

28 July 2025

STELLA APARTMENTS CTS 45486
Not registered for GST

ABN: 52 210 272 159

Patrick Wright

Ref	WRIGHT P A		
Re	Lot 8	STELLA APARTMENTS CTS 45486	
Fee	235.34	Paid	

Please find enclosed information which may be used to enable you to complete the Disclosure Statement. Implied warranties are matters for consideration or enquiry by the seller and are not disclosed in this information.

Please Note: An 'Information for Disclosure' obtained from a Body Corporate Manager is not a Disclosure Statement. This is a document that Body Corporate Managers provide to enable an Agent/Seller prepare a Disclosure Statement in accordance with the Legislation.

Yours faithfully
StrataLiving BCM

Alastair McCracken
BODY CORPORATE MANAGER

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

as at 28 July 2025

Body Corporate	Name of Scheme:	STELLA APARTMENTS
	Community Titles Scheme No:	45486
	Lot Number:	8
	Plan Number:	263091

Secretary	Name	Helen Patricia Grierson
	Address	c/- StrataLiving BCM
	Telephone	5475 4492

Body Corporate Manager	Name	StrataLiving BCM
	Address	PO Box 5273 Maroochydore BC 4558
	Telephone	07 54754492

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/12/24 to 28/02/25	\$575.00	01/12/24	Nil	01/12/24
01/03/25 to 31/05/25	\$575.00	01/03/25	Nil	01/03/25
01/06/25 to 31/08/25	\$475.00	01/06/25	Nil	01/06/25
01/09/25 to 30/11/25	\$475.00	01/09/25	Nil	01/09/25
01/12/25****28/02/26	\$525.00	01/12/25	Nil	01/12/25
01/03/26****31/05/26	\$525.00	01/03/26	Nil	01/03/26
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/12/24 to 28/02/25	\$290.00	01/12/24	Nil	01/12/24
01/03/25 to 31/05/25	\$290.00	01/03/25	Nil	01/03/25
01/06/25 to 31/08/25	\$710.00	01/06/25	Nil	01/06/25
01/09/25 to 30/11/25	\$710.00	01/09/25	Nil	01/09/25
01/12/25****28/02/26	\$500.00	01/12/25	Nil	01/12/25
01/03/26****31/05/26	\$500.00	01/03/26	Nil	01/03/26

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	CCTV - 4x Hikvision 6MP Camera DVR with 6TB hard drive 1 x 22 inch monitor	Plant and Machinery	17/03/20	Fully Wired Electrical Service 1300 38 55 99 info@fullywired.com.au	0.00	0.00	5,494.50
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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	10	Entitlement of Lot	1.0000
	Contribution Schedule	Aggregate	10	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		19,725.66	as at	30/11/24
	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
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Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> AXIS UNDERWRITING SERVICES PL	P-018137	5,384,593.00	01/12/25
	<i>PUBLIC LIABILITY</i> AXIS UNDERWRITING SERVICES PL	P-018137	20,000,000.00	01/12/25
	<i>COMMON CONTENTS</i> AXIS UNDERWRITING SERVICES PL	P-018137	53,846.00	01/12/25
	<i>WORKERS COMPENSATION</i> WorkCover QLD	WSB210533794	200 Premium	01/07/23
	<i>OFFICE BEARERS</i> AXIS UNDERWRITING SERVICES PL	P-018137	1,000,000.00	01/12/25
	<i>LOT OWNERS FIXTURES</i> AXIS UNDERWRITING SERVICES PL	P-018137	300,000.00	01/12/25
	<i>VOLUNTARY WORKERS</i> AXIS UNDERWRITING SERVICES PL	P-018137	200,000/2,000	01/12/25
	<i>FIDELITY GUARANTEE</i> AXIS UNDERWRITING SERVICES PL	P-018137	100,000.00	01/12/25
	<i>LOSS OF RENT</i> AXIS UNDERWRITING SERVICES PL	P-018137	807,689.00	01/12/25
	<i>GOV'T AUDIT /LEGAL</i> AXIS UNDERWRITING SERVICES PL	P-018137	175,000.00	01/12/25
	<i>BUILDING CATASTROPHE</i> AXIS UNDERWRITING SERVICES PL	P-018137	807,689.00	01/12/25

Mortgages or Securities over Body Corporate Assets

Additional Information

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(3)