of any other circumstances in relation to the affairs of the Body Corporate likely to materially prejudice the buyer.

EXCEPTIONS TO WARRANTIES IN CLAUSE 7.4(3)

The Vendors are not aware of any unregistered lease, easements or other right capable of registration and which is required to be registered to give indefeasibility affecting the common property or Body Corporate Assets.

PROPOSED BODY CORPORATE RESOLUTIONS (Clause 8.4)

Search of the Body Corporate records has revealed that no Notice of any proposed Meeting has issued since the date of the last Meeting noted above.


KNOWN DISPUTES

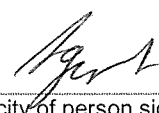
Particulars of any current applications (within the last 12 months) to the Commissioner which directly affect the Body Corporate:

A search of the Queensland Body Corporate & Community Management Commissioner's Adjudicators Orders Register revealed no recent Adjudicators Orders recorded for this complex.

Particulars of any current Court proceedings (within the last 12 months) that directly affect the Body Corporate:
Nothing sighted in records provided.

This Report was prepared on 14th November 2020


Signature of seller(s) or person authorised by
seller(s)


Capacity of person signing

ACKNOWLEDGEMENT

The buyer acknowledges -

- (a) having received this Disclosure & Implied Warranty Statement before entering into the contract to buy the above lot.

Signature of Buyer

Signature of Buyer(s)

Dated

Signature of Witness

Name

Dated

Disclaimer

The information contained in this Report is derived entirely from an inspection of the records made available to us by the Body Corporate representative. We are unable to guarantee that all Body Corporate records were made available to us at the time of our inspection or attest to the accuracy of the information contained in those records.

In some cases, Managing Agents hold "work in progress" files which may not be produced. We have not inspected the building and we cannot necessarily determine from the records whether the building is well maintained.

Unless otherwise indicated, the information in our report has been obtained solely from the records made available to our inspector.

Whilst every effort is made to ensure the accuracy of the information contained in this report, we cannot accept liability for any incorrect information that may be obtained from those records and no responsibility is taken for any errors or omissions.

Notes regarding Utilities

This report is not privy to unpaid utility amounts (ie. electricity, gas, water) that may or may not be outstanding. The Purchaser should ensure that any unpaid amounts are taken into account when calculating settlement figures. This information can be obtained from the Body Corporate Manager by way of an Information Certificate.

STRATA ASSIST QLD

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PO Box 10623 Adelaide Street Post Shop Brisbane Qld 4000

Jamaty Holdings Pty Ltd T/A ABN 86 504 337 989



BODY CORPORATE FOR LINTON COURT CTS 14508

Minutes of the Annual General Meeting of the Body Corporate for Linton Court CTS 14508 held at the offices of AM Strata, Suite 3, 15 Heather Street WILSTON QLD 4051 on Thursday, 12 December 2019 at 10.00am.

PRESENT IN PERSON: Ralph Cartwright - Lot 2 (Chairperson/Treasurer) (Teleconference)
Laura Brazel - Lot 4

VOTING PAPERS RECEIVED: Lots 1, 3

IN ATTENDANCE: Therese Gould of AM Strata Pty Ltd (Body Corporate Manager)

PROXIES: Nil.

APOLOGIES: Nil.

MOTIONS CONSIDERED:

Motion 1. Minutes

That the minutes of the Extraordinary General Meeting held on 13 May 2018 be confirmed as an accurate account of the proceedings of that meeting.

RESOLVED by Ordinary Resolution

Yes 2 No 0 Abstain 2

Motion 2. Financial Statements

That the Statement of Assets and Liabilities as at 30 September 2019 showing total accumulated funds of \$29,707.76 be received.

RESOLVED by Ordinary Resolution

Yes 2 No 0 Abstain 2

Motion 3. Administrative Fund Budget and Contributions

1 October 2019 – 30 September 2020

That the Administrative Fund Budget for the year ending 30 September 2020 totalling \$12,000.00 be approved on the basis of the budget, and annual contributions be determined in the amount of \$2,000.00 per contribution schedule lot entitlement due and payable on notice as follows:

Period	Per Contribution Lot Entitlement	Due Date
01/10/19 – 31/12/19	\$466.00	Issued
01/01/20 – 31/03/20	\$466.00	Issued
01/04/20 – 30/06/20	\$534.00	01/04/20
01/07/20 – 30/09/20	\$534.00	01/07/20
Total	\$2,000.00	

Next Financial Year – Interim Levy:

Period	Per Contribution Lot Entitlement	Due Date
01/10/20 – 31/12/20	\$515.00	01/10/20
01/01/21 – 31/03/21	\$515.00	01/01/21

RESOLVED by Ordinary Resolution

Yes 4 No 0 Abstain 0

Motion 4. Sinking Fund Budget and Contributions
1 October 2019 – 30 September 2020

That the Sinking Fund Budget for the year ending 30 September 2020 totalling \$9,936.00 be approved on the basis of the approved budget, and annual contributions be determined in the amount of \$1,656.00 per contribution schedule lot entitlement due and payable on notice as follows:

Period	Per Contribution Lot Entitlement	Due Date
01/10/19 – 31/12/19	\$426.00	Issued
01/01/20 – 31/03/20	\$426.00	Issued
01/04/20 – 30/06/20	\$402.00	01/04/20
01/07/20 – 30/09/20	\$402.00	01/07/20
Total	\$1,656.00	

Next Financial Year – Interim Levy:

Period	Per Contribution Lot Entitlement	Due Date
01/10/20 – 31/12/20	\$426.00	01/10/20
01/01/21 – 31/03/21	\$426.00	01/01/21

RESOLVED by Ordinary Resolution

Yes 4 No 0 Abstain 0

Motion 5. No Audit

That the body corporate's statement of accounts for the year ending 30 September 2020 not be audited.

