

ABN: 47 434 843 601

30 May 2022

LINDESAY RISE CTS 49759 Registered for GST

#### Tax Invoice

Forstpointer Super Property 9 Mark Place MARDI NSW 2259

Ref

Re Lot 1 LINDESAY RISE CTS 49759

Fee 154.00 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 affars 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.

**BC**systems

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 30 May 2022

Body Corporate Name of Scheme: Lindesay Rise

Community Titles Scheme No: 49759

Lot Number: Plan Number: SP 267657

Secretary Name Grant Stevens

Address c/-Body Corporate Systems

**PO Box 743** 

Morningside Qld 4170

Telephone Facsimile

Body Corporate Name BCsystems
Manager Address PO Box 743

MORNINGSIDE QLD 4170

Telephone **07 3899 0299** Facsimile

Contributions Levies Determined by the Body Corporate for this Lot

and Levies Administrative Fund Amount Due Date Discount If paid by 01/03/22 to 31/05/22 \$530.00 01/03/22 Nil 01/03/22

Sinking Fund

01/03/22 to 31/05/22 \$280.00 01/03/22 Nil 01/03/22

Body Corporate Name of Scheme: Lindesay Rise

Community Titles Scheme No: 49759

Lot Number: 1 Plan Number: SP 267657

Improvements on Common Property for which Buyer will be Responsible

### Body Corporate and Community Management Act 1997 Section 206

## INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	Copy of Register of Assets is attached.	
Committee	A committee is in place.	
Information prescribed under Regulation Module	Please refer to Seller and or Body Corpo	orate records.
Signing		
	Seller/Sellers Agent  Date	Witness
Buyers Acknowledgement	The Buyer acknowledges having received Seller before entering into the contract.	and read this statement from the
	Buyer	Witness
	Date	

## **Additional Information**

Body Corporate

Name of Scheme:

Community Titles Scheme No:

49759

Lindesay Rise

Lot Number: Plan Number: SP 267657

Lot Entitlements and Other Matters Interest Schedule Aggregate 6575 Entitlement of Lot 155

Contribution Schedule Aggregate 430 Entitlement of Lot 10

Balance of Sinking fund at end of last Financial Year 126,532.87 as at 28/02/22

Insurance Levies not included in Administrative Fund Levies: See Annexure

Monetary Liability under Exclusive Use By-Law

Please refer to Seller and or Body Corporate

records.

Insurance Type Company Policy No Sum Insured Due Date

See Annexure - Insurance Report

Mortgages or Securities over Body Corporate

Assets

Please refer to Seller and or Body Corporate records.

## Additional Information (continued)

**Body Corporate** 

Name of Scheme:

**Lindesay Rise** 

Community Titles Scheme No:

49759

Lot Number:

1

Plan Number: **SP 267657** 

Latent or Patent Defects in Common Property or Body Corporate Assets Please refer to Seller and or Body Corporate records.

Actual or Contingent or Expected Liabilities of Body Corporate Please refer to Seller and or Body Corporate records.

Circumstances in Relation to Affairs of the Body Corporate Please refer to Seller and or Body Corporate records.

Please refer to Seller and or Body Corporate records.

Exceptions to Statements in Clause 7.4(2)

DISCLOSURE STATEMENT (Continued)

	me of neme	Lindesay 1	Rise		CTS No	49759
Lot	No.	1	Type	BUILDING FORMAT PLAN	Plan No	SP 267657

## ANNEXURE - LEVY DETAILS

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
INSURANCE 01/03/22 to 31/05/22	111.60	01/03/22	NI/A	0.00	01/03/22	20/01/22	N/A
01/03/22 to 31/03/22	111.00	01/03/22	IV/A	0.00	01/03/22	20/01/22	IVA
Items marked with **** are for period	iods that are ou	itside the cur the next Ge	rent financi eneral Meeti	al year. They ma ng	ay also be sub	oject to ratific	cation at

## ASSET REGISTER

## LINDESAY RISE CTS 49759

				DD CID 17137			
Description	Туре	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
HEDGE TRIMMER Stihl	Plant and Machinery	Purchase	31/01/18	The Mower Place 8 Central Court Browns Plains 4118		0.00	695.00
Davey Starflo pump	Plant and Machinery	Purchase	29/05/20	<b>Total Water Services</b>		0.00	458.70
	·	•		Page Totals Report Totals	0.00 0.00	0.00 0.00	1,153.70 1,153.70

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# INSURANCE REPORT LINDESAY RISE CTS 49759

