

29 April 2022

Mr DW & Ms JA Barton-Ancliffe
PO Box 961
BERRI SA 5343

Dear Sir/Madam,

**INFORMATION FOR DISCLOSURE STATEMENT
DULENDELLA PLACE CTS 44172
LOT 4**

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 29 April 2022**

Body Corporate		Name of Scheme:	DULENDELLA PLACE		
		Community Titles Scheme No:	44172		
		Lot Number:	4	Plan Number:	254290

Secretary		Name	Richard Murphy		
		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
01/11/21 to 30/04/22		\$950.00	01/11/21	Nil	01/11/21
01/05/22 to 31/10/22		\$1,050.00	01/05/22	Nil	01/05/22
01/11/22****30/04/23		\$1,000.00	01/11/22	Nil	01/11/22
Sinking Fund					
01/11/21 to 30/04/22		\$340.00	01/11/21	Nil	01/11/21
01/05/22 to 31/10/22		\$560.00	01/05/22	Nil	01/05/22
01/11/22****30/04/23		\$450.00	01/11/22	Nil	01/11/22

Body Corporate		Name of Scheme:	DULENDELLA PLACE		
		Community Titles Scheme No:	44172		
		Lot Number:	4	Plan Number:	254290

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

Rohan Dove

Seller/Sellers Agent

Witness

03-05-2022

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:		DULENDELLA PLACE	
	Community Titles Scheme No:		44172	
	Lot Number:	4	Plan Number:	254290
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	6	Entitlement of Lot 1
	Contribution Schedule	Aggregate	6	Entitlement of Lot 1
	Balance of Sinking fund at end of last Financial Year	24,590.35	as at	31/10/21
	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	CHU STRATA INSURANCE	870476Q	\$2,266,000	07/11/22
	BUILDING CATASTROPHE	CHU STRATA INSURANCE	870476Q	\$679,800	07/11/22
	FIDELITY GUARANTEE	CHU STRATA INSURANCE	870476Q	\$250,000	07/11/22
	LOSS OF RENT	CHU STRATA INSURANCE	870476Q	\$339,900	07/11/22
	LOT OWNERS FIXTURES	CHU STRATA INSURANCE	870476Q	\$250,000	07/11/22
	OFFICE BEARERS	CHU STRATA INSURANCE	870476Q	\$5,000,000	07/11/22
	PUBLIC LIABILITY	CHU STRATA INSURANCE	870476Q	\$30,000,000	07/11/22
	VOLUNTARY WORKERS	CHU STRATA INSURANCE	870476Q	\$200,000/\$2,000	07/11/22

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

Body Corporate

Name of Scheme:

DULENDELLA PLACE

Community Titles Scheme No:

44172

Lot Number:

4

Plan Number:

254290

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

DULENDELLA PLACE CTS 44172

Administration							
Contractor Name and Address Capitol Strata Management (Brisbane) PO Box 326 ALDERLEY QLD 4051		Details of Duties Administrative		Delegated Powers		Basis of Remuneration \$165.00 per lot per annum including GST, plus disbursements as in accordance with the agreement	
Commencement Date	01/02/21	Expiry Date	31/01/24	Copy of Agreement on File	Y	Termination Date	31/01/24
Term of Contract	3 years			Options			
Estimated Cost of Contract	990.00			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			

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			

CERTIFICATE OF COMPLETION

Date Generated: 03/05/2022



Document Details

Subject: SignAnything - Disclosure Statement - 4/16 Dulendella St, Zillmere, QLD 4034

Document Pages: 6

Exchanged by: Not Applicable

Certificate Pages: 1

Exchange Date: Not Applicable

Status: Signed

No. of Signatures: 1

Signature Logs

Signer: Rohan Dove

Email Address: rohan@imageproperty.com.au

Status: Signed

IP Address:

Supervised By:

Email Sent Date: 3/5/2022

Signed Date: 3/5/2022

Signature: *Rohan Dove*

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature:

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature: