

19 April 2023

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

Ref

Fee 160.00 Paid

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: **Lemke on the Park**
Community Titles Scheme No: **33837**
Lot Number: **65** Plan Number: **168171**

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

**Body Corporate
Manager** Name **BCsystems**
Address **PO Box 743
Morningside QLD 4107**
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: **65** Plan Number: **168171**

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

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: **65** Plan Number: **168171**

**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 **312,291.91** as at **31/03/23**

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.

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)

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	
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

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

INSURANCE REPORT

19 April 2023

LEMKE ON THE PARK CTS 33837

11 Taigum Place
Taigum QLD 4018
QLD 4018

Type BUILDING	Sum Insured \$33,116,935	Premium \$43,372.36	Date Last Paid
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 2023
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence	

Type FLOOD	Sum Insured NOT INCLUDED	Premium	Date Last Paid
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 2023
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence	

Type PUBLIC LIABILITY	Sum Insured \$20,000,000	Premium included	Date Last Paid
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 2023
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence	

Type OFFICE BEARERS LIABI	Sum Insured \$1,000,000	Premium included	Date Last Paid
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 2023
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence	

Type COMMON AREA CONTENTS	Sum Insured \$360,400	Premium	Date Last Paid
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 2023
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence	

Type LOSS OF RENT	Sum Insured \$4,967,540	Premium	Date Last Paid
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 2023
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence	

INSURANCE REPORT

19 April 2023

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

Type CATASTROPHE		Sum Insured \$9,935,081	Premium	Date Last Paid
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 2023	
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence		

Type GOV AUDIT COSTS		Sum Insured \$25,000	Premium	Date Last Paid
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 2023	
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence		

Type LOT OWNERS FIXTURES		Sum Insured \$300,000	Premium	Date Last Paid
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 2023	
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence		

Type APPEAL EXPENSES		Sum Insured \$100,000	Premium	Date Last Paid
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 2023	
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence		

Type LEGAL DEFENCE EXP		Sum Insured \$50,000	Premium	Date Last Paid
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 2023	
	Facsimile	Excess/Comments \$1,000 Basic \$5,000 Water damage \$1,000 Legal Defence		

INSURANCE REPORT

LEMKE ON THE PARK CTS 33837

11 Taigum Place
Taigum QLD 4018
QLD 4018

Type VOLUNTARY WORKERS		Sum Insured \$200,000/\$2,000	Premium	Date Last Paid
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 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		

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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		