

06 May 2022

McMullen Family Super Fund
197 Manly Road
MANLY WEST QLD 4179

Dear Sir/Madam,

**INFORMATION FOR DISCLOSURE STATEMENT
PARK VUE NUNDAH CTS 46596
LOT 550**

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.

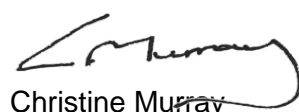
Page 4 of the enclosed document can be used by the seller to set out those warranties. Capitol Body Corporate Administration is not authorised to make warranties on behalf of the seller.

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 06 May 2022**

Body Corporate		Name of Scheme:	PARK VUE NUNDAH		
		Community Titles Scheme No:	46596		
		Lot Number:	550	Plan Number:	246250

Secretary		Name	Stephen Mercer		
		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 31/01/22	\$650.00	01/11/21	Nil	01/11/21
	01/02/22 to 30/04/22	\$650.00	01/02/22	Nil	01/02/22
	01/05/22 to 31/07/22	\$850.00	01/05/22	Nil	01/05/22
	01/08/22 to 31/10/22	\$850.00	01/08/22	Nil	01/08/22
	01/11/22****31/01/23	\$750.00	01/11/22	Nil	01/11/22
	01/02/23****30/04/23	\$750.00	01/02/23	Nil	01/02/23
	Sinking Fund				
	01/11/21 to 31/01/22	\$300.00	01/11/21	Nil	01/11/21
	01/02/22 to 30/04/22	\$300.00	01/02/22	Nil	01/02/22
	01/05/22 to 31/07/22	\$300.00	01/05/22	Nil	01/05/22
	01/08/22 to 31/10/22	\$300.00	01/08/22	Nil	01/08/22
	01/11/22****31/01/23	\$300.00	01/11/22	Nil	01/11/22
	01/02/23****30/04/23	\$300.00	01/02/23	Nil	01/02/23

Body Corporate		Name of Scheme:	PARK VUE NUNDAH		
		Community Titles Scheme No:	46596		
		Lot Number:	550	Plan Number:	246250

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

Copy of Register of Assets is attached.

Committee

Information
prescribed under
Regulation
Module

Nil

Signing

MM/Allen Family Super Fund ST1 Pty Ltd/MA/Allen Family Super Fund ST1 Pty Ltd

Seller/Sellers Agent

Witness

09-05-2022

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: PARK VUE NUNDAH			
	Community Titles Scheme No: 46596			
	Lot Number: 550		Plan Number: 246250	
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	540	Entitlement of Lot 10
	Contribution Schedule	Aggregate	540	Entitlement of Lot 10
	Balance of Sinking fund at end of last Financial Year	167,541.58	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	HU0028160	\$19,135,340	13/11/22
	BUILDING CATASTROPHE	CHU STRATA INSURANCE	HU0028160	\$2,870,301	13/11/22
	CONTENTS	CHU STRATA INSURANCE	HU0028160	\$120,474	13/11/22
	FIDELITY GUARANTEE	CHU STRATA INSURANCE	HU0028160	\$250,000	13/11/22
	LOSS OF RENT	CHU STRATA INSURANCE	HU0028160	\$2,870,301	13/11/22
	LOT OWNERS FIXTURES	CHU STRATA INSURANCE	HU0028160	\$250,000	13/11/22
	MACHINERY BREAKDOWN	CHU STRATA INSURANCE	HU0028160	\$100,000	13/11/22
	OFFICE BEARERS	CHU STRATA INSURANCE	HU0028160	\$10,000,000	13/11/22
	PUBLIC LIABILITY	CHU STRATA INSURANCE	HU0028160	\$30,000,000	13/11/22
	VOLUNTARY WORKERS	CHU STRATA INSURANCE	HU0028160	\$200,000/\$2,000	13/11/22
	WORKERS COMP				

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

Body Corporate

Name of Scheme:

PARK VUE NUNDAH

Community Titles Scheme No:

46596

Lot Number:

550

Plan Number:

