



14 May 2025

ORMISTON BY THE BAY CTS 26723  
Registered for GST

ABN: 88 914 244 196

### Tax Invoice

The Timeless Spas Staff Supera  
21 Masthead Drive  
CLEVELAND QLD 4163

#### Ref

Re	Lot 12	ORMISTON BY THE BAY CTS 26723
Fee	165.00	Paid

Above Fee includes GST

This document contains information which may be used to complete a disclosure statement.  
This is not a disclosure statement.

It is the responsibility of the seller of the lot to make a disclosure to the purchaser, and to complete the disclosure statement in full including:

- Implied warranties
- Mortgages or securities
- Latent or patent defects
- Actual, contingent or expected liabilities
- Circumstances in relation to affairs of the body corporate
- Other information prescribed under Regulation Module

Parts of this information document which may be blank do not indicate that the seller is not required to make a disclosure.

BCsystems

info@bcsystems.com.au  
07 3899 0299

Tax invoice  
ABN 29 058 152 604  
The fee stated includes GST

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

as at 14 May 2025

<b>Body Corporate</b>	Name of Scheme:	<b>ORMISTON BY THE BAY</b>
	Community Titles Scheme No:	<b>26723</b>
	Lot Number:	<b>12</b>
	Plan Number:	<b>113291</b>
<b>Secretary</b>	Name	<b>Ms Ann Marshall</b>
	Address	<b>c/-Body Corporate Systems  PO Box 743 Morningside Qld 4170</b>

Telephone

<b>Body Corporate Manager</b>	Name	<b>BCsystems</b>
	Address	<b>PO Box 743 Morningside QLD 4107</b>

Telephone **07 3899 0299**

**Contributions and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/03/25 to 31/05/25	\$1,065.50	01/03/25	Nil	01/03/25
01/06/25 to 31/08/25	\$1,065.50	01/06/25	Nil	01/06/25

  

Sinking Fund	Amount	Due Date	Discount	If Paid By
01/03/25 to 31/05/25	\$374.94	01/03/25	Nil	01/03/25
01/06/25 to 31/08/25	\$374.94	01/06/25	Nil	01/06/25

**Special Levies**

	Purpose / Reason	Period	Amount	Due Date	Discount	If Paid By
Sinking Fund Special	Strata Loan Repayment	01/03/25	\$227.92	01/03/25	Nil	01/03/25
Sinking Fund Special	Strata Loan Repayment	01/06/25	\$227.92	01/06/25	Nil	01/06/25
Sinking Fund Special	Strata Loan Repayment	01/09/25	\$227.92	01/09/25	Nil	01/09/25
Sinking Fund Special	Strata Loan Repayment	01/12/25	\$227.92	01/12/25	Nil	01/12/25

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	Item	Category	Date	Description	Value	Discount	Total
	Thermal Pool Blanket	Furniture & Fittings	23/04/99	QIS	0.00	0.00	2,776.00
	Supaswift Lawn Mower	Plant and Machinery	23/04/14	VICTORIA POINT MOWER CENTRE	950.00	0.00	950.00
	797HSP			8B 21-27 Bunker Road			
	20" Self Propelled Alloy Base			VICTORIA POINT			
	Honda Engine GXV160			QLD 4165			
	2 year warranty						
	Hedge Trimmer	Plant and Machinery	07/05/14	Cleveland Mitre 10	449.00	0.00	449.00

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

Body Corporate Assets Required to be Recorded on Register		25-31 Shore Street West					
SUNLOUNGERS	Furniture & Fittings	28/01/16	Bayside Outdoor Furniture	0.00	0.00	800.00	
			3821 1590				
Petrol Blower Stihl BG56	Plant and Machinery	09/09/16	Cleveland Mitre10	0.00	0.00	269.00	
EVO35BB Evolution	Plant and Machinery	16/11/17	Marina Pools	0.00	0.00	1,443.45	
A35BB			Capalaba				
Chlorinator							
2 x Sun Loungers	Furniture & Fittings	05/02/20	IKEA	0.00	0.00	387.00	
2 x Sun Lounger	Furniture & Fittings	05/02/20	Bunnings	0.00	0.00	110.00	
Cushions							
Manager's Training Manual USB	Office Equipment	22/05/20	BCsystems	0.00	0.00	330.00	
Blower	Plant and Machinery	31/08/21		279.00	0.00	279.00	
3000PSI 7HP 9LPM	Plant and Machinery	08/06/22	Bought by osm then reimburse	0.00	0.00	549.00	
Pressure cleaner 9.0LPM			on 30/06/2022				
7.0HP							
10m Hose							
Miniboss	Plant and Machinery	29/06/22	Bought by osm then reimburse	0.00	0.00	299.00	
Serial #827355292			on 30/06/2022				
Long reach pole HT	Plant and Machinery	20/04/23	Bought by OSM then reimburse	0.00	0.00	1,199.00	
			on 31/03/2023				
HT-241 HEDGE TRIMMER	Plant and Machinery	20/04/23	Bought by OSM then reimburse	0.00	0.00	749.00	
			on 31/03/23				

Committee A committee is in place.

Information prescribed under Regulation Module Please refer to Seller and/or Body Corporate records.

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

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	58	Entitlement of Lot	1.0000
Contribution Schedule	Aggregate	58	Entitlement of Lot	1
Balance of Sinking fund at end of last Financial Year		44,953.93	as at	28/02/25
Insurance Levies not included in Administrative Fund Levies:		See Other Levies		

Monetary Liability under Exclusive Use By-Law

This item is left intentionally blank, to be completed by the seller making the disclosure.

An exclusive use by-law may include conditions about payments to be made by the owner of the lot to which the by-law attaches, obligations imposed on the owner of the lot that would otherwise be obligations of the body corporate, and recovery of amounts payable under the by-law.

Other Levies

Amount	Due Date	Discount	If Paid By
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## Additional Information

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	APPEAL EXPENSES CHU UNDERWRITING	HU0006146465	100,000.00	30/04/26
	BUILDING CHU UNDERWRITING	HU0006146465	29,216,250.00	30/04/26
	CATASTROPHE CHU UNDERWRITING	HU0006146465	8,764,875.00	30/04/26
	COMMON CONTENTS CHU UNDERWRITING	HU0006146465	292,163.00	30/04/26
	FIDELITY GUARANTEE CHU UNDERWRITING	HU0006146465	100,000.00	30/04/26
	FLOATING FLOORS CHU UNDERWRITING	HU0006146465	NOT INCLUDED	30/04/26
	FLOOD CHU UNDERWRITING	HU0006146465	INCLUDED	30/04/26
	GOV AUDIT COSTS CHU UNDERWRITING	HU0006146465	25,000.00	30/04/26
	LEGAL DEFENCE EXP CHU UNDERWRITING	HU0006146465	50,000.00	30/04/26
	LOSS OF RENT CHU UNDERWRITING	HU0006146465	4,382,437.00	30/04/26
	LOT OWNERS FIXTURES CHU UNDERWRITING	HU0006146465	250,000.00	30/04/26
	OFFICE BEARERS LIABI CHU UNDERWRITING	HU0006146465	1,000,000.00	30/04/26
	PUBLIC LIABILITY CHU UNDERWRITING	HU0006146465	20,000,000.00	30/04/26
	VOLUNTARY WORKERS CHU UNDERWRITING	HU0006146465	\$200,000/\$2,000	30/04/26
Mortgages or Securities over Body Corporate Assets	This item is left intentionally blank, to be completed by the seller making the disclosure.			
	Buyers may conduct an inspection of the body corporate records (either personally or by their appointed agent) to satisfy themselves about any mortgages or securities over body corporate assets.			
Latent or Patent Defects in Common Property or Body Corporate Assets	This item is left intentionally blank, to be completed by the seller making the disclosure.			
	If the seller has knowledge of any latent or patent defects in the common property or body corporate assets, other than defects arising through fair wear and tear, that must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any latent or patent defects in the common property or body corporate assets, beyond fair wear and tear.			
Actual or Contingent or Expected Liabilities of Body Corporate	This item is left intentionally blank, to be completed by the seller making the disclosure.			
	If the seller has knowledge of actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses, (other than liabilities disclosed in the contract) those must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses.			

## Additional Information

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

This item is left intentionally blank, to be completed by the seller making the disclosure. If the seller has knowledge of circumstances in relation to the affairs of the body corporate that are likely to materially prejudice the buyer, those must be disclosed by the seller at this item.

Refer to Chapter 5 of the Body Corporate and Community Management Act 1997 (Qld).

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Exceptions to  
Statements in  
Clause 7.4(3)

Please refer to Seller and/or Body Corporate records.