RESOLVED by Special Resolution

Yes 4 No 0 Abstain 0

Motion 6. Appointment of Auditor

That Tony Coote of the Gold Group, Chartered Accountants, be appointed to audit the financial accounts for the year ending 30 September 2020.

MOTION 'RULED OUT OF ORDER' AS MOTION 5 WAS PASSED

Motion 7. Body Corporate Insurance

That the insurance set out below be confirmed and that the Body Corporate Manager be instructed to obtain quotations and renew the insurances for the next period:

Insurer	Tailored Insurance Services
Policy No.	LNG-STR-219845
Sum Insured	\$ 1,989,855
Public Liability	\$ 10,000,000
Current to	6 June 2020
Insurance Valuation	April 2014
Value	\$ 1,895,100

RESOLVED by Ordinary Resolution

Yes 4 No 0 Abstain 0

Motion 8. **That the following motion to be amended:**
Appointment of Body Corporate Manager
Voting by Proxy not permitted on this Motion
That AM STRATA PTY LTD be appointed body corporate manager for an annual fee of \$146.32 plus GST, per lot, for a term of two (2) years commencing on 1 February 2020 and ending on 1 February 2022 in the terms and conditions of the attached instrument (ie agreement) AND FURTHER that the body corporate Seal be affixed to the instrument and signed by two (2) members of the committee.

To read:

Appointment of Body Corporate Manager
Voting by Proxy not permitted on this Motion

That AM STRATA PTY LTD be appointed body corporate manager for an annual fee of \$140.00 plus GST, per lot, for a term of two (2) years commencing on 1 February 2020 and ending on 1 February 2022 in the terms and conditions of the attached instrument (ie agreement) AND FURTHER that the body corporate Seal be affixed to the instrument and signed by two (2) members of the committee.

RESOLVED by Ordinary Resolution

Yes 4 No 0 Abstain 0

Motion 9. **Fire Safety Audit**
That the annual requirement for a Fire Safety Audit be carried out at the complex by Solutions In Fire up to a value of \$314.00 incl of GST payable from the Administration Fund.

RESOLVED by Ordinary Resolution

Yes 4 No 0 Abstain 0

Motion 10. **Gutter Cleaning**
That the Body Corporate for Linton Court CTS 14508 engages Brisbane Wide Gutter Cleaning to carry out the cleaning and maintenance of the roof and gutters as per quotation number: QU-2838 for the amount of \$671.00 (*incl of GST*). Payment will be made from the existing funds currently held in the Sinking Fund once either the Chairperson or nominated Committee members authorises the work as being completed to their satisfaction.

**Note – The engagement of Brisbane Wide Gutter Cleaning will be on hold based on the findings of the storm damage on 11th of December 2019 affecting the complex.*

RESOLVED by Ordinary Resolution

Yes 4 No 0 Abstain 0

Choosing of Executive and Ordinary Members of the Committee:

The following nominees were declared elected:

Chairperson/Secretary:	CARTWRIGHT, Ralph
Treasurer:	BRAZEL, Laura
Committee Members:	Vacant

Closure:

There being no further business to discuss, the Chairperson declared the meeting closed at 11.00am.

Secretary – Ralph Cartwright
C/- AM Strata
PO Box 64
GRANGE QLD 4051

P: 07 3356 7850
F: 07 3356 7860
E: info@amstrata.com.au

The Body Corporate for
LINTON COURT CTS 14508

VOTING OUTSIDE COMMITTEE MEETING

Body Corporate and Community Management Act 1997

MINUTES OF A MEETING OF THE COMMITTEE OF THE BODY CORPORATE FOR LINTON COURT CTS 14508 considered whilst not at a meeting but by service of notice in accordance with Section 54 of the BCCM Act 1997 (Standard Module) on behalf of the Secretary on 3 July 2020.

Agenda circulated to Committee Members below on 3 July 2020.

Ralph Cartwright
Laura Brazel

MOTION CONSIDERED:

Motion 1

RESOLVED on 30 July 2020 that the Body Corporate resolves:

- (a) to consent to the assignment of the interest of AM Strata Pty Ltd ACN 132 153 578 in the Administration Agreement to A. D. B. C. Pty Ltd ACN 010 452 212 trading as A.D Body Corporate Managers & Consultants and to enter into all relevant documents to give effect to the assignment;
- (b) that A. D. B. C. Pty Ltd be authorised to operate the Body Corporate's Bank of Queensland strata cash management account; and
- (c) that Cameron Thiele of A. D. B. C. Pty Ltd be appointed the Public Officer for taxation purposes.

Yes 1 No 0 Abstain 1

Secretary: Ralph Cartwright

Date: 30 July 2020

AM STRATA GROUP
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