
DISCLOSURE STATEMENT

Disclosure Statement pursuant to the *Body Corporate and Community Management Act 1997* (Qld) and regulations for:

PROPERTY

Lot 24 GROUP TITLES PLAN 70251
Local Government: TABLELANDS
COMMUNITY MANAGEMENT STATEMENT 18681
Title Reference: 21380130
(the '**Property**')

1. The Tablelands Regional Council ('*Council*') is not the owner of the Property.
2. The sale of this Property is being undertaken by Council pursuant to the *Local Government Regulation 2012* (Qld) and *Local Government Act 2009* (Qld).
3. Council provides to the buyer this disclosure statement pursuant to the *Body Corporate and Community Management Act 1997* (Qld) and regulations.

In accordance with the *Body Corporate and Community Management Act 1997* (Qld) and regulations, Council informs the buyer of the following information in the context of the Property:

1. The Council is not the owner of the Property.
2. The proposed Property (the lot) for sale is identified in the attached Contract of Sale and referred to above in this Disclosure Statement.
3. Council is not in possession nor has access to a disclosure plan pertaining to the Property.
4. Council does not know the name, address, or contact number for the secretary of the body corporate.
5. The regulation module of the Property is "*Body Corporate and Community Management (Standard Module) Regulation 1997*".
6. The name of the Scheme is "*Pinnacle Community Titles Scheme 18681*".
7. The name of the Body Corporate is "*Body Corporate for Pinnacle Community Titles Scheme 18681*".
8. The postal address of the Scheme Pinnacle Community Titles Scheme 18681 is PO Box 14 Mt Garnet Qld 4872.
9. The By-Laws are taken to be those in effect as at 13 July 2000 (section 285(5)(a) *Body Corporate and Community Management Act 1997*. Please refer to: <https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/by-laws/what-by-laws-apply>
10. The Property has 3 entitlements out of an aggregate of 225.

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11. Council does not know the name address or contact number for each person responsible for the keeping of body corporate records.
 12. Council does not know the name, address, or contact number for the body corporate manager.
 13. It is unknown to Council the amount of annual contributions currently fixed by the body corporate as payable by the owner of the Property.
 14. Council does not know whether the body corporate assets are more than \$1000 in value.
 15. Council does not know the body corporate contributions, including but not limited to annual contributions, lot components or interest components in connection with the Property.
 16. Council does not know the improvements in connection with the common property pertaining to the Property.
 17. Council does not know the bank account details for the body corporate or body corporate manager pertaining to the Property.
 18. Council does not know the insurance details including but not limited to building coverage, policy expiration date, or body corporate premium, pertaining to the Property.
 19. Council does not know the body corporate assets recorded on a register the body corporate keeps in connection with the Property.
 20. The Council does not know whether there is a committee for the body corporate or whether a body corporate manager is engaged to perform the functions of a committee pertaining to the Property.
 21. The settlement date pertaining to the Property is identified in the attached Contract of Sale, being 14 days from 15 June 2022.
 22. The amount of annual contributions reasonably expected to be payable to the body corporate by the owner of the Property is unknown to Council.
 23. It is unknown to Council who the body corporate manager is for the Property.
 24. It is unknown to Council who the service contractor for the scheme pertaining to the Property is.
 25. The terms of engagement of the body corporate manager or the service contractor are unknown to Council.
 26. The estimated costs of the engagement of a body corporate is unknown to Council.
 27. The proportion of the cost to be borne by the owner of the Property is unknown to Council.
 28. Council does not have any knowledge of whether there is any authorised letting agent for the scheme and thus has no authorisation pertaining to that person.

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29. Council is unaware of the details of the body corporate assets proposed to be acquired by the body corporate after the establishment or change to the scheme (if any).
 30. Council does not have possession or access to a proposed community management statement.
 31. Any documents to which Council is able to obtain access to in connection with the Property are attached to this Disclosure Statement.

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Signed by Seller

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Signed by the Buyer

Declaration: The Buyer named above confirms being provided with a Disclosure Statement by the Seller/Seller's Agent prior to entering into a Contract of Sale to purchase the Property identified in this Disclosure Statement.

15 June 2022