



strata managers and consultants
A Member of SCA (Qld)

06 December 2024

FALKLAND GRANGE CTS 54133
Not registered for GST

ABN: 88 748 565 501

Jamie Knight
4/110 Falkland Street West
HEATHWOOD QLD 4110

Ref

Re	Lot	4	FALKLAND GRANGE CTS 54133
Fee	165.00		Paid

This document contains information which may be used to complete a disclosure statement.
This is not a disclosure statement.

It is the responsibility of the seller of the lot to make a disclosure to the purchaser, and to complete the disclosure statement in full including:

- Implied warranties
- Mortgages or securities
- Latent or patent defects
- Actual, contingent or expected liabilities
- Circumstances in relation to affairs of the body corporate
- Other information prescribed under Regulation Module

Parts of this information document which may be blank do not indicate that the seller is not required to make a disclosure.

BCsystems

info@bcsystems.com.au
07 3899 0299

Tax invoice
ABN 29 058 152 604
The fee stated includes GST

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 06 December 2024

Body Corporate	Name of Scheme: Falkland Grange
	Community Titles Scheme No: 54133
	Lot Number: 4 Plan Number: SP315953

Secretary	Name: Katherine Cole
	Address: c/-Body Corporate Systems PO Box 743 Morningside Qld 4170
	Telephone:

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

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/12/24 to 28/02/25	\$164.07	01/12/24	Nil	01/12/24
01/03/25 to 31/05/25	\$164.07	01/03/25	Nil	01/03/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/12/24 to 28/02/25	\$158.33	01/12/24	Nil	01/12/24
01/03/25 to 31/05/25	\$158.33	01/03/25	Nil	01/03/25

Special Levies

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

Body Corporate Assets Required to be Recorded on Register	There are no assets required to be recorded.
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Committee	A committee is in place.
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Section 206

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Information prescribed under Regulation Module

Please refer to Seller and or Body Corporate records.

Signing

Signed by: B. D. BEER
 Seller/Seller Agent 25C9E404... _____
 Witness _____
 09 January 2025
 Date _____

Buyers Acknowledgement

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

Buyer _____
 Witness _____
 Date _____

Lot Entitlements and Other Matters

Interest Schedule	Aggregate	150	Entitlement of Lot	10.0000
Contribution Schedule	Aggregate	150	Entitlement of Lot	10
Balance of Sinking fund at end of last Financial Year		4,183.03	as at	30/11/24
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		

Monetary Liability under Exclusive Use By-Law
 This item is left intentionally blank, to be completed by the seller making the disclosure.

An exclusive use by-law may include conditions about payments to be made by the owner of the lot to which the by-law attaches, obligations imposed on the owner of the lot that would otherwise be obligations of the body corporate, and recovery of amounts payable under the by-law.

Additional Information

Other Levies

Amount Due Date Discount If Paid By

Insurance

Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
APPEAL EXPENSES CHU UNDERWRITING	CAH0009118	100,000.00	04/12/25
COMMON PROPERTY CHU UNDERWRITING	CAH0009118	479,553.00	04/12/25
COMMUNITY INCOME CHU UNDERWRITING	CAH0009118	71,932.00	04/12/25
FIDELITY GUARANTEE CHU UNDERWRITING	CAH0009118	100,000.00	04/12/25
FLOATING FLOORS CHU UNDERWRITING	CAH0009118	NOT INCLUDED	04/12/25
FLOOD CHU UNDERWRITING	CAH0009118	INCLUDED	04/12/25
GOV AUDIT COSTS CHU UNDERWRITING	CAH0009118	25,000.00	04/12/25
LEGAL DEFENCE EXP CHU UNDERWRITING	CAH0009118	50,000.00	04/12/25
OFFICE BEARERS CHU UNDERWRITING	CAH0009118	1,000,000.00	04/12/25
PUBLIC LIABILITY CHU UNDERWRITING	CAH0009118	20,000,000.00	04/12/25
VOLUNTARY WORKERS CHU UNDERWRITING	CAH0009118	\$200,000/\$2,000	04/12/25

Mortgages or Securities over Body Corporate Assets

This item is left intentionally blank, to be completed by the seller making the disclosure.
Buyers may conduct an inspection of the body corporate records (either personally or by their appointed agent) to satisfy themselves about any mortgages or securities over body corporate assets.

Latent or Patent Defects in Common Property or Body Corporate Assets

This item is left intentionally blank, to be completed by the seller making the disclosure.
If the seller has knowledge of any latent or patent defects in the common property or body corporate assets, other than defects arising through fair wear and tear, that must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any latent or patent defects in the comon property or body corporate assets, beyond fair wear and tear.

Actual or Contingent or Expected Liabilities of Body Corporate

This item is left intentionally blank, to be completed by the seller making the disclosure.
If the seller has knowledge of actual, contingent or expected liabilities of the body corproate that are not part of the body corporate's normal operating expenses, (other than liabilities disclosed in the conract) those must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any actual, contingent or expected liabilities of the body corproate that are not part of the body corproate's normal operating expenses.

Additional Information

Circumstances in
Relation to
Affairs of the
Body Corporate

This item is left intentionally blank, to be completed by the seller making the disclosure. If the seller has knowledge of circumstances in relation to the affairs of the body corporate that are likely to materially prejudice the buyer, those must be disclosed by the seller at this item.

Refer to Chapter 5 of the Body Corporate and Community Management Act 1997 (Qld).

Exceptions to
Statements in
Clause 7.4(3)

Please refer to Seller and or Body Corporate records.