

DISCLOSURE STATEMENT
BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997
SECTION 206

Body Corporate	Body Corporate for: Community Titles Scheme No: GTP: Lot No: Address:	THE ENTRANCE NOOSA WATERS 19410 100813 45 67 Gibson Road, Noosaville Qld 4566																																																																						
Regulation Module	Accommodation																																																																							
Body Corporate Secretary/Manager	Name: Whittles Body Corporate Services Address: 15 Carnaby Street, Maroochydore Qld 4558 Telephone: 5409 3400 Fax: 5443 4521																																																																							
Body Corporate Committee	Is there a Committee for the Body Corporate: Yes If there is no Committee, is the Body Corporate Manager engaged to perform the functions of the Committee: Not applicable																																																																							
Annual Contributions And Levies	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Administrative Fund:</td> <td style="width: 20%;">Annual Levy: (Gross)</td> <td style="width: 20%;">\$7,224.00</td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td>Installment(s): (Gross)</td> <td>Period</td> <td>Amount</td> <td>Due Date</td> </tr> <tr> <td></td> <td></td> <td>01.12.17 - 28.02.18</td> <td>\$1,806.00</td> <td>01.12.17</td> </tr> <tr> <td></td> <td></td> <td>01.03.18 - 31.05.18</td> <td>\$1,806.00</td> <td>01.03.18</td> </tr> <tr> <td></td> <td></td> <td>01.06.18 - 31.08.18</td> <td>\$1,806.00</td> <td>01.06.18</td> </tr> <tr> <td></td> <td></td> <td>01.09.18 - 30.11.18</td> <td>\$1,806.00</td> <td>01.09.18</td> </tr> <tr> <td></td> <td><i>Pre-Issued Levy:</i></td> <td><i>01.12.18 - 28.02.19</i></td> <td><i>\$1,806.00</i></td> <td><i>01.12.18</i></td> </tr> <tr> <td></td> <td>Sinking Fund:</td> <td>Annual Levy: (Gross)</td> <td>\$3,174.00</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Installment(s): (Gross)</td> <td>Period</td> <td>Amount</td> </tr> <tr> <td></td> <td></td> <td></td> <td>01.12.17 - 28.02.18</td> <td>\$ 747.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>01.03.18 - 31.05.18</td> <td>\$ 809.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>01.06.18 - 31.08.18</td> <td>\$ 809.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>01.09.18 - 30.11.18</td> <td>\$ 809.00</td> </tr> <tr> <td></td> <td></td> <td><i>Pre-Issued Levy:</i></td> <td><i>01.12.18 - 28.02.19</i></td> <td><i>\$ 809.00</i></td> </tr> </table> Insurance Levies not included in Administrative Fund Levies: Not applicable – Insurance Premium is part of Administrative Fund Levies. Discount: 20% Other: Special Levy for legal fees due and payable on 19.01.18 - \$336.		Administrative Fund:	Annual Levy: (Gross)	\$7,224.00				Installment(s): (Gross)	Period	Amount	Due Date			01.12.17 - 28.02.18	\$1,806.00	01.12.17			01.03.18 - 31.05.18	\$1,806.00	01.03.18			01.06.18 - 31.08.18	\$1,806.00	01.06.18			01.09.18 - 30.11.18	\$1,806.00	01.09.18		<i>Pre-Issued Levy:</i>	<i>01.12.18 - 28.02.19</i>	<i>\$1,806.00</i>	<i>01.12.18</i>		Sinking Fund:	Annual Levy: (Gross)	\$3,174.00				Installment(s): (Gross)	Period	Amount				01.12.17 - 28.02.18	\$ 747.00				01.03.18 - 31.05.18	\$ 809.00				01.06.18 - 31.08.18	\$ 809.00				01.09.18 - 30.11.18	\$ 809.00			<i>Pre-Issued Levy:</i>	<i>01.12.18 - 28.02.19</i>	<i>\$ 809.00</i>
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Information Prescribed under Regulation Module	Not applicable – none prescribed																																																																							
Lot Entitlements And Other Matters	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Contribution Schedule Lot Entitlement:</td> <td style="width: 20%;">Aggregate:</td> <td style="width: 40%;">1,005</td> </tr> <tr> <td></td> <td>This Lot:</td> <td>22</td> </tr> <tr> <td>Interest Schedule Lot Entitlement:</td> <td>Aggregate:</td> <td>1,005</td> </tr> <tr> <td></td> <td>This Lot:</td> <td>22</td> </tr> </table> Balance of Sinking Fund: \$ 266,024.92 as at 28.02.18 Balance of Administrative Fund: \$ 36,730.25 as at 28.02.18		Contribution Schedule Lot Entitlement:	Aggregate:	1,005		This Lot:	22	Interest Schedule Lot Entitlement:	Aggregate:	1,005		This Lot:	22																																																										
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**Improvements on
Common Property
for which buyer
will be responsible**

2010 – Deck Extension
 03.05.16 – Townhouse Renovations
 12.07.16 – Wifi Broadband service – Installation of 3 aerals
 07.09.16- Extend Boundary Fence, Replacement of Ensuite Skylight and Enclosure of Air conditioner
 Refer to attached Register of Authorisations Affecting Common Property.

By-law 39 grants Exclusive use of a Car Space and Garden Area. Refer to attached copy of the Exclusive use By-law and Plan is attached.

(Improvements without body corporate approval should be disclosed here by the seller)

Assets on Register

Refer to attached Asset Register

Insurance

Insurer:	Longitude Insurance
Policy No:	LNG-STR-120395
Current to:	28.02.18
Building Cover:	\$ 26,330,000
Public Liability:	\$ 20,000,000
Common Contents:	\$ 263,304
Loss of Rent:	Not listed
Building Catastrophe:	Not listed
Office Bearers Liability:	\$ 10,000,000
Machinery Breakdown:	Not listed

Signing

.....	
Seller/Seller's Agent	Witness
.....	
Date	

**Buyer's
Acknowledgement**

The buyer acknowledges having received and read this statement from the seller before entering into the contract.

.....	
Buyer	Witness
.....	
Date	

The information contained in this two page statement is provided exclusively in relation to the lot mentioned and has been obtained from records made available by the body corporate and is accurate only to the extent of the accuracy of the records produced. INSIDE OUT LEGAL SERVICES does not warrant the accuracy or reliability of the body corporate records produced including any information advised from computer records. Only improvements on common property properly authorised and recorded in body corporate records have been stated. A physical inspection of the property is not undertaken.