



CASSELS
STRATA SOLUTION
SPECIALISTS

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12 May 2025

SHERWOOD VILLAGE APARTMENTS CTS 50712
Registered for GST

ABN: 42 374 873 608

Tax Invoice

Sandesh Maheshwari
34 / 512 Oxley Road
SHERWOOD QLD 4075

Ref

Re Lot 506 SHERWOOD VILLAGE APARTMENTS CTS 50712

Fee 154.00 Paid

Above Fee includes GST

Please find enclosed information which may be used to enable you to complete the Disclosure Statement.

Note:

- No warranties are made in relation to the contents, which should be checked by the seller.
- No details have been inserted within the section noted as 'Information Prescribed Under Regulation Module'. This section should be completed by the seller if applicable.
- Implied warranties are matters for consideration or enquiry by the seller and are not disclosed in this information.

A search of the body corporate records should disclose any known building defects or liabilities.

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 12 May 2025

Body Corporate	Name of Scheme:	Sherwood Village Apartments
	Community Titles Scheme No:	50712
	Lot Number:	506
	Plan Number:	278933

Secretary	Name	Charles Tabone
	Address	c/-Cassels Strata PO Box 1152 Milton Qld 4064
	Telephone	07 3726 0050

Body Corporate Manager	Name	Cassels Strata Management
	Address	PO Box 1152 MILTON QLD 4064
	Telephone	07 3726 0050

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/11/24 to 30/04/25	\$1,610.33	01/11/24	Nil	01/11/24
01/05/25 to 31/10/25	\$2,422.35	01/05/25	Nil	01/05/25
01/11/25****30/04/26	\$2,016.00	01/11/25	Nil	01/11/25

Sinking Fund	Amount	Due Date	Discount	If Paid By
01/11/24 to 30/04/25	\$450.49	01/11/24	Nil	01/11/24
01/05/25 to 31/10/25	\$589.05	01/05/25	Nil	01/05/25
01/11/25****30/04/26	\$519.75	01/11/25	Nil	01/11/25

Special Levies

	Purpose / Reason	Period	Amount	Due Date	Discount	If Paid By
Sinking Fund Special	Passive Fire AGM 27.02.2025	16/04/25	\$1,278.90	16/04/25	Nil	16/04/25
Sinking Fund Special	Passive Fire AGM 27.02.2025	01/07/25	\$1,278.90	01/07/25	Nil	01/07/25
Sinking Fund Special	Passive Fire AGM 27.02.2025	01/10/25	\$1,278.90	01/10/25	Nil	01/10/25

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions

Body Corporate Assets Required to be Recorded on Register	There are no assets required to be recorded.
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Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

Committee

Information
prescribed under
Regulation
Module

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

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	15,570	Entitlement of Lot	540.0000
	Contribution Schedule	Aggregate	9,999	Entitlement of Lot	315
	Balance of Sinking fund at end of last Financial Year		127,928.94	as at	31/10/24
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law				

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance Fund				
01/11/24 to 30/04/25	\$208.44	01/11/24	Nil	01/11/24
01/05/25 to 31/10/25	\$205.20	01/05/25	Nil	01/05/25
01/11/25 to 30/04/26	\$205.20	01/11/25	Nil	01/11/25

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>APPEAL EXPENSES</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	150,000.00	01/11/25
	<i>BUILDING</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	12,630,221.00	01/11/25
	<i>BUILDING CATASTROPHE</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	15%	01/11/25
	<i>COMMON AREA CONTENTS</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	126,303.00	01/11/25
	<i>FIDELITY GUARANTEE</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	100,000.00	01/11/25
	<i>GOVERNMENT AUDIT COS</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	30,000.00	01/11/25
	<i>LEGAL DEFENSE EXPENS</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	50,000.00	01/11/25
	<i>LEGAL LIABILITY</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	50,000,000.00	01/11/25
	<i>LOSS OF RENT/TEMP AC</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	1,894,533.00	01/11/25
	<i>LOT OWNERS FIXTURES</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	300,000.00	01/11/25
	<i>MACHINERY BREAKDOWN</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	100,000.00	01/11/25
	<i>OFFICE BEARER'S LIAB</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	1,000,000.00	01/11/25
	<i>VOLUNTARY WORKERS</i> B: DIB I: LONGITUDE RES	LNG-STR-20054456	200,000/2k	01/11/25

Additional Information

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Information on this page is to be supplied by the seller, if applicable

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(3)

CONTRACTS REGISTER

SHERWOOD VILLAGE APARTMENTS CTS 50712

Administration							
Contractor Name and Address Cassels Strata Management Pty Ltd PO Box 1152 Milton QLD 4064		Details of Duties Strata Manager Services		Delegated Powers		Basis of Remuneration Quarterly in advance	
Commencement Date	06/03/24	Expiry Date	05/03/27	Copy of Agreement on File	Y	Termination Date	
Term of Contract	3 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Caretaker							
Contractor Name and Address Key4Property Pty Ltd ABN 74 160 758 805		Details of Duties Refer to Agreement		Delegated Powers		Basis of Remuneration Monthly in Arrears	
Commencement Date	06/11/17	Expiry Date	05/11/42	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Building/Letting							
Contractor Name and Address Key4Property Pty Ltd ABN 74 160 758 805 PO Box 7465 Southport Park QLD 4215		Details of Duties Letting Sevices		Delegated Powers Please refer to Agreement		Basis of Remuneration Nil	
Commencement Date	06/11/17	Expiry Date	05/11/42	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address Schindler Lifts Australia Pty Ltd PO Box 851 Hamilton Central QLD 4007		Details of Duties Please refer to Agreement		Delegated Powers		Basis of Remuneration Quarterly in advance	
Commencement Date	01/04/19	Expiry Date	31/03/29	Copy of Agreement on File	Y	Termination Date	
Term of Contract	5 Years			Options		5 year periods	
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Caretaker							
Contractor Name and Address HT GROUP LZD BRISBANE PTY LTD ACN 629 018 659		Details of Duties Refer to Deed		Delegated Powers		Basis of Remuneration Quarterly in advance	
Commencement Date	04/10/18	Expiry Date	06/11/17	Copy of Agreement on File		Termination Date	
Term of Contract	25 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

CONTRACTS REGISTER

SHERWOOD VILLAGE APARTMENTS CTS 50712

Building/Letting							
Contractor Name and Address Serenity Property Group Pty Ltd ACN 669 865 847		Details of Duties Refer to Contract		Delegated Powers		Basis of Remuneration Quarterly in advance	
Commencement Date	17/01/24	Expiry Date	06/11/17	Copy of Agreement on File	Y	Termination Date	
Term of Contract	25 Years			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Maintenance							
Contractor Name and Address Chubb Fire & Security		Details of Duties		Delegated Powers		Basis of Remuneration Monthly	
Commencement Date	01/09/24	Expiry Date	29/08/25	Copy of Agreement on File	Y	Termination Date	
Term of Contract	364 days			Options			
Estimated Cost of Contract	0.00			Name of Financier			
Est Renumeration of Contract	0.00			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			