

08 December 2022

Mr EJ Cuthbertson
7/8 Griffith Road
SCARBOROUGH QLD 4020

Dear Sir/Madam,

INFORMATION FOR DISCLOSURE STATEMENT
8 GRIFFITH ROAD CTS 40636
LOT 7

Please find attached the information to assist you with preparing a disclosure statement for Contract of Sale purposes. You will note that the information document follows the format and headings of the disclosure statement typically included in the REIQ approved form of contract.

Section 223 of the *Body Corporate and Community Management Act 1997* requires the seller to provide the buyer with a number of implied warranties. Those warranties relate to the seller's knowledge about:

- (i) Latent or patent defects in the common property or body corporate assets; and
- (ii) Actual, contingent or expected liabilities of the body corporate; and
- (iii) Circumstances in relation to the affairs of the body corporate that may be prejudicial to the buyer.

Page 4 of the enclosed document can be used by the seller to set out those warranties. Capitol Body Corporate Administration is not authorised to make warranties on behalf of the seller.

We have not completed that page of the document, and it should be completed by the seller.

The seller and the seller's advisers should decide what action, if any, needs to be taken in relation to those implied warranties.

If you have any queries relating to the information for disclosure statement please contact our office.

Regards,



Christine Murray
Accounts Manager
Direct: (07) 3622 3946
christine@capitolbca.com.au

INFORMATION FOR DISCLOSURE STATEMENT

as at 08 December 2022

Body Corporate Name of Scheme: **8 GRIFFITH ROAD**
Community Titles Scheme No: **40636**
Lot Number: **7** Plan Number: **224147**

Secretary Name: **DT Ireland**
Address: **C/- Capitol Body Corporate Admin.
PO Box 326
ALDERLEY QLD 4051**
Telephone: Facsimile:

**Body Corporate
Manager** Name: **Capitol Strata Mgmt (Red) P/L**
Address: **PO Box 326
ALDERLEY QLD 4051**
Telephone: **1300 551 019** Facsimile: **07 3622 3999**

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/10/21 to 31/12/21	\$345.00	01/10/21	Nil	01/10/21
	01/01/22 to 31/03/22	\$345.00	01/01/22	Nil	01/01/22
	01/04/22 to 30/06/22	\$691.00	01/04/22	Nil	01/04/22
	01/07/22 to 30/09/22	\$691.00	01/07/22	Nil	01/07/22
	01/10/22****31/12/22	\$520.00	01/10/22	Nil	01/10/22
	01/01/23****31/03/23	\$520.00	01/01/23	Nil	01/01/23
	Sinking Fund				
	01/10/21 to 31/12/21	\$150.00	01/10/21	Nil	01/10/21
	01/01/22 to 31/03/22	\$150.00	01/01/22	Nil	01/01/22
	01/04/22 to 30/06/22	\$150.00	01/04/22	Nil	01/04/22
	01/07/22 to 30/09/22	\$150.00	01/07/22	Nil	01/07/22
	01/10/22****31/12/22	\$150.00	01/10/22	Nil	01/10/22
	01/01/23****31/03/23	\$150.00	01/01/23	Nil	01/01/23

Body Corporate Name of Scheme: **8 GRIFFITH ROAD**
Community Titles Scheme No: **40636**
Lot Number: **7** Plan Number: **224147**

Improvements on
Common
Property for
which Buyer will
be Responsible

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:	8 GRIFFITH ROAD	
	Community Titles Scheme No:	40636	
	Lot Number:	7	Plan Number: 224147

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	7	Entitlement of Lot	1
	Contribution Schedule	Aggregate	7	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		11,189.33	as at	30/09/22
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law	See the paragraph above.			

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	BUILDING	LONGITUDE INSURANCE PTY LTD	LNG-STR-20048643	\$3,004,999	30/09/23
	CATASTROPHE COVER	LONGITUDE INSURANCE PTY LTD	LNG-STR-20048643	\$450,750	30/09/23
	CONTENTS	LONGITUDE INSURANCE PTY LTD	LNG-STR-20048643	\$30,050	30/09/23
	FIDELITY GUARANTEE	LONGITUDE INSURANCE PTY LTD	LNG-STR-20048643	\$100,000	30/09/23
	LOSS OF RENT	LONGITUDE INSURANCE PTY LTD	LNG-STR-20048643	\$450,750	30/09/23
	LOT OWNERS FIXTURES	LONGITUDE INSURANCE PTY LTD	LNG-STR-20048643	\$300,000	30/09/23
	OFFICE BEARERS	LONGITUDE INSURANCE PTY LTD	LNG-STR-20048643	\$1,000,000	30/09/23
	PUBLIC LIABILITY	LONGITUDE INSURANCE PTY LTD	LNG-STR-20048643	\$10,000,000	30/09/23
	VOLUNTARY WORKERS	LONGITUDE INSURANCE PTY LTD	LNG-STR-20048643	\$200,000/\$2,000	30/09/23

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

Body Corporate

Name of Scheme:

8 GRIFFITH ROAD

Community Titles Scheme No:

40636

Lot Number:

7

Plan Number:

224147

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

8 GRIFFITH ROAD CTS 40636

Administration							
Contractor Name and Address Capitol Strata Management (Redcliffe) PO Box 1020 REDCLIFFE QLD 4020		Details of Duties Administrative		Delegated Powers		Basis of Remuneration \$170.50 per lot per annum inc. GST, plus disbursements as in accordance with the agreement	
Commencement Date	01/12/21	Expiry Date	30/11/23	Copy of Agreement on File	Y	Termination Date	30/11/23
Term of Contract	2 Years			Options			
Estimated Cost of Contract	1193.50			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			