

BODY CORPORATE DISCLOSURE STATEMENT

Section 206, Body Corporate and Community Management Act, 1997

As at 25th November 2024

1. BODY CORPORATE DETAILS

Name of Scheme: UniCentral
Address of Scheme: 7 Varsity View Court SIPPY DOWNS QLD 4556
Community Titles Scheme Number: 26649
Regulation Module: Accommodation
Lot Number this statement relates to:
Unit Number this statement relates to:

2. BODY CORPORATE MANAGER DETAILS

Name of Manager: RUBICON Body Corporate Services
ABN / ACN: 47148893458
Address of Manager: Level 9, 300 Ann Street Brisbane City Queensland 4000
Telephone: 3236 1000
Facsimile:
E-mail Address: admin@rubiconbcs.com.au

3. ANNUAL CONTRIBUTIONS

Annual Administrative Fund Contribution payable by the owner of the lot.	\$5,770.31
Annual Insurance Contribution payable by the owner of the lot.	\$1,396.43
Annual Sinking Fund Contribution payable by the owner of the lot.	\$2,599.44
Total annual contributions (both funds)	<hr/> \$9,766.18

4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

5. IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE BUYER WILL BE RESPONSIBLE

Nil.

6. BODY CORPORATE ASSETS REQUIRED TO BE RECORDED IN THE ASSETS REGISTER

The following assets have been recorded in the scheme's Asset Register:

Purchase Date	Description	Disposal Date	Cost / Estimated Value
07/11/2013	26x Aluminium Chairs, 5x Aluminium Tables	N/A	\$0.00
07/11/2013	Table Tennis Table, Carpet Square	N/A	\$550.00
07/11/2013	Aquasphere Barrallida Pool Vacuum	N/A	\$390.00
07/11/2013	Pool Pumps-1x Viron P300, 2x Viron Astral P600	N/A	\$3,410.00
07/11/2013	15x Powder Fire Extinguishers	N/A	\$0.00
07/11/2013	Chemigem Water, Management System	N/A	\$0.00
15/03/2006	2x Sunloungers Pool Furniture	N/A	\$278.00
09/02/2006	Hedge trimmer SMINDAWA M230	14/02/2014	\$960.00
18/02/2011	BG56 Power Blower	N/A	\$349.00

BODY CORPORATE DISCLOSURE STATEMENT

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As at 25th November 2024

For Community Titles Scheme for UniCentral - CTS 26649 - Lot 27

06/08/2013	12 x lounge resin carmen white/royal blue slats	N/A	\$3,420.00
12/04/2006	Bahama 2x seat sofa (were 4)	N/A	\$1,263.90
08/01/2008	PolyMerino water tank x2	N/A	\$2,340.00
31/08/2009	Karcher High Pressure Cleaner K4-93M	N/A	\$498.00
10/12/2010	HISENSE Plasma TV, Pavilion	N/A	\$1,980.00
16/04/2014	2x 3 Seater Sofa, 2x 2 Seater Sofa	N/A	\$3,730.00
30/12/2015	Zodiac G2 Sunction Pool Cleaner	N/A	\$440.00
04/04/2016	Inbench 1800 watt BBQ	N/A	\$2,750.00
16/02/2017	3 gate keys / 2 to STG Security / 1 to Merrilyn S	N/A	\$0.00
15/08/2018	12 white chairs	N/A	\$2,538.00
05/10/2018	10 x Bolero tables & 4 x Bolero armchairs	N/A	\$1,807.66
09/04/2022	Replace Emergency fittings	N/A	\$1,540.00
16/04/2022	New Samsung 9kw lift motor room air conditioning	N/A	\$4,537.50
06/05/2022	Supply & install two powder coated aluminium pedestrian gates	N/A	\$4,502.00
21/07/2022	Replacement pool pump	N/A	\$1,850.00
13/08/2022	Supply & install exhaust fan	N/A	\$1,980.00
07/04/2023	Replace ducted stacked exhaust fans	N/A	\$10,052.00

7. OTHER INFORMATION

The following information in regard to this scheme has been disclosed in accordance with the requirements of the regulation module:

Secretary: Merrilyn Stephenson, C/- RUBICON BCS, PO Box 1204, NEW FARM QLD 4005

BODY CORPORATE DISCLOSURE STATEMENT

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As at 25th November 2024

For Community Titles Scheme for UniCentral - CTS 26649 - Lot 27

SIGNING

Seller / Authorised Person

Witness

Date

BUYERS ACKNOWLEDGEMENT

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

Body Corporate for UniCentral CTS 26649

ANNEXURE TO DISCLOSURE STATEMENT

The following information is provided as an annexure to the Disclosure Statement for Lot 27 dated 25th November 2024. The information does not form part of the Disclosure Statement.

Scheme information

CTS:	26649
Building Name:	UniCentral
Property Address:	7 Varsity View Court SIPPY DOWNS QLD 4556
Module Type:	Accommodation
Financial Year End:	28-February-2025
ABN	30599768802
GST registered?	YES

Insurance information

Policy Details

Policy No.	HU0038899
Expiry Date	28-February-2025
Insurance Company	CHU Insurance
Broker	Insurance Advisernet Australia Pty Ltd
Premium	108927.02

<u>Cover Type</u>	<u>Amount of Cover</u>
Building Catastrophe	13,198,352
Building Catastrophe - Loss of Rent/Temp Accom	1,979,752
Building Catastrophe - Removal of Contents/Evacuat	659,917
Building Catastrophe - Temporary Accommodation	659,917
Common Area Contents	439,945
Damage (i.e. Building) Policy	43,994,509
Fidelity Guarantee Insurance	100,000
Government Audit Costs	25,000
Government Audit Costs - Appeal Expenses	100,000
Government Audit Costs - Legal Defense Expenses	50,000
Loss of Rent	6,599,176
Lot Owner's Fixtures and Improvements	250,000
Office Bearers Liability Insurance	5,000,000
Property, Death and Injury (Public Liability)	10,000,000
Voluntary Workers Insurance	200,000/2,000

Policy Details

Policy No.	P963504040PVE
Expiry Date	28-February-2025
Insurance Company	AIG Australia
Broker	Insurance Advisernet Australia Pty Ltd
Premium	1201.66

<u>Cover Type</u>	<u>Amount of Cover</u>
Aggregate Limit of Liability	500,000
Corporate Liability - Retention	2,500
Management Liability - Retention	2,500

Lot information

Lot No.	27	Contribution Unit Entitlements:	4
Unit No.	27	Interest Unit Entitlements:	17
Type of Lot:	Residential	Aggregate Contribution Entitlements:	357
Subdivided?	NO	Aggregate Interest Entitlements:	1,540

Additional Levy information

Total Annual Contributions to the Administrative Fund:	\$7,166.74
Monthly penalty on overdue contributions	2.50% per month
Discount	Yes - 20.00%
Number of levy installment periods per year	4
<i>Current Periods</i>	

01/03/24 to 31/05/24
01/06/24 to 31/08/24
01/09/24 to 30/11/24
01/12/24 to 28/02/25

No Discount for the Insurance Contribution: \$1,396.43

Total Annual Contributions to the **Sinking** Fund:

\$2,599.44

Monthly penalty on overdue contributions

2.50% per month

Discount

Yes - 20.00%

Number of levy installment periods per year

4

Current Periods

01/03/24 to 31/05/24

01/06/24 to 31/08/24

01/09/24 to 30/11/24

01/12/24 to 28/02/25



RUBICON
BODY CORPORATE SERVICES

Level 9, 300 Ann Street
BRISBANE QLD 4000

p 07 3236 1000
e accounts@rubiconbcs.com.au
w rubiconbcs.com.au

25 NOV 2024

TO:
Merrilyn Stephenson
PO Box 1319
BUDERIM QLD 4556

Dear Merrilyn Stephenson

RE: BODY CORPORATE DISCLOSURE STATEMENT - LOT 27 , CTS 26649

In response to your request, we now attach a Body Corporate Disclosure Statement for Lot 27 in Community Titles Scheme 26649 dated 25th November 2024. This certificate is intended for use for the purposes of section 206(1) of the Body Corporate and Community Management Act 1997 ("Act").

We have also included some additional information regarding this body corporate and Lot 27 which you may find useful. Please note this additional information does not form part of the Disclosure Statement.

Please note the following:

- (a) the additional information provided does not form part of the Disclosure Statement;
- (b) Chapter 5 Part 3 of the Act implies certain warranties in all contracts for sale of community title lots, the breach of which may give rise to cancellation of the contract and/or a claim for damages;
- (c) a Disclosure Statement is not sufficient to protect against the risk of such breach and a Seller should provide or obtain additional information for disclosure in the contract for that purpose; and
- (d) a Disclosure Statement only shows improvements authorised and recorded by the body corporate, unauthorised improvements being a matter that should be raised and/or dealt with by the Seller. (e) for contractual disclosure purposes.

Yours faithfully,

25/11/2024
