

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

BODY CORPORATE

Body Corporate for: Winchcombe Carson Community Titles Scheme: 28348
 Lot No: 109 on: ☐ BUP ☐ GTP ☒ SP 142198
 ADDRESS: 109/54 Vernon Terrace
 SUBURB: TENERIFFE STATE: QLD POSTCODE: 4005

PRESCRIBED INFORMATION

SECRETARY OF BODY CORPORATE

NAME:
Peter Fraser
 ADDRESS: PO Box 1152
 SUBURB: MILTON STATE: QLD POSTCODE: 4064
 PHONE: 07 3726 0050 FAX: 07 3870 0768

BODY CORPORATE MANAGER

NAME:
Cassels Strata Managment
 ADDRESS: PO Box 1152
 SUBURB: MILTON STATE: QLD POSTCODE: 4064
 PHONE: 07 3726 0050

BODY CORPORATE COMMITTEE

← Do not complete if there is no Committee for the Body Corporate

Is there a Committee for the Body Corporate? ☐ Yes ☐ No
 If there is a committee, is the Body Corporate Manager engaged to perform the functions of the Committee? ☐ Yes ☐ No

ANNUAL CONTRIBUTIONS AND LEVIES

Amount of annual contributions currently fixed by the Body Corporate as payable by the owner of the lot:

Administrative Fund: \$ 1,848.68 each year by instalments in: ☒ advance ☐ arrears
 on the 1st day of each March, July & November

Sinking Fund: \$ 1,057.34 each year by instalments in: ☒ advance ☐ arrears
 on the 1st day of each March, July & November

Other: REFER TO ATTACHED INFORMATION FOR DISCLOSURE STATEMENT

INITIALS

000008106512

IMPROVEMENTS ON COMMON PROPERTY FOR WHICH BUYER WILL BE RESPONSIBLE *(insert details)*

REFER TO ATTACHED INFORMATION FOR DISCLOSURE STATEMENT

BODY CORPORATE ASSETS REQUIRED TO BE RECORDED ON REGISTER *(insert details)*

REFER TO ATTACHED INFORMATION FOR DISCLOSURE STATEMENT

INFORMATION PRESCRIBED UNDER REGULATION MODULE *(insert details)*

REFER TO ATTACHED INFORMATION FOR DISCLOSURE STATEMENT

SIGNATURES

Seller/Sellers:

Witness:

Not required if this form is signed electronically

Date:

BUYER'S ACKNOWLEDGMENT

The Buyer acknowledges having received and read this statement before entering into the contract.

Buyer:

Witness:

Not required if this form is signed electronically

Date:

Buyer:

Witness:

Not required if this form is signed electronically

Date:

INITIALS

000008106512

INFORMATION FOR DISCLOSURE STATEMENT**as at 12 June 2018**

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Body Corporate	Name of Scheme:	Winchcombe Carson			
	Community Titles Scheme No:	28348			
	Lot Number:	109	Plan Number:	142198	
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Secretary	Name	Peter Fraser			
	Address	c/-Cassels Strata PO Box 1152 Milton Qld 4064			
	Telephone	07 3726 0050	Facsimile	07 3870 0768	
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Body Corporate Manager	Name	Cassels Strata Managment			
	Address	PO Box 1152 MILTON QLD 4064			
	Telephone	07 3726 0050	Facsimile	0738700768	
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Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/07/17 to 31/10/17	\$1,366.49	01/07/17	Nil	01/07/17
	01/11/17 to 28/02/18	\$1,848.68	01/11/17	Nil	01/11/17
	01/03/18 to 30/06/18	\$1,848.68	01/03/18	Nil	01/03/18
	01/07/18****31/10/18	\$1,848.68	01/07/18	Nil	01/07/18
	Sinking Fund				
	01/07/17 to 31/10/17	\$1,057.21	01/07/17	Nil	01/07/17
	01/11/17 to 28/02/18	\$1,057.34	01/11/17	Nil	01/11/17
	01/03/18 to 30/06/18	\$1,057.34	01/03/18	Nil	01/03/18
	01/07/18****31/10/18	\$1,057.34	01/07/18	Nil	01/07/18
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Body Corporate	Name of Scheme:	Winchcombe Carson			
	Community Titles Scheme No:	28348			
	Lot Number:	109	Plan Number:	142198	
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Improvements on Common Property for which Buyer will be Responsible					

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

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

Body Corporate	Name of Scheme:		Winchcombe Carson		
	Community Titles Scheme No:		28348		
	Lot Number:		109	Plan Number:	142198
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	34349	Entitlement of Lot	341
	Contribution Schedule	Aggregate	41435	Entitlement of Lot	358
	Balance of Sinking fund at end of last Financial Year		751,941.48	as at	30/06/17
	Insurance Levies not included in Administrative Fund Levies:		See Annexure		
	Monetary Liability under Exclusive Use By-Law				

