

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

Annual Administrative Fund Levy Paid To 31/12/2023	\$2,234.30
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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

Annual Sinking Fund Levy Paid to 31/12/2023	\$1,170.30
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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

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

PRESCRIBED INFORMATION (Continued)

Information Prescribed under Regulation Module	NIL
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Signing



Seller/Sellers Agent

07-12-2023

Date

Witness

**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
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

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 30/06/2023 - 30/06/2024	WORKCOVER QUEENSLAND	Workers Compensation	\$0.00	\$173.16
HS0006111761 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

Body Corporate

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

ADDITIONAL INFORMATION (Continued)

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

**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)**

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

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				
Total Annual Contributions Paid To 31/12/2023	\$769.16	Total Amount Overdue	\$0.00	

**ANNEXURE - SPECIAL CONTRIBUTIONS
ADMINISTRATIVE FUND**

Purpose	Amount	Due Date	Discount	If Paid by
			Total Amount Overdue	\$0.00

**ANNEXURE - SPECIAL CONTRIBUTIONS
SINKING FUND**

Purpose	Amount	Due Date	Discount	If Paid by
			Total Amount Overdue	\$0.00



Barard Management Pty Ltd Trading as Civium
Property Group
ABN: 26010622125
PO Box 10326
BRISBANE ADELAIDE STREET QLD 4000

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

Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value
Nil							

Lot No	Resolution Date	Description	Conditions
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

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

Common Authorisation

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Lot No	Resolution Date	Description	Conditions
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Nil

Compliance Register

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Nil

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Lot No	Resolution Date	Description	By Law
Nil			

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PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125

Ph: 07 3839 8800 Email: 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

Lot No	Date of Resolution Passed Giving Authorisation	Description of Area Authorised for use for Improvement	Conditions Applying to the Use
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Nil

Barard Management Pty Ltd Trading as Civium Property Group **Unregistered By-Laws**

PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125

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

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Unregistered By-Laws
48162 16 OLIVIA 16 OLIVIA STREET

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Lot No	Resolution Date	Description	By Law
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Nil

CERTIFICATE OF COMPLETION

Date Generated: 07/12/2023



Document Details

Subject: SignAnything - Disclosure Statement - 4/16 Olivia Street Northgate QLD 4013

Document Pages: 17

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: Tanya Burr

Email Address: tanya.ecadvisor@gmail.com

Status: Signed

IP Address: 114.75.206.73

Supervised By:

Email Sent Date: 7/12/2023

Signed Date: 7/12/2023

Signature: 

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: