

04/12/2023

Gerard Simpfendorfer  
gerardsimpf@gmail.com

**RE: INFORMATION FOR DISCLOSURE STATEMENT 16 OLIVIA CTS 48162 – Lot 4**

Dear Gerard Simpfendorfer,

Please find enclosed Information which may be used to enable you to complete the Disclosure Statement as requested pursuant to Section 206 of the Body Corporate and Community Management Act 1997 as amended.

The document **MUST** be signed by the seller or a person authorized by the seller and it is the responsibility of the seller or a person authorized by the seller to ensure the information supplied is correct.

Civium Property Group

A handwritten signature in black ink, appearing to be 'M. H. H.', with a long horizontal stroke extending to the right.

Per:

*Body Corporate and Community Management Act 1997*  
Section 206

**INFORMATION FOR DISCLOSURE STATEMENT**  
as at 04/12/2023

**Body Corporate** Name of Scheme: 16 OLIVIA  
Community Titles Scheme No: 48162  
Lot Number: 4  
Plan Number: 282684

**PRESCRIBED INFORMATION**

**Secretary** Name: RUAIRI MURDOCK ,  
Address: C/- Civium Property Group  
PO Box 10326  
Brisbane Adelaide Street QLD 4000

**Body Corporate Manger** Name: Civium Property Group  
Address: PO Box 10326  
BRISBANE ADELAIDE STREET QLD 4000  
Telephone: (07) 3839 8800

**Body Corporate Committee** Is there a committee for this Body Corporate? Yes

**Annual Contributions**

**Levies Determined by the Body Corporate**

| Administrative Fund        | Amount   | Due Date   | Discount | If Paid by |
|----------------------------|----------|------------|----------|------------|
| 01/01/2023 - 31/03/2023    | \$517.90 | 01/01/2023 | \$0.00   | 01/01/2023 |
| 01/04/2023 - 30/06/2023    | \$517.90 | 01/04/2023 | \$0.00   | 01/04/2023 |
| 01/07/2023 - 30/09/2023    | \$599.20 | 01/07/2023 | \$0.00   | 01/07/2023 |
| 01/10/2023 - 31/12/2023    | \$599.30 | 01/10/2023 | \$0.00   | 01/10/2023 |
| 01/01/2024 - 31/03/2024*** | \$558.60 | 01/01/2024 | \$0.00   | 01/01/2024 |
| 01/04/2024 - 30/06/2024*** | \$558.60 | 01/04/2024 | \$0.00   | 01/04/2024 |

Items marked with \*\*\* are not included in Annual Contributions total or Number of Installments. They may also be Subject to ratification at the next General Meeting

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| <b>Annual Administrative Fund Levy Paid To 31/12/2023</b> | <b>\$2,234.30</b> |
|-----------------------------------------------------------|-------------------|

| Sinking Fund               | Amount   | Due Date   | Discount | If Paid by |
|----------------------------|----------|------------|----------|------------|
| 01/01/2023 - 31/03/2023    | \$261.70 | 01/01/2023 | \$0.00   | 01/01/2023 |
| 01/04/2023 - 30/06/2023    | \$261.70 | 01/04/2023 | \$0.00   | 01/04/2023 |
| 01/07/2023 - 30/09/2023    | \$323.40 | 01/07/2023 | \$0.00   | 01/07/2023 |
| 01/10/2023 - 31/12/2023    | \$323.50 | 01/10/2023 | \$0.00   | 01/10/2023 |
| 01/01/2024 - 31/03/2024*** | \$292.60 | 01/01/2024 | \$0.00   | 01/01/2024 |
| 01/04/2024 - 30/06/2024*** | \$292.60 | 01/04/2024 | \$0.00   | 01/04/2024 |

Items marked with \*\*\* are not included in Annual Contributions total or Number of Installments. They may also be Subject to ratification at the next General Meeting

|                                                    |                   |
|----------------------------------------------------|-------------------|
| <b>Annual Sinking Fund Levy Paid to 31/12/2023</b> | <b>\$1,170.30</b> |
|----------------------------------------------------|-------------------|

Improvements on  
Common  
Property for  
which Buyer will  
be Responsible

Regulation  
Module

Standard

Body Corporate  
Assets Required to  
Be Recorded on  
Register

There are no assets required to be recorded.

