

QBS Strata Management

PO Box 1079, Oxenford, QLD 4210

Phone: (07) 5519 9000 **Email:** reception@qbsmanagement.com.au

Website: picagroup.com.au/qbs-strata-management **ACN:** 114 635 193

Trustee for S.E. QLD Corporate Management Unit Trust, where ABN 86 965 584 736 is the ABN of the trust.



qbs strata
management

powered by pica group

03 July 2025

CHANCELLOR LAKESIDE CTS 40346
Registered for GST

ABN: 84 424 867 542

Tax Invoice

Dear Owner

Ref 26-40346

Re Lot 26 CHANCELLOR LAKESIDE CTS 40346

Fee 140.00 Paid

Above Fee includes GST

DISCLOSURE STATEMENT (SECTION 206)

Please find attached the Disclosure Statement for your Lot as requested.

Once the Lot has sold, it is important to note the following;

- The Lot will remain in your name/s until the solicitor/conveyancer acting on behalf of the purchaser provides our office with a BCCM Form 8 – Change of Ownership form.
- It is prudent to ensure this form is promptly provided by the solicitor/conveyancer acting for the purchaser once settlement has occurred;
- If not provided you will continue to receive levy notices and correspondence relating to the Lot, even after it has sold and settled.

We trust that the sale process will run smoothly for you and we wish you the very best in this regard.

Yours faithfully

QBS Strata Management

Disclaimer – if it eventuates that the ownership of the property described in this report has, by way of transfer, transmission or in another way, passed to a person or entity entitled to be the registered owner of the lot, then all rates and levies become the responsibility of that owner, from the date of settlement. Late payment of levies can attract financial penalties imposed by the properties body corporate, which will not be reversed if the Pica Group has not been advised of a change of ownership. Therefore, the BCCM Form 8 must be completed by your solicitor or conveyancer and forwarded to our office following settlement to prevent unnecessary financial penalties.

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

as at 03 July 2025

Body Corporate	Name of Scheme:	CHANCELLOR LAKESIDE
	Community Titles Scheme No:	40346
	Lot Number:	26
	Plan Number:	206288

Secretary	Name	Biao Jin
	Address	c/- PO Box 1079 Oxenford QLD 4210

Telephone	07 5519 9000
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Body Corporate Manager	Name	QBS Strata Management
	Address	PO Box 1079 OXENFORD QLD 4210

Telephone	07 5519 9000
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Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/07/24 to 31/10/24	\$1,425.00	01/07/24	Nil	01/07/24
01/11/24 to 28/02/25	\$1,316.02	17/03/25	Nil	17/03/25
01/03/25 to 30/06/25	\$1,316.02	14/04/25	Nil	14/04/25
01/07/25****31/10/25	\$1,316.02	01/07/25	Nil	01/07/25

Sinking Fund	Amount	Due Date	Discount	If Paid By
01/07/24 to 31/10/24	\$431.00	01/07/24	Nil	01/07/24
01/11/24 to 28/02/25	\$540.00	16/02/25	Nil	16/02/25
01/03/25 to 30/06/25	\$540.00	14/04/25	Nil	14/04/25
01/07/25****31/10/25	\$540.00	01/07/25	Nil	01/07/25

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
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Body Corporate Assets Required to be Recorded on Register	Vision T60 Treadmill	Plant and Machinery	23/02/16	Australian Fitness	0.00	0.00	2,970.00
	ex-demo			Servicing			
	BISSELL PROHEAT 2X	Plant and Machinery	23/07/18	McLakeside	0.00	0.00	529.00
	REVOUTION			Property Investment			

Committee	Yes.
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Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT (continued)

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

Lot Entitlements
and Other
Matters

Interest Schedule	Aggregate	21,020	Entitlement of Lot	440.0000
Contribution Schedule	Aggregate	51	Entitlement of Lot	1
Balance of Sinking fund at end of last Financial Year		172,322.41	as at	30/06/25
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
Monetary Liability under Exclusive Use By-Law		Not applicable (TS)		

Additional Information

Other Levies		Amount	Due Date	Discount	If Paid By
Insurance					
	01/07/24 to 31/10/24	\$429.04	01/07/24	Nil	01/07/24
	01/11/24 to 28/02/25	\$334.05	17/03/25	Nil	17/03/25
	01/03/25 to 30/06/25	\$334.05	14/04/25	Nil	14/04/25
	01/07/25 to 31/10/25	\$334.05	01/07/25	Nil	01/07/25
Insurance		Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
		<i>BUILDING</i> CHU Underwriting	HU0043673	55,584,068.00	27/07/25
		<i>BUILDING CATASTROPHE</i> CHU Underwriting	HU0043673	8,337,610.00	27/07/25
		<i>COMMON AREA CONTENTS</i> CHU Underwriting	HU0043673	555,840.00	27/07/25
		<i>FIDELITY GUARANTEE</i> CHU Underwriting	HU0043838	100,000.00	27/07/25
		<i>LOT OWNER FIXTURE/IM</i> CHU Underwriting	HU0043673	250,000.00	27/07/25
		<i>MACHINERY BREAKDOWN</i> Vero Insurance	MEB108058903	Included	27/07/25
		<i>OFFICE BEARERS</i> CHU Underwriting	HU0043838	5,000,000.00	27/07/25
		<i>PUBLIC LIABILITY</i> CHU Underwriting	HU0043838	30,000,000.00	27/07/25
		<i>RENT LOSS/ALT ACCOM</i> CHU Underwriting	HU0043673	8,337,610.00	27/07/25
		<i>VOLUNTARY WORKERS</i> CHU Underwriting	HU0043838	200,000.00	27/07/25
Mortgages or Securities over Body Corporate Assets					
Latent or Patent Defects in Common Property or Body Corporate Assets		Nil known			
Actual or Contingent or Expected Liabilities of Body Corporate		Nil known			

Additional Information

Circumstances in Relation to Affairs of the Body Corporate	Nil known
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Exceptions to Statements in Clause 7.4(3)	
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CONTRACTS REGISTER

CHANCELLOR LAKESIDE CTS 40346

Contractor Name and Address Purifying Solution Pty Ltd PO Box 956 Paradise Point Qld	Details of Duties Air Purification	Delegated Powers	Basis of Remuneration \$131.95 per month
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/04/10 1 year auto rollover until terminated Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address QBS Strata Management Pty Ltd PO Box 1079 OXENFORD QLD 4210	Details of Duties Body Corporate Management	Delegated Powers Body Corporate Management	Basis of Remuneration Quarterly
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/12/23 Three Years Capped	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Keyanchor Pty Ltd Xiaoxi Cheng & Feng Xie 1 - 7 Moores Crescent VARSITY LAKES QLD 4217	Details of Duties Caretaker/Building Manager	Delegated Powers	Basis of Remuneration Monthly
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	18/09/09 15 Years 10 Years + 5 Years	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	Suncorp Bank 24/01/25
Contractor Name and Address Keyanchor Pty Ltd Xiaoxi Cheng & Feng Xie 1-7 Moores Crescent Varsity Lakes QLD 4217	Details of Duties Letting Agent	Delegated Powers	Basis of Remuneration Monthly
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	18/09/09 15 Years 10 Years + 5 Years	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Dayshelf Fire Systems U2, 12-14 Expo Court Southport Qld 4215 sales@dayshelf.com.au	Details of Duties Fire services - Building A	Delegated Powers	Basis of Remuneration per agreement
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/07/19 3 years	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

CONTRACTS REGISTER

CHANCELLOR LAKESIDE CTS 40346

Contractor Name and Address Dayshelf Fire Systems 2/12-14 Expo Court Southport Qld 4215 sales@dayshelf.com.au	Details of Duties Fire services - shared contract	Delegated Powers	Basis of Remuneration per agreement
Commencement Date	01/07/19	Termination Date	
Term of Contract	3 Years	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Advanced Garage Doors	Details of Duties Garage Door Maintenance	Delegated Powers	Basis of Remuneration Per visit
Commencement Date	23/10/19	Termination Date	
Term of Contract	1 year	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Cougar Air PO Box 4155 ELANORA QLD 4221	Details of Duties	Delegated Powers	Basis of Remuneration Quarterly
Commencement Date	09/09/20	Termination Date	
Term of Contract	Quarterly Maintenanc	Finance	
Options		Name of Financier	
Copy of Agreement on File	N	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		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		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		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

CHANCELLOR LAKESIDE CTS 40346

**REGISTER OF IMPROVEMENTS ON COMMON
PROPERTY FOR WHICH INDIVIDUAL LOT OWNERS
ARE RESPONSIBLE**

1. By-Laws

The following by-laws may potentially relate to improvement/s on the common property that the lot owner will be liable to maintain.

By-Laws relating to exclusive use:

<u>By-Law No.</u>	<u>Relevant Lots</u>	<u>Subject of By-Law</u>
33	Per Schedule C	Exclusive Use – Car Parking

By-Laws other than exclusive use By-Laws:

35	All	Bulk Supply of Utility Services
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2. Agreements

The following agreements may potentially relate to improvements on the common property that the lot owner is liable to maintain.

NIL