



# Purchasers Strata Inspections Pty Ltd

Email [psi@strata.com.au](mailto:psi@strata.com.au) Phone 1300 363 774 Fax 1300 365 774

ABN 12 002 682 528

## VENDORS DISCLOSURE STATEMENT AND IMPLIED WARRANTIES REPORT

<b>BRISBANE</b> Phone:1300-787-282 Fax:1300-365-774  <b>SYDNEY</b> Phone:1300-363-774 Fax:1300-365-774  <b>ALL MAIL TO:</b> 587 Bunnerong Road Matraville NSW 2036	Client Name:	Sample Lawyers PO 1234 Brisbane Qld 4000
	Client Number:	54321
	Reference:	Jones (14837516)
	CTS No:	12345
	Lot No(s):	2
	Body Corporate	"Sample Plan"
	Address:	90 Sample Street Brisbane 4169
	Inspection Date:	14th October 2014.
	Instruction No:	500001

Body Corporate and Community Management Act 1997 and amendments 2013 (Section 206)

### VENDORS DISCLOSURE STATEMENT

This Disclosure Statement relates to the sale of lot(s) 2 in community titles scheme 12345 situated at:	90 Sample Street Brisbane 4169
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REQUIREMENT	DISCLOSED INFORMATION
Body corporate information certificates are issued by	Body Corporate Manager
Contact Details	Capitol Body Corporate Administration Units 2 & 3, 178 Albion Road Windsor Qld 4030 Telephone 1300 551 019
Has a Body Corporate Manager been engaged to perform the functions of the committee?	No
Is there a Committee elected for this Scheme?	Yes
Annual contributions fixed by the body corporate as payable by the owner of the lot(s) is ^ See note	
Administrative Fund	\$960.00
Sinking Fund	\$500.00

This Vendors Disclosure Statement and Implied Warranties report exceeds the requirements of the Body Corporate and Community Management Act 1997.

Purchasers are offered a full strata inspection report which includes extensive building history and other matters of interest. To order an indepth PSI report call 1300-787-282 or 1300 STRATA

# Purchasers Strata Inspections Pty Ltd

## VENDORS DISCLOSURE STATEMENT



**Administrative Fund Contributions** are payable quarterly. The last contributions determined - year beginning 1/10/2013

*Administrative Fund Contributions*

Date Due	Gross Amount	Net Amount	Covering Period
1/10/2013	\$260.00	N/A	1/10/2013 to 31/12/2013
1/1/2014	\$260.00	N/A	1/1/2014 to 31/3/2014
1/4/2014	\$220.00	N/A	1/4/2014 to 30/6/2014
1/7/2014	\$220.00	N/A	1/7/2014 to 30/9/2014

*Administrative Fund Pre-Issue*

1/10/2014	\$240.00	N/A	1/10/2014 to 31/12/2014
1/1/2015	\$240.00	N/A	1/1/2015 to 31/3/2015

**Sinking Fund Contributions** are payable quarterly. The last contributions determined - year beginning 1/10/2013

*Sinking Fund Contributions*

Date Due	Gross Amount	Net Amount	Covering Period
1/10/2013	\$125.00	N/A	1/10/2013 to 31/12/2013
1/1/2014	\$125.00	N/A	1/1/2014 to 31/3/2014
1/4/2014	\$125.00	N/A	1/4/2014 to 30/6/2014
1/7/2014	\$125.00	N/A	1/7/2014 to 30/9/2014

*Sinking Fund Pre-Issue*

1/10/2014	\$125.00	N/A	1/10/2014 to 31/12/2014
1/1/2015	\$125.00	N/A	1/1/2015 to 31/3/2015

**Other contributions for the subject lot(s)**

Is there a Voluntary Insurance Scheme?	No	Exclusive Use liability	N/A
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**Last known balances of Administrative and Sinking Funds**

Administrative Fund	\$14,149.78 credit, as at 13/10/2014.	Sinking Fund	\$52,547.92 credit, as at 13/10/2014.
How were the approximate balances ascertained?	A Balance Sheet.		

**The lot entitlement of the subject lot(s) is:**

Contribution	4/120	Interest	4/120
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**Are there any current special levies?** No

Amount Payable By Subject Lot	N/A	Due Date	N/A
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**Any known possible special levies in the near future?** No

Potential Total Amount	N/A
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**Details of Building Insurance:**

Building Sum Insured	\$8,753,480.00	Company	QBE Insurance (Australia) Limited.
Policy No.	857667	Renewal Date	1st November 2014
Premium	Unable to ascertain		

**Details of Asset Insurance (if separate from above)**

Asset Insurance	Nil	Company	N/A
Policy No.	N/A	Renewal Date	N/A
Premium	N/A		

# Purchasers Strata Inspections Pty Ltd

## VENDORS DISCLOSURE STATEMENT



### Details of Public Liability Insurance

Policy Limits of liability	\$10,000,000.00	Company	QBE Insurance (Australia) Limited.
Policy No.	857667	Renewal Date	1st November 2014
		Premium	Unable to ascertain

### Details of Workers Compensation Insurance

Workers Compensation insurance in place	No	Company	N/A
Policy No.	N/A	Renewal Date	N/A
		Premium	N/A

### Details of any other Insurances not mentioned above

Loss of Rent/Temporary Accommodation: \$1,313,022.00  
 Common Contents: \$16,960.00  
 Office Bearers Liability: \$500,000.00  
 Voluntary Workers Personal Accident:  
 \$200,000.00/\$2,000.00  
 Fidelity Guarantee: \$100,000.00  
 Building Catastrophe: \$2,626,044.00  
 Extended Cover - Rent/Temporary Accommodation:  
 \$393,907.00  
 Escalation in cost of Temporary Accommodation:  
 \$131,302.00  
 Cost of Storage and Evacuation: \$131,302.00  
 Government Audit Costs: \$25,000.00  
 Appeal Expenses (health & safety): \$100,000.00  
 Legal Defence Expense: \$50,000.00  
 Lot Owners Fixtures & Improvements (per) Lot:  
 \$250,000.00

### Common Property Details

Any common property improvements which the owner of the subject lot is responsible	Yes
Common property improvements are:	Locking or safety devices and screens installed by owners must be kept in good order and repair.

