

31 October 2022

Mr B Stal & Ms N Hollenberg
107a North Road
NAIRNE SA 5252

Ref

Fee	160.00	Paid
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This document contains information which may be used to complete a disclosure statement.
This is not a disclosure statement.

It is the responsibility of the seller of the lot to make a disclosure to the purchaser, and to complete the disclosure statement in full including:

- Implied warranties
- Mortgages or securities
- Latent or patent defects
- Actual, contingent or expected liabilities
- Circumstances in relation to affairs of the body corporate
- Other information prescribed under Regulation Module

Parts of this information document which may be blank do not indicate that the seller is not required to make a disclosure.

BCsystems

Tax invoice

ABN 29 058 152 604

The fee stated includes GST

INFORMATION FOR DISCLOSURE STATEMENT

as at 31 October 2022

Body Corporate	Name of Scheme:	Lemke on the Park	
	Community Titles Scheme No:	33837	
	Lot Number:	23	Plan Number: 168174

Secretary	Name	Holly Jenkins	
	Address	c/-Body Corporate Systems PO Box 743 Morningside Qld 4170	
	Telephone		Facsimile

Body Corporate Manager	Name	BCsystems	
	Address	PO Box 743 MORNINGSIDE QLD 4170	
	Telephone	07 3899 0299	Facsimile

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/04/22 to 30/06/22	\$680.00	01/04/22	Nil	01/04/22
	01/07/22 to 30/09/22	\$680.00	19/08/22	Nil	19/08/22
	01/10/22 to 31/12/22	\$680.00	01/10/22	Nil	01/10/22
	01/01/23 to 31/03/23	\$680.00	01/01/23	Nil	01/01/23
	01/04/23****30/06/23	\$680.00	01/04/23	Nil	01/04/23
	01/07/23****30/09/23	\$680.00	01/07/23	Nil	01/07/23
	Sinking Fund				
	01/04/22 to 30/06/22	\$250.00	01/04/22	Nil	01/04/22
	01/07/22 to 30/09/22	\$263.33	19/08/22	Nil	19/08/22
	01/10/22 to 31/12/22	\$263.33	01/10/22	Nil	01/10/22
	01/01/23 to 31/03/23	\$263.33	01/01/23	Nil	01/01/23
	01/04/23****30/06/23	\$260.00	01/04/23	Nil	01/04/23
	01/07/23****30/09/23	\$260.00	01/07/23	Nil	01/07/23

Body Corporate	Name of Scheme:	Lemke on the Park	
	Community Titles Scheme No:	33837	
	Lot Number:	23	Plan Number: 168174

Improvements on Common Property for which Buyer will be Responsible	15/12/08	Satellite Dish Common roof area	Satellite dish services units 17-27 - Ref to Mins
	06/10/20	Roofs of All Lots	

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

Copy of Register of Assets is attached.

Committee

A committee is in place.

Information
prescribed under
Regulation
Module

Please refer to Seller and or Body Corporate records.

Signing



Seller/Sellers Agent



Witness

14-11-2022

14-11-2022

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:		Lemke on the Park	
	Community Titles Scheme No:		33837	
	Lot Number:		23	Plan Number: 168174
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	3395	Entitlement of Lot 45
	Contribution Schedule	Aggregate	750	Entitlement of Lot 10
	Balance of Sinking fund at end of last Financial Year		277,348.49	as at 31/03/22
	Insurance Levies not included in Administrative Fund Levies:		See Annexure	
	Monetary Liability under Exclusive Use By-Law		Please refer to Seller and or Body Corporate records.	

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	See Annexure -	Insurance Report			

Mortgages or Securities over Body Corporate Assets	Please refer to Seller and or Body Corporate records.
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Additional Information (continued)

Body Corporate

Name of Scheme:

Lemke on the Park

Community Titles Scheme No:

33837

Lot Number:

23

Plan Number:

168174

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Please refer to Seller and or Body Corporate records.

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Please refer to Seller and or Body Corporate records.

Circumstances in
Relation to
Affairs of the
Body Corporate

Please refer to Seller and or Body Corporate records.

Please refer to Seller and or Body Corporate records.

