



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 3 ONSP 224990
AMIRAGE CTS 42309
115 TODDS ROAD
LAWNTON QLD 4501

REQUIREMENT	DISCLOSED INFORMATION
Body Corporate Information Certificates issued by:	BODY CORPORATE MANAGER
Contact Details	WHITTLES 433 LOGAN ROAD GREENSLOPES QLD 4120 Ph: 3917 6300
Has a Committee been appointed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If no Committee, has the Body Corporate Manager been engaged to carry out the functions of the Committee:	Not applicable
Regulation Module	Insert cross in appropriate box
<input type="checkbox"/> Standard Regulation Module	<input checked="" type="checkbox"/> Accommodation Regulation Module
<input type="checkbox"/> Commercial Regulation Module	<input type="checkbox"/> Small Schemes Regulation Module
<input type="checkbox"/> Other Regulation Module	<input type="checkbox"/> 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:	QBE Insurance (Australia) Limited	Expiry:	18 th February 2020
Policy No.	HU0047525		
Public Liability:	\$20,000,000	Building:	\$28,170,856
Loss of Rent:	\$4,225,628	Catastrophe:	\$8,451,257
Office Bearers:	\$2,000,000	Voluntary Workers:	\$200,000/2,000

ACCOUNTING RECORDS

Last known balances of the Sinking fund: \$360,285.36

How was the approximate balance ascertained?

Balance Sheet dated 28th March 2019

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

Exclusive Use Courtyard Area 3A and Carpark Area 3B as shown on plans attached to CMS

SWIMMING POOL SAFETY CERTIFICATE

Swimming Pool Safety Certificate Sighted? Yes ☒ No ☐ Certificate No: 100662000512 Expiry: 23.05.19

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? Nothing sighted in records provided

If so, what assets are recorded in the register? N/A

LOT ENTITLEMENTS

Contribution Lot Entitlements 1 Aggregate 80

Interest Lot Entitlement 1 Aggregate 80

LEVIES AND CONTRIBUTIONS DETERMINED AT AGM HELD: 4th May 2018

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

Administration Fund: \$ 2,826.00 Sinking Fund: \$ 659.00 Insurance: \$ -

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

	ADMINISTRATION FUND		SINKING FUND		INSURANCE	
Due Date:	Approved PLE* Amount		Approved PLE* Amount		Approved PLE* Amount	
01.02.18	690.0000	\$ 690.00	263.0000	\$ 263.00	0.00	\$ -
01.05.18	712.0000	\$ 712.00	132.0000	\$ 132.00	0.00	\$ -
01.08.18	712.0000	\$ 712.00	132.0000	\$ 132.00	0.00	\$ -
01.11.18	712.0000	\$ 712.00	132.0000	\$ 132.00	0.00	\$ -
Interim						
01.02.19	712.0000	\$ 712.00	132.0000	\$ 132.00	0.00	\$ -
	0.0000	\$ -	0.0000	\$ -	0.00	\$ -
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 29th March 2019



Signature of seller(s) or person
authorised by Sellers

Capacity of person signing

Dated

Signature of Witness

Name

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

EMAIL: jan@strataassistqld.com.au

Web Address: www.strataassistqld.com.au

Phone: 0408924549

69 Moola Road Ashgrove Qld 4060

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

ASSET REGISTER

19 September 2016

AMIRAGE CTS 42309

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Long Handle Timber	Plant and Machinery	Purchase	21/02/15	Bunnings Warehouse Brendale		0.00	42.97
Wavy W/Telescopic	Plant and Machinery	Purchase	21/02/15	Bunnings Warehouse Brendale		0.00	57.98
Page Totals					0.00	0.00	100.95
Report Totals					0.00	0.00	100.95

