

BRISBANE

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GPO Box 3025
Brisbane QLD 4001

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20 April 2022

Tax Invoice

Mr A Quintrell
13 Horseshoe Drive
WOODCROFT SA 5162

Ref	Lot 27	
Re	Lot 27	ARCHIVE CTS 48638
Fee	121.98	Paid

Above Fee includes GST

Archers Body Corporate Management Pty Ltd
ABN 34 010 611 695

Please find enclosed information which is correct as at the date of issue and may be used to enable you to complete the Disclosure Statement. Implied warranties are matters for consideration or enquiry by the seller and are not disclosed in this information. A search of the Body Corporate records should disclose any known building defects or liabilities.

Yours faithfully

A handwritten signature in black ink, appearing to be "Mark Smith", written over a light grey rectangular background.

Archers The Strata Professionals

INFORMATION FOR DISCLOSURE STATEMENT

as at 20 April 2022

Body Corporate	Name of Scheme:	ARCHIVE	
	Community Titles Scheme No:	48638	
	Lot Number:	27	Plan Number: 270960

Secretary	Name	Josette Blumberg	
	Address	GPO BOX 3025 BRISBANE QLD 4001	
	Telephone		Facsimile

Body Corporate Manager	Name	Archers Body Corporate Mgmt	
	Address	GPO Box 3025 BRISBANE QLD 4001	
	Telephone	(07) 3220 9400	Facsimile

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/05/21 to 31/10/21	\$1,287.92	01/05/21	Nil	01/05/21
	01/11/21 to 30/04/22	\$1,429.38	01/11/21	Nil	01/11/21
	01/05/22****31/10/22	\$1,358.65	01/05/22	Nil	01/05/22
	Sinking Fund				
	01/05/21 to 31/10/21	\$476.00	01/05/21	Nil	01/05/21
	01/11/21 to 30/04/22	\$302.54	01/11/21	Nil	01/11/21
	01/05/22****31/10/22	\$389.27	01/05/22	Nil	01/05/22

All levies are inclusive of GST from 1st July 2000.

Body Corporate	Name of Scheme:	ARCHIVE	
	Community Titles Scheme No:	48638	
	Lot Number:	27	Plan Number: 270960

Improvements on Common Property for which Buyer will be Responsible	See annexure Register of Authorisations Affecting Common Property
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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

There are no assets required to be recorded.

Committee

YES

The Functions of the Body Corporate are performed by the Committee

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

Body Corporate	Name of Scheme:		ARCHIVE		
	Community Titles Scheme No:		48638		
	Lot Number:		27	Plan Number:	270960
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	32180	Entitlement of Lot	406
	Contribution Schedule	Aggregate	9992	Entitlement of Lot	136
	Balance of Sinking fund at end of last Financial Year		167,392.17	as at	30/04/21
	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	CHU Underwriting Agencies	HU0041337	25,452,900	16/11/22
	BUILDING CATASTROPHE	CHU Underwriting Agencies	HU0041337	3,817,935	16/11/22
	FLOOD COVER	CHU Underwriting Agencies	HU0041337	25,707,429	16/11/22
	OFFICE BEARERS	CHU Underwriting Agencies	HU0041337	1,000,000	16/11/22
	PUBLIC LIABILITY	CHU Underwriting Agencies	HU0041337	20,000,000	16/11/22

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

Body Corporate

Name of Scheme:

ARCHIVE

Community Titles Scheme No:

48638

Lot Number:

27

Plan Number:

270960

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

The information in this section must be completed by the vendor.

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)

DISCLOSURE STATEMENT (Continued)

Name of Scheme	ARCHIVE			CTS No	48638
Lot No.	27	Type	BUILDING FORMAT PLAN	Plan No	270960

ANNEXURE - LEVY DETAILS

[illegible]

Register Of Authorisations Affecting Common Property

ARCHIVE CTS 48638

[illegible]

CONTRACTS REGISTER

ARCHIVE CTS 48638

Contractor Name and Address Archers Body Corporate Management GPO Box 3025 BRISBANE QLD 4001	Details of Duties Body Corporate administration	Delegated Powers See agreement	Basis of Remuneration Quarterly in advance; \$11,855.45 pa as at 23/05/2021
Commencement Date	23/05/19	Termination Date	22/05/22
Term of Contract	3 years	Finance	
Options	N	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Schindler Lifts Australia Pty Ltd 71 Amy Johnson Place EAGLE FARM QLD 4009	Details of Duties Lift maintenance	Delegated Powers See agreement	Basis of Remuneration Quarterly in advance; \$4,537.50 per quarter as at 16/02/2017
Commencement Date	16/02/17	Termination Date	15/02/23
Term of Contract	4 years	Finance	
Options	Yearly	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Origin Energy Retail Ltd Level 45 Australia Square 264-278 George Street SYDNEY, NSW 2000	Details of Duties Installation, operation & maintenance of a central water heating system	Delegated Powers See agreement	Basis of Remuneration Monthly in arrears
Commencement Date	03/05/15	Termination Date	03/05/22
Term of Contract	Ongoing	Finance	
Options	6-month periods	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address WLM Management Pty Ltd ACN 614 110 173 AsTrustee for Liu Family Trust Mei Mei Leo&Weihao Wilson Liu	Details of Duties Caretaking Duties	Delegated Powers	Basis of Remuneration Monthly in arrears; \$83,000.00 excl GST for the 1st year
Commencement Date	12/04/17	Termination Date	11/04/42
Term of Contract	25 years	Finance	
Options		Name of Financier	ANZ
Copy of Agreement on File	Y	Date of Advice from Financier	06/03/17
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address WLM Management Pty Ltd ACN 614 110 173 t AsTrustee for Liu Family Trust Mei Mei Leo&Weihao Wilson Liu	Details of Duties Letting Services	Delegated Powers	Basis of Remuneration Nil
Commencement Date	12/04/17	Termination Date	11/04/42
Term of Contract	25 years	Finance	
Options		Name of Financier	ANZ
Copy of Agreement on File	Y	Date of Advice from Financier	06/03/17
Workers Comp No		Date of Withdrawal of Financier	

CONTRACTS REGISTER

ARCHIVE CTS 48638

Contractor Name and Address Origin	Details of Duties Electricity Supply	Delegated Powers	Basis of Remuneration 14 Days from Invoice
Commencement Date	17/10/19	Termination Date	31/08/22
Term of Contract	Ongoing	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	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	

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	

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	

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	