STRATACARE AUSTRALIA PTY LTD ABN 87 088 584 267

BRISBANE / SUNSHINE COAST

3/141 Campbell Street, Bowen Hills Queensland 4006

PHONE 07 3435 5300

EMAIL reception@stratacare.com.au

GOLD COAST

Level 1, 3G Building, 27 Garden Street Southport Queensland 4215 PHONE 07 5531 2622

EMAIL office@stratacare.com.au



ABN: 13 531 209 461

05 May 2022

STRATHPINE VILLAGE STAGE D CTS 20031 Registered for GST

Tax Invoice

Meer Investments Pty Ltd ATF C/- EE & MR Lucas 21 Lindfield Drive PETRIE QLD 4502

Ref

Re Lot 48 STRATHPINE VILLAGE STAGE D CTS 20031

Fee 143.00 Paid

Above Fee includes GST

Please find enclosed information which may be used to enable you to complete the Disclosure Statement.

IMPLIED WARRANTIES

Under Section 206 of the Body Corporate & Community Management Act 1997, implied warranties are matters for consideration or enquiry by the seller.

Disclosures of this nature are not furnished with this statement.

OWNERS IMPROVEMENTS ON COMMON PROPERTY

The Attached statement only shows owners improvements authorised and recorded by the Body Corporate. Disclosure of unauthorised owners improvements is a matter for the attention of the seller.

It is recommended that prospective Purchasers engage a search agent to conduct an independent search of the Body Corporate records to determine any issues such as contingent liabilities or common property defects.

Please check the information to verify the accuracy.

We have taken every care in preparing the information, but the information reported is limited to that notified to us.

Yours Faithfully, Strata Care Australia Pty Ltd

Per..Thuat Nguyen Financial Controller

INFORMATION FOR DISCLOSURE STATEMENT

as at 05 May 2022

Body Corporate Name of Scheme: STRATHPINE VILLAGE STAGE D

Community Titles Scheme No: 20031

Lot Number: 48 Plan Number: GTP 3063

Secretary Name Judy Hawes

Address C/- Strata Care Australia Pty Ltd

PO Box 1251

Fortitude Valley 4006

Telephone 34355300 Facsimile 3891 6744

Body Corporate STRATA CARE AUSTRALIA PTY LTD

Address PO BOX 1251

FORTITUDE VALLEY QLD 4006

Telephone 07 34355300 Facsimile

Contributions Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If paid by
01/06/21 to 31/08/21	\$381.20	01/06/21	\$76.24	01/06/21
01/09/21 to 30/11/21	\$381.20	01/09/21	\$76.24	01/09/21
01/12/21 to 28/02/22	\$381.20	09/12/21	\$76.24	09/12/21
01/03/22 to 31/05/22	\$381.20	01/03/22	\$76.24	01/03/22
01/06/22****31/08/22	\$381.20	01/06/22	\$76.24	01/06/22
01/09/22****30/11/22	\$381.20	01/09/22	\$76.24	01/09/22
Sinking Fund				
01/06/21 to 31/08/21	\$146.16	01/06/21	\$29.23	01/06/21
01/09/21 to 30/11/21	\$146.16	01/09/21	\$29.23	01/09/21
01/12/21 to 28/02/22	\$146.16	09/12/21	\$29.23	09/12/21
01/03/22 to 31/05/22	\$146.16	01/03/22	\$29.23	01/03/22
01/06/22****31/08/22	\$146.16	01/06/22	\$29.23	01/06/22
01/09/22****30/11/22	\$146.16	01/09/22	\$29.23	01/09/22

Body Corporate

Manager

and Levies

Name of Scheme:

Community Titles Scheme No:

STRATHPINE VILLAGE STAGE D

20031

Lot Number:

48 Plan Number: GTP 3063

Improvements on Common Property for which Buyer will be Responsible

Body Corporate and Community Management Act 1997 Section 206

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	There are no assets required to be recorded	d.
Committee	There is a Body Corporate Committee	
Information prescribed under Regulation Module	Nil	
Signing	Seller/Sellers Agent 06-05-2022 Date	Witness
Buyers Acknowledgement	The Buyer acknowledges having received and Seller before entering into the contract.	l read this statement from the
	Buyer	Witness

Additional Information

Body Corporate Name of Scheme: STRATHPINE VILLAGE STAGE D

Community Titles Scheme No: 20031

Lot Number: 48 Plan Number: GTP 3063

Lot Entitlements and Other Matters Interest Schedule Aggregate 1914 Entitlement of Lot 22

