

28 August 2024

PLANTATIONS AT BEENLEIGH CTS 42920
Registered for GST

ABN: 24 513 479 889

Tax Invoice

Stone Real Estate
14 Lemon St
Runcorn
BRISBANE QLD 4113

Ref

Re Lot 13 PLANTATIONS AT BEENLEIGH CTS 42920

Fee 214.50 Paid

Above Fee includes GST

Please find following 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 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.

While the disclosure statement has been populated, the seller and the seller's advisers should verify the accuracy of the information supplied and decide what action, if any, needs to be taken in relation to those implied warranties. A purchaser is also entitled to make a request to inspect the Body Corporate Records.

Capitol is part of the Bright & Duggan Property Group, any questions regarding this Certificate should be directed to Customer Care at Bright & Duggan phone 07 5532 1900.

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 28 August 2024

Body Corporate	Name of Scheme:	PLANTATIONS AT BEENLEIGH	
	Community Titles Scheme No:	42920	
	Lot Number:	13	Plan Number: 246362

Secretary	Name	Denise Wojciechowski
	Address	C/- Capitol Body Corporate Admin.PO Box 326ALDERLEY QLD 4051

Telephone

Body Corporate Manager	Name	Capitol Strata Mgmt (Bris) P/L
	Address	PO Box 326 ALDERLEY QLD 4051

Telephone **1300 551 019**

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/09/23 to 31/12/23	\$1,034.11	01/09/23	Nil	01/09/23
01/01/24 to 30/04/24	\$1,034.11	04/03/24	Nil	04/03/24
01/05/24 to 31/08/24	\$1,034.11	01/05/24	Nil	01/05/24
01/09/24****31/12/24	\$1,034.11	01/09/24	Nil	01/09/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/09/23 to 31/12/23	\$439.40	01/09/23	Nil	01/09/23
01/01/24 to 30/04/24	\$579.22	04/03/24	Nil	04/03/24
01/05/24 to 31/08/24	\$579.12	01/05/24	Nil	01/05/24
01/09/24****31/12/24	\$532.55	01/09/24	Nil	01/09/24

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
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Body Corporate Assets Required to be Recorded on Register	Mower (Masport President)	Plant and Machinery	09/10/17	Mt Gravatt Mower Centre	0.00	0.00	490.00
	Leaf Blower	Plant and Machinery	10/03/22	RYOBI	0.00	0.00	199.00
	Vacuum	Plant and Machinery	11/03/22	KMART	0.00	0.00	149.00
	Lounges, Table Set	Furniture & Fittings	25/01/23	WAYNE JOHNSTONE 1-11 Gona Street BEENLEIGH QLD 4207	1,357.00	0.00	1,357.00

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Committee

Information
prescribed under
Regulation
Module

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

Lot Entitlements
and Other
Matters

Interest Schedule	Aggregate	14,758	Entitlement of Lot	360
Contribution Schedule	Aggregate	41,019	Entitlement of Lot	993
Balance of Sinking fund at end of last Financial Year		82,303.11	as at	31/08/23
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
Monetary Liability under Exclusive Use By-Law		See the paragraph above.		

Additional Information

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance Levy				
01/09/23 to 31/12/23	\$118.80	01/09/23	Nil	01/09/23
01/01/24 to 30/04/24	\$224.06	04/03/24	Nil	04/03/24
01/05/24 to 31/08/24	\$224.06	01/05/24	Nil	01/05/24
01/09/24 to 31/12/24	\$188.96	01/09/24	Nil	01/09/24

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> Strata Unit Underwriters	06S8273375	15,006,198.00	18/08/24
	<i>CATASTROPHE</i> Strata Unit Underwriters	06S8273375	2,250,930.00	18/08/24
	<i>COMMISSION</i> Strata Unit Underwriters	06S8273375	Nil	18/08/24
	<i>COMMON CONTENTS</i> Strata Unit Underwriters	06S8273375	Insured	18/08/24
	<i>FIDELITY GUARANTEE</i> Strata Unit Underwriters	06S8273375	100,000.00	18/08/24
	<i>FLOATING FLOORS</i> Strata Unit Underwriters	06S8273375	Insured	18/08/24
	<i>FLOOD</i> Strata Unit Underwriters	06S8273375	Insured	18/08/24
	<i>LEGAL EXPENSES</i> Strata Unit Underwriters	06S8273375	50,000.00	18/08/24
	<i>LOSS OF RENT</i> Strata Unit Underwriters	06S8273375	2,250,930.00	18/08/24
	<i>LOT OWNERS IMPROVEME</i> Strata Unit Underwriters	06S8273375	250,000.00	18/08/24
	<i>OFFICE BEARERS</i> Strata Unit Underwriters	06S8273375	5,000,000.00	18/08/24
	<i>PUBLIC LIABILITY</i> Strata Unit Underwriters	06S8273375	20,000,000.00	18/08/24
	<i>VOLUNTARY WORKERS</i> Strata Unit Underwriters	06S8273375	200,000/2000	18/08/24
	<i>WH&S APPEAL EXPENSES</i> Strata Unit Underwriters	06S8273375	100,000.00	18/08/24

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Additional Information

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(3)

CONTRACTS REGISTER

PLANTATIONS AT BEENLEIGH CTS 42920

Management Agreement							
Contractor Name and Address Ernst Body Corporate		Details of Duties		Delegated Powers		Basis of Remuneration Monthly in arrears	
Commencement Date		02/12/23	Expiry Date	Copy of Agreement on File		Termination Date	
Term of Contract		1 year		Options		01/12/24	
Estimated Cost of Contract		4510.00		Name of Financier			
Est Renumeration of Contract		4510.00		Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address Capitol Strata Management (Brisbane) PO Box 326 ALDERLEY QLD 4051		Details of Duties Administrative		Delegated Powers		Basis of Remuneration \$121.00 per lot per annum including GST, plus disbursements as in accordance with the agreement	
Commencement Date		02/12/23	Expiry Date	Copy of Agreement on File		Termination Date	
Term of Contract		1 Year		Options		01/12/24	
Estimated Cost of Contract		4961.00		Name of Financier			
Est Renumeration of Contract		0.00		Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Caretaker							
Contractor Name and Address SP Brisbane Pty Ltd PO Box 947 SUNNYBANK QLD 4109		Details of Duties		Delegated Powers		Basis of Remuneration monthly	
Commencement Date		13/12/19	Expiry Date	Copy of Agreement on File		Termination Date	
Term of Contract		13/12/19 - 21/9/26		Options		Y	
Estimated Cost of Contract				Name of Financier		3 x 5yr term option to 21/9/41	
Est Renumeration of Contract		5705.77		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			