Exceptions to
Statements in
Clause 7.4(2)

DISCLOSURE STATEMENT (Continued)

Name of Scheme	Lemke on the Park			CTS No	33837
Lot No.	23	Type	BUILDING FORMAT PLAN	Plan No	168174

ANNEXURE - LEVY DETAILS

[illegible]

ASSET REGISTER

LEMKE ON THE PARK CTS 33837

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Install intercom	Plant and Machinery	Purchase	17/09/18	MCJANNETT INVESTMENTS PTY LTD 11 Tabulam Drive FERNY HILLS QLD 4055	1,954.70	1,954.70	1,954.70
MOWER Serial: 1F245P10108	Plant and Machinery	Purchase	08/04/16	Acacia Mower Centre 4/15 Overlord Place ACACIA RIDGE QLD 4110		0.00	899.00
Chlorinator	Plant and Machinery	Purchase	09/02/18	POOLWERX - WAVELL HEIGHTS 152 Hamilton Road WAVELL HEIGHTS QLD 4012	1,850.00	1,850.00	1,850.00
HS45 Hedge trimmer 600mm Serial #B21302185	Plant and Machinery	Purchase	04/09/20	Stihl Shop Geebung		0.00	314.10
Washer pressure 4400PSI 15.0L /Min Dewalt	Plant and Machinery	Purchase	01/11/21	Total Tools		0.00	2,039.00
ELUX ZB3515ST	Plant and Machinery	Purchase	24/07/22	Bought by OSM then reimburse on 01/08/2022		0.00	199.00
Hedge Trimmer Stihl HS46-600mm	Plant and Machinery	Purchase	29/05/07	The Mower Supastore		0.00	690.00
Pool Shade Sail	Furniture & Fittings	Purchase	28/10/11	M & M Tarps		0.00	649.00
Page Totals					3,804.70	3,804.70	8,594.80
Report Totals					3,804.70	3,804.70	8,594.80

INSURANCE REPORT

LEMKE ON THE PARK CTS 33837

11 Taigum Place
Taigum QLD 4018
QLD 4018

Type BUILDING	Sum Insured \$32,152,364	Premium \$33,789.82	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type FLOOD	Sum Insured NOT INCLUDED	Premium	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type PUBLIC LIABILITY	Sum Insured \$20,000,000	Premium included	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type OFFICE BEARERS LIABI	Sum Insured \$1,000,000	Premium included	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type COMMON AREA CONTENTS	Sum Insured \$360,400	Premium	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type LOSS OF RENT	Sum Insured \$4,822,854	Premium	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

INSURANCE REPORT

LEMKE ON THE PARK CTS 33837

11 Taigum Place
Taigum QLD 4018
QLD 4018

Type FIDELITY GUARANTEE	Sum Insured \$100,000	Premium included	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type CATASTROPHE	Sum Insured \$9,645,709	Premium	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type GOV AUDIT COSTS	Sum Insured \$25,000	Premium	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type LOT OWNERS FIXTURES	Sum Insured \$300,000	Premium	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type APPEAL EXPENSES	Sum Insured \$100,000	Premium	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

Type LEGAL DEFENCE EXP	Sum Insured \$50,000	Premium	Date Last Paid 26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone 1300724678	Policy Number QRSC15002696	Due Date 31 May 2022
	Facsimile \$27,998.18	Excess/Comments \$1000 Basic \$1000 Legal Defence \$5,599.64	

INSURANCE REPORT

LEMKE ON THE PARK CTS 33837

11 Taigum Place
Taigum QLD 4018
QLD 4018

Type		Sum Insured	Premium	Date Last Paid
VOLUNTARY WORKERS		\$200,000/\$2,000		26/05/21
Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004	Telephone	Policy Number	Due Date	
	1300724678	QRSC15002696	31 May 2022	
	Facsimile	Excess/Comments		
	\$27,998.18	\$1000 Basic		
		\$1000 Legal Defence		
		\$5,599.64		

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: 14/11/2022



Document Details

Subject: SignAnything - Body Corp Disclosure Statement - 23.11 TAIGUM PL

Document Pages: 11

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 2

Signature Logs

Signer: Natalie Hollenberg

Email Address: byronstal@hotmail.com

Status: Signed

IP Address: 1.147.96.5

Supervised By:

Email Sent Date: 14/11/2022

Signed Date: 14/11/2022

Signature: 

Signer: Byron Stal

Email Address: byronstal@hotmail.com


Status: Signed

IP Address: 1.146.136.252

Supervised By:

Email Sent Date: 14/11/2022

Signed Date: 14/11/2022

Signature: 

Signer:

Email Address:

Status:

IP Address:

Supervised By:

Email Sent Date:

Signed Date:

Signature: