

INFORMATION TO COMPLETE THE REIQ DISCLOSURE STATEMENT

As at 21st June 2024

Disclaimer

This information has been extracted from the books and records of the plan for the purpose of assisting the Owner, or Owners Agent with the preparation of the REIQ disclosure statement. This document is not, and does not purport to be an REIQ disclosure statement.

1. BODY CORPORATE DETAILS

Name of Scheme: HILLTOP VISTA
Address of Scheme: 144 -148 Meadowlands Road Carina Queensland 4152
Community Titles Scheme Number: 28427
Regulation Module: Accommodation
Lot Number this statement relates to: 30
Unit Number this statement relates to: U30

2. BODY CORPORATE MANAGER DETAILS

Name of Manager: Body Corporate Services (QLD) Pty Ltd
ABN / ACN: 82010120144
Address of Manager: 31 Station Road Indooroopilly Queensland 4068
E-mail Address: bcs_brisbane@bcssm.com.au

3. ANNUAL CONTRIBUTIONS

Annual Administrative Fund Contribution payable by the owner of the lot.	\$3,658.82
Annual Sinking Fund Contribution payable by the owner of the lot.	\$1,402.58
Total annual contributions (both funds)	<hr/> \$5,061.40

4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

5. IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE BUYER WILL BE RESPONSIBLE

Nil.

6. BODY CORPORATE ASSETS REQUIRED TO BE RECORDED IN THE ASSETS REGISTER

The following assets have been recorded in the scheme's Asset Register:

Purchase Date	Description	Disposal Date	Cost / Estimated Value
27/06/2001	PURCHASE OF MOTOR MOWER 27/6	N/A	\$1,118.18
22/09/2010	HONDA HRV 216 SELF PROPELLED	N/A	\$1,453.64
21/02/2013	Craftsman Ride-on-Mower	N/A	\$1,000.00
21/02/2013	Craftsman LTS1500 Mulch Kit	N/A	\$1,000.00
03/12/2019	REIMB OUTDOOR FURNITURE INV	N/A	\$2,230.84

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(Continued)

As at 21st June 2024

For Community Titles Scheme for HILLTOP VISTA - CTS 28427		Lot 30	
20/10/2010	PETROL P/WSHR DIRTBLASTER18/10	N/A	\$3,190.00
06/10/2020	Karcher Pty Ltd New Karcher Model	N/A	\$3,960.00
05/02/2021	B & S Cruise Hydro Rider Mower	N/A	\$4,624.00
29/06/2021	Mulcher Kit fitted to Mower	N/A	\$369.80

7. OTHER INFORMATION

Aggregates are listed below:

*Contribution Entitlements: 36.00

*Interest Entitlements: 36.00

Please see total in the **Sinking Fund** as at the Body Corporate last financial year.

Sinking Fund balance as at 31 July 2023

\$ 294,199.28

Body Corporate for HILLTOP VISTA CTS 28427 ANNEXURE

The following information is provided as an annexure for Lot 30 dated 21st June 2024.

Scheme information

CTS:	28427
Building Name:	HILLTOP VISTA
Property Address:	144 -148 Meadowlands Road Carina Queensland 4152
Module Type:	Accommodation
Financial Year End:	31-July-2024
ABN	87519968052
GST registered?	YES

Insurance information

<u>Policy Details</u>	
Policy No.	856931
Expiry Date	15-August-2024
Insurance Company	CHU/QBE COMMUNITYSURE
Broker	Body Corporate Brokers Pty Ltd (QLD)
Premium	33406.76

<u>Cover Type</u>	<u>Amount of Cover</u>
Appeal Expenses	\$100,000
Building Catastrophe	Not Insured
Common Area Contents	\$155,500
Community Income	Not Insured
Damage (i.e. Building) Policy	\$15,550,000
Fidelity Guarantee Insurance	\$250,000
Floating Floors	Included
Flood	Included
Fusion Cover	Not Insured
Government Audit Costs	\$25,000
Legal Defence Expenses	\$100,000
Loss of Rent	\$2,332,500
Lot Owner's Fixtures and Improvements	\$250,000
Machinery Breakdown Insurance	\$10,000
Office Bearers Liability Insurance	\$5,000,000
Paint	Included
Property, Death and Injury (Public Liability)	\$30,000,000
Voluntary Workers Insurance	\$300000/3000
Workers Compensation Insurance	Not Insured

<u>Policy Details</u>	
Policy No.	WNA000817806
Expiry Date	30-June-2024
Insurance Company	WORKCOVER QUEENSLAND
Broker	NOT APPLICABLE
Premium	200.00

<u>Cover Type</u>	<u>Amount of Cover</u>
Workers Compensation Insurance	MIN COV

Lot information

Lot No.	30	Contribution Unit Entitlements:	1
Unit No.	U30	Interest Unit Entitlements:	1
Type of Lot:	Residential		
Subdivided?	NO		

Additional Levy information

Total Annual Contributions to the Administrative Fund:	\$3,658.82
Monthly penalty on overdue contributions	2.50% per month
Discount	No
Number of levy installment periods per year	4

Body Corporate for HILLTOP VISTA CTS 28427

ANNEXURE

The following information is provided as an annexure for Lot 30 dated 21st June 2024.

<i>Current Periods</i>	01/08/23 to 31/10/23
	01/11/23 to 31/01/24
	01/02/24 to 30/04/24
	01/05/24 to 31/07/24
Total Annual Contributions to the Sinking Fund:	\$1,402.58
Monthly penalty on overdue contributions	2.50% per month
Discount	No
Number of levy installment periods per year	4
<i>Current Periods</i>	01/08/23 to 31/10/23
	01/11/23 to 31/01/24
	01/02/24 to 30/04/24
	01/05/24 to 31/07/24