



Strata and Community Title Services

Cleveland Central

Level 1, 91 Middle Street
Cleveland QLD 4163
PO Box 539
Cleveland QLD 4163

T 07 3479 9300

Whittles Australia Pty Ltd
ABN 78 139 486 678

www.whittles.com.au

12/07/23

D P & J A YOUNG
4 LACEBARK CL
MOUNT COTTON, QLD, 4165

Dear Sir/Madam

RE: **Section 206 - Disclosure Statement**
COPPERFIELDS EAST CTS 20003
Plan Number: 3060
Community Title Scheme Number: 020003
13 HOLLAND CRESCENT, CAPALABA
ABN: 75856164686
Lot: 00029
OWNER: D P & J A Young

Secretary: Whittles Australia Pty Ltd
PO Box 539
Cleveland QLD 4163

P - 07 3479-9300
E - info.cleveland@whittles.com.au

Body Corporate Whittles Australia Pty Ltd
Manager: PO Box 539
Cleveland QLD 4163

P - 07 3479-9300
E - info.cleveland@whittles.com.au

Committee: The Body Corporate has a Committee as stated under the applicable
Regulation Module (and Whittles Body Corporate Management Pty Ltd
has been appointed to perform the function of the Committee for the
provision of information relating to the Body Corporate and
Community Management Act 1997).

Levies Determined By The Body Corporate For This Lot:

Administrative Fund - Based on contribution schedule lot entitlements

Administrative Fund	Amount	Due Date
01/01/23 to 31/03/23	\$246.00	01/01/23
01/04/23 to 30/06/23	\$258.00	01/04/23
01/07/23 to 30/09/23	\$258.00	01/07/23
01/10/23 to 31/12/23	\$258.00	01/10/23
01/01/24 to 31/03/24	\$258.00	01/01/24

Sinking Fund - Based on contribution schedule lot entitlements

Sinking Fund	Amount	Due Date
01/01/23 to 31/03/23	\$84.00	01/01/23
01/04/23 to 30/06/23	\$84.00	01/04/23
01/07/23 to 30/09/23	\$84.00	01/07/23
01/10/23 to 31/12/23	\$84.00	01/10/23
01/01/24 to 31/03/24	\$84.00	01/01/24

Improvements On Common Property For Which Buyer Will Be Responsible:

Any improvements made by the lot owner with the authorization of the Body Corporate.

Community Management Statement:

The attached Community Management Statement includes information relating to the Regulation Module, Contribution Schedule Lot Entitlements and Interest Schedule Lot Entitlements.

Body Corporate Assets Required To Be Recorded On The Register: Nil

Lot Entitlements:

The Lot contribution lot entitlement value is 6 of a total 200.

The Lot interest lot entitlement value is 6 of a total 200.

Balance of Sinking fund at 11/07/2023 was \$91,954.97CR.

Insurance Levies Not Included In Administrative Fund Levies:

No separate insurance amount.

Monetary Liability Under Exclusive Use By-Law

As per the attached Community Management Statement.

Insurance:

Please refer to the attached Certificate of Currency / Certificate of Insurance.

Mortgages or Securities Over Body Corporate Assets: Nil

Information Prescribed Under Regulation Module: Standard Format Plan - Standard Module

.....
Seller/Sellers Agent Name	Witness Name	Date
.....
Seller/Sellers Agent Signature	Witness Signature	Date

The Buyer acknowledges having received and read this statement from the Seller before entering into the contracts.

.....
Buyer's Name	Witness Name	Date
.....
Buyer's Signature	Witness Signature	Date

TAX INVOICE

11/07/2023

Whittles Australia Pty Ltd
ABN 78 139 486 678
PO Box 539
Cleveland QLD 4163

D P & J A Young
4 LACEBARK CL
MOUNT COTTON QLD 4165

DESCRIPTION: Searching and completing document for provisions of Section 206,
Body Corporate and Community Management Act 1997,
Lot 00029 at 13 HOLLAND CRESCENT, CAPALABA

COPPERFIELDS EAST CTS 20003

FEE:	As prescribed	\$113.63	PAID
	Plus 10% GST	\$11.36	PAID
TOTAL DUE:		<hr/> \$125.00	PAID

OWNER: D P & J A Young

With Compliments



Certificate of Insurance

ABN 29 008 096 277

Melissa Addley
Body Corporate for Copperfields East
CTS 20003
C/- Whittles Body Corporate Services
PO Box 539
CLEVELAND

Date: 19.04.2023
Invoice No: I4279665

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act 1984".

Class Residential Strata/Community Corporation

Insurer CHU Underwriting Agencies Pty Ltd
GPO Box 3120
BRISBANE QLD 4000

Period 01.06.2023 to 01.06.2024

Policy No. HU0000014090

Important Notice

This certificate has been arranged by us in our capacity as agents for the insurer named above. It does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the "Insurance Contracts Act". We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to or cancellation of the policy of insurance.

MGA Insurance Brokers Pty. Ltd.

ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate for Copperfields East
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:

Body Corporate for Copperfields East CTS 20003

SITUATION:

13 Holland Crescent, CAPALABA QLD 4157

INTEREST INSURED:

Building Sum Insured	\$	11,524,935
Common Contents Sum Insured	\$	0
Loss of Rent/Temporary Accommodation	\$	1,728,740
Catastrophe/Emergency Cover		30%
Flood		Not Insured
Storm Surge		Not Insured
Glass	I	Insured
Theft		Insured
Public Liability	\$	30,000,000
Voluntary Workers		Insured
Weekly Benefit	\$	2,000
Capital Benefit	\$	200,000
Fidelity	\$	250,000
Office Bearers Liability	\$	5,000,000
Machinery Breakdown		Not Insured
Government Audit Costs	\$	25,000
Appeal expenses - common property health and safety breaches	\$	100,000
Legal Defence Expenses	\$	50,000
Lot owners fixtures and fixings	\$	250,000
Floating floors		Insured
Loss of Market Value		Not Insured

EXCESS:

Standard Excess	\$2,000
Flood Excess	Not Applicable
Storm Surge Excess	Not Applicable

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Residential Strata/Community Corporation

Public Liability Excess	Nil
Voluntary Workers Excess	Nil
Fidelity Excess	Nil
Office Bearers Liability Excess	Nil
Machinery Breakdown Excess	Not Applicable
Government Audit Excess	\$1,000
Appeal Expenses Excess	\$1,000
Legal Defence Expenses Excess	\$1,000
Other excesses payable are shown in the Policy Wording	

ADDITIONAL POLICY BENEFITS AND CONDITIONS:

Flood Exclusion - Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	1987
Primary Wall Construction	Brick
Secondary Wall Construction	Not Applicable
Roof Construction	Tile
Floor Construction	Concrete

Aluminium Composite Panels No
Primary External Cladding:
N/A
Secondary External Cladding:
N/A

Heritage Listed No

Fire Protection
Sprinkler systems in the complex basement/carpark? No

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COVERAGE SUMMARY

Body Corporate for Copperfields East
Residential Strata/Community Corporation

Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No
Number of Units	30
Number of Levels	2
Number of Basements	0
Number of Lifts	0
Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	0
% of EPS	0 %
% Commercial Tenants	No %

Additional Construction Comments:
Valuation: 9th March 2020