

20 August 2024

CITY VISTA - EVERTON PARK CTS 49398
Not registered for GST

ABN: 53 886 773 354

Ref

Re	Lot	26	CITY VISTA - EVERTON PARK CTS 49398
Fee	236.50		Paid

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 20 August 2024

Body Corporate	Name of Scheme:	CITY VISTA - EVERTON PARK		
	Community Titles Scheme No:	49398		
	Lot Number:	26	Plan Number:	268474

Secretary	Name	Rosemary Sturley
	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
01/12/23 to 29/02/24	\$587.50	01/12/23	Nil	01/12/23
01/03/24 to 31/05/24	\$587.50	01/03/24	Nil	01/03/24
01/06/24 to 31/08/24	\$578.75	01/06/24	Nil	01/06/24
01/09/24 to 30/11/24	\$578.75	01/09/24	Nil	01/09/24
01/12/24****28/02/25	\$578.75	01/12/24	Nil	01/12/24
01/03/25****31/05/25	\$578.75	01/03/25	Nil	01/03/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/12/23 to 29/02/24	\$200.00	01/12/23	Nil	01/12/23
01/03/24 to 31/05/24	\$200.00	01/03/24	Nil	01/03/24
01/06/24 to 31/08/24	\$212.50	01/06/24	Nil	01/06/24
01/09/24 to 30/11/24	\$212.50	01/09/24	Nil	01/09/24
01/12/24****28/02/25	\$212.50	01/12/24	Nil	01/12/24
01/03/25****31/05/25	\$212.50	01/03/25	Nil	01/03/25

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
---	--------	-----------------------	--------------------	---------------------	------------

Body Corporate
Assets Required to
be Recorded on
Register

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	1,000	Entitlement of Lot	27
Contribution Schedule	Aggregate	1,004	Entitlement of Lot	25
Balance of Sinking fund at end of last Financial Year		47,032.25	as at	30/11/23
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					
01/12/23 to 29/02/24		\$162.00	01/12/23	Nil	01/12/23
01/03/24 to 31/05/24		\$162.00	01/03/24	Nil	01/03/24
01/06/24 to 31/08/24		\$180.90	01/06/24	Nil	01/06/24
01/09/24 to 30/11/24		\$180.90	01/09/24	Nil	01/09/24
01/12/24 to 28/02/25		\$180.90	01/12/24	Nil	01/12/24
01/03/25 to 31/05/25		\$180.90	01/03/25	Nil	01/03/25
Insurance		Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
		<i>BUILDING</i>	HU0029989	18,683,110.00	09/01/25
		CHU Underwriting Agencies			
		<i>COMMISSION</i>	HU0029989	366,437.00	09/01/25
		CHU Underwriting Agencies			
		<i>FIDELITY GUARANTEE</i>	HU0029989	250,000.00	09/01/25
		CHU Underwriting Agencies			
		<i>FLOOD</i>	HU0029989	Included	09/01/25
		CHU Underwriting Agencies			
		<i>LOSS OF RENT</i>	HU0029989	2,802,466.00	09/01/25
		CHU Underwriting Agencies			
		<i>LOT OWNERS IMPROVEME</i>	HU0029989	250,000.00	09/01/25
		CHU Underwriting Agencies			
		<i>MACHINERY BREAKDOWN</i>	HU0029989	100,000.00	09/01/25
		CHU Underwriting Agencies			
		<i>OFFICE BEARERS</i>	HU0029989	5,000,000.00	09/01/25
		CHU Underwriting Agencies			
		<i>PUBLIC LIABILITY</i>	HU0029989	30,000,000.00	09/01/25
		CHU Underwriting Agencies			
		<i>VOLUNTARY WORKERS</i>	HU0029989	200,000/2,000	09/01/25
		CHU Underwriting Agencies			
Mortgages or Securities over Body Corporate Assets					
Latent or Patent Defects in Common Property or Body Corporate Assets					
Actual or Contingent or Expected Liabilities of Body Corporate					

Additional Information

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)

CONTRACTS REGISTER

CITY VISTA - EVERTON PARK CTS 49398

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	11/01/24	Expiry Date	28/02/25	Copy of Agreement on File	Y	Termination Date	28/02/25
Term of Contract	1 Year			Options			
Estimated Cost of Contract	4598.00			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 F1 Links Pty Ltd 26 Hawthorne Street ENOGGERA QLD 4051		Details of Duties See agreement - Caretaking		Delegated Powers Nil		Basis of Remuneration \$1,126.32 plus GST per Lot per annum	
Commencement Date	15/02/17	Expiry Date		Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	26400.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Building/Letting							
Contractor Name and Address F1 Links Pty Ltd 26 Hawthorne Street ENOGGERA QLD 4051		Details of Duties See agreement - Letting		Delegated Powers Nil		Basis of Remuneration 0.00	
Commencement Date	15/02/17	Expiry Date		Copy of Agreement on File	Y	Termination Date	
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			

Maintenance							
Contractor Name and Address Axis Lifts 2/7 McPhail Road COOMERA QLD 4209		Details of Duties As per contract		Delegated Powers		Basis of Remuneration Annual fee	
Commencement Date	18/03/18	Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract	1 year			Options			
Estimated Cost of Contract	1070.00			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			