### 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?	No
If so, what assets are recorded in the register?	Nil

Purchasers Strata Inspections Pty Ltd  
**VENDORS DISCLOSURE STATEMENT**



**OTHER MATTERS:**

The regulation module applying to the scheme is **Standard**

Particulars of body corporate mortgages or charges over its assets or any unsatisfied judgements against it **Nil**

STATEMENT DATED .....

Signature of seller(s) or person authorised by seller(s)

Capacity of person signing

**ACKNOWLEDGEMENT**

The buyer acknowledges -

(a) having received this disclosure statement before entering into the contract to buy the above lot.

\*(b) that the statutory information sheet was attached to the contract, as a first or top sheet at the time the buyer signed the contract.

Signature of Buyer

Signature of Buyer(s)

Dated

*\*Delete if inappropriate Information compiled:*

WITNESS

Signature of Witness

Name

Dated



# Purchasers Strata Inspections Pty Ltd

All mail to: 587 Bunnerong Road Matraville NSW 2036

Email [psi@strata.com.au](mailto:psi@strata.com.au) Phone 1300 363 774 Fax 1300 365 774 ABN 12 002 682 528

In relation to the Contract for sale of lot(s) **2** in community titles scheme **12345**

**With reference to the warranties in section 223 of the Body Corporate and Community Management Act 1997 the seller discloses – (Some sections in implied warranties may be repeated in this report)**

- The following latent or patent defects in the common property or body corporate assets
- The following actual, contingent or expected liabilities of the body corporate
- The following circumstances in relation to the affairs of the body corporate

## ACCOUNTING RECORDS: Approximate balances are:

Sinking Fund	<a href="#">\$52,547.92 credit, as at 13/10/2014.</a>	Administrative Fund	<a href="#">\$14,149.78 credit, as at 13/10/2014.</a>
How were the approximate balances ascertained?		<a href="#">A Balance Sheet.</a>	

## SPECIAL LEVIES

Are there any special levies?	<a href="#">No</a>
Total Amount to be raised	<a href="#">N/A</a>
Amount Payable by the Subject Lot	<a href="#">N/A</a>
Due Date	<a href="#">N/A</a>
Any known possible special levies in the near future?	<a href="#">No</a>
Potential Total Amount	<a href="#">N/A</a>

## BODY CORPORATE MANAGER APPOINTED

<a href="#">Yes</a>			
Name:	<a href="#">Capitol Body Corporate Administration</a>	Telephone	<a href="#">1300 551 019</a>

## KNOWN DISPUTES

Particulars of any current applications to the Commissioner which directly affect the Body Corporate

[Nil](#)

## BUILDING DEFECTS AND OTHER MATTERS

Particulars of matters discovered from the books and records generally, are:

[Sighted Safety Inspection Report dated 22/1/2013 prepared by Phillips Safety Service. 4 high risk, 1 medium risk and 3 low risk hazards were identified.](#)

[Sighted correspondence dated 4/12/2013 about the retaining wall at Unit 26. Recent heavy rain has caused a partial landslide near the back fence. There are a few big holes close to the panels and concern has been expressed about the structure of the unit and the safety of the residence behind.](#)

[Sighted Termite Inspection Report dated 6/2/2014 prepared by AGJ Pest Management Pty Ltd. No active termites were found at the time of the inspection.](#)

## ^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. Nett amounts refer to the discounted amount (often 20%) if contributions are paid on time. Pre Issue amounts refer to the forecast contributions for the coming year and are set to enable the Body Corporate to operate until new contributions are set at the next AGM.

## Notes regarding Utilities

This report is not privy to unpaid utility amounts (ie. electricity, gas, water) that may or may not be outstanding. Any outstanding amounts at settlement may become the responsibility of the purchaser. The purchaser's solicitor or legal representative should request this information from the body corporate manager or the building manager.

## Qualifications and Exclusions

This report includes outstanding building defects and other current matters which have been reported during the last 2 years only. Your attention is directed to the possibility that other matters may exist but these fall outside the scope of this report. Purchasers are offered a full strata inspection report which includes an extensive building history and a complete record of other matters of interest. To order an in-depth historical Community Report call PSI on 1300-787-282.

The information contained in this report was extracted from the books and records of the Body Corporate. Your attention is directed to the possibility that all of the Body Corporate records may not have been made available for inspection, or the records may not have contained all of the information of interest to a Purchaser or Mortgagee. Purchasers Strata Inspections Pty. Ltd. will not accept any responsibility in either event.

The process of property title transfer is a complex area of law. There are many related areas in law which extend well past the scope of this report which concerns itself solely with the requirements set out in the Body Corporate and Community Management Act 1997.