

# BODY CORPORATE DISCLOSURE STATEMENT

Section 206, Body Corporate and Community Management Act, 1997

**As at 7th May 2024**

## 1. BODY CORPORATE DETAILS

Name of Scheme: TRAFALGAR TERRACES  
 Address of Scheme: 29 Overend Street East Brisbane Queensland 4169  
 Community Titles Scheme Number: 29780  
 Regulation Module: Standard  
 Lot Number this statement relates to:   
 Unit Number this statement relates to:

## 2. BODY CORPORATE MANAGER DETAILS

Name of Manager: Ske Strata Pty Ltd  
 ABN / ACN: 49 168 861 523  
 Address of Manager: PO Box 340 Aspley 4034  
 Telephone: 07 38629499  
 Facsimile:  
 E-mail Address: [admin@skestrata.com.au](mailto:admin@skestrata.com.au)

## 3. ANNUAL CONTRIBUTIONS

Annual <b>Administrative Fund</b> Contribution payable by the owner of the lot.	\$1,457.54
Annual <b>Sinking Fund</b> Contribution payable by the owner of the lot.	\$833.33
Total annual contributions (both funds)	\$2,290.87

## 4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

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

The buyer will be responsible for the following improvements on common property:

Date of Resolution	Type	Area of Common Property	Description
14/03/2018	Lot Owner	The body corporate for Trafalgar Terraces CTS 29750 have voted in favour of allowing the tenant of Lot 2 to keep iBarry, provided that the following conditions are met;	
		<ol style="list-style-type: none"> <li>1. That the cat be contained on the premises of lot 2</li> <li>2. When on common property - the cat is to be on a lead/carried at all times.</li> <li>3. That the cat does not create a disturbance to others.</li> <li>4. That any mess made by the cat (in the lot or on common property) to be cleaned up immediately.</li> <li>5. That this approval is granted for Barry only.</li> <li>6. The committee at any time reserves the right to revoke the approval should the cat become a</li> </ol>	

## BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 7th May 2024

For Community Titles Scheme for TRAFALGAR TERRACES - CTS 29780 - Lot 2

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

There are no assets required to be recorded in the scheme's Asset Register.

### 7. OTHER INFORMATION

The following information in regard to this scheme has been disclosed in accordance with the requirements of the regulation module:

Balance as of 07/05/2024  Administrative Fund \$-2,129.75  Sinking Fund \$78,306.65

# BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 7th May 2024

For Community Titles Scheme for TRAFALGAR TERRACES - CTS 29780 - Lot 2

## SIGNING

DocuSigned by:  
*Katie Allan*  
91A25A00E76F404...

\_\_\_\_\_  
Seller / Authorised Person

\_\_\_\_\_  
Witness

08-05-2024

\_\_\_\_\_  
Date

## BUYERS ACKNOWLEDGEMENT

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

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## Body Corporate for TRAFALGAR TERRACES CTS 29780 ANNEXURE TO DISCLOSURE STATEMENT

The following information is provided as an annexure to the Disclosure Statement for Lot 2 dated 7th May 2024. The information does not form part of the Disclosure Statement.

### Scheme information

CTS:	29780
Building Name:	TRAFALGAR TERRACES
Property Address:	29 Overend Street East Brisbane Queensland 4169
Module Type:	Standard
Financial Year End:	30-November-2024
ABN	
GST registered?	NO

### Insurance information

#### Policy Details

Policy No.	POL11029978
Expiry Date	28-February-2025
Insurance Company	Allianz Australia Insurance Limited
Broker	Direct Insurance Brokers
Premium	4223.79

Cover Type	Amount of Cover
Building Catastrophe	257,158
Common Area Contents	17,144
Damage (i.e. Building) Policy	1,714,388
Fidelity Guarantee Insurance	100,000
Government Audit Costs	25,000
Government Audit Costs - Appeal Expenses	100,000
Government Audit Costs - Legal Defense Expenses	50,000
Loss Of Rent/Temporary Accomodation	257,158
Lot Owner's Fixtures and Improvements	300,000
Office Bearers Liability Insurance	1,000,000
Property, Death and Injury (Public Liability)	20,000,000
Voluntary Workers Insurance	200,000/2,000

### Lot information

Lot No.	2	Contribution Unit Entitlements:	1
Unit No.	2	Interest Unit Entitlements:	1
Type of Lot:	Residential		
Subdivided?	NO		

### Additional Levy information

Total Annual Contributions to the <b>Administrative</b> Fund:	\$1,457.54
Monthly penalty on overdue contributions	2.50% per month
Discount	No
Number of levy installment periods per year	4
<i>Current Periods</i>	01/12/23 to 29/02/24 01/03/24 to 31/05/24 01/06/24 to 31/08/24 01/09/24 to 30/11/24
Total Annual Contributions to the <b>Sinking</b> Fund:	\$833.33
Monthly penalty on overdue contributions	2.50% per month
Discount	No
Number of levy installment periods per year	4
<i>Current Periods</i>	01/12/23 to 29/02/24 01/03/24 to 31/05/24 01/06/24 to 31/08/24 01/09/24 to 30/11/24



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Postal: PO Box 340 Aspley Qld 4034  
Office: 680 Albany Creek Road Albany Creek Qld  
Ske Strata Pty Ltd A.C.N. 168 861 523

7 MAY 2024      **Reference:** Unit 2

TO:  
C.Allen  
51 Thackeray Street

NORMAN PARK    QLD    4170

Dear C.Allen

RE: BODY CORPORATE DISCLOSURE STATEMENT - LOT 2 , CTS 29780

In response to your request, we now attach a Body Corporate Disclosure Statement for Lot 2 in Community Titles Scheme 29780 dated 7th May 2024. This certificate is intended for use for the purposes of section 206(1) of the Body Corporate and Community Management Act 1997 ("Act").

We have also included some additional information regarding this body corporate and Lot 2 which you may find useful. Please note this additional information does not form part of the Disclosure Statement.

Please note the following:

- (a) the additional information provided does not form part of the Disclosure Statement;
- (b) Chapter 5 Part 3 of the Act implies certain warranties in all contracts for sale of community title lots, the breach of which may give rise to cancellation of the contract and/or a claim for damages;
- (c) a Disclosure Statement is not sufficient to protect against the risk of such breach and a Seller should provide or obtain additional information for disclosure in the contract for that purpose; and
- (d) a Disclosure Statement only shows improvements authorised and recorded by the body corporate, unauthorised improvements being a matter that should be raised and/or dealt with by the Seller. □(e) for contractual disclosure purposes.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'J. Shul', written over a horizontal line.