

### **BRISBANE** 07 3726 0050 **SUNSHINE COAST** 07 5406 0248

info@casselsstrata.com.au www.casselsstrata.com.au

ABN: 30 140 313 699

06 July 2022

CARSELDINE CLOSE CTS 49364 Not registered for GST

#### 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 Address

HUB - Roy Dodd c/-Cassels Strata

PO Box 1152

Milton Qld 4064

07 3726 0050

Facsimile

Body Corporate Manager Name Address

Telephone

Cassels Strata Management

**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	Amount	Due Date	Discount	If paid by
01/02/22 to 30/04/22	\$391.60	01/02/22	Nil	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

**Body Corporate** 

Name of Scheme:

01/02/23\*\*\*\*30/04/23

**CARSELDINE CLOSE** 

\$257.40

Community Titles Scheme No: 49364

Lot Number:

5

Plan Number: SP278594

Nil

01/02/23

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 recorde	ed.
Committee		
Information prescribed under Regulation Module	Nil	
Signing	AgrhaM	
	Seller/Sellers Agent	Witness
	Date	
Buyers Acknowledgement	The Buyer acknowledges having received an Seller before entering into the contract.	nd read this statement from the
	Buyer	Witness
	Date	

### **Additional Information**

Body Corporate Name of Scheme: CARSELDINE CLOSE

Community Titles Scheme No: 49364

Lot 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

### Additional Information (continued)

**Body Corporate** 

Name of Scheme: CARSELDINE CLOSE

Community Titles Scheme No: 49364

Lot 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	CARSELI	DINE (	CLOSE	CTS No	49364
Lot No.	5	Type	BUILDING FORMAT PLAN	Plan No	SP278594

ANNEXURE - LEVY DETAILS										
Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue			
INSURANCES										
01/02/22 to 30/04/22	39.24	01/02/22	N/A	0.00	01/02/22	15/12/21	N/A			
01/05/22 to 31/07/22	56.68	20/06/22	N/A	0.00	20/06/22	16/05/22	N/A			
01/08/22 to 31/10/22	56.68	01/08/22	N/A	0.00	01/08/22	30/06/22	N/A			
01/11/22 to 31/01/23	56.68	01/11/22	N/A	0.00	01/11/22		N/A			
01/02/23****30/04/23	56.68	01/02/23	N/A	0.00	01/02/23		N/A			
Items marked with **** ar	re for periods that are or	itside the our	rent financi	al year They me	av also be sul	niect to ratificat	ion at			
nems marked with the al	c for perious mat are of		eneral Meet		ay also be sul	geet to ratificat	ion at			
		me next Ge	merai ivieet	ıng						

## **CONTRACTS REGISTER**

Date:

06/07/22

		CA	RSELD	INE (	CLOSE CTS 4	1936	54
Administration							
Contractor Name and Address Cassels Strata Managemen	t		a Management		Delegated Powers		Basis of Remuneration  Quarterly in advance
DO Don 1152		Servi	ces				
PO Box 1152 Milton QLD 4064							
William QLD 4004							
Commencement Date	28/11	/19	Expiry Date	31/01/23	Copy of Agreement on File	Y	Termination Date
Term of Contract	3 yrs	, 2mths	s, 2day	•	Options		•
Estimated Cost of Contract	0.00				Name of Financier		
Est Renumeration of Contract	0.00				Date of Advice from Financie	er	
Workers Comp No					Date of Withdrawal of Finance	eier	
Caretaker							
Contractor Name and Address			of Duties		Delegated Powers		Basis of Remuneration
Sherwood Constructions		Caret	taking				Monthly in arrears
Pty Ltd PO Box 2611							
FORTITUDE VALLEY Q	I.D 40	006					
TORTHODE VILLET Q	LD 4	700					
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	of Contract 0.00		Date of Advice from Financie	er			
Workers Comp No					Date of Withdrawal of Finance	ier	
Duilding/Latting							
Building/Letting  Contractor Name and Address		Details o	of Duties		Delegated Powers		Basis of Remuneration
<b>Sherwood Forest</b>		Lettin	ng				As per agreement
Corporation Pty Ltd							
PO Box 2611	4						
FORTITUDE VALLEY Q	LD 40	106					
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 Financie	er	
Workers Comp No					Date of Withdrawal of Finance	eier	
Administration							
Contractor Name and Address		Details o	of Duties		Delegated Powers		Basis of Remuneration
Altogether Group (formerl	y		y Billing Servi	ees			as per agreement
Meter2Cash Solutions)							
Level 40, 259 George Stree	t						
SYDNEY NSW 2000							
Commencement Date	20/10	V1.6	Expiry Date	19/10/26	Copy of Agreement on File	Y	Termination Date
Term of Contract	10 Y		Expiry Date	19/10/20	Options	Y	Termination Date
Estimated Cost of Contract	0.00	cai s			Name of Financier		T
Est Renumeration of Contract	0.00				Date of Advice from Financie	er	
Workers Comp No	0.00				Date of Withdrawal of Finance	-	
D II TII					•		•
Bulk Electricity  Contractor Name and Address		Details o	of Durine		Delegated Powers		Basis of Remuneration
Shell Power (formerly ERN	1		ly Bulk Electri	city	Delegated 1 Owers		As per Agreement
Power)		I F	•	•			
CDO Poy 7152							

<b>Bulk Electricity</b>									
Contractor Name and Address Details of Duties			Delegated Powers			Basis of Remuneration			
Shell Power (formerly ERM Supply Bulk Electricity					As per Agreemei	nt			
Power)									
GPO Box 7152									
BRISBANE OLD 4001									
Commencement Date	01/06	5/20	Expiry Date	31/05/23	Copy of Ag	reement on File	Y	Termination Date	
Term of Contract	3 yea	ırs			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					

Workers Comp No

## CONTRACTS REGISTER CARSELDINE CLOSE CTS 49364

Date:

06/07/22

		CA	KOLLL			けりろい	7	
Administration								
Contractor Name and Address Cassels Strata		Details o	f Duties		Delegated Powers		Basis of Remuneration Quarterly	
PO Box 1152 Milton QLD 4064								
Commencement Date	01/02	2/23	Expiry Date	31/01/24	Copy of Agreement on File	Y	Termination Date	
Term of Contract	1 Yes		1 7	01/01/21	Options	1 -		
Estimated Cost of Contract	0.00				Name of Financier			
Est Renumeration of Contract	0.00				Date of Advice from Financie	er		
Workers Comp No					Date of Withdrawal of Finance	eier		
Maintenance								
Contractor Name and Address		Details o			Delegated Powers		Basis of Remuneration	
Ocean Protect		Storn	nwater Mainte	nance			Yearly	
PO Box 75								
Casula Mall NSW 2170								
Commencement Date	26/05	5/22	Expiry Date	25/05/27	Copy of Agreement on File	Ιγ	Termination Date	
Term of Contract		lonths	Zapa y Zate	25/05/27	Options	1	Termination Date	l
Estimated Cost of Contract	0.00	COLLEG			Name of Financier			
Est Renumeration of Contract	0.00				Date of Advice from Financie	er		
Workers Comp No					Date of Withdrawal of Finance	eier		
Contractor Name and Address		Details o	f Duties		Delegated Powers		Basis of Remuneration	
C + D +			T . D .	1	C CA FI	1	T ' ' D '	Π
Commencement Date Term of Contract			Expiry Date		Copy of Agreement on File		Termination Date	
Estimated Cost of Contract					Options  Name of Financier		T	
Est Renumeration of Contract					Date of Advice from Financie	ar.		
Workers Comp No					Date of Withdrawal of Finance			
1							I	
					T =		T =	
Contractor Name and Address		Details o	f Duties		Delegated Powers		Basis of Remuneration	
	ı		1		G 64 571	1		T
Commencement Date			Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract Estimated Cost of Contract					Options  Name of Financier			
Est Renumeration of Contract					Date of Advice from Financie	ar.		
Workers Comp No					Date of Withdrawal of Finance			
					_		_	
Contractor Name and Address		Details o	t Duties		Delegated Powers		Basis of Remuneration	
	1		T	<u> </u>				Ī
Commencement Date			Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract					Options  Name of Financier		1	
Estimated Cost of Contract Est Renumeration of Contract					Date of Advice from Financie	er.		
Commended of Comment	1				_ and or rearries in our r midfield			

Date of Withdrawal of Financier

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# INSURANCE REPORT CARSELDINE CLOSE CTS 49364

235 Lacey Road Bald Hills QLD 4036

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

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

Туре		Sum Insured	Premium	Date Last Paid
LOSS OF RENT/TEMP AC	1,850,772		21/06/22	
Company/Broker	Telephone	Policy Number	Due Date	
B: DIB I: Strata Community Ins	07 3866 5444	QRSC21007057	31 Januar	ry 2023
C/- Direct Insurance Brokers	Facsimile	Excess/Comments		
38 Brookes Street	07 3852 2871	All claim (incl. Earth	quake): \$1000	
BOWEN HILLS QLD 4006		Legal defense Expens	es: \$1,000	
20112112222 222 1000		"	•	

Туре		Sum Insured	Premium	Date Last Paid
FLOATING FLOORS	Included		21/06/22	
Company/Broker	Telephone	Policy Number	Due Date	
B: DIB I: Strata Community Ins	07 3866 5444	QRSC21007057	31 Janua	ry 2023
C/- Direct Insurance Brokers	Facsimile	Excess/Comments		
38 Brookes Street	07 3852 2871	All claim (incl. Earth	quake): \$1000	
BOWEN HILLS QLD 4006		Legal defense Expens	-	
BOWEN HILLS QLD 4000			, ,	

Туре		Sum Insured	Premium	Date Last Paid
LIABILITY		10,000,000		21/06/22
Company/Broker	Telephone	Policy Number	Due Date	
B: DIB I: Strata Community Ins	07 3866 5444	QRSC21007057	31 Januar	ry 2023
C/- Direct Insurance Brokers	Facsimile	Excess/Comments		
38 Brookes Street	07 3852 2871	All claim (incl. Earth	quake): \$1000	
BOWEN HILLS QLD 4006		Legal defense Expens	es: \$1,000	
2011211111220 (222 1000			•	

Туре		Sum Insured	Premium	Date Last Paid
VOLUNTARY WORKERS		200,000/2k		21/06/22
Company/Broker	Telephone	Policy Number	Due Date	
B: DIB I: Strata Community Ins	07 3866 5444	QRSC21007057	31 Januar	y 2023
C/- Direct Insurance Brokers	Facsimile	Excess/Comments		
38 Brookes Street	07 3852 2871	All claim (incl. Earth	quake): \$1000	
BOWEN HILLS QLD 4006		Legal defense Expenses: \$1,000		
DOWNER HILLD QLD 4000			. ,	

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# INSURANCE REPORT CARSELDINE CLOSE CTS 49364

235 Lacey Road Bald Hills QLD 4036

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

Туре		Sum Insured	Premium	Date Last Paid	
OFFICE BEARERS		1,000,000		21/06/22	
Company/Broker	Telephone	Policy Number	Due Date		
B: DIB I: Strata Community Ins 07 3866 5444		QRSC21007057	31 Januar	31 January 2023	
C/- Direct Insurance Brokers	Facsimile	Excess/Comments			
38 Brookes Street 07 3852 2871		All claim (incl. Earthquake): \$1000			
BOWEN HILLS QLD 4006		Legal defense Expenses: \$1,000			
20 1122 222 4000		•	,		

Type		Sum Insured	Premium	Date Last Paid
CATASTROPHE		1,850,772		21/06/22
Company/Broker	Telephone	Policy Number	Due Date	
B: DIB I: Strata Community Ins	07 3866 5444	QRSC21007057	31 Januar	ry 2023
C/- Direct Insurance Brokers	Facsimile	Excess/Comments		
38 Brookes Street	07 3852 2871 All claim (incl. E		arthquake): \$1000	
BOWEN HILLS QLD 4006		Legal defense Expenses: \$1,000		
20,121,12222			,	

Туре		Sum Insured	Premium	Date Last Paid	
GOVERNMENT AUDIT COS		25,000		21/06/22	
Company/Broker	Telephone	Policy Number	Due Date		
B: DIB I: Strata Community Ins 07 3866 5444		QRSC21007057	31 Januar	31 January 2023	
C/- Direct Insurance Brokers	Facsimile	Excess/Comments			
38 Brookes Street	0= 00=0		All claim (incl. Earthquake): \$1000		
BOWEN HILLS QLD 4006		Legal defense Expenses: \$1,000			

Туре		Sum Insured	Premium	Date Last Paid
APPEAL EXPENSES		100,000		21/06/22
Company/Broker	Telephone	Policy Number	Due Date	
B: DIB I: Strata Community Ins 07 3866 5444		QRSC21007057	31 January 2023	
C/- Direct Insurance Brokers	Facsimile	Excess/Comments		
38 Brookes Street 07 3852 2871		All claim (incl. Earthquake): \$1000		
BOWEN HILLS QLD 4006		Legal defense Expenses: \$1,000		
2011211222				

Туре		Sum Insured	Premium	Date Last Paid	
LEGAL DEFENCE EXPEN		50,000		21/06/22	
Company/Broker	Telephone	Policy Number	Due Date		
B: DIB I: Strata Community Ins	07 3866 5444	QRSC21007057	31 Januar	y 2023	
C/- Direct Insurance Brokers	Facsimile	Excess/Comments			
38 Brookes Street	07 3852 2871 All claim (incl. Ear		hquake): \$1000		
BOWEN HILLS QLD 4006		Legal defense Expenses: \$1,000			
20,727,111225					

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### CARSELDINE CLOSE CTS 49364

235 Lacey Road Bald Hills QLD 4036

Type LOT OWNERS FIXTURES		Sum Insured <b>300,000</b>	Premium	Date Last Paid <b>21/06/22</b>	
Company/Broker  B: DIB I: Strata Community Ins	Telephone <b>07 3866 5444</b>	Policy Number QRSC21007057	Due Date 31 Januar	v 2023	
C/- Direct Insurance Brokers	Facsimile <b>07 3852 2871</b>	Excess/Comments All claim (incl. Earthquake): \$1000			
38 Brookes Street BOWEN HILLS QLD 4006	07 3032 2071	Legal defense Expenses: \$1,000			
Туре		Sum Insured	Premium	Date Last Paid	
Company/Broker	Telephone	Policy Number	Due Date		
	Facsimile	Excess/Comments	I		
	l				
Туре		Sum Insured	Premium	Date Last Paid	
Company/Broker	Telephone	Policy Number	Due Date		
	Facsimile	Excess/Comments			
		1			
Туре		Sum Insured	Premium	Date Last Paid	
Company/Broker	Telephone	Policy Number Due Date  Excess/Comments			
	Facsimile				
		1			
	1				
Туре		Sum Insured	Premium	Date Last Paid	
Company/Broker	Telephone	Policy Number	Due Date		
	Facsimile	Excess/Comments	•		
		1			
	<u> </u>				
Туре		Sum Insured	Premium	Date Last Paid	
Company/Broker	Telephone	Policy Number	Due Date		
	Facsimile	Excess/Comments	•		
		1			

#### 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:

**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: