

19 April 2023

Mr S & Mrs T Stewart  
26 Meymot Street  
BANYO QLD 4014

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 19 April 2023

Body Corporate	Name of Scheme:	<b>Lemke on the Park</b>	
	Community Titles Scheme No:	<b>33837</b>	
	Lot Number:	<b>65</b>	Plan Number: <b>168171</b>

Secretary	Name		
	Address	<b>c/-Body Corporate Systems PO Box 743 Morningside Qld 4170</b>	
	Telephone		Facsimile

Body Corporate Manager	Name	<b>BCsystems</b>	
	Address	<b>PO Box 743 Morningside QLD 4107</b>	
	Telephone	<b>07 3899 0299</b>	Facsimile

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

Body Corporate	Name of Scheme:	<b>Lemke on the Park</b>	
	Community Titles Scheme No:	<b>33837</b>	
	Lot Number:	<b>65</b>	Plan Number: <b>168171</b>

Improvements on Common Property for which Buyer will be Responsible	<b>20/06/08</b>	<b>Cover the front &amp; rear footpath surrounding the building with 'paver look' Common roof area cover-crete.</b>	<b>To match the external paint colour of the building.</b>
	<b>15/12/08</b>		<b>2 satellite dishes service Lots 65 - 71 Refer to Minute for all conditions</b>
	<b>06/10/20</b>	<b>Roofs of All Lots</b>	

## 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

\_\_\_\_\_  
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:		<b>Lemke on the Park</b>	
	Community Titles Scheme No:		<b>33837</b>	
	Lot Number:		<b>65</b>	Plan Number: <b>168171</b>
Lot Entitlements and Other Matters	Interest Schedule	Aggregate	<b>3395</b>	Entitlement of Lot <b>45</b>
	Contribution Schedule	Aggregate	<b>750</b>	Entitlement of Lot <b>10</b>
	Balance of Sinking fund at end of last Financial Year		<b>312,291.91</b>	as at <b>31/03/23</b>
	Insurance Levies not included in Administrative Fund Levies:		<b>See Annexure</b>	
	Monetary Liability under Exclusive Use By-Law		<b>Please refer to Seller and or Body Corporate records.</b>	

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	<b>See Annexure -</b>	<b>Insurance Report</b>			

Mortgages or Securities over Body Corporate Assets	<b>Please refer to Seller and or Body Corporate records.</b>
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## Additional Information (continued)

Body Corporate

Name of Scheme:

**Lemke on the Park**

Community Titles Scheme No:

**33837**

Lot Number:

**65**

Plan Number:

**168171**

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	<b>Lemke on the Park</b>			CTS No	<b>33837</b>
Lot No.	<b>65</b>	Type	<b>BUILDING FORMAT PLAN</b>	Plan No	<b>168171</b>

## ANNEXURE - LEVY DETAILS

[illegible]

LOT 65

LEMKE ON THE PARK CTS 33837

Approved Improvements to Lot

28.11.19 Approval granted for resident to keep a cat. Ratified in C/M mins 16.3.20

2020.08.10 - Approval to keep One (1) Dog - Refer to Minutes for conditions.

Committee 17/08/09

Approval to install, at the respective owner's discretion, ceiling insulation in the roof space above the lot on the condition that all health and fire safety requirements are complied with.

Committee 15/10/09

On-site manager authorised to approve the installation of air-conditioners subject to the conditions shown in the Minutes.

SATELLITE DISH - Blanket Motion - see Res 15/12/08 for conditions

2020.10.06 - BLANKET PET APPROVAL CONDITIONS

Proposed by the Committee

Resolution Required - Ordinary Resolution

That the body corporate approves for Lot Owner(s) to keep a Pet within their Lot, subject to each Pet Application being reviewed by the Committee, and the following conditions being adhered to:

- a) The animal must comply with all relevant Brisbane City Council by-laws and regulations;
- b) The animal will not disturb the peaceful enjoyment of any persons on another lot or common property;
- c) The animal will be appropriately restrained whenever it is on common property;
- d) The animal will be contained wholly within the fully secured boundaries of the lot;
- e) Any animal droppings will be immediately removed from within the lot and disposed of in a sanitary manner;
- f) The animal is prohibited from defecating and/or urinating on any part of the common property within the boundary of the scheme;
- g) The animal will be groomed and washed hygienically so that no odour affects any other adjoining owners or residents;
- h) The animal is suitably supervised and exercised;
- i) Should the Body Corporate receive, in writing, three (3) substantial complaints, either indirectly or in contravention to the abovementioned points, the animal is to be removed within seven (7) days of notification from the Committee or the Body Corporate Manager;
- j) A photograph of the animal is to be provided to the on-site manager;
- k) Upon the animal's death or departure from the scheme it is not to be replaced by another.

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



## 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
<b>FS85 RZ Brushcutter (Serial No. 364292762)</b>	<b>Plant and Machinery</b>	<b>Purchase</b>	<b>16/07/13</b>	<b>Arborlink Telephone: 07 3865 7255</b>		<b>0.00</b>	<b>599.00</b>
				Page Totals	<b>0.00</b>	<b>0.00</b>	<b>599.00</b>
				Report Totals	<b>3,804.70</b>	<b>3,804.70</b>	<b>9,193.80</b>

# INSURANCE REPORT

## LEMKE ON THE PARK CTS 33837

11 Taigum Place  
Taigum QLD 4018  
QLD 4018

Type <b>BUILDING</b>	Sum Insured <b>\$33,116,935</b>	Premium <b>\$43,372.36</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>FLOOD</b>	Sum Insured <b>NOT INCLUDED</b>	Premium	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>PUBLIC LIABILITY</b>	Sum Insured <b>\$20,000,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>OFFICE BEARERS LIABI</b>	Sum Insured <b>\$1,000,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>COMMON AREA CONTENTS</b>	Sum Insured <b>\$360,400</b>	Premium	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>LOSS OF RENT</b>	Sum Insured <b>\$4,967,540</b>	Premium	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

# INSURANCE REPORT

## LEMKE ON THE PARK CTS 33837

11 Taigum Place  
Taigum QLD 4018  
QLD 4018

Type <b>FIDELITY GUARANTEE</b>	Sum Insured <b>\$100,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>CATASTROPHE</b>	Sum Insured <b>\$9,935,081</b>	Premium	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>GOV AUDIT COSTS</b>	Sum Insured <b>\$25,000</b>	Premium	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>LOT OWNERS FIXTURES</b>	Sum Insured <b>\$300,000</b>	Premium	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>APPEAL EXPENSES</b>	Sum Insured <b>\$100,000</b>	Premium	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

Type <b>LEGAL DEFENCE EXP</b>	Sum Insured <b>\$50,000</b>	Premium	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15002696</b>	Due Date <b>31 May 2023</b>
	Facsimile	Excess/Comments <b>\$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence</b>	

# 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		
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 2023	
	Facsimile	Excess/Comments		
		\$1,000 Basic \$5,000 Water damage		
		\$1,000 Legal Defence		

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		