

**INFORMATION FOR DISCLOSURE STATEMENT
as at 15th February 2023**

Body Corporate Name of Scheme: **ANNERLEY CENTRAL APARTMENTS**
Community Titles Scheme No: **37489**
Lot Number: **1** Plan Number: **192520**

Secretary Name: **Jeremy Mills**
Address: **C/- GPO Box 5256
Brisbane QLD 4001**
Telephone: **07 3229 9185** Facsimile: **07 3229 8785**

**Body Corporate
Manager** Name: **Strata Dynamics**
Address: **GPO Box 5256
BRISBANE QLD 4001**
Telephone: **07 3229 9185** Facsimile:

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/10/22 to 31/01/23	\$1,500.50	01/10/22	Nil	01/10/22
	01/02/23 to 31/05/23	\$2,096.29	01/02/23	Nil	01/02/23
	01/06/23 to 30/09/23	\$2,096.29	01/06/23	Nil	01/06/23
	01/10/23****31/01/24	\$1,897.69	01/10/23	Nil	01/10/23
	Sinking Fund				
	01/10/22 to 31/01/23	\$441.32	01/10/22	Nil	01/10/22
	01/02/23 to 31/05/23	\$361.89	01/02/23	Nil	01/02/23
	01/06/23 to 30/09/23	\$361.89	01/06/23	Nil	01/06/23
	01/10/23****31/01/24	\$353.06	01/10/23	Nil	01/10/23

on the settlement payment

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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

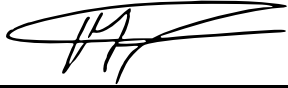
Copy of Register of Assets is attached.

Committee

Information
prescribed under
Regulation
Module

Nil

Signing



Seller/Sellers Agent

Witness

Mike Rooney - MovedBy Real Estate

Date **22/2/2023**

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:	ANNERLEY CENTRAL APARTMENTS			
	Community Titles Scheme No:	37489			
	Lot Number:	1	Plan Number:	192520	
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	7064	Entitlement of Lot	369
	Contribution Schedule	Aggregate	997	Entitlement of Lot	48
	Balance of Sinking fund at end of last Financial Year	145,688.06	as at	30/09/22	
	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
	BUILDING	QBE Insurance	CS0006072896	37,600,000	05/10/23
	LEGAL LIABILITY	QBE Insurance	CS0006072896	20,000,000	05/10/23
	OFFICE BEARERS	QBE Insurance	CS0006072896	5,000,000	05/10/23
	VOLUNTARY WORKERS	QBE Insurance	CS0006072896	200,000	05/10/23
	FIDELITY GUARANTEE	QBE Insurance	CS0006072896	100,000	05/10/23
	LOSS OF RENT	QBE Insurance	CS0006072896	5,640,000	05/10/23
	LOT OWNERS IMPROVEME	QBE Insurance	CS0006072896	250,000	05/10/23
	GOVERNMENT AUDIT COS	QBE Insurance	CS0006072896	25,000	05/10/23
	LEGAL DEFENCE EXPENS	QBE Insurance	CS0006072896	50,000	05/10/23
	BUILDING CATASTROPHE	QBE Insurance	CS0006072896	11,280,000	05/10/23
	APPEAL EXPENSES	QBE Insurance	CS0006072896	100,000	05/10/23
	MACHINERY BREAKDOWN	QBE Insurance	CS0006072896	100,000	05/10/23

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

Body Corporate

Name of Scheme:

ANNERLEY CENTRAL APARTMENTS

Community Titles Scheme No:

37489

Lot Number:

1

Plan Number:

192520

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

ANNERLEY CENTRAL APARTMENTS CTS 37489

Contractor Name and Address Rankin Corp Pty Ltd Original Agreement	Details of Duties Caretaking	Delegated Powers Assigned to Loyal Management Pty Ltd on 01/06/12	Basis of Remuneration 22,000 + GST + CPI
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/10/2007 25 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	22/10/1932 ANZ 13/03/2016
Contractor Name and Address Rankin Corp Pty Ltd Original Agreement	Details of Duties Letting	Delegated Powers Assigned to Loyal Management Pty Ltd on 01/06/12	Basis of Remuneration Nil
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/10/2007 25 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	22/10/1932 ANZ 13/03/2016
Contractor Name and Address Eletech Pty Ltd 11/38 Bishop Street KELVIN GROVE QLD 4059	Details of Duties Maintenance of Lifts	Delegated Powers	Basis of Remuneration Quarterly in Advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	1/10/2018 5 years roll over every 5 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	1/10/2023
Contractor Name and Address AGAS PO Box 6063 RIVERVIEW QLD 4303	Details of Duties Supply of Gas and Equipment	Delegated Powers	Basis of Remuneration On Invoice
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	31/07/2020 Ongoing 	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Wanless Enviro Services Brisbane	Details of Duties Collection of Waste	Delegated Powers	Basis of Remuneration As per Agreement
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	17/11/2009 3 years roll over every 3 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	16/11/2018