Initials \_\_\_\_\_

*Body Corporate and Community Management Act 1997*  
Section 206

**INFORMATION FOR DISCLOSURE STATEMENT**  
as at 04/12/2023

|                       |                             |           |
|-----------------------|-----------------------------|-----------|
| <b>Body Corporate</b> | Name of Scheme:             | 16 OLIVIA |
|                       | Community Titles Scheme No: | 48162     |
|                       | Lot Number:                 | 4         |

**PRESCRIBED INFORMATION (Continued)**

|                                                                   |            |
|-------------------------------------------------------------------|------------|
| <b>Information<br/>Prescribed under<br/>Regulation<br/>Module</b> | <b>NIL</b> |
|-------------------------------------------------------------------|------------|

**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**

*Body Corporate and Community Management Act 1997*  
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**INFORMATION FOR DISCLOSURE STATEMENT**  
as at 04/12/2023

**Body Corporate**      Name of Scheme:                      16 OLIVIA  
Community Titles Scheme No:              48162  
Lot Number:                                      4

**ADDITIONAL INFORMATION**

**Lot entitlements  
And other  
Matters**

| Schedule Name         | Entitlement Building Aggregate | Entitlement of Lot |
|-----------------------|--------------------------------|--------------------|
| Contribution Schedule | 70                             | 10                 |
| Building Insurance    | 293                            | 41                 |
|                       |                                |                    |
|                       |                                |                    |
|                       |                                |                    |

Balance of Sinking fund at  
the current date:                      **\$38,643.85 as at 04/12/2023**

Monetary Liability under  
Exclusive Use By-Law:

**Insurance**

| Policy No                               | Insurer              | Type                            | Sum             | Premium    |
|-----------------------------------------|----------------------|---------------------------------|-----------------|------------|
| WCA160493427<br>30/06/2023 - 30/06/2024 | WORKCOVER QUEENSLAND | Workers Compensation            | \$0.00          | \$173.16   |
| HS0006111761<br>27/08/2023 - 27/08/2024 | FLEX INSURANCE       | Building/Common Property        | \$3,003,000.00  | \$4,281.22 |
|                                         |                      | Catastrophe                     | \$450,450.00    |            |
|                                         |                      | Public Liability                | \$30,000,000.00 |            |
|                                         |                      | Common Area Contents            | \$30,030.00     |            |
|                                         |                      | Office Bearers                  | \$5,000,000.00  |            |
|                                         |                      | Voluntary Workers               | \$200,000.00    |            |
|                                         |                      | Loss of Rent/Temp Accommodation | \$450,450.00    |            |
|                                         |                      | Legal Expenses                  | \$50,000.00     |            |
|                                         |                      | Fidelity                        | \$100,000.00    |            |

*Body Corporate and Community Management Act 1997*  
Section 206

**INFORMATION FOR DISCLOSURE STATEMENT**  
as at 04/12/2023

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**Body Corporate**

Name of Scheme: 16 OLIVIA  
Community Titles Scheme No: 48162  
Lot Number: 4

**ADDITIONAL INFORMATION (Continued)**

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**Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets**

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**Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate**

---

**Circumstances in  
Relation to  
Affairs of the  
Body Corporate**

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**Exceptions to  
Statements in  
Clause 7.4(2)**

*Body Corporate and Community Management Act 1997*  
Section 206

**INFORMATION FOR DISCLOSURE STATEMENT**  
as at 04/12/2023

|                       |                             |           |
|-----------------------|-----------------------------|-----------|
| <b>Body Corporate</b> | Name of Scheme:             | 16 OLIVIA |
|                       | Community Titles Scheme No: | 48162     |
|                       | Lot Number:                 | 4         |

**ANNEXURE - BUILDING INSURANCE LEVY**

| Description                                                                                                                                                          | Amount          | Due Date                    | Discount      | If Paid by |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------|---------------|------------|
| 01/01/2023 - 31/03/2023                                                                                                                                              | \$113.98        | 01/01/2023                  | \$0.00        | 01/01/2023 |
| 01/04/2023 - 30/06/2023                                                                                                                                              | \$113.98        | 01/04/2023                  | \$0.00        | 01/04/2023 |
| 01/07/2023 - 30/09/2023                                                                                                                                              | \$270.60        | 01/07/2023                  | \$0.00        | 01/07/2023 |
| 01/10/2023 - 31/12/2023                                                                                                                                              | \$270.60        | 01/10/2023                  | \$0.00        | 01/10/2023 |
| 01/01/2024 - 31/03/2024***                                                                                                                                           | \$192.29        | 01/01/2024                  | \$0.00        | 01/01/2024 |
| 01/04/2024 - 30/06/2024***                                                                                                                                           | \$192.29        | 01/04/2024                  | \$0.00        | 01/04/2024 |
| Items marked with *** are not included in Annual Contributions total or Number of Installments. They may also be Subject to ratification at the next General Meeting |                 |                             |               |            |
| <b>Total Annual Contributions Paid To 31/12/2023</b>                                                                                                                 | <b>\$769.16</b> | <b>Total Amount Overdue</b> | <b>\$0.00</b> |            |

