Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **304** for the current financial year: $ **8,269.43**

Number of instalments: **3** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/03/25 to 30/06/25	01/03/25	2,261.33	1,809.06	28/04/25
01/07/25 to 31/10/25	16/07/25	3,004.05	2,403.24	15/09/25
01/11/25 to 28/02/26	11/11/25	3,004.05	2,403.24	02/12/25
01/03/26****30/06/26	01/03/26	2,756.48	2,205.18	24/02/26

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **304** for the current financial year: $ **7,353.21**

Number of instalments: **3** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/03/25 to 30/06/25	01/03/25	2,000.73	1,600.58	28/04/25
01/07/25 to 31/10/25	30/11/25	2,676.24	2,140.99	16/12/25
01/11/25 to 28/02/26	31/01/26	2,676.24	2,140.99	03/02/26
01/03/26****30/06/26	01/03/26	2,451.07	1,960.86	24/02/26

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Special contributions - Administrative Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Special contributions - Sinking Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **Nil**

Other contributions

	Period	Due date	Amount due	Amount due if discount applied	Paid
Insurance Fund	01/03/25 to 30/06/25	01/03/25	844.38	844.38	28/04/25
Insurance Fund	01/07/25 to 31/10/25	16/07/25	1,097.57	1,097.57	02/12/25
Insurance Fund	01/11/25 to 28/02/26	11/11/25	1,097.57	1,097.57	02/12/25
Insurance Fund	01/03/26 to 30/06/26	01/03/26	1,013.17	1,013.17	24/02/26

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	**Nil**
Special contributions	**Nil**
Other contributions	**Nil**
Other payments	**Nil**
Penalties	**Nil**
Total amount overdue (Total Amount Unpaid including not yet due $0.00)	**Nil**

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 17/01/22

Current sinking fund balance (as at date of certificate): $ 849,219.85

Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

Seller to disclose

Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than $1,000.

A copy of the body corporate register assets is given with this certificate below

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
SunLounges x 6	Furniture & Fittings		LEISURE CUSHIONS AUSTRALIA PTY PO Box 341 Labrador Qld 4215 Ph 55369199	$2,112.00	$0.00	$2,112.00
Shelta Turin 5 Piece Setting	Furniture & Fittings	03/07/00	Luxehome Shop Pty Ltd 2/397 Riley Street SURRY HILLS NSW 2010	$0.00	$0.00	$2,995.00
Electro Hydraulic Fright Hoist	Plant and Machinery	01/04/05	Masterlifts	$0.00	$0.00	$93,450.00
3XWW4 Warm Water System	Plant and Machinery	01/04/06	Boilerland	$0.00	$0.00	$65,560.00
3 x Grange passenger lifts	Plant and Machinery	01/06/06	Kone	$0.00	$0.00	$472,500.00
Pool pumps and filters	Plant and Machinery	01/06/06	Custom Leisure Pools	$0.00	$0.00	$294,000.00
Water Feature	Furniture & Fittings	01/10/06	Custom Leisure Pools	$0.00	$0.00	$22,573.00