

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: CLEARVIEW URBAN VILLAGE - SOUTH PRECINCT CTS: 53943

Lot No: 24 on SP308284

Address: 31 GRIFFITH PLACE, SEVEN HILLS QLD 4170

Secretary of Body Corporate:

Name: CHRISTOPHER TYERS

Postal Address: C/- PO BOX 2757 NEW FARM QLD 4005

Email: ENQUIRIES@STRATAMASTERY.COM.AU

Body Corporate Manager:

Name: STRATA MASTERY

Address: LVL 3, CHRISTIE SPACES BRISBANE, 240 QUEEN STREET, BRISBANE 4000

Telephone: 07 3101 4173

Body Corporate Committee:

Is there a committee for the Body Corporate? ☒ Yes ☐ No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee? ☐ Yes ☒ No

Annual Contributions and Levies:

Current Financial Year End: 30/09/2024

Current Levy Year Issued: 30/09/2024

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held and new yearly levies are issued.

Administrative Fund Payable By This Lot:

Period Issued:	01/10/2023 - 31/12/2023	Due Date:	1/10/2023	Payable:	\$513.88
Period Issued:	01/01/2024 - 31/03/2024	Due Date:	1/01/2024	Payable:	\$513.88
Period Issued:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$513.88
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$513.88

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,055.52

Sinking Fund Payable By This Lot:

Period Issued:	01/10/2023 - 31/12/2023	Due Date:	1/10/2023	Payable:	\$126.90
Period Issued:	01/01/2024 - 31/03/2024	Due Date:	1/01/2024	Payable:	\$126.90
Period Issued:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$126.90
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$126.90

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$507.60

Other: INSURANCE: **\$639.04** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for periods starting 1/10/2024 and 1/01/2025 were resolved at the last AGM and will be: Administrative Fund \$513.88, Sinking Fund \$127.02 and Insurance \$162.40

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	58	Aggregate:	2251
Interest Schedule Lot Entitlements:	406	Aggregate:	15374

**Improvements on
Common Property
for Which Buyer Will
Be Responsible:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Body Corporate
Assets Required To
Be Recorded:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Information
Prescribed under
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: \$-3,423.54 as at 19/02/2024

Sinking Fund: \$38,260.42 as at 19/02/2024

Insurance

Insurer: STRATA COMMUNITY INSURANCE AGENCIES PTY LTD VIA BODY
CORPORATE BROKERS PTY LTD

Policy No: QRSC22006175

Building: \$19,827,786

Public Liability: \$20,000,000

Other: LOSS OF RENT \$2,974,168, VOLUNTARY WORKERS \$200,000,
FIDELITY GUARANTEE \$100,000, OFFICE BEARERS' \$1,000,000, LOT
OWNERS IMPROVEMENTS PER LOT \$300,000. POLICY EXPIRES
22/10/2024

Signing:

Seller / Sellers Agent

Witness – not required if signed electronically

Date

**Buyer's
Acknowledgement:**

The Buyer acknowledges having received and read this statement from the Seller

Buyer / Buyers Agent

Witness – not required if signed electronically

Date

Balance Sheet As at 19 Feb 2024

Owner Funds ② (\$)	
Administrative Fund	-3,423.54
Sinking Fund	38,260.42
Total Owners Fund	34,836.88

Assets ② (\$)	
Cash	37,764.04
Prepaid Expenses	31.46
Accounts receivable	7,403.88
Levy in Arrears	1,968.39
Total Assets	47,167.77

Liabilities ② (\$)	
Levy	179.68
Accounts Payable Liability	11,697.05
Unallocated Monies Received	454.16
Total Liabilities	12,330.89

Net Assets	34,836.88
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RENEWAL TAX INVOICE

Clearview Urban Village - South Precinct CTS 53943
C/- QBS Strata Management
PO Box 1079
OXENFORD QLD 4211

Date: 15/09/2023
Invoice Number: 867899
Key Contact: Kim Boaza

Thank you for using our services to arrange this insurance cover.

Brief details of the cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	SCI Residential
Insured	Clearview Urban Village - South Precinct CTS 53943
Description	31 Griffith Place, Seven Hills QLD 4170
Insurer	STRATA COMMUNITY INSURANCE AGENCIES PTY LTD
Policy Number	QRSC22006175
Period of Insurance	22/10/2023 to 22/10/2024

Premium	FSL	Insurer Agency Policy Fee	Insurer Total GST	Stamp Duty	Admin Fee	Admin Fee GST	Invoice Total
\$19,597.91	\$ 0.00	\$ 200.00	\$1,979.79	\$1,940.19	\$ 430.00	\$ 43.00	\$24,190.89

Payment Options



DEFT Reference Number
40507628678993

Pay by credit card or registered bank account at www.deft.com.au or phone **1300 78 11 45**. Payments by credit card may attract a surcharge.



*498 405076 28678993

Pay in-store at Australia Post by cheque or EFTPOS



Biller Code: 20362
Ref: 40507628678993

Body Corporate Brokers Pty Ltd

Want to pay monthly?

IQumulate
Premium Funding

[Click here to accept online](#)

Total amount payable \$25,653.96
(includes application fee and credit charges)
or visit edge.iqumulate.com/myaccount
Enter code: **TT2FVK49BT**

✓
Smooth out cash flow
Easy monthly payments
No additional security

Name: Clearview Urban Village - South Precinct CTS 53943
Invoice No: 867899
Due Date: **05/11/2023**

1st instalment of: \$2,619.40
followed by 9 instalments of: \$2,559.40
or Total Due: \$24,190.89

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

STRATA COMMUNITY INSURANCE RESIDENTIAL STRATA POLICY SUMMARY

INSURED: Clearview Urban Village - South Precinct CTS 53943

SITUATION: 31 Griffith Place,
Seven Hills QLD 4170

SECTIONS

SECTION 1 – BUILDING & COMMON CONTENTS

Building(s) and Common Property	\$	19,827,786
Common Area Contents	\$	Not Included
Loss of Rent/Temporary Accommodation	\$	2,974,168
Fusion Cover		Up to \$5,000
Terrorism Cover under Section 1 (Part A2)		Applies
Floating Floors		Included
Flood Cover		Not Included

SECTION 2 – LEGAL LIABILITY

Indemnity Limit	\$	20,000,000
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SECTION 3 – VOLUNTARY WORKERS

Capital Benefits	\$	200,000
Weekly Benefits	\$	2,000

SECTION 4 – WORKERS COMPENSATION

As per Act		Not Included
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POLICY 5 – FIDELITY GUARANTEE

Fidelity Guarantee	\$	100,000
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SECTION 6 – OFFICE BEARERS LIABILITY

Indemnity Limit	\$	1,000,000
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SECTION 7 – MACHINERY BREAKDOWN

Not Included

SECTION 8 – CATASTROPHE (BUILDING & COMMON CONTENTS)

Not Included

SECTION 9 – GOVERNMENT AUDIT COSTS & LEGAL EXPENSES

Government Audit Costs	\$	25,000
Appeal Expenses – Common Property Health and Safety Breaches	\$	100,000
Legal Defence Expenses	\$	50,000

SECTION 10 – LOT OWNERS, FIXTURES AND IMPROVEMENTS (PER LOT)

Indemnity Limit	\$	300,000
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SECTION 11 – LOSS OF LOT MARKET VALUE

Not Included

Excesses:

Section 1	Insured Property	\$	1,000
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Section 9 Legal Defence Expenses and 10% Contribution \$ 1,000

This Policy has been written through: Allianz
Australia Insurance Ltd ABN 15 000 122 850 2
Market Street, Sydney NSW 2000

You must pay or contribute the amount of any Excess shown above for each claim made. Should more than one excess be payable for any claim arising from the one Event, such excesses will not be aggregated, and the highest single level of Excess only will apply.

This is a summary only. Full Terms and Conditions are as per the Insurer's Product Disclosure Statement/Policy Wording.

Building Details:

Year Built:	2020	External Walls:	Brick/ Axon, Matrix, Harditex Sheeting, Linea Board FC Sheeting	% of Commercial Lots:	
No. of Lots:	38	Roof:	Metal	% Holiday Let	0%
No. of Storeys:	2	Floors:	Concrete	No. of Lifts:	
Rewired/replumbed	None advised	Claddings		No. of pools:	1
OTHER (Defects / Car Stacker etc)			None Advised		

If any of the above details are incorrect, please advise either BCB or your Strata Manager as a change in your details may result in either a variation to your insurance terms or a withdrawal of cover in certain circumstances.

ADDITIONAL COVERS AVAILABLE

The Owners Corporation may wish to consider cover for the following contingencies:

Machinery Breakdown You may need this cover if you have the following: -

- i) Lifts, escalators and inclinator
- ii) Other electrical and mechanical machinery, boilers and pressure vessels and other similar plant.
- iii) Fusion for large Motors

Fusion is the burning out of an electric motor by an electric current. Fusion of electric motors is covered up to \$5,000, if you have motors of a higher capacity you may need to consider obtaining Machinery Breakdown insurance which also includes fusion.

Catastrophe Insurance Cover available up to 30% of building sum insured for an additional premium.

Office Bearers Liability To increase your sum insured to \$2,000,000 (Min Recommendation). A quotation will be arranged upon request.

If the Body Corporate accepts BCB's recommendation and instructs us to place cover accordingly, QBS Strata will receive a commission of \$2,939.69 plus GST.

Clearview Urban Village - South Precinct

31 Griffith Place, Seven Hills, 4170

Lot : 24

Levy Statement

Date	Description	Admin (\$)	Sink (\$)	Balance (\$)
	Payment 754.34	627.44	126.90	0.00
07-01-24	Levy - Normal		-126.90	-754.34
07-01-24	Levy - Normal	-113.56		-627.44
07-01-24	Levy - Normal	-513.88		-513.88
31-12-23	Brought Forward			0.00