MINUTES
of the Adjourned Annual General Meeting

of

AMIRAGE CTS 42309
115 TODDS ROAD, LAWNTON

held

at Pool Area
'Amirage'
115 Todds Road
Lawnton, Queensland 4501

on Friday, 27 April 2018 at 3:00 PM

PRESENT

In Person

Lot 1 Mr H Gong
Lot 49 Ms V Warbrook
Lot 78 Mr M Taylor

By Proxy

Not applicable

By Voting Paper

Lot 5 Mr S & Ms A Burgess
Lot 26 McKernan Super Properties Pty Ltd
Lot 30 Mr G Halton & Ms S Doncon-Halton
Lot 40 Mr K & Ms K Asher
Lot 54 Mr M Smith & Ms L Bell
Lot 59 Mr M Tyler
Lot 65 Ms E Fina
Lot 74 Mr J Heathcote & Ms H Soldatow
Lot 80 Arrowsmith Property One P/L ATF Arrowsmith Property One

In Attendance

Daniel Roe representing Whittles Brisbane Pty Ltd

Apologies

Lot 80 Arrowsmith Property One Pty Ltd Represented by Leone Arrowsmith

PROCEEDINGS

CHAIRPERSON

The Body Corporate Manager conducted the meeting in the absence of the chairperson.

QUORUM

The Body Corporate Manager declared that as a quorum was not present, the meeting was adjourned and reconvened to Friday, 4th May 2018 at 3:00 PM in the offices of Whittles Brisbane Pty Ltd, 433 Logan Road, Greenslopes in accordance with the relevant section of the Module Regulation to the Act.

CLOSURE

The meeting was adjourned at 3:30 PM.

MINUTES
of the Reconvened Annual General Meeting

of

AMIRAGE CTS 42309
115 TODDS ROAD, LAWNTON

held

at Whittles Brisbane Pty Ltd
433 Logan Road
Stones Corner
Queensland 4120

on Friday, 4 May 2018 at 3:00 PM

PRESENT

In Person

Not applicable

By Proxy

Not applicable

By Voting Paper

Lot 1 Mr H Gong
Lot 49 Ms V Warbrook
Lot 78 Mr M Taylor
Lot 5 Mr S & Ms A Burgess
Lot 26 McKernan Super Properties Pty Ltd
Lot 30 Mr G Halton & Ms S Doncon-Halton
Lot 40 Mr K & Ms K Asher
Lot 54 Mr M Smith & Ms L Bell
Lot 59 Mr M Tyler
Lot 65 Ms E Fina
Lot 74 Mr J Heathcote & Ms H Soldatow
Lot 80 Arrowsmith Property One P/L ATF Arrowsmith Property One

In Attendance

Daniel Roe representing Whittles Brisbane Pty Ltd

Apologies

Not applicable

PROCEEDINGS

CHAIRPERSON

The Body Corporate Manager conducted the meeting in the absence of the chairperson.

QUORUM

The Body Corporate Manager declared that a quorum was present.

Declaration of Interest

All owners or their nominees, are reminded that they are required to advise the meeting if they have any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all Members to the Corporation's Agreement for disclosure of all its relevant interests.

Motion 1. Minutes (Ordinary Resolution)

Statutory Motion

Resolved that in accordance with the relevant section of the Body Corporate & Community Management Act (Accommodation Module), the minutes of the last Adjourned Annual General Meeting held on Tuesday, 2 May 2017 and the Reconvened Annual General Meeting held on Tuesday, 9 May 2017 be confirmed as a true and correct record of the proceedings at that meeting.

CARRIED

YES - 9 / NO - 1 / ABSTAIN - 2

Motion 2. Statement of Accounts (Ordinary Resolution)

Statutory Motion

Resolved that in accordance with the relevant section of the Body Corporate & Community Management Act (Accommodation Module), the Statement of Accounts for the financial year commencing from February 2017 and ending January 2018, which have been circulated to all members, be approved.

Note: Should you have any queries regarding the financial statements and balance sheets provided, please advise the Body Corporate Manager a minimum of 48 hours prior to the meeting, to ensure any additional information that may be required is available at the meeting.

