

Disclosure Statement created on 20-11-2023
Section 206 - Body Corporate & Community Management Act 1997

PROPERTY

Lot number **2**
Plan **GTP3780**
Plan format **STANDARD FORMAT**
Name **Body corporate for Palmwood CTS 19483**
CTS Number **19483**
Regulation Module **STANDARD**
Physical Address **Unit 02 : [REDACTED]**
Total lots in the scheme **9**
Lot Entitlements **8 (aggregate of 76)**
Interest Entitlements **8 (aggregate of 76)**
Lot valuation **\$337,800 (aggregate of \$3,169,965)**
Note **Entitlements vary across the lots in this scheme**

BODY CORPORATE INFORMATION

EOFY The end of Financial year for the Body Corporate is 30-09-2024.
AGM The date of the AGM is/was 06-12-2023.
Body Corporate Manager [REDACTED]
BCM Phone [REDACTED]
BCM Email [REDACTED]
BC Service Address [REDACTED]
Information Certificate Order online- <https://www.tracsafe.com.au/our-services/miscellaneous/information-certificate/>
Committee The Body Corporate has a Committee

LEVIES FOR THE CURRENT FINANCIAL YEAR

The amounts shown below do not include the discount if a discount were applicable for that levy.
The levy payments for this lot are based on a unique combination of lot entitlements and lot valuations.
There is no other lot in the complex that is calculated from the same combination.

Due Date	Duration	Discount	Insurance	Admin	Sink	Total
25-01-2024	01-10-2023 ~ 31-01-2024	0%	372.54	131.08	140.31	643.93
25-05-2024	01-02-2024 ~ 31-05-2024	0%	372.54	131.08	140.31	643.93
25-09-2024	01-06-2024 ~ 30-09-2024	0%	372.54	131.08	140.31	643.93

Warning - An AGM may not yet have ratified these levies.

EXCLUSIVE USE ALLOCATIONS

Common Property purpose Carparking Space (Refer to bylaw 16)
location Area marked "D" on attached Sketch Plan labelled "Palmwood" CTS 19483

IMPROVEMENTS TO COMMON PROPERTY

Common Property affected None

BODY CORPORATE ASSETS

Asset item electric mower
Asset value \$499

BANK ACCOUNT

Bank Account Macquarie - Cheque
Balance \$30,430.12 (Sinking fund component of balance = \$28,219.00)

INSURANCE

Insurer 
Building Coverage \$3,800,000
Public Liability \$20,000,000
Expires 08-06-2024
Body Corporate Premium \$8,723.47

STANDARD FORMAT PLAN OF SURVEY

The lot in this scheme is a standard format lot and the lot boundaries are defined by ground elements.
The lot owner must maintain the lot (buildings and grounds) in good condition.
The lot owner is responsible for maintenance of building elements (e.g. roofing, cladding, structural) within the lot boundaries.

SELLER

Name/s 
Name/s

Seller Signature

Witness Signature

Date

BUYER

Name

Buyer Signature

Witness Signature

Date

Declaration The Buyer named above confirms being given this statement by the Seller/Seller's Agent before entering into a contract to buy the Lot described in this statement.

TRACSAFE DISCLAIMER

Sellers should consult their real estate agent and solicitor in regard to the use of this statement.
Sellers should carefully evaluate the accuracy, currency, completeness and relevance of this statement.
The information in this disclosure statement is limited to the information required to be given as prescribed by the BCCM Act.
The contents of this disclosure statement have NOT been reviewed by Tracsafe.
This report was generated for no fee by Tracsafe.
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