Contribution Schedule Aggregate 77 Entitlement of Lot 1

Balance of Sinking fund at end of last Financial Year 108,818.83 as at 31/05/21

Insurance Levies not included in Administrative Fund Levies: See Annexure

Monetary Liability under Exclusive Use By-Law

Not Applicable

Insurance Type Company Policy No Sum Insured Due Date

See Annexure - Insurance Report

Mortgages or Securities over Body Corporate Assets Nil

Additional Information (continued)

Body Corporate

Name of Scheme:

STRATHPINE VILLAGE STAGE D

Community Titles Scheme No: 200

20031

48

Lot Number:

Plan Number:

GTP 3063

Latent or Patent Defects in Common Property or Body Corporate Assets

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	STRATHPINE VILLAGE STAGE D			CTS No	20031
Lot No.	48	Type	STANDARD FORMAT PLAN	Plan No	GTP 3063

	ANNEXU	JRE - I	LEVY	DETAIL	S		
Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
INSURANCE LEVY*							
01/06/21 to 31/08/21	104.61	01/06/21	N/A	0.00	01/06/21	27/04/21	N/A
01/09/21 to 30/11/21	104.61	01/09/21	N/A	0.00	01/09/21	29/07/21	N/A
01/12/21 to 28/02/22	128.75	09/12/21	N/A	0.00	09/12/21	09/11/21	N/A
01/03/22 to 31/05/22	128.75	01/03/22	N/A	0.00	01/03/22	25/01/22	N/A
01/06/22****31/08/22	128.75	01/06/22	N/A	0.00	01/06/22	27/04/22	N/A
01/09/22****30/11/22	128.75	01/09/22	N/A	0.00	01/09/22		N/A
Items marked with **** are	for periods that are or	itside the cur	rent financ	ial year. They me	v also be su	niect to ratificat	ion at
items marked with are	101 perious mai are of	the next Ge			iy aiso oe sul	Jeet to ratificat	.1011 at