CARRIED

YES - 11 / NO - 1 / ABSTAIN - 0

3. Registered Contractors

Whittles provides a Contractor Register Service which ensures that only contractors that agree to comply with safe working procedures, and have the appropriate ABN, public liability insurance and licenses, are engaged. If the Body Corporate decides by act or omission to engage a contractor who is not currently registered on the Whittles Contractor Register, the Body Corporate acts as the Person Conducting a Business or Undertaking, in regard to the common property for the purposes of occupational health and safety legislation. If the contractor engaged by the Body Corporate does not have the necessary insurance and licenses, an injured party may seek damages from the Body Corporate. The Body Corporate manager is only able to request quotations from, and instruct works to be undertaken on behalf of the Body Corporate, by contractors who are registered on the Whittles contractor register system and have provided the manager verification of current public liability insurance and if required, licenses. However, invoices will be processed for payment when instructed to do so by the Body Corporate Chairperson or a person authorised by the Body Corporate to do so.

4. Annual Compliance Register

The Work Health and Safety Act 2012, recognises that a Body Corporates common property is a workplace, as such the Body Corporate is responsible for ensuring the workplace is free from hazard, as far as reasonably practicable. Whittles has established a register to ensure owners are fully aware of their legislative and reporting requirements for the Body Corporate. Many different areas are subject to annual compliance and the Manager will review at the meeting all Body Corporate obligations and where necessary, update any compliance reports required to be held on file.

Items to be considered will include asbestos, fire systems, fire safety, sinking fund, balustrades, pool, lifts etc.

All legislative compliance reports will be reviewed promptly as required and any maintenance attended to in accordance with Australian Standards or Industry best practice using qualified and reputable practitioners. To ensure that the Body Corporate obligations are met and maintained during the year, the Compliance Register will be established, and updated throughout the year.

Motion 4a. Primary Duty of Care / Common Property

Whittles recommends that, in accordance with Work Health and Safety Act 2012, Solutions in Engineering be instructed to carry out an inspection of the common property of the Body Corporate at an estimated cost of approximately \$844.00 and provide a detailed report of any hazard that could be deemed a risk to the health or safety to workers, residents or visitors.

Note: A comprehensive professional report was performed in May 2017.

CARRIED

YES - 10 / NO - 0 / ABSTAIN - 2

Motion 4b. Termite Inspection (Ordinary Resolution)

Submitted by the Body Corporate Manager as a Compliance Requirement

Resolved that in accordance with the relevant Australian Standard for Protection Against Termites, Termicide Pest Control will be engaged to carry out a termite inspection of the building, including common areas and gardens, at an estimated cost of \$7,920.00.

CARRIED

YES - 12 / NO - 0 / ABSTAIN - 0

Motion 5. Insurance (Ordinary Resolution)

Statutory Motion

Resolved that in accordance with the relevant section of the Body Corporate & Community Management Act (Accommodation Module), the Body Corporate review and confirm all current insurance cover and that from the next renewal date cover be adjusted according to the determination of the meeting.

Underwriting Agency	Allianz Australia Insurance Limited
Underwriter	Strata Community Insurance (SCI)
Broker	MGA Insurance Brokers
Policy Number	QRSC15000597
Expiry Date	18/02/2019
Building / Common Property Cover	\$27,350,346 Excess \$500 - Basic
Legal Liability	\$20,000,000 Excess
Office Bearer's Liability	\$2,000,000
Catastrophe Cover	\$8,205,104
Flood Cover	Included
Machinery Breakdown	Not Held Excess
Appeal Expenses	\$100,000
Common Area Contents	\$273,503
Date Premium Paid	24/01/18
Fidelity Guarantee	\$100,000
Government Audit Costs	\$25,000
Legal Defence Expenses	\$50,000 Excess \$1,000 and 10% Contribution
Loss of Rent/Temporary Accommodation	\$4,102,552
Lot Owners Fixtures & Fittings	\$300,000
Premium	\$24,525
Terrorism	Applies
Voluntary Workers	Included

Premium on this cover was \$24,525.00

It was agreed that the Body Corporate Manager arrange quotes or renewal of the Body Corporate

insurance with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles Management Services (QLD) Pty Ltd and Millennium Underwriting Agencies Pty Ltd. A Financial Services Guide is available on request. Renewal of the policies in the next financial year is to be carried out with the approval of the Committee.

Note: A formal valuation of the property was last carried out in June 2017 and put the replacement cost of the building and fixtures at that time at \$26,553,734.00.

Lot owners are reminded of the necessity for them to arrange individually for adequate insurance for the contents of their Lots, whether or not the lot is occupied by the lot owner or tenant, including the following;

- Mobile or fixed air conditioning units servicing a particular lot
- Curtains, blinds and other internal window coverings
- Carpets and loose floor covering
- Mobile dish washers, clothes dryers or other electrical or gas appliance not wired or plumbed in
- Fixtures which the lessee or tenant can remove at the end of the tenancy

Also, owners should ensure that their Contents cover includes Legal Liability as the Body Corporate Legal Liability cover applies primarily to Common property and also that their Contents cover includes Loss of Rent where a unit becomes uninhabitable due to insurable damage to the contents.

CARRIED

YES - 12 / NO - 0 / ABSTAIN - 0

Motion 6. Recovery of Unpaid Contributions (Ordinary Resolution)

Submitted by the Committee

1. Resolved that Whittles Brisbane Pty Ltd be authorised to take steps on behalf of AMIRAGE CTS 42309 to recover as a liquidated debt:
 - a. any contributions or contribution instalments not paid by the date for payment; and/or
 - b. any penalties for not paying the contribution or instalment; and/or
 - c. any costs reasonably incurred in recovering the unpaid contributions or contribution instalments and associated penalties.
2. The authorisation includes, but is not limited to, the Body Corporate Manager taking the following steps or steps of a similar nature to recover any such unpaid contributions, associated penalties and/or costs:
 - a. engage the services of, liaise with and instruct:
 - i. debt collection agencies;
 - ii. solicitors; and/or
 - iii. experts; and/or
 - b. issue demands, arrears notices and similar associated correspondence; and/or
 - c. commence and pursue recovery proceedings, including commencing or defending any appeal; and/or
 - d. enter and enforce any judgment.

CARRIED

YES - 12 / NO - 0 / ABSTAIN - 0

Motion 7. Administrative Fund Budget (Ordinary Resolution)

Statutory Motion

Resolved that in accordance with the relevant section of the Body Corporate & Community Management Act (Accommodation Module), the administrative fund budget with contributions and levies amounting to \$226,480.00 gross for the financial year ending 31/01/19 plus an interim contribution for the first instalment of the next financial year as attached, be approved and adopted.

A gross levy of \$695.00 per unit of entitlement is due as follows:

Levy period 01/02/18 to 30/04/18 - already issued

A gross levy of \$712.00 unit of entitlement is due as follows:

Levy period 01/05/18 to 31/07/18 date due 01/06/18

Levy period 01/08/18 to 31/10/18 date due 01/08/18

Levy period 01/11/18 to 31/01/19 date due 01/11/18

A gross levy of \$712.00 per unit of entitlement is due as follows:

Levy period 01/02/19 to 30/04/19 date due 01/02/19 - interim

CARRIED

YES - 9 / NO - 0 / ABSTAIN - 3

Motion 8. Sinking Fund Budget (Ordinary Resolution)

Statutory Motion

Resolved that in accordance with the relevant section of the Body Corporate & Community Management Act (Accommodation Module), the sinking fund budget with contributions and levies amounting to \$52,720.00 gross for the financial year ending 31/01/19 plus an interim contribution for the first instalment of the next financial year as attached, be approved and adopted.

A gross levy of \$263.00 per unit of entitlement is due as follows:

Levy period 01/02/18 to 30/04/18 - already issued

A gross levy of \$132.00 unit of entitlement is due as follows:

Levy period 01/05/18 to 31/07/18 date due 01/06/18

Levy period 01/08/18 to 31/10/18 date due 01/08/18

Levy period 01/11/18 to 31/01/19 date due 01/11/18

A gross levy of \$132.00 per unit of entitlement is due as follows:

Levy period 01/02/19 to 30/04/19 date due 01/02/19 - interim

CARRIED

YES - 10 / NO - 0 / ABSTAIN - 2

Motion 9. No Audit (Special Resolution)

Statutory Motion

Defeated that in accordance with the relevant section of the Body Corporate & Community Management Act (Accommodation Module), the Body Corporate statements of account for the financial year 01/02/18 to 31/01/19 NOT be audited.

