



**aua**  
australian unit  
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28 July 2021

AVALON LODGE CTS 11887  
Not registered for GST

ABN: 32 315 449 803

## Tax Invoice

S & A Tornatore & C Leotta  
48 Lewis Street  
Camp Hill QLD 4152

Ref

Re Lot 7 AVALON LODGE CTS 11887

Fee 125.00 Paid

Above Fee includes GST

Please find enclosed Body Corporate Information Certificate pursuant to Section 205 (4) of the Body Corporate and Community Management Act 1997 as amended.

Should you require any further information please contact our office.

Your faithfully,  
Body Corporate Manager

For the Secretary

## Body corporate information certificate

Body Corporate and Community Management Act 1997

NOTES: THIS FORM IS FOR PARTICULAR INFORMATION ABOUT A LOT INCLUDED IN A SCHEME FOR WHICH ANY OF THE FOLLOWING REGULATIONS APPLY:

- | *Body Corporate and Community Management (Standard Module) Regulation 2020*
  - | *Body Corporate and Community Management (Accommodation Module) Regulation 2020*
  - | *Body Corporate and Community Management (Commercial Module) Regulation 2020*
  - | *Body Corporate and Community Management (Small Schemes Module) Regulation 2020*
- For a scheme regulated under the *Body Corporate and Community Management (Specified Two-Lot Schemes Module) Regulation 2011*, refer to BCCM Form 26 - Body Corporate Information Certificate (Specified Two-Lot Scheme).

### Part A

This certificate sets out the amounts payable to the body corporate in the body corporate's current financial year, including any amounts due but unpaid, in respect of the following lot:

Name of Scheme      **AVALON LODGE**      CMS No.    **11887**  
 Lot No.      **7**      Plan No.    **3270**      Type    **BUILDING FORMAT PLAN**

*Section 205(5)* of the Act provides that the person obtaining this certificate may rely on it against the body corporate as conclusive evidence of the matters stated, except for errors reasonably apparent. The legislation provides that a new owner becomes jointly and severally liable for any contribution, instalment, penalty or other amount payable to the body corporate that is due but unpaid when they become the owner.

### Section 1 - Annual contributions

Provide details of all annual contributions including the periods each instalment covers, the due dates and any discounts.

Provide details of the percentage of any penalty applying to overdue contributions.

**Note:**  
If there is insufficient space please attach separate sheets.

#### Description of amounts payable by owner to the *Administrative Fund*

Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice
01/12/20 to 28/02/21	475.00	01/12/20	26/11/20	47.50	01/12/20	26/10/20
01/03/21 to 31/05/21	575.00	08/03/21	05/03/21	57.50	08/03/21	08/02/21
01/06/21 to 31/08/21	575.00	01/06/21	23/06/21	57.50	01/06/21	23/04/21
01/09/21 to 30/11/21	575.00	01/09/21		57.50	01/09/21	
01/12/21****28/02/22	550.00	01/12/21		55.00	01/12/21	

Monthly penalty on overdue contributions:      **0.00%**

Total annual contributions	<b>\$2,200.00</b>	Number of instalments/year	<b>4</b>	Total amount overdue	<b>Nil</b>
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Amount Unpaid including amounts billed not yet due      **Nil**

#### Description of amounts payable by owner to the *Sinking Fund*

Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice
01/12/20 to 28/02/21	50.00	01/12/20	26/11/20	5.00	01/12/20	26/10/20
01/03/21 to 31/05/21	50.00	08/03/21	05/03/21	5.00	08/03/21	08/02/21
01/06/21 to 31/08/21	50.00	01/06/21	23/06/21	5.00	01/06/21	23/04/21
01/09/21 to 30/11/21	50.00	01/09/21		5.00	01/09/21	
01/12/21****28/02/22	50.00	01/12/21		5.00	01/12/21	

Monthly penalty on overdue contributions:      **0.00%**

Total annual contributions	<b>\$200.00</b>	Number of instalments/year	<b>4</b>	Total amount overdue	<b>Nil</b>
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Amount Unpaid including amounts billed not yet due      **Nil**

## Section 2 - Special contributions

Provide details of any special contributions including any percentage of any penalty applying to overdue contributions.

**Note:**  
If there is insufficient space please attach separate sheets.

Administrative Fund						
Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice
Monthly penalty on overdue contributions:				<b>0.00%</b>	Amount Overdue	<b>Nil</b>
Amount Unpaid including amounts billed not yet due						<b>Nil</b>
Sinking Fund						
Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice
<b>See Annexure 'Levy Details'</b>						
Monthly penalty on overdue contributions:				<b>0.00%</b>	Amount Overdue	<b>Nil</b>
Amount Unpaid including amounts billed not yet due						<b>Nil</b>

## Section 3 - Other amounts payable to the body corporate

Purpose	Fund	Amount	Due date	Amount

## Section 4 - Summary of amounts due but unpaid

Annual contributions		<b>Nil</b>
Special contributions		<b>Nil</b>
Other payments		<b>Nil</b>
Penalties		<b>Nil</b>
Total amount overdue	(Total Amount Unpaid including not yet due \$0.00)	<b>Nil</b>

## Part B

**Note:** Alternatively a copy of the 'Register of Assets' may be attached to, and form part of, this certificate.

**Note:** Alternatively a copy of the 'Register of Authorisations affecting the Common Property' showing entries for this lot highlighted, may be attached to, and form part of, this certificate.

Regulation Module applying to this scheme: **Standard**  
List all body corporate assets required to be recorded by the body corporate:  
**There are no assets required to be recorded.**  
Give details of any improvements effected to the common property which are for the benefit of the lot and which the owner must maintain, including the authorisation of the body corporate.  
See annexure Register of Authorisations Affecting Common Property

The Common Seal of the Body Corporate for AVALON LODGE 11887 was hereunto affixed on 28 July 2021 in the presence of Australian Unit Administration by its duly authorised officer being a person authorised by Section 139 of the Body Corporate and Community Management (Standard Module) Regulation 1997 to attest the fixing of the Common Seal.

Dated: **28 July 2021**

## **IMPORTANT NOTES THAT FORM PART OF THIS CERTIFICATE**

Periods marked with \*\*\*\* are not included in Annual Contributions total or Number of Instalments. They may also be subject to ratification at the next General Meeting. A negative amount listed in the total amount overdue section indicates a payment has been made before the due date. This amount may only reflect the full amount of the levy and not the actual amount paid or any discount that may be applied.

Amounts overdue are calculated for payment to the body corporate as at the date of the certificate. Amounts due pursuant to any proposed settlement may vary as a result of additional contributions becoming due, interest penalties and other amounts charged to the lot which may include legal costs and utility or other charges. If payment is not received by the body corporate before the end of the current month additional penalties will be charged at the rate noted in the certificate if applicable. Please note that payment must be in the body corporate bank account to avoid penalty.





# CONTRACTS REGISTER

## AVALON LODGE CTS 11887

Contractor Name and Address <b>Australian Unit Administration</b>  <b>2431 Gold Coast Highway</b> <b>MERMAID BEACH Q 4218</b>	Details of Duties <b>Body Corporate Manager</b>	Delegated Powers	Basis of Remuneration <b>1200.00</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/03/18</b> <b>1 year</b>  <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
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Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
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Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	