Page: 7

INSURANCE REPORT

STRATHPINE VILLAGE STAGE D CTS 20031

26-38 MECKLEM STREET STRATHPINE 4500

	QLD			
Туре	<u> </u>	Sum Insured	Premium	Date Last Paid
BUILDING	I	30,036,281	\$45,909.11	17/06/21
Company/Broker QBE via CHU	Telephone 3135 7900	Policy Number HU0000016110	Due Date 13 July 20	122
CHU Underwriting Agencies	Facsimile	Excess/Comments	15 July 20	122
GPO Box 705	3135 7901	\$500 Standard Exce	ss	
BRISBANE QLD 4001				
-				
			-	
Type DIDLIC LIADILITY		Sum Insured	Premium	Date Last Paid
PUBLIC LIABILITY Company/Broker	Telephone	20,000,000 Policy Number	Due Date	17/06/21
QBE via CHU	3135 7900	HU0000016110	13 July 20	22
CHU Underwriting Agencies	Facsimile	Excess/Comments		
GPO Box 705	3135 7901			
BRISBANE QLD 4001				
Туре		Sum Insured	Premium	Date Last Paid
VOLUNTARY WORKERS		200,000/2,000		17/06/21
Company/Broker	Telephone	Policy Number	Due Date	
QBE via CHU	3135 7900	HU0000016110	13 July 20	22
CHU Underwriting Agencies	Facsimile 2125 7001	Excess/Comments		
GPO Box 705	3135 7901	$\overline{}$		
BRISBANE QLD 4001				
	<u></u>			
Type WORKERS COMPENSATION		Sum Insured	Premium \$100 /8	Date Last Paid
Type WORKERS COMPENSATION Company/Broker	Telephone	Sum Insured Policy Number	Premium \$190.48 Due Date	Date Last Paid 13/08/21
WORKERS COMPENSATION Company/Broker Workcover Queensland	Telephone	Policy Number WCA920555914	\$190.48	13/08/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND	Telephone Facsimile	Policy Number	\$190.48 Due Date	13/08/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772		Policy Number WCA920555914	\$190.48 Due Date	13/08/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND		Policy Number WCA920555914	\$190.48 Due Date	13/08/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772		Policy Number WCA920555914	\$190.48 Due Date	13/08/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772		Policy Number WCA920555914	\$190.48 Due Date	13/08/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE	Facsimile	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000	\$190.48 Due Date 30 Septem	13/08/21 aber 2022
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker	Facsimile	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000 Policy Number	\$190.48 Due Date 30 Septem Premium Due Date	13/08/21 aber 2022 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU	Facsimile Telephone 3135 7900	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000 Policy Number HU0000016110	\$190.48 Due Date 30 Septem	13/08/21 aber 2022 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU CHU Underwriting Agencies	Facsimile	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000 Policy Number	\$190.48 Due Date 30 Septem Premium Due Date	13/08/21 aber 2022 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU	Facsimile Telephone 3135 7900 Facsimile	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000 Policy Number HU0000016110	\$190.48 Due Date 30 Septem Premium Due Date	13/08/21 aber 2022 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU CHU Underwriting Agencies GPO Box 705	Facsimile Telephone 3135 7900 Facsimile	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000 Policy Number HU0000016110	\$190.48 Due Date 30 Septem Premium Due Date	13/08/21 aber 2022 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001	Facsimile Telephone 3135 7900 Facsimile	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000 Policy Number HU000016110 Excess/Comments	Premium Due Date 13 July 20	13/08/21 aber 2022 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001	Facsimile Telephone 3135 7900 Facsimile	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000 Policy Number HU000016110 Excess/Comments	\$190.48 Due Date 30 Septem Premium Due Date	13/08/21 aber 2022 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001 Type OFFICE BEARERS Company/Broker	Telephone 3135 7900 Facsimile 3135 7901 Telephone	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000 Policy Number HU000016110 Excess/Comments Sum Insured 2,000,000 Policy Number	Premium Premium Premium Due Date 13 July 20 Premium Due Date	13/08/21 aber 2022 Date Last Paid 17/06/21 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001 Type OFFICE BEARERS Company/Broker QBE via CHU	Telephone 3135 7900 Facsimile 3135 7901 Telephone 3135 7900	Policy Number WCA920555914 Excess/Comments	Premium Premium Premium Premium Premium	13/08/21 aber 2022 Date Last Paid 17/06/21 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001 Type OFFICE BEARERS Company/Broker QBE via CHU CHU Underwriting Agencies	Telephone 3135 7900 Facsimile 3135 7901 Telephone 3135 7900 Facsimile	Policy Number WCA920555914 Excess/Comments Sum Insured 100,000 Policy Number HU000016110 Excess/Comments Sum Insured 2,000,000 Policy Number	Premium Premium Premium Due Date 13 July 20 Premium Due Date	13/08/21 aber 2022 Date Last Paid 17/06/21 Date Last Paid 17/06/21
WORKERS COMPENSATION Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001 Type FIDELITY GUARANTEE Company/Broker QBE via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001 Type OFFICE BEARERS Company/Broker QBE via CHU	Telephone 3135 7900 Facsimile 3135 7901 Telephone 3135 7900	Policy Number WCA920555914 Excess/Comments	Premium Premium Premium Due Date 13 July 20 Premium Due Date	13/08/21 aber 2022 Date Last Paid 17/06/21 Date Last Paid 17/06/21

