

BODY CORPORATE DISCLOSURE STATEMENT

Section 206, Body Corporate and Community Management Act, 1997

As at 24th May 2022

1. BODY CORPORATE DETAILS

Name of Scheme: Wynnum Cove
Address of Scheme: 83 Dibar Street WYNNUM QLD 4178
Community Titles Scheme Number: 31889
Regulation Module: Accommodation
Lot Number this statement relates to:
Unit Number this statement relates to:

2. BODY CORPORATE MANAGER DETAILS

Name of Manager: The Community Co
ABN / ACN:
Address of Manager: Level 3 / 240 Queen Street BRISBANE QLD 4000
Telephone: 13 000 69 226
Facsimile:
E-mail Address: mail@thecommunityco.com.au

3. ANNUAL CONTRIBUTIONS

| | |
|---|------------------|
| Annual Administrative Fund Contribution payable by the owner of the lot. | \$2,351.73 |
| Annual Sinking Fund Contribution payable by the owner of the lot. | \$1,792.17 |
| Total annual contributions (both funds) | <hr/> \$4,143.90 |

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

There are no assets required to be recorded in the scheme's Asset Register.

7. OTHER INFORMATION

Nil.

BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 24th May 2022

For Community Titles Scheme for Wynnum Cove - CTS 31889 - Lot 30

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 Wynnum Cove CTS 31889

ANNEXURE TO DISCLOSURE STATEMENT

The following information is provided as an annexure to the Disclosure Statement for Lot 30 dated 24th May 2022. The information does not form part of the Disclosure Statement.

Scheme information

| | |
|---------------------|---------------------------------|
| CTS: | 31889 |
| Building Name: | Wynnum Cove |
| Property Address: | 83 Dibar Street WYNNUM QLD 4178 |
| Module Type: | Accommodation |
| Financial Year End: | 31-October-2022 |
| ABN | 95 856 412 674 |
| GST registered? | YES |

Insurance information

| | |
|-----------------------|--|
| <u>Policy Details</u> | |
| Policy No. | LNG-STR-20010502 |
| Expiry Date | 31-December-2022 |
| Insurance Company | CHUBB INSURANCE COMPANY OF AUSTRALIA LIMITED |
| Broker | Coverforce Partners Pty Ltd |
| Premium | 0.00 |

| | |
|---|------------------------|
| <u>Cover Type</u> | <u>Amount of Cover</u> |
| Common Area Contents | \$156,133.00 |
| Damage (i.e. Building) Policy | \$15,613,265.00 |
| Fidelity Guarantee Insurance | \$100,000.00 |
| Government Audit Costs | \$30,000 |
| Legal Defense Expenses | \$50,000 |
| Office Bearers Liability Insurance | \$1,000,000.00 |
| Property, Death and Injury (Public Liability) | \$20,000,000.00 |
| Workplace Health & Safety - Breaches | \$150,000 |

Lot information

| | | | |
|--------------|-------------|---------------------------------|---|
| Lot No. | 30 | Contribution Unit Entitlements: | 1 |
| Unit No. | 30 | Interest Unit Entitlements: | 1 |
| Type of Lot: | Residential | | |
| Subdivided? | NO | | |

Additional Levy information

| | |
|---|--|
| Total Annual Contributions to the Administrative Fund: | \$2,351.73 |
| Monthly penalty on overdue contributions | 0.00% per month |
| Discount | No |
| Number of levy installment periods per year | 4 |
| <i>Current Periods</i> | 01/11/21 to 31/01/22 01/02/22 to 30/04/22 01/05/22 to 31/07/22 01/08/22 to 31/10/22 |
| Total Annual Contributions to the Sinking Fund: | \$1,792.17 |
| Monthly penalty on overdue contributions | 0.00% per month |
| Discount | No |
| Number of levy installment periods per year | 4 |
| <i>Current Periods</i> | 01/11/21 to 31/01/22 01/02/22 to 30/04/22 01/05/22 to 31/07/22 01/08/22 to 31/10/22 |



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WHERE COMMUNITY STARTS WITH YOU

24 MAY 2022

TO:
Bree Rackham

Dear Bree Rackham

RE: BODY CORPORATE DISCLOSURE STATEMENT - LOT 30 , CTS 31889

In response to your request, we now attach a Body Corporate Disclosure Statement for Lot 30 in Community Titles Scheme 31889 dated 24th May 2022. 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 30 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.f(e) for contractual disclosure purposes.

Yours faithfully,

Pedzi Mawande
Body Corporate Manager

24/05/2022