

21 September 2023

R Wilson  
63/14 Paltarra Street  
THE GAP QLD 4061

Dear Sir/Madam,

**INFORMATION FOR DISCLOSURE STATEMENT  
FERNBROOK CTS 20243  
LOT 63**

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](mailto:christine@capitolbca.com.au)

**INFORMATION FOR DISCLOSURE STATEMENT****as at 21 September 2023**

<b>Body Corporate</b>	Name of Scheme:	<b>FERNBROOK</b>			
	Community Titles Scheme No:	<b>20243</b>			
	Lot Number:	<b>63</b>	Plan Number:	<b>3751</b>	

  

<b>Secretary</b>	Name	<b>Deborah Jones</b>			
	Address	<b>C/- Capitol Body Corporate Admin. PO Box 326 ALDERLEY QLD 4051</b>			
	Telephone		Facsimile		

  

<b>Body Corporate Manager</b>	Name	<b>Capitol Strata Mgmt (Bris) P/L</b>			
	Address	<b>PO Box 326 ALDERLEY QLD 4051</b>			
	Telephone	<b>1300 551 019</b>	Facsimile	<b>07 3622 3999</b>	

  

<b>Contributions and Levies</b>	Levies Determined by the Body Corporate for this Lot				
Administrative Fund	Amount	Due Date	Discount	If paid by	
<b>01/08/22 to 31/10/22</b>	<b>\$612.50</b>	<b>01/08/22</b>	<b>\$122.50</b>	<b>01/08/22</b>	
<b>01/11/22 to 31/01/23</b>	<b>\$612.50</b>	<b>01/11/22</b>	<b>\$122.50</b>	<b>01/11/22</b>	
<b>01/02/23 to 30/04/23</b>	<b>\$911.00</b>	<b>01/02/23</b>	<b>\$182.20</b>	<b>01/02/23</b>	
<b>01/05/23 to 31/07/23</b>	<b>\$911.00</b>	<b>01/05/23</b>	<b>\$182.20</b>	<b>01/05/23</b>	
<b>01/08/23****31/10/23</b>	<b>\$761.75</b>	<b>01/08/23</b>	<b>\$152.35</b>	<b>01/08/23</b>	
<b>01/11/23****31/01/24</b>	<b>\$761.75</b>	<b>01/11/23</b>	<b>\$152.35</b>	<b>01/11/23</b>	
Sinking Fund					
<b>01/08/22 to 31/10/22</b>	<b>\$205.00</b>	<b>01/08/22</b>	<b>\$41.00</b>	<b>01/08/22</b>	
<b>01/11/22 to 31/01/23</b>	<b>\$205.00</b>	<b>01/11/22</b>	<b>\$41.00</b>	<b>01/11/22</b>	
<b>01/02/23 to 30/04/23</b>	<b>\$205.00</b>	<b>01/02/23</b>	<b>\$41.00</b>	<b>01/02/23</b>	
<b>01/05/23 to 31/07/23</b>	<b>\$205.00</b>	<b>01/05/23</b>	<b>\$41.00</b>	<b>01/05/23</b>	
<b>01/08/23****31/10/23</b>	<b>\$205.00</b>	<b>01/08/23</b>	<b>\$41.00</b>	<b>01/08/23</b>	
<b>01/11/23****31/01/24</b>	<b>\$205.00</b>	<b>01/11/23</b>	<b>\$41.00</b>	<b>01/11/23</b>	

  

<b>Body Corporate</b>	Name of Scheme:	<b>FERNBROOK</b>			
	Community Titles Scheme No:	<b>20243</b>			
	Lot Number:	<b>63</b>	Plan Number:	<b>3751</b>	

  

<b>Improvements on Common Property for which Buyer will be Responsible</b>	
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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate  
Assets Required to  
be Recorded on  
Register

**Copy of Register of Assets is attached.**

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

<b>Body Corporate</b>	Name of Scheme:		<b>FERNBROOK</b>	
	Community Titles Scheme No:		<b>20243</b>	
	Lot Number:		<b>63</b>	Plan Number: <b>3751</b>
<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>64</b>	Entitlement of Lot <b>1</b>
	Contribution Schedule	Aggregate	<b>64</b>	Entitlement of Lot <b>1</b>
	Balance of Sinking fund at end of last Financial Year		<b>122,791.60</b>	as at <b>31/07/23</b>
	Insurance Levies not included in Administrative Fund Levies:			
	Monetary Liability under Exclusive Use By-Law			

**See the paragraph above.**

<b>Insurance</b>	<b>Type</b>	<b>Company</b>	<b>Policy No</b>	<b>Sum Insured</b>	<b>Due Date</b>
	<b>BUILDING</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>\$33,202,510</b>	<b>31/07/24</b>
	<b>BUILDING CATASTROPHE</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>\$9,960,753</b>	<b>31/07/24</b>
	<b>COMMON CONTENTS</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>\$249,425</b>	<b>31/07/24</b>
	<b>FIDELITY GUARANTEE</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>\$250,000</b>	<b>31/07/24</b>
	<b>FLOOD</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>INCLUDED</b>	<b>31/07/24</b>
	<b>LOSS OF RENT</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>\$4,980,376</b>	<b>31/07/24</b>
	<b>LOT OWNERS FIXTURES</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>\$250,000</b>	<b>31/07/24</b>
	<b>OFFICE BEARERS</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>\$5,000,000</b>	<b>31/07/24</b>
	<b>PUBLIC LIABILITY</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>\$30,000,000</b>	<b>31/07/24</b>
	<b>VOLUNTARY WORKERS</b>	<b>CHU STRATA INSURANCE</b>	<b>857485</b>	<b>\$200,000/\$2,000</b>	<b>31/07/24</b>
	<b>WORKERS COMP</b>	<b>Work Cover Queensland</b>	<b>WAA060131988</b>	<b>Insured</b>	<b>30/06/24</b>

<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

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Body Corporate

Name of Scheme:

**FERNBROOK**

Community Titles Scheme No:

**20243**

Lot Number:

**63**

Plan Number:

**3751**

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Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

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Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

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Exceptions to  
Statements in  
Clause 7.4(2)

## DISCLOSURE STATEMENT (Continued)

Name of Scheme	<b>FERNBROOK</b>			CTS No	<b>20243</b>
Lot No.	<b>63</b>	Type	<b>STANDARD FORMAT PLAN</b>	Plan No	<b>3751</b>

## ANNEXURE - LEVY DETAILS

[illegible]

# CONTRACTS REGISTER

## FERNBROOK CTS 20243

<b>Administration</b>							
Contractor Name and Address <b>Capitol Strata Management (Brisbane) PO Box 326 ALDERLEY QLD 4051</b>		Details of Duties <b>Administrative</b>		Delegated Powers		Basis of Remuneration <b>\$126.50 per lot per annum including GST, plus disbursements as in accordance with the agreement</b>	
Commencement Date	<b>01/11/21</b>	Expiry Date	<b>31/10/24</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	<b>31/10/24</b>
Term of Contract	<b>3 Years</b>			Options			
Estimated Cost of Contract	<b>8069.00</b>			Name of Financier			
Est Renumeration of Contract	<b>0.00</b>			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			

## ASSET REGISTER

## FERNBROOK CTS 20243

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Creepy Crawlly	Plant and Machinery					0.00	
RPL ECECTRODE C200	Plant and Machinery	Purchase	05/02/09	RODE POOL SERVICES PO Box 286 THE GAP QLD 4061	438.00	438.00	438.00
PRESSURE CLEANER	Plant and Machinery	Purchase	31/01/11	ALLAN RADFORD 33/14 Paltarra St THE GAP BRISBANE QLD 4061 KARCHER G2500 OH PETROL PRESSU	857.95	857.95	
DAVEY SALT CHLOR	Plant and Machinery	Purchase	17/12/13	RODE POOL SERVICES Cnr Rode & Appleby Rds STAFFORD HEIGHTS QLD 4053	1,150.00	1,150.00	1,150.00
CHAIRS, TABLE	Furniture & Fittings	Purchase	21/08/18	LEISURE CUSHIONS AUSTRALIA PO Box 341 LABRADOR QLD 4215	2,392.89	2,392.89	2,392.89
8 x Nardi Bit Chairs-Taupe 1 x Nardi Libeccio ext table 2 x Nardi Eden Sunlounges	Furniture & Fittings	Purchase	20/08/18	Coastal Casual Furniture		0.00	2,392.89
Page Totals					4,838.84	4,838.84	6,373.78
Report Totals					4,838.84	4,838.84	6,373.78