

## DISCLOSURE STATEMENT

*Pursuant to Section 206 & Additional Information pursuant to Section 223*  
**BODY CORPORATE & COMMUNITY MANAGEMENT ACT 1997 (AS AMENDED)**

### LOT 26 “BALMORAL GREEN”

#### PROPERTY DETAILS

CTS No. : 37213  
Lot Number : 26  
Unit Number : 26  
Scheme Address : 336 King Avenue, Durack QLD 4077  
Plan Type & Number : SP 197861 – Building Format Plan  
Regulation Module : Accommodation Module

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

#### LOT ENTITLEMENTS

<b>CONTRIBUTION Lot Entitlement</b>	<b>10</b>	<b>INTEREST Lot Entitlement</b>	<b>10</b>
<b>Aggregate</b>	<b>700</b>	<b>Aggregate</b>	<b>700</b>

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

#### FINANCIAL INFORMATION

Scheme Financial Year : 1 August to 31 July

The balance of the Administration Fund is \$2,618.14 CREDIT AS AT 1 February 2024

The balance of the Sinking Fund is \$144,395.84 CREDIT AS AT 1 February 2024

## ANNUAL CONTRIBUTIONS:

PAYMENT PERIODS	DUE DATE	ADMINISTRATION FUND (Gross)	SINKING FUND (Gross)
01/08/23 to 31/10/23	01/08/23	\$800.00	\$216.70
01/11/23 to 31/01/24	01/11/23	\$825.20	\$269.10
01/02/24 to 30/04/24	01/02/24	\$825.20	\$269.10
01/05/24 to 31/07/24	01/05/24	\$825.20	\$269.10
<b>Annual TOTAL</b>		<b>\$3,275.60</b>	<b>\$1,024.00</b>
Pre-Issue			
01/08/24 to 31/10/24	01/08/24	\$825.20	\$269.10

Levy Discount : A discount does not apply

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.
- (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 : Hartleys Body Corporate Management  
Address : PO Box 111, Corinda QLD 4075  
Telephone : (07) 3379 7455

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

## BODY CORPORATE SECRETARY

Name : Ken Davies  
Address : C/- PO Box 111, Corinda QLD 4075  
Telephone : (07) 3379 7455

Who is responsible for issuing Body  
Corporate Information Certificates? : Hartleys Body Corporate Management

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 : Chubb Insurance Company of Australia Limited  
Policy No. : CTS37213  
Date of Expiry : 31 December 2024

Building : \$34,000,000.00  
Common Contents : \$340,000.00  
Public Liability : \$20,000,000.00

## 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

: Southern Cross Roofing was engaged to carry out fascia works at a cost of \$95,524.00 in June 2023.

Amounts of \$55,166.80 for major expenditure \$10,000.00 for painting have been budgeted for in the 2023/2024 financial year.

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 does not appear 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.



Phone: (07) 5458 6878  
Fax: (07) 3036 5553  
Email: [helpdesk@scls.com.au](mailto:helpdesk@scls.com.au)  
Web: [www.scls.com.au](http://www.scls.com.au)

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.  
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

**1. Pool safety certificate number**

Certificate number:

PSC0167700

**2. Location of the swimming pool**

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

336 KING AVE

DURACK QLD

Postcode

4

0

7

7

Lot and plan details:

9999/SP/197861

Local government area:

BRISBANE CITY

**3. Exemptions or alternative solutions for the swimming pool (if known and applicable)**

If it is known that an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

**4. Shared pool or non-shared pool**

Shared pool



Non-shared pool


**5. Pool safety certificate validity**

Effective date:

0

8

/

0

3

/

2

0

2

3

Expiry date:

0

8

/

0

3

/

2

0

2

4

**6. Certification**

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

**I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.**

Name:

David Geoffrey EAGLES

Pool safety inspector  
licence number:

PS100385

Signature:

**Other important information that could help save a young child's life**

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit [www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard](http://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard) for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

**Privacy statement**

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

**RTI:** The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

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# Asset Register

## 37213 BALMORAL GREEN 336 King Avenue

Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value
SCA Foot Pump	Plant & Machinery	Purchase	28/05/01		\$0.00	\$0.00	\$29.99
Brushcutter 27CC	Plant & Machinery	Purchase	07/09/07		\$0.00	\$0.00	\$400.00
Start Edger	Plant & Machinery	Purchase	07/09/07		\$0.00	\$0.00	\$390.00
Garden Hose - Premier P12030FNT 12mm X 30m	Furniture & Fittings	Purchase	10/09/07	Bunnings Group Pty Ltd	\$0.00	\$0.00	\$53.68
Home Builder Barrow WA45SPOLY W/16Inch Tray	Plant & Machinery	Purchase	10/09/07		\$0.00	\$0.00	\$92.60
Cyclone Spade 651045 Garden, Long Handle	Plant & Machinery	Purchase	10/09/07		\$0.00	\$0.00	\$35.62
Pruning Saw BS602WH Hortex Wooden Handle	Plant & Machinery	Purchase	10/09/07		\$0.00	\$0.00	\$6.95
Rake - Cyclone 636554 16 Teeth	Plant & Machinery	Purchase	10/09/07		\$0.00	\$0.00	\$32.80
Lopper - Cyclone 659140 Bypass Ratchet	Plant & Machinery	Purchase	10/09/07		\$0.00	\$0.00	\$49.99
Vice-Bench-Craftech BJT003 Fixed Base Bench Vice	Plant & Machinery	Purchase	10/09/07		\$0.00	\$0.00	\$19.96
Container-Fuel Plastic AS2906 10 Litre Red	Plant & Machinery	Purchase	10/09/07		\$0.00	\$0.00	\$20.98
Broom- Outdoor Oats B-12133 Bunwa, 600MM Medium Stiff	Plant & Machinery	Purchase	10/09/07		\$0.00	\$0.00	\$18.61
Std Table Charcoal 1.5x0.95m Rectangle AGIO ( Monte Mesh Armchairs x6 Charco Rustic	Furniture & Fittings	Purchase	13/09/07		\$0.00	\$0.00	\$599.00
Zoltan Pool Cleaner with 12 metres of hose	Plant & Machinery	Purchase	18/09/07		\$0.00	\$0.00	\$299.00
Hedge Trimmer	Plant & Machinery	Purchase	02/10/08		\$475.00	\$475.00	\$0.00

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Asset Register  
37213 BALMORAL GREEN 336 King Avenue

Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value
Multi Cart Tipping Trailer	Plant & Machinery	Purchase	06/10/09		\$250.00	\$250.00	\$0.00
ECHO PB2155 Blower	Plant & Machinery	Purchase	30/09/11		\$0.00	\$0.00	\$649.00
Hedge Trimmer	Plant & Machinery	Purchase	06/10/11		\$950.00	\$950.00	\$0.00
CROSSTRAINER Spirit Commercial E Glide	Gym Equipment	Purchase	06/06/13		\$0.00	\$0.00	\$2,799.00
Stanley STG0006	Plant & Machinery	Purchase	10/04/15		\$0.00	\$0.00	\$19.99
Sunloungers x 2	Furniture & Fittings	Purchase	11/03/16		\$0.00	\$0.00	\$508.00
Matrix T5 Commercial HD Model Treadmill nc5.0hp A/c Drive motor	Gym Equipment	Purchase	12/09/16		\$0.00	\$0.00	\$11,526.00
Matrix U1 uprigght cycle	Gym Equipment	Purchase	28/09/16		\$0.00	\$0.00	\$2,308.46
Mower XT1 LT42	Plant & Machinery	Purchase	01/04/21		\$3,849.00	\$3,849.00	\$3,849.00
petrol auger hole digger dual handle petrol drill	Plant & Machinery	Purchase	29/06/21		\$0.00	\$0.00	\$326.83
Petrol pole chainsaw pruner pro arbor tree tool cutter	Plant & Machinery	Purchase	25/09/21		\$0.00	\$0.00	\$169.00