

# DISCLOSURE STATEMENT

*Pursuant to Section 206 & Additional Information pursuant to Section 223*

**BODY CORPORATE & COMMUNITY MANAGEMENT ACT 1997 (AS AMENDED)**

## LOT 57 “ZEN GARDEN”

### PROPERTY DETAILS

CTS No. : 43605  
Lot Number : 57  
Unit Number : 57  
Scheme Address : 118-124 Rockfield Road, Doolandella QLD 4077  
Plan Type & Number : SP 241123  
Regulation Module : Accommodation Module

Information (if any) prescribed under  
Regulation Module : Not Applicable

### LOT ENTITLEMENTS

<b><i>CONTRIBUTION Lot Entitlement</i></b>	<b>10</b>	<b><i>INTEREST Lot Entitlement</i></b>	<b>140</b>
<b><i>Aggregate</i></b>	<b>690</b>	<b><i>Aggregate</i></b>	<b>9,331</b>

The CONTRIBUTION Schedule of Lot entitlements are **Equal**

### FINANCIAL INFORMATION

Scheme Financial Year : 1 May to 30 April

The balance of the Administration Fund is \$778.79 CREDIT AS AT 9 October 2023

The balance of the Sinking Fund is \$271,639.93 CREDIT AS AT 9 October 2023

## ANNUAL CONTRIBUTIONS:

LEVY PERIOD	DUE	ADMINISTRATION FUND (Gross)	SINKING FUND (Gross)	INSURANCE FUND (Gross)
01/05/23 to 31/07/23	01/05/23	\$615.58	\$213.77	\$145.04
01/08/23 to 31/10/23	01/08/23	\$615.58	\$213.77	\$145.04
01/11/23 to 31/01/24	01/11/23	\$615.58	\$145.08	\$121.24
01/02/24 to 30/04/24	01/02/24	\$615.58	\$145.08	\$121.24
<b>Annual TOTAL</b>		<b>\$2,462.32</b>	<b>\$717.70</b>	<b>\$532.56</b>
Pre-Issue				
01/05/24 to 31/07/24	01/05/24	\$646.36	\$184.81	\$153.16
01/08/24 to 31/10/24	01/08/24	\$646.36	\$184.81	\$153.16

Levy Discount : There is no discount. A penalty of 2.5% per month applies for late payments

Details of other contributions  
for this Lot : NIL

- (I) The annual contributions payable by the owner of the lot are calculated based on the contribution schedule lot entitlements for lots in the scheme, except for that part of the administrative fund annual contributions attributable to insurance. The insurance component, being \$532.56, is based on the interest schedule lot entitlements for lots included in the scheme. The balance of the administrative fund annual contributions, being \$2,462.32, is based on the contribution schedule lot entitlements for lots included in the scheme.
- (II) The contribution schedule lot entitlements and the interest schedule lot entitlements for lots included in the scheme are set out in the Community Management Statement for the scheme

The Seller is not the original owner of the Lot

Improvements to the Common Property  
for which the owner of the Lot is  
responsible : Nil

## BODY CORPORATE MANAGER

Name : Body Corporate Systems  
Address : PO Box 743, Morningside QLD 4170  
Telephone : (07) 3899 0299

The Body Corporate Manager is not engaged to perform the functions of a committee.

## BODY CORPORATE SECRETARY

Name : lilena Li  
Address : C/- PO Box 743, Morningside QLD 4170  
Telephone : (07) 3899 0299

Who is responsible for issuing Body Corporate Information Certificates? : Body Corporate Systems

Is there a Committee for the Body Corporate? : Yes

Body Corporate assets required to be recorded on a Register maintained by the Body Corporate are : Yes - See attached

## INSURANCE

Insurer : Allianz Australia Insurance Limited  
 Policy No. : QRSC15000326  
 Date of Expiry : 30 June 2024  
 Building : \$29,806,769.00  
 Common Contents : \$267,579.00  
 Public Liability : \$10,000,000.00

## IMPLIED WARRANTIES (Additional information pursuant to section 223)

Particulars of Body Corporate mortgages or charges over its assets or any unsatisfied judgements against it : Nil

Latent or patent defects relating to the Common Property or Body Corporate assets based on a Search of the body corporate records or verbal Information, other than defects arising from fair wear and tear and any defects disclosed in the contract of sale

: There is no evidence in the body corporate records of any patent or latent defects

*Exclusions: Fair wear and tear. All Purchasers should show due diligence and employ a suitably qualified contractor to carry out a building and pest inspection of the common property and the subject lot to protect their interests.*

Any other matters that may be of interest or that may materially prejudice the purchaser

: Repainting of the townhouses is currently being discussed. Various quotations have been obtained.

The Body Corporate have resolved to make a binding by law that will be specific for the use of cigarette smoking within the complex area.

Does it appear from the records inspected that the Body Corporate can meet its actual, contingent or expected liabilities (other than normal operating expenses) from its available funds

: Following inspection of the body corporate records it appears that the body corporate can meet its actual or expected liabilities from the current funds available (including any outstanding levies).

Dated.....

Signature of Seller(s)/Seller(s) Agent

Witness..... (not required if signed electronically)

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#### ACKNOWLEDGEMENT

The Buyer –

(a) Consents to this Disclosure Statement being given by electronic means and to the Seller signing the Disclosure Statement using an Electronic Signature

(b) Acknowledges having received and read this Disclosure Statement before entering into the Contract to buy the mentioned Lot.

Dated.....

Signature of Buyer(s)

Witness..... (not required if signed electronically)

#### **Disclaimer:**

Information contained in this report was obtained by carrying out a physical inspection of the Body Corporate records made available under Section 205 of the BCCM Act. SCLS Pty Ltd cannot be held liable for any failure of the Secretary or managing agent to make all books and records available for inspection under Section 205 of the BCCM Act. You should be aware that all of the records may not have been available for inspection and the records may not have been complete or sufficiently well organized to allow a thorough inspection.

#### **Recommendations:**

It is recommended that the Disclosure Statement be updated if the Body Corporate holds a meeting after preparation of this Statement, as affairs of the Body Corporate change quite regularly.

A physical inspection of the building, grounds or the subject Lot has **NOT** been carried out by Sun City Legal Services. As such, we highly recommend a building and pest inspection report be commissioned by the purchaser. A building and pest inspection report may assist by providing details of any unknown defects in the common property or the subject lot.



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Web: [www.scls.com.au](http://www.scls.com.au)

## ASSET REGISTER

## ZEN GARDEN CTS 43605

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
HHB25 Blower 4stroke Serial no.UBAJ-3034889	Plant and Machinery	Purchase	04/04/22	The Mower Market Underwood		0.00	499.00
Husqvarna 12.5hp Stratton Ride On Mower - Engine & 42 Inch Cut & catches tray	Plant and Machinery	Gift	19/03/13			0.00	
Honda UMK425 LNU 25CC Whipper Snipper	Plant and Machinery	Gift	19/03/13			0.00	
Shidaiwa EB220S Blower	Plant and Machinery	Gift	19/03/13			0.00	
Victa 85cc 4-stroke Edger	Plant and Machinery	Purchase	04/08/16	Bunnings Warehouse		0.00	469.00
Karcher High Pressure Washer	Plant and Machinery	Purchase	07/09/16	Bunnings Warehouse		0.00	829.00
Bushranger Semi Professional	Plant and Machinery	Purchase	11/06/18	Mt Gravatt Mower Centre 1484 Logan Road Mt Gravatt		0.00	499.00
Trimmer set	Plant and Machinery	Purchase	29/06/18	The Mower Market 3267 Logan Road Underwood 4127	908.00	908.00	908.00
				Page Totals	908.00	908.00	3,204.00
				Report Totals	908.00	908.00	3,204.00

