

C/- SSKB  
P O Box 8319, GCMC QLD 9726 Australia  
**Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001**

29 August 2022

CIRCA ONE CTS 44621  
Registered for GST

ABN: 95 325 286 774

## **Tax Invoice**

Blair Turner  
blair.turner83@hotmail.com

Ref

Re      Lot      503      CIRCA ONE CTS 44621

Fee      135.00      Paid

Above Fee includes GST

As requested, we enclose a tax invoice and information for you to consider in the preparation of your Disclosure Statement.

### **Implied Warranties**

Under Section 223 of the Body Corporate and Community Management Act 1997, implied warranties are a matter for consideration or enquiry by the seller and are not disclosed in this information.

### **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.

The body corporate manager will assist by collating information for the seller to use, but the seller should in all cases review the information and ensure that it discharges the responsibilities under Section 206. The body corporate manager, acting on behalf of the body corporate is only required under the Act to provide a Section 205 for settlement purposes.

Yours faithfully,

Stewart Silver King & Burns

(Brisbane) Pty Ltd      Per:.....

## INFORMATION FOR DISCLOSURE STATEMENT

as at 29 August 2022

<b>Body Corporate</b>	Name of Scheme:	<b>Circa One</b>		
	Community Titles Scheme No:	<b>44621</b>		
	Lot Number:	<b>503</b>	Plan Number:	<b>245050</b>
<b>Secretary</b>	Name	<b>Persisca Jaffar</b>		
	Address	<b>PO Box 8319 GCMC BUNDALL QLD 9726</b>		
	Telephone	<b>07 3010 5555</b>	Facsimile	<b>07 5504 2001</b>
<b>Body Corporate Manager</b>	Name	<b>SSKB (Brisbane) Pty Ltd</b>		
	Address	<b>PO Box 10093 Adelaide St BRISBANE QLD 4000</b>		
	Telephone	<b>07 3010 5555</b>	Facsimile	<b>07 3010 5500</b>

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	<b>01/04/22 to 30/06/22</b>	<b>\$970.08</b>	<b>01/04/22</b>	<b>Nil</b>	<b>01/04/22</b>
	<b>01/07/22 to 30/09/22</b>	<b>\$1,201.32</b>	<b>07/09/22</b>	<b>Nil</b>	<b>07/09/22</b>
	<b>01/10/22 to 31/12/22</b>	<b>\$1,201.32</b>	<b>01/11/22</b>	<b>Nil</b>	<b>01/11/22</b>
	<b>01/01/23 to 31/03/23</b>	<b>\$1,199.91</b>	<b>01/01/23</b>	<b>Nil</b>	<b>01/01/23</b>
	<b>01/04/23****30/06/23</b>	<b>\$1,143.51</b>	<b>01/04/23</b>	<b>Nil</b>	<b>01/04/23</b>
	Sinking Fund				
	<b>01/04/22 to 30/06/22</b>	<b>\$186.12</b>	<b>01/04/22</b>	<b>Nil</b>	<b>01/04/22</b>
	<b>01/07/22 to 30/09/22</b>	<b>\$387.75</b>	<b>07/09/22</b>	<b>Nil</b>	<b>07/09/22</b>
	<b>01/10/22 to 31/12/22</b>	<b>\$387.75</b>	<b>01/11/22</b>	<b>Nil</b>	<b>01/11/22</b>
	<b>01/01/23 to 31/03/23</b>	<b>\$386.34</b>	<b>01/01/23</b>	<b>Nil</b>	<b>01/01/23</b>
	<b>01/04/23****30/06/23</b>	<b>\$336.99</b>	<b>01/04/23</b>	<b>Nil</b>	<b>01/04/23</b>

<b>Body Corporate</b>	Name of Scheme:	<b>Circa One</b>		
	Community Titles Scheme No:	<b>44621</b>		
	Lot Number:	<b>503</b>	Plan Number:	<b>245050</b>

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

**There is a Committee for the Body Corporate.**

Information  
prescribed under  
Regulation  
Module

**Nil**

Signing

*Blair Turner*

\_\_\_\_\_  
Seller/Sellers Agent

\_\_\_\_\_  
Witness

30-08-2022

\_\_\_\_\_  
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>Circa One</b>			
	Community Titles Scheme No:	<b>44621</b>			
	Lot Number:	<b>503</b>	Plan Number:	<b>245050</b>	

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>10007</b>	Entitlement of Lot	<b>141</b>
	Contribution Schedule	Aggregate	<b>10007</b>	Entitlement of Lot	<b>141</b>
	Balance of Sinking fund at end of last Financial Year		<b>628,911.43</b>	as at	<b>31/03/22</b>
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law				

<b>Insurance</b>	Type	Company	Policy No	Sum Insured	Due Date
	<b>BUILDING</b>	<b>Chubb</b>	<b>93211178</b>	<b>29,750,000</b>	<b>31/08/22</b>
	<b>COMMON CONTENTS</b>	<b>Chubb</b>	<b>93211178</b>	<b>297,500</b>	<b>31/08/22</b>
	<b>FIDELITY GUARANTEE</b>	<b>Chubb</b>	<b>93211178</b>	<b>100,000</b>	<b>31/08/22</b>
	<b>LOSS OF RENT</b>	<b>Chubb</b>	<b>93211178</b>	<b>4,462,500</b>	<b>31/08/22</b>
	<b>MACHINERY BREAKDOWN</b>	<b>Chubb</b>	<b>93211178</b>	<b>500,000</b>	<b>31/08/22</b>
	<b>OFFICE BEARERS</b>	<b>Chubb</b>	<b>93211178</b>	<b>2,000,000</b>	<b>31/08/22</b>
	<b>PUBLIC LIABILITY</b>	<b>Chubb</b>	<b>93211178</b>	<b>50,000,000</b>	<b>31/08/22</b>
	<b>STAMP DUTY/OTHER</b>	<b>Chubb</b>	<b>93211178</b>	<b>0</b>	<b>31/08/22</b>
	<b>VOLUNTARY WORKERS</b>	<b>Chubb</b>	<b>93211178</b>	<b>200,000</b>	<b>31/08/22</b>

<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
---	------------

## Additional Information (continued)

Body Corporate

Name of Scheme:

**Circa One**

Community Titles Scheme No:

**44621**

Lot Number:

**503**

Plan Number:

**245050**

Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

**This certificate only relates to the statements under Section 206 that the seller must give, it should also be noted that the seller is also required to warrant certain matters relative to defects liability under Section 223, This certificate does not extend to Section 223**

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)

## Circa One CTS 44621

1 Aspinall Street Nundah QLD 4012

### BALANCE SHEET

AS AT 29 AUGUST 2022

	ACTUAL 29/08/2022	ACTUAL 31/03/2022
<b><u>OWNERS FUND</u></b>		
Administrative Fund	(38,458.95)	(1,268.94)
Sinking Fund	601,281.49	628,911.43
<b><u>TOTAL</u></b>	<b><u>\$ 562,822.54</u></b>	<b><u>\$ 627,642.49</u></b>

#### **THESE FUNDS ARE REPRESENTED BY**

##### **CURRENT ASSETS**

Cash At Bank	110,481.84	215,908.31
Suncorp Term Deposit	0.00	165,948.76
Suncorp Term Deposit 2	107,700.77	107,700.77
Suncorp Holding Account	12.99	12.99
Mbl Term Deposit	205,850.92	205,492.29
Mbl Term Deposit 2	166,388.48	0.00
Sundry Debtors	0.00	3,220.00
Contributions Billed Not Due	112,778.89	82,057.40
Prepayments Contributions	4,481.96	5,390.37
Contributions In Arrears	0.00	7,070.49
Other Arrears	1,512.61	1,476.29
Interest Receivable	0.00	647.58
Prepaid Expenses	0.00	21,005.20
Secondary Debtor	0.00	2,527.92
<b><u>TOTAL ASSETS</u></b>	<b>709,208.46</b>	<b>818,458.37</b>

##### **LIABILITIES**

Gst Clearing A/C	2,311.01	2,734.61
P A Y G Clearing A/C	111.11	105.00
Creditors	156.75	55.00
Income In Advance	0.00	863.76
Contributions Billed Not Due	102,526.26	74,597.64
Prepayments Contributions	4,074.67	4,900.53
Contributions In Advance	37,206.12	72,362.02
Accrued Expenses	0.00	35,197.32
<b><u>TOTAL LIABILITIES</u></b>	<b>146,385.92</b>	<b>190,815.88</b>

C/- SSKB  
P O Box 8319, GCMC QLD 9726 Australia  
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

## **Circa One CTS 44621**

1 Aspinall Street Nundah QLD 4012

### **BALANCE SHEET**

AS AT 29 AUGUST 2022

	ACTUAL 29/08/2022	ACTUAL 31/03/2022
<b><u>NET ASSETS</u></b>	<b><u>\$ 562,822.54</u></b>	<b><u>\$ 627,642.49</u></b>

## Circa One CTS 44621

1 Aspinall Street Nundah QLD 4012

# STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2022 TO 29 AUGUST 2022

	ACTUAL	BUDGET	ACTUAL
	01/04/22-29/08/22	01/04/22-31/03/23	01/04/21-31/03/22
<b><u>ADMINISTRATIVE FUND</u></b>			
<b><u>INCOME</u></b>			
Contributions - Admin Fund	62,589.24	295,000.00	250,175.01
Interest On Overdue Levies	147.19	0.00	0.00
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>62,736.43</b>	<b>295,000.00</b>	<b>250,175.01</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>			
Audit Fees	0.00	3,200.00	3,160.00
Bank Charges - No Gst	0.00	0.00	(3.51)
Bank Charges	44.24	200.00	178.33
Administration - Base Fee	5,314.50	10,706.37	10,196.55
Administration - F F S	3,793.12	6,000.00	5,894.37
Cleaning - Windows	0.00	0.00	15,400.00
Cleaning - Carpets	890.00	750.00	570.00
Cleaning - Materials	47.50	500.00	342.80
Electricity/Utilities	4,925.19	18,000.00	17,361.80
Fees & Permits No Gst	(94.70)	100.00	0.00
Fire Control Expenses	5,281.05	15,000.00	14,896.18
Insurance/Other	13,507.98	31,968.59	30,988.93
Insurance Recovery Vol Lots	(863.76)	(2,042.79)	(1,980.74)
Insurance Stamp Duty	1,181.88	2,819.51	2,697.14
Workers Compensation	173.16	200.00	173.16
Workers Comp - Stamp Duty	9.52	10.00	9.52
Insurance Claims/Excess	0.00	2,000.00	0.00
Legal Expenses	0.00	1,000.00	0.00
Onsite Management	41,199.49	100,000.85	97,088.21
Bms Shared Areas	0.00	33,547.54	34,929.84
Pest Control	600.00	1,600.00	1,530.00
Communication & Disbursements	2,725.38	5,490.45	5,229.00
Communication/Disb'ments-F F S	2,261.18	2,500.00	2,288.91
Water Rates	1,141.78	8,500.00	8,423.23
R & M Building	3,338.20	10,000.00	9,240.18
R & M Electrical	2,250.37	5,000.00	3,451.22
R & M Plumbing	1,078.75	5,000.00	3,021.06
R & M Lifts	0.00	2,000.00	495.00
Lift Service Agreement	8,907.04	18,123.23	17,260.22
Lift Registration-No Gst	845.73	1,000.00	995.64



C/- SSKB  
P O Box 8319, GCMC QLD 9726 Australia  
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

## Circa One CTS 44621

1 Aspinall Street Nundah QLD 4012

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2022 TO 29 AUGUST 2022

	ACTUAL	BUDGET	ACTUAL
	01/04/22-29/08/22	01/04/22-31/03/23	01/04/21-31/03/22
Sundry Expenses	0.00	150.00	0.00
Consultants	0.00	1,000.00	747.00
Tax Return Fees	0.00	500.00	400.00
Telephone	200.00	600.00	600.00
Bas/las Lodgement Fees	600.00	1,200.00	1,200.00
Maxsoft Licencing Fee	568.84	1,360.00	1,355.29
Workplace H&S Inspection/Repor	0.00	1,500.00	1,500.00
Prior Year Adjustment	0.00	0.00	(250.00)
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>99,926.44</b>	<b>289,483.75</b>	<b>289,389.33</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ (37,190.01)</u></b>	<b><u>\$ 5,516.25</u></b>	<b><u>\$ (39,214.32)</u></b>
Opening Admin Balance	(1,268.94)	(1,268.94)	37,945.38
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ (38,458.95)</u></b>	<b><u>\$ 4,247.31</u></b>	<b><u>\$ (1,268.94)</u></b>

C/- SSKB  
P O Box 8319, GCMC QLD 9726 Australia  
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

## Circa One CTS 44621

1 Aspinall Street Nundah QLD 4012

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2022 TO 29 AUGUST 2022

	ACTUAL	BUDGET	ACTUAL
	01/04/22-29/08/22	01/04/22-31/03/23	01/04/21-31/03/22
<b><u>SINKING FUND</u></b>			
<b><u>INCOME</u></b>			
Contributions - Sinking Fund	12,008.40	87,000.00	48,033.60
Interest Received	798.35	0.00	2,105.12
Interest Accrual	(647.58)	0.00	11.31
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>12,159.17</b>	<b>87,000.00</b>	<b>50,150.03</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>			
Building	39,588.00	200,000.00	0.00
Smoke Alarm Upgrade	0.00	0.00	(25.48)
Income Tax	0.00	0.00	(39.31)
Instalment Tax	201.11	0.00	541.01
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>39,789.11</b>	<b>200,000.00</b>	<b>476.22</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (27,629.94)</b>	<b>\$ (113,000.00)</b>	<b>\$ 49,673.81</b>
Opening Sinking Fund Balance	628,911.43	628,911.43	579,237.62
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 601,281.49</b>	<b>\$ 515,911.43</b>	<b>\$ 628,911.43</b>

C/- SSKB  
P O Box 8319, GCMC QLD 9726 Australia  
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

## **CIRCA ONE CTS 44621**

1 Aspinall Street  
Nundah QLD 4012

### **INSURANCE DETAILS**

29 August 2022

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Chubb	93211178	29,750,000	31/08/22
COMMON CONTENTS	Chubb	93211178	297,500	31/08/22
PUBLIC LIABILITY	Chubb	93211178	50,000,000	31/08/22
VOLUNTARY WORKERS	Chubb	93211178	200,000	31/08/22
OFFICE BEARERS	Chubb	93211178	2,000,000	31/08/22
FIDELITY GUARANTEE	Chubb	93211178	100,000	31/08/22
MACHINERY	Chubb	93211178	500,000	31/08/22
LOSS OF RENT	Chubb	93211178	4,462,500	31/08/22
STAMP DUTY/OTHER	Chubb	93211178	0	31/08/22

## ASSET REGISTER

## CIRCA ONE CTS 44621

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
VacmClnr&BackPackBag	Plant and Machinery	Purchase	29/09/14	TENSENS CLEANING SUPPLIES 4 Conara Rd KUNDA PARK QLD 4556	300.00	300.00	300.00
TV	Furniture & Fittings	Gift		Developer		0.00	
Couch	Furniture & Fittings	Gift		Developer		0.00	
2 x Chairs	Furniture & Fittings	Gift		Developer		0.00	
5 x Bar Stool Chairs	Furniture & Fittings	Gift		Developer		0.00	
Ottoman	Furniture & Fittings	Gift		Developer		0.00	
Page Totals					300.00	300.00	300.00
Report Totals					300.00	300.00	300.00