

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

30 November 2022

TRAFALGAR RESIDENCES CTS 48716
Registered for GST

ABN: 22 675 926 645

Tax Invoice

Hayden Gay
hayden@imageproperty.com.au

Ref

Re Lot 1209 TRAFALGAR RESIDENCES CTS 48716

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 30 November 2022

Body Corporate		Name of Scheme:	TRAFALGAR RESIDENCES		
		Community Titles Scheme No:	48716		
		Lot Number:	1209	Plan Number:	262979

Secretary		Name	Chris Nock		
		Address	PO Box 8319 GCMC BUNDALL QLD 9726		
		Telephone	07 3010 5555	Facsimile	07 5504 2001

Body Corporate Manager		Name	SSKB (Brisbane) Pty Ltd		
		Address	PO Box 10093 Adelaide St BRISBANE QLD 4000		
		Telephone	07 3010 5555	Facsimile	07 3010 5500

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/06/22 to 30/09/22	\$975.26	01/06/22	Nil	01/06/22
	01/10/22 to 31/01/23	\$975.26	01/10/22	Nil	01/10/22
	01/02/23 to 31/05/23	\$977.74	01/02/23	Nil	01/02/23
	01/06/23****30/09/23	\$975.88	01/06/23	Nil	01/06/23
	01/10/23****31/01/24	\$975.88	01/10/23	Nil	01/10/23
	Sinking Fund				
	01/06/22 to 30/09/22	\$347.20	01/06/22	Nil	01/06/22
	01/10/22 to 31/01/23	\$347.20	01/10/22	Nil	01/10/22
	01/02/23 to 31/05/23	\$347.20	01/02/23	Nil	01/02/23
	01/06/23****30/09/23	\$347.20	01/06/23	Nil	01/06/23
	01/10/23****31/01/24	\$347.20	01/10/23	Nil	01/10/23

Body Corporate		Name of Scheme:	TRAFALGAR RESIDENCES		
		Community Titles Scheme No:	48716		
		Lot Number:	1209	Plan Number:	262979

Improvements on Common Property for which Buyer will be Responsible
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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

Hayden Day

Seller/Sellers Agent

Witness

30-11-2022

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:	TRAFALGAR RESIDENCES			
	Community Titles Scheme No:	48716			
	Lot Number:	1209	Plan Number:	262979	

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	10037	Entitlement of Lot	61
	Contribution Schedule	Aggregate	10015	Entitlement of Lot	62
	Balance of Sinking fund at end of last Financial Year		906,680.55	as at	31/05/22
	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
	B/CATAST ESC ACCOM	CHU	HU0006064751	577,830	31/05/23
	B/CATAST STORE/EVAC	CHU	HU0006064751	577,830	31/05/23
	B/CATASTROPHE - RENT	CHU	HU0006064751	1,733,490	31/05/23
	BUILDING	CHU	HU0006064751	77,044,000	31/05/23
	BUILDING CATASTROPHE	CHU	HU0006064751	11,556,600	31/05/23
	COMMON CONTENTS	CHU	HU0006064751	770,440	31/05/23
	FIDELITY GUARANTEE	CHU	HU0006064751	250,000	31/05/23
	LOSS OF RENT	CHU	HU0006064751	11,556,600	31/05/23
	OFFICE BEARERS	CHU	HU0006064751	5,000,000	31/05/23
	PUBLIC LIABILITY	CHU	HU0006064751	30,000,000	31/05/23
	STAMP DUTY/OTHER	CHU	HU0006064751	0.00	31/05/23
	VOLUNTARY WORKERS	CHU	HU0006064751	2000/200000	31/05/23

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

Body Corporate

Name of Scheme:

TRAFALGAR RESIDENCES

Community Titles Scheme No:

48716

Lot Number:

1209

Plan Number:

262979

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)

DISCLOSURE STATEMENT (Continued)

Name of Scheme	TRAFALGAR RESIDENCES			CTS No	48716
Lot No.	1209	Type	BUILDING FORMAT PLAN	Plan No	262979

ANNEXURE - LEVY DETAILS

[illegible]

TRAFALGAR RESIDENCES CTS 48716

855 Stanley Street Woolloongabba QLD 4102

BALANCE SHEET

AS AT 30 NOVEMBER 2022

	ACTUAL 30/11/2022	ACTUAL 31/05/2022
<u>OWNERS FUND</u>		
Administrative Fund	220,326.02	236,330.79
Sinking Fund	1,004,662.93	906,680.55
<u>TOTAL</u>	<u>\$ 1,224,988.95</u>	<u>\$ 1,143,011.34</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	766,863.81	723,550.08
Mbl Term Deposit	414,612.62	412,750.16
Sundry Debtors	0.00	36,854.32
Contributions Billed Not Due	0.00	231,184.70
Prepayments Contributions	13,810.23	7,318.68
Contributions In Arrears	8.04	0.00
Other Arrears	461.62	298.24
Interest Receivable	0.00	590.29
Prepaid Expenses	0.00	92,618.77
Secondary Debtor	7,979.30	2,152.12

UTILITIES ACCOUNTS

Utilities Receivable	0.00	34,394.72
Utilities Bank Account	1,370.27	1,370.27
Utilities Current Debtors	46,562.85	46,562.85
Utilities Final Debtors	15,310.60	15,310.60
Utilities Not Yet Billed	0.00	26,001.83
Utilities Security Deposits	(4,500.00)	(4,500.00)

TOTAL ASSETS

1,262,479.34 1,626,457.63

LIABILITIES

Gst Clearing A/C	(10,475.79)	14,443.63
P A Y G Clearing A/C	462.67	189.22
Creditors	21,138.54	13,046.82
Contributions Billed Not Due	0.00	210,167.90
Prepayments Contributions	12,554.74	6,653.32
Contributions In Advance	13,810.23	181,403.29
Other Payments In Advance	0.00	14,094.51
Accrued Expenses	0.00	43,447.60

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TRAFALGAR RESIDENCES CTS 48716

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BALANCE SHEET

AS AT 30 NOVEMBER 2022

	ACTUAL 30/11/2022	ACTUAL 31/05/2022
<u>TOTAL LIABILITIES</u>	37,490.39	483,446.29
<u>NET ASSETS</u>	<u>\$ 1,224,988.95</u>	<u>\$ 1,143,011.34</u>

TRAFALGAR RESIDENCES CTS 48716

855 Stanley Street Woolloongabba QLD 4102

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2022 TO 30 NOVEMBER 2022

	ACTUAL	BUDGET	ACTUAL
	01/06/22-30/11/22	01/06/22-31/05/23	01/06/21-31/05/22
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Contributions - Admin Fund	286,429.00	430,000.00	429,734.55
Interest On Overdue Levies	548.54	0.00	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	286,977.54	430,000.00	429,734.55
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	0.00	5,050.00	5,050.00
Bank Charges - No Gst	0.00	20.00	(26.48)
Bank Charges	111.17	250.00	231.27
Administration - Base Fee	14,536.21	24,000.00	24,929.01
Administration - F F S	2,372.58	7,000.00	6,300.87
Cleaning	8,239.63	23,500.00	18,519.93
Cleaning - Carpark	0.00	1.00	0.00
Cleaning - Windows & Building	0.00	21,000.00	0.00
Cleaning - Carpets	2,867.30	6,500.00	5,918.25
Cleaning - Materials	183.43	2,000.00	942.03
Fees & Permits No Gst	0.00	500.00	340.00
Fire Control Expenses	41,276.71	35,000.00	32,587.19
Insurance/Other	6,511.95	6,511.94	6,350.25
Insurance Building	61,378.03	61,378.03	55,613.64
Insurance Renewal Recovery	(31,935.90)	(53,214.75)	(47,812.62)
Insurance Recovery Vol Lots	0.00	(8,163.28)	(8,983.24)
Insurance Stamp Duty	6,661.02	6,661.02	6,049.72
Workers Compensation	173.16	180.00	173.16
Workers Comp - Stamp Duty	9.52	10.00	9.52
Insurance Claims/Excess	0.00	1,500.00	0.00
Legal Expenses	1,715.00	0.00	0.00
Mybos Licence Fee	3,433.37	1,400.00	1,344.63
Onsite Management	96,570.74	205,291.00	195,683.70
Bms Administration	1,296.21	1,500.00	2,181.51
Bms Management Recovery	(121.16)	(1,500.00)	(1,446.73)
Bms Shared Areas Recovery	(296.37)	(50,000.00)	(49,265.41)
Pest Control	1,230.00	3,500.00	3,085.00
Communication & Disbursements	5,946.62	9,910.00	10,198.23
Communication/Disb'ments-F F S	4,592.55	4,000.00	1,457.78
R & M Building	2,851.95	10,000.00	7,017.62

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2022 TO 30 NOVEMBER 2022

	ACTUAL	BUDGET	ACTUAL
	01/06/22-30/11/22	01/06/22-31/05/23	01/06/21-31/05/22
R & M Electrical	2,109.29	7,000.00	3,811.49
R & M Gym Equipment	284.04	1,500.00	340.92
R & M Gardens & Grounds	0.00	6,000.00	5,646.25
R & M Plant & Equipment	4,114.30	5,000.00	3,304.70
R & M Airconditioning	1,172.73	1,700.00	1,559.10
R & M Plumbing	6,966.74	5,000.00	613.09
R & M Pool	1,227.86	3,800.00	3,261.80
Pool Chemicals	989.68	3,500.00	1,836.81
R & M Lifts	0.00	1,700.00	1,613.88
Lift Service Agreement	10,567.30	19,217.00	17,618.38
Lift Registration-No Gst	945.07	1,500.00	1,402.93
R & M Garage Door,Etc	440.00	2,000.00	1,270.00
Rubbish Removal	21,211.32	45,000.00	42,776.18
Security	12,271.66	1,500.00	1,114.79
Sundry Expenses	145.53	3,000.00	1,745.22
Consultants	0.00	5,000.00	0.00
Tax Return Fees	0.00	500.00	500.00
Telephone	600.00	1,250.00	1,215.00
Bas/las Lodgement Fees	600.00	1,200.00	1,200.00
Maxsoft Licencing Fee	1,221.80	2,500.00	2,411.08
Prior Year Adjustment	0.00	0.00	1,332.66
Levy Recovery Cost Write-Off	35.00	0.00	30.00
<u>UTILITIES ACCOUNTS</u>			
Bank Interest Received	0.00	(80.00)	(77.47)
Bank Charges - No Gst	0.00	200.00	80.00
Bank Merchant Fees	0.00	1,500.00	912.52
Billing Admin Fees	25,805.24	45,000.00	41,904.45
Billing Admin Recoveries	0.00	(45,000.00)	(44,038.09)
Billing Sundry Fees	0.00	1,650.00	1,600.00
Billing Sundry Recoveries	0.00	(1,650.00)	(1,600.00)
Electricity Bulk Bills	43,433.32	200,000.00	191,736.11
Electricity Recoveries	(96,983.39)	(195,000.00)	(197,071.07)
Gas Bulk Bills	13,292.01	42,000.00	38,268.12
Gas & Hot Water Recoveries	6,731.26	(75,000.00)	(72,620.66)
Water Bulk Bills	16,197.83	32,000.00	30,311.63
Utilities Provision Bad Debts	0.00	5,000.00	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	302,982.31	452,271.96	360,458.65

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2022 TO 30 NOVEMBER 2022

	ACTUAL	BUDGET	ACTUAL
	01/06/22-30/11/22	01/06/22-31/05/23	01/06/21-31/05/22
<u>SURPLUS / DEFICIT</u>	<u>\$ (16,004.77)</u>	<u>\$ (22,271.96)</u>	<u>\$ 69,275.90</u>
Opening Admin Balance	236,330.79	236,330.79	167,054.89
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 220,326.02</u>	<u>\$ 214,058.83</u>	<u>\$ 236,330.79</u>

TRAFALGAR RESIDENCES CTS 48716

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2022 TO 30 NOVEMBER 2022

	ACTUAL	BUDGET	ACTUAL
	01/06/22-30/11/22	01/06/22-31/05/23	01/06/21-31/05/22
<u>SINKING FUND</u>			
<u>INCOME</u>			
Contributions - Sinking Fund	101,970.90	153,000.00	152,956.36
Interest Received	1,862.46	0.00	1,535.31
Interest Accrual	(590.29)	0.00	337.93
<u>TOTAL SINKING FUND INCOME</u>	103,243.07	153,000.00	154,829.60
<u>EXPENDITURE - SINKING FUND</u>			
Building	4,817.24	20,000.00	0.00
Electrical	0.00	15,000.00	0.00
Fire Control	0.00	0.00	2,125.50
Pool	0.00	0.00	2,124.55
Smoke Alarm Upgrade	0.00	0.00	45,748.55
Income Tax	0.00	0.00	18.60
Instalment Tax	443.45	0.00	386.96
<u>TOTAL SINK. FUND EXPENDITURE</u>	5,260.69	35,000.00	50,404.16
<u>SURPLUS / DEFICIT</u>	\$ 97,982.38	\$ 118,000.00	\$ 104,425.44
Opening Sinking Fund Balance	906,680.55	906,680.55	802,255.11
<u>SINKING FUND BALANCE</u>	\$ 1,004,662.93	\$ 1,024,680.55	\$ 906,680.55

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TRAFALGAR RESIDENCES CTS 48716

855 Stanley Street
Woolloongabba QLD 4102

INSURANCE DETAILS

30 November 2022

<u>Type</u>	<u>Insurer</u>	<u>Policy No</u>	<u>Sum Insured</u>	<u>Due Date</u>
BUILDING	Chu	HU0006064751	77,044,000	31/05/23
COMMON CONTENTS	Chu	HU0006064751	770,440	31/05/23
PUBLIC LIABILITY	Chu	HU0006064751	30,000,000	31/05/23
VOLUNTARY WORKERS	Chu	HU0006064751	2000/200000	31/05/23
OFFICE BEARERS	Chu	HU0006064751	5,000,000	31/05/23
FIDELITY GUARANTEE	Chu	HU0006064751	250,000	31/05/23
LOSS OF RENT	Chu	HU0006064751	11,556,600	31/05/23
BUILDING	Chu	HU0006064751	11,556,600	31/05/23
B/CATASTROPHE -	Chu	HU0006064751	1,733,490	31/05/23
B/CATAST ESC ACCOM	Chu	HU0006064751	577,830	31/05/23
B/CATAST STORE/EVAC	Chu	HU0006064751	577,830	31/05/23
STAMP DUTY/OTHER	Chu	HU0006064751	0.00	31/05/23

ASSET REGISTER

TRAFALGAR RESIDENCES CTS 48716

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Armchair button detail x 4 Low Coffee table & tufted rug Round Marble Tray Textured Vase	Furniture & Fittings	Gift	21/06/16	Acquired by Developer		0.00	4,906.19
Armchair x 2, Stools x 4 Upsolstered seat x 10 3 seat sofa & coffee table Dining table	Furniture & Fittings	Gift	21/06/16	Acquired by developer		0.00	10,654.10
Scatter cushion x 2 Stripe scatter cushion Reverse scatter cushion x 2 Hand tufted rug	Furniture & Fittings	Gift	21/06/16	Acquired by Developer		0.00	1,265.41
Artwork Artwork - Mamala	Furniture & Fittings	Gift	21/06/16	Acquired be developer		0.00	598.00
Piano Club Chair x 4 Armchairs x 4 Cage Chair Outdoor Dining Chair x 8	Furniture & Fittings	Gift	21/06/16	Acquired by developer		0.00	8,268.34
Outdoor Side Table Rocco Outdoor Siede Table x 8 Chaise Lounge x 12 Piano Outdoor Bench x 2	Furniture & Fittings	Gift	21/06/16	Aquired by developer		0.00	9,804.00
Coffee table Piano Outdoor Dining Table x 2	Furniture & Fittings	Gift	21/06/16	Acquired by developer		0.00	3,393.00
Sply Heat Pump 30/8	Plant and Machinery	Purchase	03/09/18	ADLERS POOL PLUMBING & EQUIP 259 Fairfield Rd FAIRFIELD QLD 4103	7,836.50	7,836.50	7,836.50
Page Totals					7,836.50	7,836.50	46,725.54
Report Totals					7,836.50	7,836.50	46,725.54

ASSET REGISTER

TRAFALGAR RESIDENCES CTS 48716

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Instl Chlorinatr20/8	Plant and Machinery	Purchase	16/12/20	ADLERS POOL PLUMBING & EQUIP 259 Fairfield Rd FAIRFIELD QLD 4103	8,260.00	8,260.00	8,260.00
Pool Pump/Labr 30/12	Plant and Machinery	Purchase	05/01/21	ADLERS POOL CENTRE 259 Fairfield Road FAIRFIELD QLD 4103	1,010.00	1,010.00	1,010.00
Page Totals					9,270.00	9,270.00	9,270.00
Report Totals					17,106.50	17,106.50	55,995.54

CERTIFICATE OF COMPLETION

Date Generated: 30/11/2022



Document Details

Subject: SignAnything - Disclosure Stament - 1209.855 Stanley Street Woolloongabba QLD 4102
Document Pages: 15
Certificate Pages: 1
Status: Signed

Exchanged by: Not Applicable
Exchange Date: Not Applicable
No. of Signatures: 1

Signature Logs

Signer: Hayden Gay
Email Address: h.gay@imageproperty.com.au
Status: Signed
IP Address: 193.116.201.91
Supervised By:
Email Sent Date: 30/11/2022
Signed Date: 30/11/2022
Signature: *Hayden Gay*

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: