

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 06 February 2025

Body Corporate Name of Scheme: **PARK ROGERS**
Community Titles Scheme No: **54545**
Lot Number: **6** Plan Number: **311314**

Secretary Name: **Jose De Lima Junior**
Address: **c/-Body Corporate Systems |PO Box 743|Morningside Qld 4170**

Telephone

Body Corporate Manager Name: **BCsystems**
Address: **PO Box 743 Morningside QLD 4107**

Telephone: **07 3899 0299**

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/06/24 to 30/09/24	\$388.89	01/06/24	Nil	01/06/24
01/10/24 to 31/01/25	\$180.56	01/10/24	Nil	01/10/24
01/02/25 to 31/05/25	\$180.55	01/02/25	Nil	01/02/25
01/06/25****30/09/25	\$250.00	01/06/25	Nil	01/06/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/06/24 to 30/09/24	\$187.33	01/06/24	Nil	01/06/24
01/10/24 to 31/01/25	\$545.25	01/10/24	Nil	01/10/24
01/02/25 to 31/05/25	\$545.25	01/02/25	Nil	01/02/25
01/06/25****30/09/25	\$425.94	01/06/25	Nil	01/06/25

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions

Body Corporate Assets Required to be Recorded on Register **There are no assets required to be recorded.**

Committee A committee is in place.

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Information prescribed under Regulation Module

Please refer to Seller and or Body Corporate records.

Signing

Seller/Sellers Agent

Witness

Date

Buyers Acknowledgement

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

Buyer

Witness

Date

Lot Entitlements and Other Matters

Interest Schedule	Aggregate	8,230	Entitlement of Lot	693.0000
Contribution Schedule	Aggregate	12	Entitlement of Lot	1
Balance of Sinking fund at end of last Financial Year		13,899.84	as at	31/05/24

Insurance Levies not included in Administrative Fund Levies: See Other Levies

Monetary Liability under Exclusive Use By-Law

This item is left intentionally blank, to be completed by the seller making the disclosure.

An exclusive use by-law may include conditions about payments to be made by the owner of the lot to which the by-law attaches, obligations imposed on the owner of the lot that would otherwise be obligations of the body corporate, and recovery of amounts payable under the by-law.

Additional Information

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance				
01/06/24 to 30/09/24	\$207.90	01/06/24	Nil	01/06/24
01/10/24 to 31/01/25	\$159.39	01/10/24	Nil	01/10/24
01/02/25 to 31/05/25	\$159.39	01/02/25	Nil	01/02/25
01/06/25 to 30/09/25	\$173.25	01/06/25	Nil	01/06/25

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>APPEAL EXPENSES</i> FLEX INSURANCE	HS0006127075	100,000.00	31/05/25
	<i>BUILDING</i> FLEX INSURANCE	HS0006127075	5,071,500.00	31/05/25
	<i>CATASTROPHE</i> FLEX INSURANCE	HS0006127075	760,725.00	31/05/25
	<i>FIDELITY GUARANTEE</i> FLEX INSURANCE	HS0006127075	250,000.00	31/05/25
	<i>FLOOD</i> FLEX INSURANCE	HS0006127075	INCLUDED	31/05/25
	<i>GOV AUDIT COSTS</i> FLEX INSURANCE	HS0006127075	25,000.00	31/05/25
	<i>LEGAL DEFENCE EXP</i> FLEX INSURANCE	HS0006127075	50,000.00	31/05/25
	<i>LOSS OF RENT</i> FLEX INSURANCE	HS0006127075	760,725.00	31/05/25
	<i>LOT OWNERS FIXTURES</i> FLEX INSURANCE	HS0006127075	250,000.00	31/05/25
	<i>OFFICE BEARERS</i> FLEX INSURANCE	HS0006127075	5,000,000.00	31/05/25
	<i>PUBLIC LIABILITY</i> FLEX INSURANCE	HS0006127075	30,000,000.00	31/05/25
	<i>VOLUNTARY WORKERS</i> FLEX INSURANCE	HS0006127075	\$200,000/\$2,000	31/05/25

Mortgages or Securities over Body Corporate Assets	This item is left intentionally blank, to be completed by the seller making the disclosure.
Buyers may conduct an inspection of the body corporate records (either personally or by their appointed agent) to satisfy themselves about any mortgages or securities over body corporate assets.	

Latent or Patent Defects in Common Property or Body Corporate Assets	This item is left intentionally blank, to be completed by the seller making the disclosure.
If the seller has knowledge of any latent or patent defects in the common property or body corporate assets, other than defects arising through fair wear and tear, that must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any latent or patent defects in the common property or body corporate assets, beyond fair wear and tear.	

Actual or Contingent or Expected Liabilities of Body Corporate	This item is left intentionally blank, to be completed by the seller making the disclosure.
If the seller has knowledge of actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses, (other than liabilities disclosed in the contract) those must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses.	

Additional Information

Circumstances in
Relation to
Affairs of the
Body Corporate

This item is left intentionally blank, to be completed by the seller making the disclosure. If the seller has knowledge of circumstances in relation to the affairs of the body corporate that are likely to materially prejudice the buyer, those must be disclosed by the seller at this item.

Refer to Chapter 5 of the Body Corporate and Community Management Act 1997 (Qld).

Exceptions to
Statements in
Clause 7.4(3)

Please refer to Seller and or Body Corporate records.