

10 February 2023

NORTHSIDE VIEWS II CTS 45990
Registered for GST

ABN: 35 607 094 647

Tax Invoice

Dear Owner

Ref 54-45990

Re Lot 54 NORTHSIDE VIEWS II CTS 45990

Fee 121.00 Paid

Above Fee includes GST

DISCLOSURE STATEMENT (SECTION 206)

Please find attached the Disclosure Statement for your Lot as requested.

Once the Lot has sold, it is important to note the following;

- The Lot will remain in your name/s until the solicitor/conveyancer acting on behalf of the purchaser provides our office with a BCCM Form 8 -Change of Ownership form.
- It is prudent to ensure this form is promptly provided by the solicitor/conveyancer acting for the purchaser once settlement has occurred;
- If not provided you will continue to receive levy notices and correspondence relating to the Lot, even after it has sold and settled.

We trust that the sale process will run smoothly for you and we wish you the very best in this regard.

If you have any queries relating to the attached Disclosure Statement, please contact our office via phone or email.

Yours faithfully

QBS Strata Management

INFORMATION FOR DISCLOSURE STATEMENT**as at 10 February 2023**

Body Corporate	Name of Scheme:	NORTHSIDE VIEWS II		
	Community Titles Scheme No:	45990		
	Lot Number:	54	Plan Number:	258163

Secretary	Name	N Gupta		
	Address	c/- PO Box 1079 Oxenford QLD 4210		
	Telephone	07 5519 9000	Facsimile	

Body Corporate Manager	Name	QBS Strata Management		
	Address	PO Box 1079 OXENFORD QLD 4210		
	Telephone	07 5519 9000	Facsimile	

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/05/22 to 31/07/22	\$545.00	01/05/22	Nil	01/05/22
	01/08/22 to 31/10/22	\$545.00	01/08/22	Nil	01/08/22
	01/11/22 to 31/01/23	\$590.00	01/11/22	Nil	01/11/22
	01/02/23 to 30/04/23	\$590.00	01/02/23	Nil	01/02/23
	01/05/23****31/07/23	\$590.00	01/05/23	Nil	01/05/23
	01/08/23****31/10/23	\$590.00	01/08/23	Nil	01/08/23
	Sinking Fund				
	01/05/22 to 31/07/22	\$120.00	01/05/22	Nil	01/05/22
	01/08/22 to 31/10/22	\$120.00	01/08/22	Nil	01/08/22
	01/11/22 to 31/01/23	\$120.00	01/11/22	Nil	01/11/22
	01/02/23 to 30/04/23	\$120.00	01/02/23	Nil	01/02/23
	01/05/23****31/07/23	\$120.00	01/05/23	Nil	01/05/23
	01/08/23****31/10/23	\$120.00	01/08/23	Nil	01/08/23

Body Corporate	Name of Scheme:	NORTHSIDE VIEWS II		
	Community Titles Scheme No:	45990		
	Lot Number:	54	Plan Number:	258163

**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

Yes.

Information
prescribed under
Regulation
Module

Nil

Signing

Seller/Sellers Agent

Witness

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:		NORTHSIDE VIEWS II		
	Community Titles Scheme No:		45990		
	Lot Number:		54	Plan Number:	258163
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	104	Entitlement of Lot	1
	Contribution Schedule	Aggregate	104	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		154,539.12	as at	30/04/22
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law		Not applicable (TS)		

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	BUILDING	Strata Community Insurance	QRSC15002789	39,921,640	20/05/23
	BUILDING CATASTROPHE	Strata Community Insurance	QRSC15002789	11,976,492	20/05/23
	COMMON AREA CONTENTS	Strata Community Insurance	QRSC15002789	399,216	20/05/23
	FIDELITY GUARANTEE	Strata Community Insurance	QRSC15002789	100,000	20/05/23
	FLOOD COVER	Strata Community Insurance	QRSC15002789	Included	20/05/23
	LOT OWNER FIXTURE/IM	Strata Community Insurance	QRSC15002789	300,000	20/05/23
	OFFICE BEARERS	Strata Community Insurance	QRSC15002789	1,000,000	20/05/23
	PUBLIC LIABILITY	Strata Community Insurance	QRSC15002789	20,000,000	20/05/23
	RENT LOSS/ALT ACCOM	Strata Community Insurance	QRSC15002789	5,988,246	20/05/23
	VOLUNTARY WORKERS	Strata Community Insurance	QRSC15002789	200,000	20/05/23

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

Body Corporate	Name of Scheme: Community Titles Scheme No: Lot Number:	NORTHSIDE VIEWS II 45990 54	Plan Number: 258163
Latent or Patent Defects in Common Property or Body Corporate Assets	Nil known		
Actual or Contingent or Expected Liabilities of Body Corporate	Nil known		
Circumstances in Relation to Affairs of the Body Corporate	Nil known		
Exceptions to Statements in Clause 7.4(2)			

CONTRACTS REGISTER

NORTHSIDE VIEWS II CTS 45990

Contractor Name and Address QBS Strata Management Pty Ltd PO Box 1079 OXENFORD QLD 4210	Details of Duties Body Corporate Manager	Delegated Powers Body Corporate Manager	Basis of Remuneration Quarterly
Commencement Date	01/08/21	Termination Date	
Term of Contract	One Year	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Crane Realty Pty Ltd 15/10 Radiant Street Taigum QLD 4018	Details of Duties Caretaker/Building Manager	Delegated Powers	Basis of Remuneration Monthly
Commencement Date	15/05/14	Termination Date	
Term of Contract	10 Years	Finance	
Options	+ 15 years	Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Crane Realty Pty Ltd 15/10 Radiatn Street TAIGUM QLD 4018	Details of Duties Letting agent	Delegated Powers	Basis of Remuneration Monthly
Commencement Date	15/05/14	Termination Date	
Term of Contract	10 Years	Finance	
Options	+ 15 Years	Name of Financier	
Copy of Agreement on File		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		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		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		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

ASSET REGISTER

NORTHSIDE VIEWS II CTS 45990

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Honda Mower 21'Classic Self Prop Serial Nos-MASU-1008920	Plant and Machinery	Purchase	12/08/14	BEST BUY MOWERS PTY LTD 1/10 Currumbin Court CAPALABA QLD 4157	2,520.25	2,520.25	1,522.95
Honda 25cc 4 Stroke Loop Handle Serial Nos HABU-1066690	Plant and Machinery	Purchase	11/06/14	Best Buy Mowers Pty Ltd 1/10 Currumbin Crt CAPALABA QLD 4157		0.00	495.04
Honda 25cc 4 Stroke Blower Serial Nos UBAJ-1177126	Plant and Machinery	Purchase	11/06/14	Best Buy Mowers Pty Ltd 1/10 Currumbin Crt CAPALABA QLD 4157		0.00	462.00
Key Cabinet 200 Key	Office Equipment	Purchase	20/08/14	Officeworks	145.00	145.00	145.00
Reception Counter with cupboards and Mobile Drawer Unit	Office Equipment	Purchase	30/07/14	Finecraft Furniture Pty Ltd 24 Terrence Road 'BRENDAL' QLD 4500		0.00	2,392.00
Autochlor RP50QT Self Cleaning Chlorinator	Plant and Machinery	Purchase	16/01/15	POOL MART CENTRES Kenmore Village Brookfield Road KENMORE QLD 4069	2,305.00	2,305.00	2,305.00
2xGRP26D Sewage grinder pumps	Plant and Machinery	Purchase	31/01/18	FM PUMPS PTY LTD 18 Newton Street VIRGINIA QLD 4014	10753.60	10,753.60	10,753.60
Page Totals					15,723.85	15,723.85	18,075.59
Report Totals					15,723.85	15,723.85	18,075.59