

# INFORMATION TO COMPLETE THE REIQ DISCLOSURE STATEMENT

As at 15th January 2021

## Disclaimer

This information has been extracted from the books and records of the plan for the purpose of assisting the Owner, or Owners Agent with the preparation of the REIQ disclosure statement. This document is not, and does not purport to be an REIQ disclosure statement.

## 1. BODY CORPORATE DETAILS

Name of Scheme: BEACHES SURFERS PARADISE  
Address of Scheme: 13 GARFIELD TERRACE SURFERS PARADISE QLD 4217  
Community Titles Scheme Number: 15210  
Regulation Module: Standard  
Lot Number this statement relates to: 22  
Unit Number this statement relates to: 1303

## 2. BODY CORPORATE MANAGER DETAILS

Name of Manager: Body Corporate Services (QLD) Pty Ltd  
ABN / ACN:  
Address of Manager: Ground Floor 26 Marine Parade Southport Queensland 4215  
Telephone:  
Facsimile: 5509 6677  
E-mail Address: [bcs\\_goldcoast@bcsm.com.au](mailto:bcs_goldcoast@bcsm.com.au)

## 3. ANNUAL CONTRIBUTIONS

Annual <b>Administrative Fund</b> Contribution payable by the owner of the lot.	\$13,908.62
Annual <b>Sinking Fund</b> Contribution payable by the owner of the lot.	\$5,908.23
Total annual contributions (both funds)	<hr/> \$19,816.85

## 4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

## 5. IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE BUYER WILL BE RESPONSIBLE

Nil.

## 6. BODY CORPORATE ASSETS REQUIRED TO BE RECORDED IN THE ASSETS REGISTER

The following assets have been recorded in the scheme's Asset Register:

Purchase Date	Description	Disposal Date	Cost / Estimated Value
07/01/2011	3 VIRON POOL HEATER & EQUIPMT	N/A	\$14,204.01
01/11/1998	BBQ Furniture	N/A	\$6,690.00
01/11/1998	Fitness Equipment	N/A	\$11,499.00
01/11/1998	Foyer plants, furniture & rugs	N/A	\$15,135.40
01/11/1998	Artwork & sculptures & vase	N/A	\$5,077.50

# INFORMATION TO COMPLETE THE REIQ DISCLOSURE STATEMENT

(Continued)

As at 15th January 2021

For Community Titles Scheme for BEACHES SURFERS PARADISE - CTS 15210 - Lot 22

07/04/2014	2 X NANTUCKET CHAISE LOUNGE	N/A	\$2,700.00
10/04/2014	Commercial Upright Bike	N/A	\$1,990.91
05/09/2016	Wading Pool Pump	N/A	\$1,000.00
13/04/2010	OUTDOOR TABLE X 2 & 4X CHAIRS	N/A	\$5,054.72

## 7. OTHER INFORMATION

Nil.

# Body Corporate for BEACHES SURFERS PARADISE CTS 15210 ANNEXURE

The following information is provided as an annexure for Lot 22 dated 15th January 2021.

## Scheme information

CTS:	15210
Building Name:	BEACHES SURFERS PARADISE
Property Address:	13 GARFIELD TERRACE SURFERS PARADISE QLD 4217
Module Type:	Standard
Financial Year End:	31-May-2021
ABN	59856700397
GST registered?	YES

## Insurance information

Policy Details	
Policy No.	141RN00191COM
Expiry Date	3-November-2021
Insurance Company	ALLIANZ AUSTRALIA
Broker	
Premium	1254.94

Cover Type	<u>Amount of Cover</u>
Property, Death and Injury (Public Liability)	10000000

Policy Details	
Policy No.	QCSC19000499
Expiry Date	28-May-2021
Insurance Company	CHUBB INSURANCE CO OF AUSTRALI
Broker	STRATA INSURANCE SOLUTIONS
Premium	45914.11

Cover Type	<u>Amount of Cover</u>
Building Catastrophe	14917357
Common Area Contents	225477
Damage (i.e. Building) Policy	49724523
Fidelity Guarantee Insurance	100000
Loss of Rent	7458678
Machinery Breakdown Insurance	100000
Office Bearers Liability Insurance	5000000
Property, Death and Injury (Public Liability)	30000000
Voluntary Workers Insurance	300000

## Lot information

Lot No.	22	Contribution Unit Entitlements:	941
Unit No.	1303	Interest Unit Entitlements:	941
Type of Lot:	Residential		
Subdivided?	NO		

## Additional Levy information

Total Annual Contributions to the <b>Administrative</b> Fund:	\$13,908.62
Monthly penalty on overdue contributions	2.50% per month
Discount	Yes - 10.00%
Number of levy installment periods per year	4
<i>Current Periods</i>	01/06/20 to 31/08/20 01/09/20 to 30/11/20 01/12/20 to 28/02/21 01/03/21 to 31/05/21
Total Annual Contributions to the <b>Sinking</b> Fund:	\$5,908.23
Monthly penalty on overdue contributions	2.50% per month
Discount	Yes - 10.00%
Number of levy installment periods per year	4

**Body Corporate for BEACHES SURFERS PARADISE CTS 15210**  
**ANNEXURE**

The following information is provided as an annexure for Lot 22 dated 15th January 2021.

*Current Periods*

01/06/20 to 31/08/20  
01/09/20 to 30/11/20  
01/12/20 to 28/02/21  
01/03/21 to 31/05/21