246250

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

PARK VUE NUNDAH CTS 46596

Administration							
Contractor Name and Address Capitol Strata Management (Brisbane) PO Box 326 ALDERLEY QLD 4051		Details of Duties Administrative		Delegated Powers		Basis of Remuneration \$170.50 per lot per annum including GST, plus disbursements as in accordance with the agreement	
Commencement Date	01/02/22	Expiry Date	31/01/25	Copy of Agreement on File	Y	Termination Date	31/01/25
Term of Contract	3 Years			Options			
Estimated Cost of Contract	9207.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Building/Letting							
Contractor Name and Address Wonderland Property Management Pty Ltd 120 Melton Road NUNDAH QLD 4012		Details of Duties Letting as per Deed of Assignment		Delegated Powers		Basis of Remuneration 0	
Commencement Date	22/12/14	Expiry Date		Copy of Agreement on File	Y	Termination Date	21/12/39
Term of Contract	25 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			

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

PARK VUE NUNDAH CTS 46596

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
POOL FURNITURE	Furniture & Fittings	Purchase	19/11/15	PARK VUE PROPERTY MANAGEMENT 12 Redrock Street Murarrie 4172	1,337.00	1,337.00	1,337.00
BS12850 Signature 3000S BBQ BS19952 Signature 3000E BBQ 2 x 5 Burner Covers	Plant and Machinery	Purchase	15/05/18	THE BBQ STORE Shop 6/599 Pacific Highway ST LEONARDS	2,945.00	2,945.00	2,945.00
2 x 6 Bay Bike Parking Stands	Furniture & Fittings	Purchase	22/11/18	McCALLUM MADE 8a Marcus Place FRENCHS FOREST NSW 2086	780.00	780.00	780.00
Ride on Mower(A63839) Mod13AV7658306 17K/42 MTD Black s 17K/42 Mtd 6 Speed 50mm tow	Plant and Machinery	Purchase	08/04/15	Serial 2D294B10096 Mt Gravatt Mower Centre 1484 Logan Rd, Mt Gravatt Greg Whapham 07 3349-6911		0.00	2,490.00
6 CALIBREOutdoor padded chairs charcoal 860Hx550Wx615D 2 yr Warranty	Furniture & Fittings	Purchase	21/04/15	Super A- Mart		0.00	270.24
CALIBRE 1500 Rectangle Table 730Hx1500wX900D 2 year Warranty	Furniture & Fittings	Purchase	21/04/15	Super A- Mart		0.00	128.76
4x Canvas Paintings (\$140.00) 2 Fabric Sofas (\$500.00)	Furniture & Fittings	Purchase	01/05/15	Sansabay Pty LTD - Freestyle Sansabay Pty LTD - Freestyle		0.00	640.00
Cushions Paintings Couches	Furniture & Fittings	Purchase	31/03/15			0.00	507.37
Page Totals					5,062.00	5,062.00	9,098.37
Report Totals					5,062.00	5,062.00	9,098.37

ASSET REGISTER

PARK VUE NUNDAH CTS 46596

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
1X Harbour 6 Piece Table/chair 1 yr warranty (10/11/15 inc 1x 1400 table, 2x stools 1x dble lounge & 2x sgle loung	Furniture & Fittings	Purchase	10/11/00	Super Amart 53288		0.00	999.00
2x Wave sun lounge solid Alm frame / Black 1080Hx630Wx2110D 1 yr warranty	Furniture & Fittings	Purchase	10/11/15	Super Amart		0.00	258.00
Pool Chorinator V45 Bluetooth Cleaner - Aquanaut 250	Plant and Machinery	Purchase	07/01/19	Poolwerx 152 Hamilton Road WAVELL HEIGHTS QLD 4012	3,190.00	3,190.00	3,190.00
Leona Sunlounges x 3 Gunmetal / Black	Furniture & Fittings	Purchase	05/12/18	OFO Outdoor Furniture 71 Redland Bay Road Capalaba Qld 4157		0.00	470.00
Page Totals					3,190.00	3,190.00	4,917.00
Report Totals					8,252.00	8,252.00	14,015.37

CERTIFICATE OF COMPLETION

Date Generated: 09/05/2022



Document Details

Subject: SignAnything - Disclosure Statement - 550/124 Melton Road Nundah QLD 4012

Document Pages: 8

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: McMullen Family Super Fund BT1 Pty Ltd McMullen Family Super Fund

Email Address: mossy3366@hotmail.com

Status: Signed

IP Address:

Supervised By:

Email Sent Date: 9/5/2022

Signed Date: 9/5/2022

Signature:

McMullen Family Super Fund BT1 Pty Ltd McMullen Family Super Fund BT1 Pty Ltd

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: