

14 December 2021

Mr W P & Mrs C A Berginery
21 McEwens Beach Road
MACKAY QLD 4740

Dear Sir/Madam,

**INFORMATION FOR DISCLOSURE STATEMENT
VISION APARTMENTS CTS 36921
LOT 1**

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 14 December 2021

Body Corporate	Name of Scheme:	VISION APARTMENTS			
	Community Titles Scheme No:	36921			
	Lot Number:	1	Plan Number:	198562	

Secretary	Name	Brendan Cahill			
	Address	C/- Capitol Body Corporate Admin. PO Box 326 ALDERLEY QLD 4051			
	Telephone		Facsimile		

Body Corporate Manager	Name	Capitol Strata Mgmt (Bris) 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
	01/06/21 to 30/11/21	\$1,385.00	01/06/21	Nil	01/06/21
	01/12/21 to 31/05/22	\$1,385.00	01/12/21	Nil	01/12/21
	01/06/22****30/11/22	\$1,385.00	01/06/22	Nil	01/06/22
	Sinking Fund				
	01/06/21 to 30/11/21	\$1,043.00	01/06/21	Nil	01/06/21
	01/12/21 to 31/05/22	\$1,093.00	01/12/21	Nil	01/12/21
	01/06/22****30/11/22	\$1,068.00	01/06/22	Nil	01/06/22

Body Corporate	Name of Scheme:	VISION APARTMENTS			
	Community Titles Scheme No:	36921			
	Lot Number:	1	Plan Number:	198562	

Improvements on Common Property for which Buyer will be Responsible	
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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

Camille Berginey

Wayne Berginey

Seller/Sellers Agent

16-12-2021

16-12-2021

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: VISION APARTMENTS				
	Community Titles Scheme No: 36921				
	Lot Number: 1		Plan Number: 198562		
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	1000	Entitlement of Lot	63
	Contribution Schedule	Aggregate	16	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		(33,789.01)	as at	31/05/21
	Insurance Levies not included in Administrative Fund Levies:		See Annexure		
	Monetary Liability under Exclusive Use By-Law		See the paragraph above.		

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	BUILDING	CHU STRATA INSURANCE	HU0006066342	\$7,907,736	27/06/22
	CATASTROPHE COVER	CHU STRATA INSURANCE	HU0006066342	\$1,186,160	27/06/22
	CONTENTS	CHU STRATA INSURANCE	HU0006066342	\$79,077	27/06/22
	FIDELITY GUARANTEE	CHU STRATA INSURANCE	HU0006066342	\$250,000	27/06/22
	LOSS OF RENT	CHU STRATA INSURANCE	HU0006066342	\$1,186,160	27/06/22
	LOT OWNERS FIXTURES	CHU STRATA INSURANCE	HU0006066342	\$250,000	27/06/22
	OFFICE BEARERS	CHU STRATA INSURANCE	HU0006066342	\$5,000,000	27/06/22
	PUBLIC LIABILITY	CHU STRATA INSURANCE	HU0006066342	\$30,000,000	27/06/22
	VOLUNTARY WORKERS	CHU STRATA INSURANCE	HU0006066342	\$200,000/\$2,000	27/06/22

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

Body Corporate

Name of Scheme:

VISION APARTMENTS

Community Titles Scheme No:

36921

Lot Number:

1

Plan Number:

198562

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)

DISCLOSURE STATEMENT (Continued)

Name of Scheme	VISION APARTMENTS			CTS No	36921
Lot No.	1	Type	BUILDING FORMAT PLAN	Plan No	198562

ANNEXURE - LEVY DETAILS

[illegible]

CONTRACTS REGISTER

VISION APARTMENTS CTS 36921

Maintenance							
Contractor Name and Address METERED ENERGY HOLDINGS P/L P O Box 6143 BURANDA QLD 4102 Phone: 07 3891 3733		Details of Duties hot water system - maintain & billing		Delegated Powers		Basis of Remuneration OWNERS TO PAY DIRECT	
Commencement Date	08/09/21	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	10 years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			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 \$158.40 per lot per annum including GST, plus disbursements as in accordance with the agreement	
Commencement Date	01/09/21	Expiry Date	31/08/23	Copy of Agreement on File	Y	Termination Date	31/08/23
Term of Contract	2 Years			Options			
Estimated Cost of Contract	2534.40			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address Lannock Capitol 2 Pty Ltd Level 3, 140 William St EAST SYDNEY NSW 2011		Details of Duties loan \$365,000.00		Delegated Powers n		Basis of Remuneration monthly repayments	
Commencement Date	17/12/15	Expiry Date	09/03/24	Copy of Agreement on File	Y	Termination Date	
Term of Contract	7 years			Options	no		
Estimated Cost of Contract	365000.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address Lannock Capital 2 Pty Ltd Level 3, 140 William Street EAST SYDNEY NSW 201		Details of Duties Loan		Delegated Powers no		Basis of Remuneration monthly payments	
Commencement Date	11/07/18	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	7 years			Options	no		
Estimated Cost of Contract	1067000.00			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			

CERTIFICATE OF COMPLETION

Date Generated: 16/12/2021



Document Details

Subject: SignAnything - Disclosure Statement - 1.78 Melton

Document Pages: 7

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 2

Signature Logs

Signer: Camille Berginey

Email Address: wayne.camille@bigpond.com

Status: Signed

IP Address: 172.31.21.1

Supervised By:

Email Sent Date: 15/12/2021

Signed Date: 16/12/2021

Signature: *Camille Berginey*

Signer: Wayne Berginey

Email Address: wayne.camille@bigpond.com

Status: Signed

IP Address: 172.31.21.1

Supervised By:

Email Sent Date: 15/12/2021

Signed Date: 16/12/2021

Signature: *Wayne Berginey*

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature: