

**INFORMATION FOR DISCLOSURE STATEMENT****as at 06 July 2021**

<b>Body Corporate</b>	Name of Scheme:	<b>WYNNUM VIEWS</b>		
	Community Titles Scheme No:	<b>47278</b>		
	Lot Number:	<b>3</b>	Plan Number:	<b>267669</b>
<b>Secretary</b>	Name	<b>Susan Heylen</b>		
	Address	<b>c/- PO Box 1079 Oxenford QLD 4210</b>		
	Telephone	<b>07 5519 9000</b>	Facsimile	<b>07 5519 9111</b>
<b>Body Corporate Manager</b>	Name	<b>QBS Strata Management</b>		
	Address	<b>PO Box 1079 OXENFORD QLD 4210</b>		
	Telephone	<b>07 5519 9000</b>	Facsimile	<b>07 5519 9111</b>

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	<b>01/06/20 to 31/08/20</b>	<b>\$559.70</b>	<b>01/06/20</b>	<b>Nil</b>	<b>01/06/20</b>
	<b>01/09/20 to 30/11/20</b>	<b>\$559.70</b>	<b>01/09/20</b>	<b>Nil</b>	<b>01/09/20</b>
	<b>01/12/20 to 28/02/21</b>	<b>\$540.30</b>	<b>01/12/20</b>	<b>Nil</b>	<b>01/12/20</b>
	<b>01/03/21 to 31/05/21</b>	<b>\$540.30</b>	<b>01/03/21</b>	<b>Nil</b>	<b>01/03/21</b>
	<b>01/06/21****31/08/21</b>	<b>\$550.00</b>	<b>01/06/21</b>	<b>Nil</b>	<b>01/06/21</b>
	<b>01/09/21****30/11/21</b>	<b>\$550.00</b>	<b>01/09/21</b>	<b>Nil</b>	<b>01/09/21</b>
	Sinking Fund				
	<b>01/06/20 to 31/08/20</b>	<b>\$158.85</b>	<b>01/06/20</b>	<b>Nil</b>	<b>01/06/20</b>
	<b>01/09/20 to 30/11/20</b>	<b>\$158.85</b>	<b>01/09/20</b>	<b>Nil</b>	<b>01/09/20</b>
	<b>01/12/20 to 28/02/21</b>	<b>\$178.27</b>	<b>01/12/20</b>	<b>Nil</b>	<b>01/12/20</b>
	<b>01/03/21 to 31/05/21</b>	<b>\$178.27</b>	<b>01/03/21</b>	<b>Nil</b>	<b>01/03/21</b>
	<b>01/06/21****31/08/21</b>	<b>\$170.00</b>	<b>01/06/21</b>	<b>Nil</b>	<b>01/06/21</b>
	<b>01/09/21****30/11/21</b>	<b>\$170.00</b>	<b>01/09/21</b>	<b>Nil</b>	<b>01/09/21</b>

<b>Body Corporate</b>	Name of Scheme:	<b>WYNNUM VIEWS</b>		
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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

**Yes.**

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

<b>Body Corporate</b>	Name of Scheme:		<b>WYNNUM VIEWS</b>	
	Community Titles Scheme No:		<b>47278</b>	
	Lot Number:		<b>3</b>	Plan Number: <b>267669</b>
<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>85</b>	Entitlement of Lot <b>1</b>
	Contribution Schedule	Aggregate	<b>85</b>	Entitlement of Lot <b>1</b>
	Balance of Sinking fund at end of last Financial Year		<b>172,652.15</b>	as at <b>31/05/21</b>
	Insurance Levies not included in Administrative Fund Levies:			
	Monetary Liability under Exclusive Use By-Law		<b>Not applicable (TS)</b>	

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	<b>BUILDING</b>	<b>Strata Community Insurance</b>	<b>QRSC17002740</b>	<b>34,044,034</b>	<b>04/06/22</b>
	<b>COMMON AREA CONTENTS</b>	<b>Strata Community Insurance</b>	<b>QRSC17002740</b>	<b>340,440</b>	<b>04/06/22</b>
	<b>FIDELITY GUARANTEE</b>	<b>Strata Community Insurance</b>	<b>QRSC17002740</b>	<b>100,000</b>	<b>04/06/22</b>
	<b>FLOOD COVER</b>	<b>Strata Community Insurance</b>	<b>QRSC17002740</b>	<b>Included</b>	<b>04/06/22</b>
	<b>LOT OWNER FIXTURE/IM</b>	<b>Strata Community Insurance</b>	<b>QRSC17002740</b>	<b>300,000</b>	<b>04/06/22</b>
	<b>OFFICE BEARERS</b>	<b>Strata Community Insurance</b>	<b>QRSC17002740</b>	<b>1,000,000</b>	<b>04/06/22</b>
	<b>PUBLIC LIABILITY</b>	<b>Strata Community Insurance</b>	<b>QRSC17002740</b>	<b>10,000,000</b>	<b>04/06/22</b>
	<b>RENT LOSS/ALT ACCOM</b>	<b>Strata Community Insurance</b>	<b>QRSC17002740</b>	<b>5,106,605</b>	<b>04/06/22</b>
	<b>VOLUNTARY WORKERS</b>	<b>Strata Community Insurance</b>	<b>QRSC17002740</b>	<b>200,000</b>	<b>04/06/22</b>

<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

Body Corporate	Name of Scheme:	<b>WYNNUM VIEWS</b>	
	Community Titles Scheme No:	<b>47278</b>	
	Lot Number:	<b>3</b>	Plan Number: <b>267669</b>

Latent or Patent Defects in Common Property or Body Corporate Assets	<b>Nil known</b>
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Actual or Contingent or Expected Liabilities of Body Corporate	<b>Nil known</b>
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Circumstances in Relation to Affairs of the Body Corporate	<b>Nil known</b>
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Exceptions to Statements in Clause 7.4(2)
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# CONTRACTS REGISTER

## WYNNUM VIEWS CTS 47278

Contractor Name and Address <b>QBS Strata Management Pty Ltd</b>  <b>PO Box 1079</b> <b>OXENFORD QLD 4210</b>	Details of Duties <b>Body Corporate Manager</b>	Delegated Powers <b>Body Corporate Manager</b>	Basis of Remuneration <b>Quarterly</b>
Commencement Date	<b>01/09/18</b>	Termination Date	
Term of Contract	<b>One Year</b>	Finance	
Options		Name of Financier	
Copy of Agreement on File	<b>Y</b>	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address <b>Auzn Pty Ltd</b>  <b>28 / 400 Tingal Road</b> <b>WYNNUM QLD 4178</b>	Details of Duties <b>Caretaker/Building Manager</b>	Delegated Powers	Basis of Remuneration <b>Monthly in Arrears</b>
Commencement Date	<b>04/06/15</b>	Termination Date	
Term of Contract	<b>Ten Years</b>	Finance	
Options	<b>Ten Years</b>	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 <b>Auzn Pty Ltd</b>  <b>28 / 400 Tingal Road</b> <b>WYNNUM QLD 4178</b>	Details of Duties <b>Letting Agent</b>	Delegated Powers	Basis of Remuneration <b>Per Agreement</b>
Commencement Date	<b>04/06/15</b>	Termination Date	
Term of Contract	<b>Ten Years</b>	Finance	
Options	<b>Ten Years</b>	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 <b>Eversafe Fire &amp; Safety</b>  <b>465 Lytton Road</b> <b>MORNINGSIDE QLD 4170</b>	Details of Duties <b>Maintain Fire Equipment</b>	Delegated Powers	Basis of Remuneration <b>Invoice</b>
Commencement Date	<b>01/12/15</b>	Termination Date	
Term of Contract	<b>Ongoing</b>	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	

## ASSET REGISTER

## WYNNUM VIEWS CTS 47278

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Maytronics Trident CB MKII Pro Robotic Pool Cleaner - Vacuum Head,Hose,Leaf /Rake, Broom,Telescopic Handle	Plant and Machinery	Purchase	09/07/15	SWIMART TINGALPA 1795 Wynnum Road TINGALPA QLD 4173	2,924.25	2,924.25	2,924.25
Stihl BR600 Blower	Plant and Machinery	Purchase	21/08/15	Kemps Mower Centre 1/120 Glenora Street Wynnum Q 4178		0.00	809.10
Stihl KM94R Engine	Plant and Machinery	Purchase	21/08/15	Kemps Mower Centre 1/120 glenora Street Wynnum Qld 4178		0.00	539.10
FS attach B/Cutter	Plant and Machinery	Purchase	21/08/15	Kemps Mower Centre 1/120 Glenora Street Wynnum Qld 4178		0.00	179.10
FCS attach Edger	Plant and Machinery	Purchase	21/08/15	Kemp's Mower Centre 1/120 Glenora Street Wynnum Q 4178		0.00	359.10
Rover Z Force LZ48 Zero Turn Mower c/w 48' Deck	Plant and Machinery	Purchase	30/09/15	K. C. FARM EQUIPMENT 4 Kaycee Place YATALA QLD 4207	6,500.00	6,500.00	6,500.00
BBQ Caterer 6Burner Delux w/tr	Plant and Machinery	Purchase	11/11/15	Bayside BBQs & Outdoor Centre 393 Wondall Road Wynnum West Qld 4178		0.00	
Towbar with Pinch Hi	Plant and Machinery	Purchase	10/07/18	BEST BUY MOWERS PTY LTD 1/10 Currumbin Court CAPALABA QLD 4157	140.00	140.00	140.00
Page Totals					9,564.25	9,564.25	11,450.65
Report Totals					9,564.25	9,564.25	11,450.65

## ASSET REGISTER

## WYNNUM VIEWS CTS 47278

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
CCTV cameras plus Phillips monitor and HIK vision recording	Office Equipment	Purchase	18/03/16	BAM SS		0.00	3,113.00
Camera on office wall for pool area coverage	Office Equipment	Purchase	16/12/16	BAMSS		0.00	1,177.00
Hansa C7 Chipper 65mm	Plant and Machinery	Purchase	04/07/18	Best Buy Mowers Capalaba		0.00	2,999.00
Solar lighting -1 street light and 1 bollard	Furniture & Fittings	Purchase	29/06/17	Blackfrog Solar Pty Ltd		0.00	657.00
Pool ladders	Furniture & Fittings	Purchase	29/06/16	Brisbane Stainless Steel		0.00	2,997.00
3 sunchairs and 8 pool chairs and tables	Furniture & Fittings	Purchase	10/11/15			0.00	2,089.00
Kitchenette	Furniture & Fittings	Purchase				0.00	3,395.00
Signage	Furniture & Fittings	Purchase	05/06/16	O'Neill Signs		0.00	2,491.00
Page Totals					0.00	0.00	18,918.00
Report Totals					9,564.25	9,564.25	30,368.65

## ASSET REGISTER

## WYNNUM VIEWS CTS 47278

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Solar Panel System	Furniture & Fittings	Purchase				0.00	12,255.00
Chlr Generator RP64T	Plant and Machinery	Purchase	20/09/19	SWIMART TINGALPA 1795 Wynnum Road TINGALPA QLD 4173	3,840.00	3,840.00	3,840.00
RP64THD Chlorinator	Plant and Machinery	Purchase	30/11/20	SWIMART TINGALPA 1795 Wynnum Road TINGALPA QLD 4173	3,880.00	3,880.00	3,880.00
Page Totals					7,720.00	7,720.00	19,975.00
Report Totals					17,284.25	17,284.25	50,343.65