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INSURANCE REPORT

STRATHPINE VILLAGE STAGE D CTS 20031

26-38 MECKLEM STREET STRATHPINE 4500

	QLD	+300		
Type MACHINERY BREAKDOWN	¥22	Sum Insured NOT INCL.	Premium	Date Last Paid 17/06/21
Company/Broker	Telephone	Policy Number	Due Date	.22
QBE via CHU CHU Underwriting Agencies	3135 7900 Facsimile	HU0000016110 Excess/Comments	13 July 20	122
GPO Box 705	3135 7901	Excess/Comments		
BRISBANE QLD 4001				
			<u>. </u>	
Type LOSS RENT/TEMP ACCOM		Sum Insured 4,505,442	Premium	Date Last Paid 17/06/21
Company/Broker	Telephone	Policy Number	Due Date	17/00/21
QBE via CHU	3135 7900	HU0000016110	13 July 20	22
CHU Underwriting Agencies	Facsimile	Excess/Comments		
GPO Box 705	3135 7901	\$500 Standard Exces	S	
BRISBANE QLD 4001				
Туре		Sum Insured	Premium	Date Last Paid
LEGAL EXPENSES	<u> </u>	50,000		17/06/21
Company/Broker	Telephone 3135 7900	Policy Number HU0000016110	Due Date	22
QBE via CHU CHU Underwriting Agencies	Facsimile	Excess/Comments	13 July 20	22
GPO Box 705	3135 7901	Encess, Comments		
BRISBANE QLD 4001				
Type		Sum Insured	Premium	Date Last Paid
FLOOD Company/Broker	Telephone	INCLUDED Policy Number	Due Date	17/06/21
QBE via CHU	3135 7900	HU0000016110	13 July 20	22
CHU Underwriting Agencies	Facsimile	Excess/Comments		
GPO Box 705	3135 7901	\$500		
BRISBANE QLD 4001				
Туре		Sum Insured	Premium	Date Last Paid
COMMON CONTENTS		300,362	<u> </u>	17/06/21
Company/Broker	Telephone	Policy Number	Due Date	
QBE via CHU	3135 7900 Facsimile	HU0000016110 Excess/Comments	13 July 20	122
CHU Underwriting Agencies GPO Box 705	3135 7901	\$500 Standard Exces	s	
BRISBANE QLD 4001	0100 7501	The standard Exects	5	
DRISDARE QLD 4001				
Type		Sum Insured	Premium	Date Last Paid
BUILDING CATASTROPHE Company/Broker	Telephone	9,010,884 Policy Number	Due Date	17/06/21
OBE via CHU	3135 7900	HU0000016110	13 July 20	22
CHU Underwriting Agencies	Facsimile	Excess/Comments	15 Guly 20	
GPO Box 705	3135 7901			
BRISBANE QLD 4001				

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INSURANCE REPORT

STRATHPINE VILLAGE STAGE D CTS 20031

26-38 MECKLEM STREET STRATHPINE 4500

	QLD			
Type FLOATING FLOORS		Sum Insured INCLUDED	Premium	Date Last Paid 17/06/21
Company/Broker QBE via CHU	Telephone 3135 7900	Policy Number HU0000016110	Due Date	
CHU Underwriting Agencies	Facsimile	Excess/Comments	13 July 20	<u> </u>
GPO Box 705	3135 7901	\$500 Standard Excess	\$	
BRISBANE QLD 4001				
Type		Sum Insured	Premium	Date Last Paid
AUDIT COSTS Company/Broker	Telephone	25,000 Policy Number	Due Date	17/06/21
QBE via CHU	3135 7900	HU0000016110	13 July 20	22
CHU Underwriting Agencies	Facsimile	Excess/Comments	· · · · · · · · · · · · · · · · · · ·	
GPO Box 705	3135 7901	_		
BRISBANE QLD 4001				
	•	•		
Type		Sum Insured	Premium	Date Last Paid
APPEAL EXPENSES WH&S Company/Broker	Telephone	100,000 Policy Number	Due Date	17/06/21
QBE via CHU	3135 7900	HU0000016110	13 July 20	22
CHU Underwriting Agencies	Facsimile	Excess/Comments		
GPO Box 705	3135 7901			
BRISBANE QLD 4001				
	•	•		
Type		Sum Insured	Premium	Date Last Paid
LOT OWNERS FIXTURES Company/Broker	Telephone	250,000 Policy Number	Due Date	17/06/21
QBE via CHU	3135 7900	HU0000016110	13 July 20	22
CHU Underwriting Agencies	Facsimile	Excess/Comments		
GPO Box 705	3135 7901			
BRISBANE QLD 4001				
Туре		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		
		 		
Туре		Sum Insured	Premium	Date Last Paid
Type Company/Broker	Telephone	Sum Insured Policy Number	Premium Due Date	Date Last Paid
	Telephone Facsimile			Date Last Paid
	-	Policy Number		Date Last Paid

CERTIFICATE OF COMPLETION



Date Generated: 06/05/2022

Document Details

Subject: SignAnything - Disclosure Statement - 48D.26 Mecklem Street Strathpine QLD 4500

Document Pages: 9

Exchanged by: Not Applicable

Certificate Pages: 1

Exchange Date: Not Applicable

Status: Signed No. of Signatures: 1

Signature Logs

Signer: Matt Phillips

Email Address: matt@imageproperty.com.au

Status: Signed IP Address: Supervised By:

Email Sent Date: 6/5/2022 Signed Date: 6/5/2022 Signature:

-	•			
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Email Address:

Status:
IP Address:
Supervised By:
Email Sent Date:
Signed Date:
Signature:

Signer:

Email Address:

Status:

IP Address:

Supervised By: Email Sent Date:

Signed Date:

Signature: