

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

BODY CORPORATE

Body Corporate for: Belise St Paul's Terrace Community Titles Scheme Community Titles Scheme: 49378
 Lot No: Refer Annexure A on: BUP GTP SP 234524
 ADDRESS: 510 St Paul's Terrace
 SUBURB: Bowen Hills STATE: QLD POSTCODE: 4006

PRESCRIBED INFORMATION

SECRETARY OF BODY CORPORATE

NAME:
Ernst Body Corporate Management
 ADDRESS: EBCM Place, 71 Davenport Street
 SUBURB: SOUTHPORT STATE: QLD POSTCODE: 4215
 PHONE: 07 5519 2900 FAX: _____

BODY CORPORATE MANAGER

NAME:
Brisbane City Partners Pty Ltd
 ADDRESS: 2/510 St Paul's Terrace
 SUBURB: Fortitude Valley STATE: QLD POSTCODE: 4006
 PHONE: 0400601464

BODY CORPORATE COMMITTEE

← Do not complete if there is no Committee for the Body Corporate

Is there a Committee for the Body Corporate? Yes No
 If there is a committee, is the Body Corporate Manager engaged to perform the functions of the Committee? Yes No

ANNUAL CONTRIBUTIONS AND LEVIES

Amount of annual contributions currently fixed by the Body Corporate as payable by the owner of the lot:

Administrative Fund: \$refer Annexure A each year by instalments in: advance arrears
 on the _____ day of each _____
 Sinking Fund: \$Refer Annexure A each year by instalments in: advance arrears
 on the _____ day of each _____
 Other: Refer Annexure A

IMPROVEMENTS ON COMMON PROPERTY FOR WHICH BUYER WILL BE RESPONSIBLE *(insert details)*

Nil

BODY CORPORATE ASSETS REQUIRED TO BE RECORDED ON REGISTER *(insert details)*

Concierge desk and associated equipment ; Furniture in concierge desk area ; Furniture and artwork in ground floor lobby and outdoor garden areas; All pool furniture around common pool area, barbeque; Pool cleaning equipment; Furniture and equipment in recreation area and ancillary rooms; CCTV cameras and security equipment; Garbage chute and garbage bins; Garbage compactor; Service/Vending machines (if any)

INFORMATION PRESCRIBED UNDER REGULATION MODULE *(insert details)*

Nil

SIGNATURES

Seller/Sellers:



Witness:

Date:

21.2.18

BUYER'S ACKNOWLEDGMENT

The Buyer acknowledges having received and read this statement before entering into the contract.

Buyer:

Witness:

Date:

Buyer:

Witness:

Date:

Annexure A –

Lot number

This Disclosure is given in respect of each of the following Lots severally:

Lot 411, 414, 415, 501, 601, 613, 803, 903, 913, 1009, 1110, 1111, 1307, 1508, 1513, 1613, 1710, 1802, 1810 and 1905

Annual contributions and levies (expected to be levied)

Please refer to the Contract for lot entitlement of the lot you are purchasing in order to calculate your annual contributions to administration, sinking and insurance levies based on the below resolutions passed on 30 January 2018. For your convenience, these are extracted below in respect of each Lot:

Interest Schedule Lot Entitlement of Lot:

Lot 411 - 531
Lot 414 - 662
Lot 415 – 662
Lot 501 - 520
Lot 601 - 525
Lot 613 - 536
Lot 803 - 429
Lot 903 - 435
Lot 913- 429
Lot 1009 - 425
Lot 1110 - 432
Lot 1111 - 432
Lot 1307 - 495
Lot 1508 - 656
Lot 1513 - 462
Lot 1613 - 512
Lot 1710 - 500
Lot 1802 – 679
Lot 1810 -506
Lot 1905 - 1304

Aggregate Interest Schedule Lot Entitlement:

121477

Contribution Schedule Lot Entitlement of Lot:

Lot 411 - 1020
Lot 414 - 1115
Lot 415 – 1115
Lot 501 - 1000
Lot 601 - 1005
Lot 613 - 1027
Lot 803 - 990
Lot 903 - 943
Lot 913- 948
Lot 1009 - 945
Lot 1110 - 949
Lot 1111 - 949
Lot 1307 - 966
Lot 1508 - 1084
Lot 1513 – 976
Lot 1613 - 980
Lot 1710 - 977
Lot 1802 – 1084
Lot 1810 - 981
Lot 1905 - 1395

3. Administrative Fund Budget and Interim Issue – Motion by Ordinary Resolution

THAT the Administrative Fund Budget and Interim Administrative Fund Budget, as circulated, be adopted and Administrative Fund Levies be determined as follows:

- i. the Body Corporate adopt the administrative fund budget (copy attached) totalling \$725,182.53 (excluding GST) and \$797,700.78 (including GST);
- ii. there will be two (2) issued this financial year to make up the balance of the budget; and
- iii. there will be one (1) for the next financial year based on an average of the budget for this financial year.

Due Date	\$ (including GST)	Period
1 November 2017 (previously issued)	\$1.1320	01/11/17 - 28/02/18
1 March 2018	\$1.1668	01/03/18 - 30/06/18
1 July 2018	\$1.1668	01/07/18 - 31/10/18
Total contribution entitlements 230177	Total per contribution entitlement: \$3.4656	
1 November 2018 (interim issue next financial year)	\$1.1552	01/11/18 - 28/02/19

4. Sinking Fund Budget and Interim Issue – Motion by Ordinary Resolution

THAT the Sinking Fund Budget, as circulated, be adopted and Sinking Fund Levies be determined as follows:

- i. the Body Corporate adopt the sinking fund budget (copy attached) totalling \$231,895.34 (excluding GST) and \$255,084.87 (including GST);
- ii. there will be two (2) issued this financial year to make up the balance of the budget; and
- iii. there will be one (1) for the next financial year based on an average of the budget for this financial year.

Due Date	\$ (including GST)	Period
1 November 2017 (previously issued)	\$0.3620	01/11/17 - 28/02/18
1 March 2018	\$0.3731	01/03/18 - 30/06/18
1 July 2018	\$0.3731	01/07/18 - 31/10/18
Total contribution entitlements 230177	Total per contribution entitlement: \$1.1082	
1 November 2018 (interim issue next financial year)	\$0.3694	01/11/18 - 28/02/19

8. Insurance Provision – Motion by Ordinary Resolution

THAT:

- i. the Body Corporate approve the provision for next year's insurance renewal, totalling \$52,304.00 (excluding GST) and \$57,534.40 (including GST);
- ii. there will be two (2) issued this financial year to make up the balance of the budget; and
- iii. there will be one (1) for next financial year based on an average of the budget for this year financial year.

Due Date	\$ (including GST)	Period
1 March 2018	\$0.2368	01/03/18 - 30/06/18
1 July 2018	\$0.2368	01/07/18 - 31/10/18
Total contribution entitlements 121477	Total per contribution entitlement: \$0.4736	
1 November 2018 (interim issue next financial year)	\$0.1579	01/11/18 - 28/02/19