



"This document has been supplied to Arizto Limited (the Agency) by the vendor or a third party and is merely passing this information over. The Agency has not verified the information nor warrants its accuracy. The Agency is hereby indemnified of any errors in the document and will not be held accountable for any persons who rely on this document to complete their own due diligence. We recommend you seek your own independent legal and/or technical advice."

Pre-Contract Disclosure Statement

(Section 146 – Unit Titles Act 2010)

This pre-contract disclosure statement is provided to prospective purchasers in accordance with Section 146 of the Unit Titles Act 2010.

Property Details

Unit: Unit 6

Unit Plan: Deposited Plan 67724

Body Corporate: 67724

Body Corporate Levies

The current body corporate levy for the unit is **\$4,058.23 per annum**, covering the period **1 February 2025 to 31 January 2026**.

Body Corporate Accounts

The body corporate maintains the following accounts:

- Operational Account: \$2,253.28
- Long-Term Maintenance Fund (On-Call Account): \$1,724.24

Financial statements and budgets for the previous three financial years have been prepared and are available for review.

Long-Term Maintenance Plan (LTMP)

At the most recent Annual General Meeting, it was resolved that a **Long-Term Maintenance Plan (LTMP)** be established.

- A levy contribution of **\$1,500** has been included toward the LTMP.

- The next review is scheduled for the **Annual General Meeting in March 2026**.
-

Planned Maintenance and Works

The body corporate has indicated the following maintenance and works:

- Roof maintenance (including painting) has been added to the LTMP.
- Ongoing maintenance includes:
 - Annual building wash
 - Gutter cleaning

Further details are available within the LTMP documentation.

Body Corporate Rules

The unit is subject to the operational rules of Body Corporate 67724.

Key provisions include (but are not limited to):

- Units must be used for **residential purposes only** (short-term accommodation such as Airbnb is not permitted).
- Owners and occupiers must not create nuisance, excessive noise, or disturbance.
- Common property must not be obstructed.
- External alterations (including aerials) require body corporate consent.
- Items visible from common areas must not detract from the appearance of the property.

Purchasers are advised to review the full set of body corporate rules.

Weathertightness and Defects

The body corporate has advised that it has **no knowledge of any current or historical weathertightness issues** affecting the unit title development.

Building Report

A building inspection report has been obtained by the vendor.

This report:

- Was commissioned by the vendor
- Is based on a **visual inspection only**
- May contain limitations and exclusions

Prospective purchasers are advised that this report was prepared for the vendor's use and should not be relied upon. Purchasers are encouraged to obtain their own independent building inspection and professional advice.

General Information and Disclaimer

This disclosure statement is provided to assist prospective purchasers. It is based on information supplied by the vendor and third parties.

Prospective purchasers are strongly advised to:

- Undertake their own due diligence
- Seek independent legal, technical, and financial advice
- Review all body corporate documentation in full