

INFORMATION FOR DISCLOSURE STATEMENT
as at 26th November 2023

Body Corporate
Name of Scheme: **PEPPER TREE PLACE EVERTON HILL**
Community Titles Scheme No: **19478**
Lot Number: **11** Plan Number: **101105**

Secretary
Name: **Megan Thornton**
Address: **c/-Body Corporate Systems
PO Box 743
Morningside Qld 4170**
Telephone: Facsimile:

**Body Corporate
Manager**
Name: **BCsystems** **Kerri Anthon**
Address: **PO Box 743
Morningside QLD 4107**
Telephone: **07 3899 0299** Facsimile:

**Contributions
and Levies**
Administrative Fund
**See Annexure
'Levy Details'**
Sinking Fund
**See Annexure
'Levy Details'**

Levies Determined by the Body Corporate for this Lot

Amount	Due Date	Discount	If paid by
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Body Corporate
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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

A committee is in place.

Information
prescribed under
Regulation
Module

Please refer to Seller and or Body Corporate records.

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:	PEPPER TREE PLACE EVERTON HILL		
	Community Titles Scheme No:	19478		
	Lot Number:	11	Plan Number:	101105

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	550	Entitlement of Lot	14
	Contribution Schedule	Aggregate	550	Entitlement of Lot	14
	Balance of Sinking fund at end of last Financial Year		83,895.97	as at	31/10/23

Insurance Levies not included in Administrative Fund Levies:

Monetary Liability under Exclusive Use By-Law **Please refer to Seller and or Body Corporate records.**

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	BUILDING	Strata Community Insurance	QRSC15007769	\$19,267,472	31/12/23
	PUBLIC LIABILITY	Strata Community Insurance	QRSC15007769	\$20,000,000	31/12/23
	FIDELITY GUARANTEE	Strata Community Insurance	QRSC15007769	\$100,000	31/12/23
	FLOOD	Strata Community Insurance	QRSC15007769	NOT INCLUDED	31/12/23
	COMMON CONTENTS	Strata Community Insurance	QRSC15007769	\$153,080	31/12/23
	LOSS OF RENT	Strata Community Insurance	QRSC15007769	\$2,890,122	31/12/23
	VOLUNTARY WORKERS	Strata Community Insurance	QRSC15007769	\$200,000/\$2,000	31/12/23
	OFFICE BEARERS	Strata Community Insurance	QRSC15007769	\$1,000,000	31/12/23
	CATASTROPHE	Strata Community Insurance	QRSC15007769	\$5,780,242	31/12/23
	GOV AUDIT COSTS	Strata Community Insurance	QRSC15007769	\$25,000	31/12/23
	APPEAL EXPENSES	Strata Community Insurance	QRSC15007769	\$100,000	31/12/23
	LEGAL DEFENCE EXP	Strata Community Insurance	QRSC15007769	\$50,000	31/12/23

Mortgages or Securities over Body Corporate Assets **Please refer to Seller and or Body Corporate records.**

Additional Information (continued)

Body Corporate

Name of Scheme:

PEPPER TREE PLACE EVERTON HILL

Community Titles Scheme No:

19478

Lot Number:

11

Plan Number:

101105

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Please refer to Seller and or Body Corporate records.

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Please refer to Seller and or Body Corporate records.

Circumstances in
Relation to
Affairs of the
Body Corporate

Please refer to Seller and or Body Corporate records.

Exceptions to
Statements in
Clause 7.4(2)

Please refer to Seller and or Body Corporate records.

DISCLOSURE STATEMENT (Continued)

Name of Scheme	PEPPER TREE PLACE EVERTON HILL			CTS No	19478
Lot No.	11	Type	STANDARD FORMAT PLAN	Plan No	101105

ANNEXURE - LEVY DETAILS

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
ADMIN FUND							
01/10/22 to 31/12/22	512.22	01/10/22	N/A	0.00	01/10/22	22/08/22	N/A
01/01/23 to 31/03/23	499.30	01/01/23	N/A	0.00	01/01/23	21/11/22	N/A
01/04/23 to 30/06/23	505.36	01/04/23	N/A	0.00	01/04/23	20/02/23	N/A
01/07/23 to 30/09/23	505.36	01/07/23	N/A	0.00	01/07/23	22/05/23	N/A
01/10/23 to 31/12/23	505.36	01/10/23	N/A	0.00	01/10/23	22/08/23	N/A
01/01/24****31/03/24	505.36	01/01/24	N/A	0.00	01/01/24	20/11/23	N/A
01/04/24****30/06/24	505.36	01/04/24	N/A	0.00	01/04/24		N/A
SINKING FUND							
01/10/22 to 31/12/22	207.12	01/10/22	N/A	0.00	01/10/22	22/08/22	N/A
01/01/23 to 31/03/23	204.22	01/01/23	N/A	0.00	01/01/23	21/11/22	N/A
01/04/23 to 30/06/23	204.22	01/04/23	N/A	0.00	01/04/23	20/02/23	N/A
01/07/23 to 30/09/23	204.22	01/07/23	N/A	0.00	01/07/23	22/05/23	N/A
01/10/23 to 31/12/23	204.22	01/10/23	N/A	0.00	01/10/23	22/08/23	N/A
01/01/24****31/03/24	204.22	01/01/24	N/A	0.00	01/01/24	20/11/23	N/A
01/04/24****30/06/24	204.22	01/04/24	N/A	0.00	01/04/24		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

ASSET REGISTER

PEPPER TREE PLACE EVERTON HILL CTS 19478

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Kuranda 1.2m Bench Porto Table 1.5m SQ	Furniture & Fittings	Purchase	28/04/2007	The Outdoor Furniture Speciali Cnr Zillmere & Gympie Road Aspley Qld	0.00	0.00	1,104.00
Electric parksafe cooking syst with stainless hotplate, inclu fat tray serial no E106170	Furniture & Fittings	Purchase	3/02/2009	All Park Products PO Box 279 Dromana Vic 3936	0.00	0.00	0.00
SUN LOUNGES Aluminium Mimose	Furniture & Fittings	Purchase	20/11/2016	Bunnings Stafford	0.00	0.00	258.00
CCTV	Plant and Machinery	Purchase	1/01/2018	Jaycar Electronicts	0.00	0.00	1,392.93
WATER TANK 3000 Litres - Heritage Green 25mm - K3000HG025 Includes Diverter & Installati	Plant and Machinery	Purchase	29/06/2007	Urbantanks 929 Wynnum Road CANNON HILL QLD 4170 Ph: 07 3395 8000	0.00	0.00	1,765.00
Pool angelM'K cleane	Plant and Machinery	Purchase	9/10/2008	Arana Pool Service 16 Ferny Way FERNY HILLS QLD 4055	0.00	0.00	0.00
Page Totals					0.00	0.00	4,519.93
Report Totals					0.00	0.00	4,519.93