**ANNEXURE - SPECIAL CONTRIBUTIONS  
ADMINISTRATIVE FUND**

| Purpose | Amount | Due Date | Discount                    | If Paid by    |
|---------|--------|----------|-----------------------------|---------------|
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          | <b>Total Amount Overdue</b> | <b>\$0.00</b> |

**ANNEXURE - SPECIAL CONTRIBUTIONS  
SINKING FUND**

| Purpose | Amount | Due Date | Discount                    | If Paid by    |
|---------|--------|----------|-----------------------------|---------------|
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          |                             |               |
|         |        |          | <b>Total Amount Overdue</b> | <b>\$0.00</b> |

TAX INVOICE

Date: 04/12/2023  
Ref: CTS48162 Lot 4

Gerard Simpfendorfer  
gerardsimpf@gmail.com

|                                                    |                       |
|----------------------------------------------------|-----------------------|
|                                                    |                       |
| Preparation of Body Corporate Disclosure Statement |                       |
| CTS 48162 Lot 4                                    |                       |
| ABN: 81527662820                                   |                       |
|                                                    |                       |
|                                                    |                       |
|                                                    |                       |
|                                                    |                       |
| Invoice Total                                      | \$160.00              |
|                                                    | (Includes \$0.00 GST) |

Paid

CIVIUM PROPERTY GROUP



Per. Nicole Smith



**Barard Management Pty Ltd Trading as Civium Property Group**  
 PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125  
 Ph: 07 3839 8800 Email: reception@civium.com.au

Ph: 07 3839 8800    Email: [reception@civium.com.au](mailto:reception@civium.com.au)

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Nil

## Common Authorisation

**48162 16 OLIVIA 16 OLIVIA STREET**

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| Lot No | Resolution Date | Description | Conditions |
|--------|-----------------|-------------|------------|
|--------|-----------------|-------------|------------|

Nil

# Compliance Register

48162 16 OLIVIA 16 OLIVIA STREET

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Nil

**Barard Management Pty Ltd Trading as Civium Property Group**  
 PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125  
 Ph: 07 3839 8800 Email: [reception@civium.com.au](mailto:reception@civium.com.au)

Ph: 07 3839 8800    Email: [reception@civium.com.au](mailto:reception@civium.com.au)

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| Lot No | Resolution Date | Description | By Law |
|--------|-----------------|-------------|--------|
| Nil    |                 |             |        |

**Barard Management Pty Ltd Trading as Civium Property Group**

PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125

Ph: 07 3839 8800    Email: [reception@civium.com.au](mailto:reception@civium.com.au)

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## Fund Proposals

**48162 16 OLIVIA 16 OLIVIA STREET**

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| Date Determined | Title | Particulars |
|-----------------|-------|-------------|
| Nil             |       |             |

Nil

**Barard Management Pty Ltd Trading as Civium Property Group**

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Ph: 07 3839 8800 Email: reception@civium.com.au

Printed: 01/12/2023 07:59 am User: Rebekah Morton

**Register of Authorisation for an Owner to make an  
Improvement to Common Property for the Benefit of that Lot  
48162 16 OLIVIA 16 OLIVIA STREET**

| Lot No | Date of Resolution<br>Passed Giving<br>Authorisation | Description of Area<br>Authorised for use for<br>Improvement | Conditions<br>Applying to the Use |
|--------|------------------------------------------------------|--------------------------------------------------------------|-----------------------------------|
|--------|------------------------------------------------------|--------------------------------------------------------------|-----------------------------------|

Nil

## Unregistered By-Laws

48162 16 OLIVIA 16 OLIVIA STREET

48162 16 OLIVIA 16 OLIVIA STREET

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| Lot No | Resolution Date | Description | By Law |
|--------|-----------------|-------------|--------|
| Nil    |                 |             |        |