

17 June 2025

26 GALLAGHER CTS 48598
Not registered for GST

ABN: 11 683 981 678

Kedron Investments Pty Ltd
PO Box 4050
CASTLECRAIG NSW 2068

Ref

Re	Lot	2	26 GALLAGHER CTS 48598
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.

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 17 June 2025

Body Corporate	Name of Scheme: 26 GALLAGHER	
	Community Titles Scheme No: 48598	
	Lot Number: 2	Plan Number: SP271995

Secretary	Name Nicole Crowley
	Address C/- Capitol Body Corporate Admin.]PO Box 326 ALDERLEY 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
01/05/24 to 31/07/24	\$750.00	01/05/24	Nil	01/05/24
01/08/24 to 31/10/24	\$750.00	01/08/24	Nil	01/08/24
01/11/24 to 31/01/25	\$917.00	01/11/24	Nil	01/11/24
01/02/25 to 30/04/25	\$917.00	01/02/25	Nil	01/02/25
01/05/25****31/07/25	\$833.50	01/05/25	Nil	01/05/25
01/08/25****31/10/25	\$833.50	01/08/25	Nil	01/08/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/05/24 to 31/07/24	\$116.75	01/05/24	Nil	01/05/24
01/08/24 to 31/10/24	\$116.75	01/08/24	Nil	01/08/24
01/11/24 to 31/01/25	\$418.25	01/11/24	Nil	01/11/24
01/02/25 to 30/04/25	\$418.25	01/02/25	Nil	01/02/25
01/05/25****31/07/25	\$267.50	01/05/25	Nil	01/05/25
01/08/25****31/10/25	\$267.50	01/08/25	Nil	01/08/25

Special Levies

	Purpose / Reason	Period	Amount	Due Date	Discount	If Paid By
Sinking Fund Special	External Painting 1/2	01/05/25	\$3,500.00	01/05/25	Nil	01/05/25
Sinking Fund Special	External Painting 2/2	01/08/25	\$3,500.00	01/08/25	Nil	01/08/25

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

Body Corporate and Community Management Act 1997
Section 206
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

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

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	9	Entitlement of Lot	1.0000
	Contribution Schedule	Aggregate	9	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		21,003.75	as at	30/04/25
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law		See the paragraph above.		

Other Levies	Amount	Due Date	Discount	If Paid By
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Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> CHU Underwriting Agencies	HU0006081952	4,024,125.00	19/04/26
	<i>COMMISSION</i> CHU Underwriting Agencies	HU0006081952	880.58	19/04/26
	<i>COMMON CONTENTS</i> CHU Underwriting Agencies	HU0006081952	40,241.00	19/04/26
	<i>FIDELITY GUARANTEE</i> CHU Underwriting Agencies	HU0006081952	250,000.00	19/04/26
	<i>FLOATING FLOORS</i> CHU Underwriting Agencies	HU0006081952	Included	19/04/26
	<i>FLOOD</i> CHU Underwriting Agencies	HU0006081952	Included	19/04/26
	<i>LEGAL EXPENSES</i> CHU Underwriting Agencies	HU0006081952	50,000.00	19/04/26
	<i>LOSS OF RENT</i> CHU Underwriting Agencies	HU0006081952	603,618.00	19/04/26
	<i>LOT OWNERS IMPROVEME</i> CHU Underwriting Agencies	HU0006081952	250,000.00	19/04/26
	<i>MACHINERY BREAKDOWN</i> CHU Underwriting Agencies	HU0006081952	50,000.00	19/04/26
	<i>OFFICE BEARERS</i> CHU Underwriting Agencies	HU0006081952	1,000,000.00	19/04/26
	<i>PUBLIC LIABILITY</i> CHU Underwriting Agencies	HU0006081952	20,000,000.00	19/04/26
	<i>VOLUNTARY WORKERS</i> CHU Underwriting Agencies	HU0006081952	200,000/2,000	19/04/26

Additional Information

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

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)

CONTRACTS REGISTER

26 GALLAGHER CTS 48598

Administration							
Contractor Name and Address Capitol Strata Management (Brisbane) PO Box 326 ALDERLEY QLD 4051		Details of Duties Administrative		Delegated Powers		Basis of Remuneration \$187.00 per lot per annum including GST, plus disbursements as in accordance with the agreement	
Commencement Date	01/08/23	Expiry Date	31/07/26	Copy of Agreement on File	Y	Termination Date	31/07/26
Term of Contract	3 Years			Options			
Estimated Cost of Contract	1683.00			Name of Financier Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract	0.00						
Workers Comp No							

Bulk Electricity							
Contractor Name and Address Origin Energy Holdings Ltd GPO Box 3692 SYDNEY NSW 2742		Details of Duties		Delegated Powers		Basis of Remuneration Billing based on usage	
Commencement Date	01/07/24	Expiry Date	30/09/26	Copy of Agreement on File		Termination Date	
Term of Contract	27 months			Options			
Estimated Cost of Contract				Name of Financier Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract							
Workers Comp No							

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 Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract							
Workers Comp No							

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 Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract							
Workers Comp No							

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 Date of Advice from Financier Date of Withdrawal of Financier			
Est Renumeration of Contract							
Workers Comp No							