CONTRACTS REGISTER

ANNERLEY CENTRAL APARTMENTS CTS 37489

Contractor Name and Address Strata Dynamics Pty Ltd GPO Box 5256 BRISBANE QLD 4001	Details of Duties Body Corporate Management	Delegated Powers	Basis of Remuneration Monthly in Arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	1/06/2022 3 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	31/05/2025
Contractor Name and Address AGL L100, 493 Ipswich Road ANNERLEY QLD 4103	Details of Duties	Delegated Powers	Basis of Remuneration Refer to Agreement
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	1/05/2020 4 years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	30/04/2024
Contractor Name and Address Trilogy Fire Safety PO Box 87 GREENSLOPES QLD 4120	Details of Duties Fire Safety Management	Delegated Powers	Basis of Remuneration Monthly in Arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	26/02/2020 1 Year	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	25/02/2021
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

ANNERLEY CENTRAL APARTMENTS CTS 37489

Statement Pursuant to Section 206 (2) (c)

EXPLANATION OF WHY CONTRIBUTION SCHEDULE LOT ENTITLEMENTS FOR EACH LOT ARE NOT EQUAL

The Contribution Schedule Lot Entitlements (CSLE) for the scheme are not equal. As required by s48 of the Body Corporate and Community Management Act 1997, the CSLE for the scheme have been allocated having regard to:

- (1) The structure of the scheme;
- (2) The nature, features and characteristics of the lots in the scheme; and
- (3) The purpose for which the lots are used.

On the basis of these factors It Is just and equitable for there to be a variation in the CSLE for the Scheme. The relative difference in lot entitlements recognises that the factors stated above do not impact on how much each lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing postage and outlays, but the structure of the scheme and the features and characteristics of the lots result in a differential burden on the costs of the Body Corpora te for repair and maintenance of the common property.

When allocating the lot entitlements to be included in the CSLE, each of the above factors stated above impacts on the allocation in the following ways:

1. Structure of the Scheme
The scheme is not part of a Layered scheme, however it is part of Building Management Statement (BMS). As the costs contributed to the BMS group are based on a user pays basis, this structure of the scheme does effect the CSLE.
2. Nature, Feature and Characteristics of the Lots In the Scheme
The Body Corporate Is part of a Building Format Plan and is responsible for the repair and maintenance of common property within the scheme. This includes the recreation facilities, foyers, lift, external walls and windows, roof, utility infrastructure and utility services. In allocating the CSLE the following features or characteristics of lots in the scheme increase the burden that the lot places on the Body Corporate expenditure for the maintenance, cleaning and repair of the common property on the following basis:
 - (a) Gross Floor Area of the lot. Additional entitlements are added depending on the size of the lot. The larger the lot the greater demand on the support and shelter costs.
 - (b) Not all lots are expected to have the same number of occupants. Larger lots that can cater for a greater number of occupants have the potential to place a greater burden on common property and additional entitlements are added to reflect this.
3. The Purpose for which the Lots are Used
Each of the lots in the scheme are used for residential purposes and consequently this factor does not contribute to any differences in the lot entitlements.

ANNERLEY CENTRAL APARTMENTS – CTS 37489

**REGISTER OF IMPROVEMENTS ON COMMON
PROPERTY FOR WHICH INDIVIDUAL LOT OWNERS
ARE RESPONSIBLE**

1. By-Laws

The following by -laws may potentially relate to improvement/s on the common property that the lot owner will be liable to maintain.

By-laws relating to exclusive Use

<u>By-law No.</u>	<u>Relevant Lots</u>	<u>Subject of By-Law</u>
25	Per Schedule E	Exclusive Use Carparks
26	Per Schedule E	Exclusive Use Storage Areas

By-laws other than exclusive use

2	All	Damage to Common Property
3	All	Damage to Lawns, etc on Common Property and Body Corporate Assets
4	All	Obstructions
7	All	Vehicles and use of Private Roads and Other Common Property
9	All	Refuse Disposal, etc, on Common Property
10	All	Keeping of Animals
12	All	External Appearance or Structure of a Lot
13	All	Air Conditioning
14	All	Infectious Diseases
16	All	Use of lots
17	All	Behaviour of Invitees
20	All	Security of Building
21	All	Display Units/Signage
24	All	Special Privileges – Service Contractors
29	Caretaker/ letting Agent	Occupation Authority and Storage Areas
34	All	Development Approval Conditions

2. Utilities

The Body Corporate purchases bulk utilities and supplies utilities to individual lots.

There may be amounts owing on this Lot. Please contact the Body Corporate Electricity Manager on 07 5519 2900 for details of meter readings and other relevant charges.

4. Agreements

The following agreement may potentially relate to improvements on the common property that the lot owner is liable to maintain.

Management Agreement
Caretaking Agreement
Letting Agreement

