



aua
australian unit
administration

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Mermaid Beach QLD 4218
PO Box 554, Mermaid Beach QLD 4218
ABN 83 010 256 309

29 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 74.47 Paid

Above Fee includes GST

INFORMATION FOR DISCLOSURE STATEMENT

as at 29 July 2021

Body Corporate

Name of Scheme:

AVALON LODGE

Community Titles Scheme No:

11887

Lot Number:

7

Plan Number:

3270

Secretary

Name

Address

Telephone

Facsimile

Body Corporate
Manager

Name

Address

Australian Unit Administration

PO Box 554

MERMAID BEACH QLD 4218

Telephone

5575 2955

Facsimile

5575 3533

Contributions
and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund

01/12/20 to 28/02/21

Amount

\$475.00

Due Date

01/12/20

Discount

\$47.50

If paid by

01/12/20

01/03/21 to 31/05/21

\$575.00

08/03/21

\$57.50

08/03/21

01/06/21 to 31/08/21

\$575.00

01/06/21

\$57.50

01/06/21

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

Sinking Fund

01/12/20 to 28/02/21

\$50.00

01/12/20

\$5.00

01/12/20

01/03/21 to 31/05/21

\$50.00

08/03/21

\$5.00

08/03/21

01/06/21 to 31/08/21

\$50.00

01/06/21

\$5.00

01/06/21

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

Body Corporate

Name of Scheme:

AVALON LODGE

Community Titles Scheme No:

11887

Lot Number:

7

Plan Number:

3270

Improvements on
Common
Property for
which Buyer will
be Responsible

**See annexure Register of
Authorisations Affecting
Common Property**

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

There are no assets required to be recorded.

Committee

Information
prescribed under
Regulation
Module

Nil

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

Additional Information

Body Corporate	Name of Scheme:	AVALON LODGE		
	Community Titles Scheme No:	11887		
	Lot Number:	7	Plan Number:	3270

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	81	Entitlement of Lot	10
	Contribution Schedule	Aggregate	81	Entitlement of Lot	10
	Balance of Sinking fund at end of last Financial Year		3,730.14	as at	30/11/20
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	See Annexure -	Insurance Report			

Mortgages or Securities over Body Corporate Assets	Nil
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Additional Information (continued)

Body Corporate

Name of Scheme:

AVALON LODGE

Community Titles Scheme No:

11887

Lot Number:

7

Plan Number:

3270

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(2)

CONTRACTS REGISTER

AVALON LODGE CTS 11887

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

INSURANCE REPORT

AVALON LODGE CTS 11887

22 Frederick Street
SURFERS PARADISE
QLD

Type BUILDING		Sum Insured 3,807,186	Premium \$6,114.54	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments \$500 excess each and every claim unless specified IQumulate Premium Funding		

Type COMMON CONTENTS		Sum Insured 38,072	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type OFFICE BEARERS		Sum Insured 1,000,000	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type VOLUNTARY WORKERS		Sum Insured 200,000	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type FIDELITY GUARANTEE		Sum Insured 200,000	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type PUBLIC LIABILITY		Sum Insured 20,000,000	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

INSURANCE REPORT

AVALON LODGE CTS 11887

22 Frederick Street
SURFERS PARADISE
QLD

Type RENT LOSS/TEMP ACCOM		Sum Insured 571,078	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type CATASTROPHE COVER		Sum Insured 30%	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type AUDIT EXPENSES		Sum Insured 100,000 Aggregate Limit	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type LEGAL EXPENSES		Sum Insured 100,000 Aggregate Limit	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type WORKPLACE/HEALTH/SAF		Sum Insured 100,000 Aggregate Limit	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type OWNERS IMPROVEMENTS		Sum Insured 300,000	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

INSURANCE REPORT

AVALON LODGE CTS 11887

22 Frederick Street
SURFERS PARADISE
QLD

Type FLOATING FLOORBOARDS		Sum Insured Insured	Premium	Date Last Paid 07/12/20
Company/Broker Ligo Underwriting Honan Insurance Group Level 13, 40 Creek Street Brisbane QLD 4000	Telephone 07 3368 3708	Policy Number 47-ZST-000331-01	Due Date 17 December 2021	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		