

06 July 2022

CARSELDINE CLOSE CTS 49364
Not registered for GST

ABN: 30 140 313 699

Tax Invoice

Ayesha Sherif
5 / 235 Lacey Road
BALD HILLS QLD 4036

Ref

Re Lot 5 CARSELDINE CLOSE CTS 49364

Fee 154.00 Paid

Above Fee includes GST

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

Note:

- No warranties are made in relation to the contents, which should be checked by the seller.
- No details have been inserted within the section noted as 'Information Prescribed Under Regulation Module'. This section should be completed by the seller if applicable.
- 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.

INFORMATION FOR DISCLOSURE STATEMENT**as at 06 July 2022****Body Corporate**

Name of Scheme:

CARSELDINE CLOSE

Community Titles Scheme No:

49364

Lot Number:

5

Plan Number:

SP278594**Secretary**

Name

HUB - Roy Dodd

Address

c/-Cassels Strata**PO Box 1152****Milton Qld 4064**

Telephone

07 3726 0050

Facsimile

**Body Corporate
Manager**

Name

Cassels Strata Management

Address

PO Box 1152**MILTON QLD 4064**

Telephone

07 3726 0050

Facsimile

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund

01/02/22 to 30/04/22

Amount

\$391.60

Due Date

01/02/22

Discount

Nil

If paid by

01/02/22**01/05/22 to 31/07/22****\$396.00****20/06/22****Nil****20/06/22****01/08/22 to 31/10/22****\$396.00****01/08/22****Nil****01/08/22****01/11/22 to 31/01/23****\$396.00****01/11/22****Nil****01/11/22****01/02/23****30/04/23****\$396.00****01/02/23****Nil****01/02/23**

Sinking Fund

01/02/22 to 30/04/22**\$173.80****01/02/22****Nil****01/02/22****01/05/22 to 31/07/22****\$257.40****20/06/22****Nil****20/06/22****01/08/22 to 31/10/22****\$257.40****01/08/22****Nil****01/08/22****01/11/22 to 31/01/23****\$257.40****01/11/22****Nil****01/11/22****01/02/23****30/04/23****\$257.40****01/02/23****Nil****01/02/23****Body Corporate**

Name of Scheme:

CARSELDINE CLOSE

Community Titles Scheme No:

49364

Lot Number:

5

Plan Number:

SP278594**Improvements on
Common
Property for
which Buyer will
be Responsible**

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

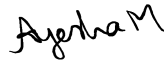
There are no assets required to be recorded.

Committee

Information
prescribed under
Regulation
Module

Nil

Signing



Seller/Sellers Agent

Witness

06-07-2022

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

Body Corporate	Name of Scheme: CARSELDINE CLOSE			
	Community Titles Scheme No: 49364			
	Lot Number: 5	Plan Number: SP278594		

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	9994	Entitlement of Lot	218
	Contribution Schedule	Aggregate	10001	Entitlement of Lot	220
	Balance of Sinking fund at end of last Financial Year		115,877.01	as at	31/01/22
	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
	See Annexure -	Insurance Report			

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

Body Corporate

Name of Scheme:

CARSELDINE CLOSE

Community Titles Scheme No:

49364

Lot Number:

5

Plan Number:

SP278594

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Information on this page is to be supplied by the seller, if applicable

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	CARSELDINE CLOSE			CTS No	49364
Lot No.	5	Type	BUILDING FORMAT PLAN	Plan No	SP278594

ANNEXURE - LEVY DETAILS

[illegible]

CONTRACTS REGISTER

CARSELDINE CLOSE CTS 49364

Administration							
Contractor Name and Address Cassels Strata Management PO Box 1152 Milton QLD 4064		Details of Duties Strata Management Services		Delegated Powers		Basis of Remuneration Quarterly in advance	
Commencement Date	28/11/19	Expiry Date	31/01/23	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 yrs, 2mths, 2day			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Caretaker							
Contractor Name and Address Sherwood Constructions Pty Ltd PO Box 2611 FORTITUDE VALLEY QLD 4006		Details of Duties Caretaking		Delegated Powers		Basis of Remuneration Monthly in arrears	
Commencement Date	29/11/16	Expiry Date	28/11/41	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Building/Letting							
Contractor Name and Address Sherwood Forest Corporation Pty Ltd PO Box 2611 FORTITUDE VALLEY QLD 4006		Details of Duties Letting		Delegated Powers		Basis of Remuneration As per agreement	
Commencement Date	28/11/16	Expiry Date	28/11/41	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25			Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Administration							
Contractor Name and Address Altogether Group (formerly Meter2Cash Solutions) Level 40, 259 George Street SYDNEY NSW 2000		Details of Duties Utility Billing Services		Delegated Powers		Basis of Remuneration as per agreement	
Commencement Date	20/10/16	Expiry Date	19/10/26	Copy of Agreement on File	Y	Termination Date	
Term of Contract	10 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Bulk Electricity							
Contractor Name and Address Shell Power (formerly ERM Power) GPO Box 7152 BRISBANE QLD 4001		Details of Duties Supply Bulk Electricity		Delegated Powers		Basis of Remuneration As per Agreement	
Commencement Date	01/06/20	Expiry Date	31/05/23	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

CONTRACTS REGISTER

CARSELDINE CLOSE CTS 49364

Administration

Contractor Name and Address Cassels Strata PO Box 1152 Milton QLD 4064		Details of Duties		Delegated Powers		Basis of Remuneration Quarterly	
Commencement Date	01/02/23	Expiry Date	31/01/24	Copy of Agreement on File	Y	Termination Date	
Term of Contract	1 Year			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance

Contractor Name and Address Ocean Protect PO Box 75 Casula Mall NSW 2170		Details of Duties Stormwater Maintenance		Delegated Powers		Basis of Remuneration Yearly	
Commencement Date	26/05/22	Expiry Date	25/05/27	Copy of Agreement on File	Y	Termination Date	
Term of Contract	60 Months			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			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		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				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		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				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		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

INSURANCE REPORT

CARSELDINE CLOSE CTS 49364

235 Lacey Road
Bald Hills QLD 4036

Type BUILDING	Sum Insured 12,338,480	Premium \$1,215.58	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number QRSC21007057	Due Date 31 January 2023
	Facsimile 07 3852 2871	Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	

Type TERRORISM	Sum Insured Applies	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number QRSC21007057	Due Date 31 January 2023
	Facsimile 07 3852 2871	Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	

Type LOSS OF RENT/TEMP AC	Sum Insured 1,850,772	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number QRSC21007057	Due Date 31 January 2023
	Facsimile 07 3852 2871	Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	

Type FLOATING FLOORS	Sum Insured Included	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number QRSC21007057	Due Date 31 January 2023
	Facsimile 07 3852 2871	Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	

Type LIABILITY	Sum Insured 10,000,000	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number QRSC21007057	Due Date 31 January 2023
	Facsimile 07 3852 2871	Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	

Type VOLUNTARY WORKERS	Sum Insured 200,000/2k	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444	Policy Number QRSC21007057	Due Date 31 January 2023
	Facsimile 07 3852 2871	Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	

INSURANCE REPORT

CARSELDINE CLOSE CTS 49364

235 Lacey Road
Bald Hills QLD 4036

Type FIDELITY GUARANTEE	Sum Insured 100,000	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number QRSC21007057 Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	Due Date 31 January 2023

Type OFFICE BEARERS	Sum Insured 1,000,000	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number QRSC21007057 Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	Due Date 31 January 2023

Type CATASTROPHE	Sum Insured 1,850,772	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number QRSC21007057 Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	Due Date 31 January 2023

Type GOVERNMENT AUDIT COS	Sum Insured 25,000	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number QRSC21007057 Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	Due Date 31 January 2023

Type APPEAL EXPENSES	Sum Insured 100,000	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number QRSC21007057 Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	Due Date 31 January 2023

Type LEGAL DEFENCE EXPEN	Sum Insured 50,000	Premium	Date Last Paid 21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone 07 3866 5444 Facsimile 07 3852 2871	Policy Number QRSC21007057 Excess/Comments All claim (incl. Earthquake): \$1000 Legal defense Expenses: \$1,000	Due Date 31 January 2023

INSURANCE REPORT

CARSELDINE CLOSE CTS 49364

235 Lacey Road
Bald Hills QLD 4036

Type		Sum Insured	Premium	Date Last Paid
LOT OWNERS FIXTURES		300,000		21/06/22
Company/Broker B: DIB I: Strata Community Ins C/- Direct Insurance Brokers 38 Brookes Street BOWEN HILLS QLD 4006	Telephone	Policy Number	Due Date	
	07 3866 5444	QRSC21007057	31 January 2023	
	Facsimile	Excess/Comments		
	07 3852 2871	All claim (incl. Earthquake): \$1000		
		Legal defense Expenses: \$1,000		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

CERTIFICATE OF COMPLETION

Date Generated: 06/07/2022



Document Details

Subject: SignAnything - Disclosure Statement - 5 /235 Lacey RoadBald Hills QLD 4036

Document Pages: 11

Exchanged by: Not Applicable

Certificate Pages: 1

Exchange Date: Not Applicable

Status: Signed

No. of Signatures: 1

Signature Logs

Signer: Ayesha Sherif

Email Address: ayesham39@gmail.com

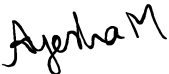
Status: Signed

IP Address: 149.167.151.186

Supervised By:

Email Sent Date: 6/7/2022

Signed Date: 6/7/2022

Signature: 

Signer:

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