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	APPEAL EXPENSES	Chubb C/-IAA	93212523	150,000	08/02/19
	BUILDING/Common Prop	Chubb C/-IAA	93212523	133,462,250	08/02/19
	CATASTROPHE EXTENSIO	Chubb C/-IAA	93212523	40,038,675	08/02/19
	COMMITTEE LIABILITY	Chubb C/-IAA	93212523	5,000,000	08/02/19
	CRIME INSURANCE	Chubb C/-IAA	93212523	100,000	08/02/19
	FLOOD	Chubb C/-IAA	93212523	10,000,000	08/02/19
	GENERAL LIABILITY	Chubb C/-IAA	93212523	20,000,000	08/02/19
	MACHINERY BREAKDOWN	Chubb C/-IAA	93212523	100,000	08/02/19
	PROFESSIONAL EXPENSE	Chubb C/-IAA	93212523	30,000	08/02/19
	TEMP ACCOM/LOSS OF R	Chubb C/-IAA	93212523	20,019,338	08/02/19
	VOLUNTARY WORKERS	Chubb C/-IAA	93212523	500,000	08/02/19
	VOLUNTARY WORKERS	Chubb C/-IAA	93212523	100,000	08/02/19

Mortgages or Securities over Body Corporate Assets **Nil**

Additional Information (continued)

Body Corporate

Name of Scheme:

Winchcombe Carson

Community Titles Scheme No:

28348

Lot Number:

109

Plan Number:

142198

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

The records of the Body Corporate contain details pertaining to works associated with rectifying defects reported to the Body Corporate as per the J Groom Consultant Report dated 18 July 2012.

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)

Name of Scheme	Winchcombe Carson			CTS No	28348
Lot No.	109	Type	BUILDING FORMAT PLAN	Plan No	142198

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
INSURANCE							
09/02/18 to 08/02/19	770.66	01/03/18	N/A	0.00	01/03/18	31/01/18	N/A

Items marked with **** are for periods that are outside the current financial year. They may also be subject to ratification at the next General Meeting

CONTRACTS REGISTER

WINCHCOMBE CARSON CTS 28348

Contractor Name and Address Cassels Strata Management Level 1 / 11 Lang Parde MILTON QLD 4064	Details of Duties Strata management	Delegated Powers Per administration agreement	Basis of Remuneration Quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	12/10/16 1 Year 1 year + 1 year Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone Elevators Pty Ltd 40 Campbell Street BOWEN HILLS QLD 4006	Details of Duties Lift Maintenance	Delegated Powers	Basis of Remuneration Quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/01/18 7 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Awatea Pty Ltd Original Agreement	Details of Duties Caretaking	Delegated Powers Assigned to current Forward Accumulator on 03.05.17	Basis of Remuneration \$192,143.00 + GST per annum
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/09 10 years 15 years + 4 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	31/10/38 Commonwealth 12/06/14
Contractor Name and Address Awatea Pty Ltd Original Agreement	Details of Duties Letting Agent	Delegated Powers Assigned to current Forward Accumulator on 03.05.17	Basis of Remuneration Nil
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/09 10 years 15 years + 4 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	31/10/38 Commonwealth 12/06/14
Contractor Name and Address Universal Communications Group Pty Ltd 31 Greenhaven Crescent Kuraby Qld 4112	Details of Duties Maintenance of technology in the building	Delegated Powers	Basis of Remuneration \$283.80 inclusive GST per month
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	17/08/09 3 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	16/08/12

CONTRACTS REGISTER

WINCHCOMBE CARSON CTS 28348

Contractor Name and Address Origin Energy	Details of Duties Supply of Electricity	Delegated Powers	Basis of Remuneration As per meterage
Commencement Date	01/07/13	Termination Date	30/06/16
Term of Contract	3 years	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Hutchinson Builders Pty Ltd	Details of Duties Repair Defects	Delegated Powers	Basis of Remuneration \$2,835,240.10
22 Florence street			
Teneriffe			
Qld 4005			
Commencement Date	27/05/13	Termination Date	
Term of Contract	Until works finished	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address SWG Holding Pty Limited	Details of Duties Consult on the Building Defects Project	Delegated Powers	Basis of Remuneration \$40,000 + GST
22 florence Street			
Teneriffe 4005			
Commencement Date	23/05/13	Termination Date	
Term of Contract	approx 48 weeks	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Downer EDI Engineering Pty Limited	Details of Duties Maintenance of Foxtel Services	Delegated Powers	Basis of Remuneration \$286.00 incl GST per month
PO Box 439			
Tullamarine Vic 3043			
Commencement Date	08/02/13	Termination Date	
Term of Contract	3 years	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address FireBoar	Details of Duties Fire maintenance	Delegated Powers	Basis of Remuneration Quartely in advance
PO Box 6080			
LOGAN CENTRAL QLD 4114			
Commencement Date	06/12/10	Termination Date	
Term of Contract	3 years	Finance	
Options	Annual rollover until cancell	Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

CONTRACTS REGISTER

WINCHCOMBE CARSON CTS 28348

Contractor Name and Address Otis Elevators	Details of Duties Lift maintenance agreement	Delegated Powers	Basis of Remuneration Quarterly in advance
Commencement Date	01/01/18	Termination Date	
Term of Contract	7 years	Finance	
Options	3yr auto rollover till cancel	Name of Financier	
Copy of Agreement on File	Y	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		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		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		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		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		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		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		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	