DEFEATED

YES - 4 / NO - 6 / ABSTAIN - 2

Note: The Body Corporate Financials for the year ending 31/01/19 WILL be audited.

Motion 10. Appointment of Auditor (Ordinary Resolution)

Statutory Motion

Resolved that in accordance with the relevant section of the Body Corporate & Community Management Act (Accommodation Module), an auditor be appointed and that the auditor be Bird Walker MacDonald and Associates.

CARRIED

YES - 10 / NO - 0 / ABSTAIN - 2

Motion 11. Purchase of Picnic Tables (Ordinary Resolution)

Submitted by the Owner of Lot 49

Resolved that the Body Corporate purchase & install 2 outdoor picnic tables. To be placed adjacent to pool on the grassed area as soon as available. Total cost \$1,098.00 being the lessor of the two quotes attached.

CARRIED

YES - 9 / NO - 2 / ABSTAIN - 1

Note: It was discussed that the purpose of this suggestion is to generate greater use of the pool and adjoining grass area. The location for the tables is to be confirmed by the Committee.

12. Election of Committee

Chairman	Kenneth Asher	Lot 40
Secretary	Glenn Helies	Lot 37
Treasurer	Kenneth Asher	Lot 40
Member	Vanessa Warbrook	Lot 49
Member	Matthew Taylor	Lot 78

The above members will form the Body Corporate Committee for the next 12 months.

13. General Discussion

The status of investigations into the Infinity electrical wiring used in some of the units was spoken about. Despite initial contact the builders have not been contactable in recent times. It was noted some Infinity wiring has been recalled due to concerns it will become frayed more quickly than the standard. This does not apply to all models of the Infinity wiring, and an electrician will be asked to inspect a sample of units to see which model has been used, to help move forward on the matter. Both Matthew Taylor and the body corporate manager have been in touch with the Electrical Safety Office to ascertain steps that can be taken to have wiring replaced if necessary.

Attendees discussed the water pooling problem that occurs in unit 49's yard. It appears to be an effect of how the yard was set up. Correspondence from the Committee notes this is an issue for individual owners to contend with, and a suggestion of adding extra drainage was proposed.

Vanessa noted the tenants in unit 42 tend to create noise late into the night, especially during the week. Steve has approached the residents to discuss the matter and remind them to minimise their noise levels. This can be followed up through a reminder of the by-laws, and Steve will arrange a flyer reminding residents to be considerate and mindful of their noise creation, especially in the evening.

Pets in the complex were discussed. The application process to have a pet approved by the Committee was spoken about. Steve will continue to monitor pets in the complex and bring any issues to the Committee.

Steve noted he is arranging an audit of the electrical switchboard.

Steve observed that the trees along Todds Road are still quite tall despite his repeated requests to Council to have them cut lower or removed. Council has advised they will maintain the trees, but not remove them.

The entry intercom is currently malfunctioning. The technician has suggested a new system, but this may not be compatible with the handsets in units. Steve will continue to look into options for the Committee.

CLOSURE

The meeting closed at 4:20 p.m.

Secretary:

==
C/- AMIRAGE CTS 42309
PO Box 166
Stones Corner
QLD 4120

Owners are able to access & update their personal details through Whittles Owner Portal online.
To access your account simply go to www.whittles.com.au select 'Owner Portal' and enter the following details:

- Account code
- Plan number (leaving out the slash)
- Unit number
- PIN (if this is your first time logging in, leave pin blank as you will be prompted to set a pin)

*** Please note that Whittles encourages owners to receive all correspondence and account notices via email. This ensures timely delivery of documents and will assist in reducing printing and postage costs for your Corporation.**