6 Mactier Drive BORONIA HEIGHTS

Ъ	QLD					
Type BUILDING		Sum Insured \$17,265,867	Premium <b>\$24,420.51</b>	Date Last Paid		
Company/Broker Strata Community Insurance	Telephone 1300724678	Policy Number QRSC1800891	Due Date 10 March	2022		
Strata Community Insurance Strata Community Insurance	Facsimile	Excess/Comments	10 March	2023		
Level 6, 445 Upper Edward St		\$500 Insured Propert				
Spring Hill QLD 4004		\$1,000 Legal Defence	!			
Type <b>FLOOD</b>		Sum Insured	Premium	Date Last Paid		
Company/Broker	Telephone	INCLUDED Policy Number	Due Date			
Strata Community Insurance	1300724678	QRSC1800891	10 March	2023		
Strata Community Insurance	Facsimile	Excess/Comments \$500 Insured Propert	<b>t s</b> 7			
Level 6, 445 Upper Edward St Spring Hill QLD 4004		\$1,000 Legal Defence				
Spring IIII QLD 4004		. / 8				
Tona		Sum Insured	p:	Data I B-11		
Type FLOATING FLOORS		INCLUDED	Premium	Date Last Paid		
Company/Broker	Telephone	Policy Number	Due Date			
Strata Community Insurance Strata Community Insurance	1300724678 Facsimile	QRSC1800891 Excess/Comments	10 March	2023		
Level 6, 445 Upper Edward St	1 desimile	\$500 Insured Property \$1,000 Legal Defence				
Spring Hill QLD 4004						
		l				
Туре		Sum Insured	Premium	Date Last Paid		
PUBLIC LIABILITY		\$20,000,000	Inlcuded	Date Last Paid		
PUBLIC LIABILITY Company/Broker	Telephone 1300724678	<b>\$20,000,000</b> Policy Number	Inlcuded  Due Date			
PUBLIC LIABILITY  Company/Broker  Strata Community Insurance	Telephone 1300724678 Facsimile	\$20,000,000	Inlcuded			
PUBLIC LIABILITY Company/Broker	1300724678	\$20,000,000  Policy Number  QRSC1800891  Excess/Comments  \$500 Insured Property	Inlcuded Due Date 10 March			
PUBLIC LIABILITY  Company/Broker  Strata Community Insurance  Strata Community Insurance	1300724678	\$20,000,000  Policy Number  QRSC1800891  Excess/Comments	Inlcuded Due Date 10 March			
PUBLIC LIABILITY  Company/Broker  Strata Community Insurance  Strata Community Insurance  Level 6, 445 Upper Edward St	1300724678	\$20,000,000  Policy Number  QRSC1800891  Excess/Comments  \$500 Insured Property	Inlcuded Due Date 10 March			
PUBLIC LIABILITY  Company/Broker  Strata Community Insurance  Strata Community Insurance  Level 6, 445 Upper Edward St  Spring Hill QLD 4004	1300724678	\$20,000,000  Policy Number  QRSC1800891  Excess/Comments  \$500 Insured Propert \$1,000 Legal Defence	Inlcuded Due Date 10 March  ty Premium			
PUBLIC LIABILITY  Company/Broker  Strata Community Insurance  Strata Community Insurance  Level 6, 445 Upper Edward St  Spring Hill QLD 4004  Type  OFFICE BEARERS LIABI	1300724678 Facsimile	\$20,000,000  Policy Number     QRSC1800891  Excess/Comments  \$500 Insured Propert \$1,000 Legal Defence	Inlcuded Due Date 10 March  ty Premium Included	2023		
PUBLIC LIABILITY  Company/Broker  Strata Community Insurance  Strata Community Insurance  Level 6, 445 Upper Edward St  Spring Hill QLD 4004	1300724678	\$20,000,000  Policy Number  QRSC1800891  Excess/Comments  \$500 Insured Propert \$1,000 Legal Defence	Inlcuded Due Date 10 March  ty Premium	2023  Date Last Paid		
PUBLIC LIABILITY  Company/Broker  Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type OFFICE BEARERS LIABI Company/Broker Strata Community Insurance Strata Community Insurance	Telephone	\$20,000,000  Policy Number QRSC1800891  Excess/Comments  \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$1,000,000  Policy Number QRSC1800891  Excess/Comments	Premium Included  Due Date 10 March  Premium Included  Due Date 10 March	2023  Date Last Paid		
PUBLIC LIABILITY  Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type OFFICE BEARERS LIABI Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St	1300724678 Facsimile Telephone 1300724678	\$20,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$1,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert	Premium Included Due Date 10 March  Premium Included Due Date 10 March	2023  Date Last Paid		
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PUBLIC LIABILITY  Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type OFFICE BEARERS LIABI Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St	1300724678 Facsimile Telephone 1300724678	\$20,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$1,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert	Premium Included Due Date 10 March  Premium Included Due Date 10 March	2023  Date Last Paid		
PUBLIC LIABILITY  Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type OFFICE BEARERS LIABI Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type COMMON CONTENTS Company/Broker	1300724678 Facsimile  Telephone 1300724678 Facsimile	\$20,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$1,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$52,500  Policy Number	Premium Included Due Date 10 March  Premium Included Due Date 10 March  ty  Premium Included Due Date Due Date	Date Last Paid  2023  Date Last Paid		
PUBLIC LIABILITY  Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type OFFICE BEARERS LIABI Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type COMMON CONTENTS Company/Broker Strata Community Insurance	1300724678 Facsimile  Telephone 1300724678 Facsimile  Telephone 1300724678	\$20,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$1,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$52,500  Policy Number QRSC1800891	Premium Included Due Date 10 March  Premium Included Due Date 10 March  ty  Premium Included	Date Last Paid  2023  Date Last Paid		
PUBLIC LIABILITY  Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type OFFICE BEARERS LIABI Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type COMMON CONTENTS Company/Broker Strata Community Insurance Strata Community Insurance Strata Community Insurance	1300724678 Facsimile  Telephone 1300724678 Facsimile	\$20,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$1,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$52,500  Policy Number QRSC1800891  Excess/Comments	Premium Included Due Date 10 March  Premium Included Due Date 10 March  Premium Included Due Date 10 March  Due Date 10 March	Date Last Paid  2023  Date Last Paid		
PUBLIC LIABILITY  Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type OFFICE BEARERS LIABI Company/Broker Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Type COMMON CONTENTS Company/Broker Strata Community Insurance	1300724678 Facsimile  Telephone 1300724678 Facsimile  Telephone 1300724678	\$20,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$1,000,000  Policy Number QRSC1800891  Excess/Comments \$500 Insured Propert \$1,000 Legal Defence  Sum Insured \$52,500  Policy Number QRSC1800891	Premium Included Due Date 10 March  Premium Included Due Date 10 March  Premium Included Due Date 10 March  Due Date 10 March	Date Last Paid  2023  Date Last Paid		

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# INSURANCE REPORT LINDESAY RISE CTS 49759

6 Mactier Drive BORONIA HEIGHTS OLD

	QLD				
Type LOSS OF RENT		Sum Insured \$2,589,879	Premium Date Last Paid Included		
Company/Broker  Strata Community Insurance	Telephone 1300724678	Policy Number QRSC1800891	Due Date 10 March 2023		
Strata Community Insurance Level 6, 445 Upper Edward St	Facsimile	Excess/Comments \$500 Insured Proper	·tv		
Spring Hill QLD 4004		\$1,000 Legal Defence	•		
Type FIDELITY GUARANTEE		Sum Insured <b>\$100,000</b>	Premium Date Last Paid  Inlcuded		
Company/Broker	Telephone	Policy Number	Due Date		
Strata Community Insurance	1300724678 Facsimile	QRSC1800891 Excess/Comments	10 March 2023		
Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004  Facsimile		\$500 Insured Proper	•tv		
		\$1,000 Legal Defence	·		
Туре		Sum Insured	Premium Date Last Paid		
BUILDING CATASTROPHE	I m	\$2,589,880	Inlcuded		
Company/Broker Strata Community Insurance	Telephone 1300724678	Policy Number <b>QRSC1800891</b>	Due Date 10 March 2023		
Strata Community Insurance	Facsimile	Excess/Comments	•		
Level 6, 445 Upper Edward St		\$500 Insured Proper	·		
Spring Hill QLD 4004		\$1,000 Legal Defence			
	•				
Type GOV AUDIT COS		Sum Insured <b>\$25,000</b>	Premium Date Last Paid  Included		
Company/Broker	Telephone	Policy Number	Due Date		
Strata Community Insurance	1300724678	QRSC1800891	10 March 2023		
Strata Community Insurance	Facsimile	\$500 Insured Property \$1,000 Legal Defence			
Level 6, 445 Upper Edward St Spring Hill QLD 4004					
Spring I'm QLD 4004		, , , , , , , , , , , , , , , , , , , ,	-		
Туре		Sum Insured	Premium Date Last Paid		
LOT OWNERS FIXTURES		\$300,000			
Company/Broker	Telephone	Policy Number	Due Date		
Strata Community Insurance Strata Community Insurance	1300724678 Facsimile	QRSC1800891 Excess/Comments	10 March 2023		
Level 6, 445 Upper Edward St		\$500 Insured Property			
Spring Hill QLD 4004		\$1,000 Legal Defence	e		
Туре		Sum Insured	Premium Date Last Paid		
APPEAL EXPENSES  Company/Broker	Telephone	\$100,000 Policy Number	Due Date		
Strata Community Insurance	1300724678	QRSC1800891	10 March 2023		
Strata Community Insurance	Facsimile	Excess/Comments			
Level 6, 445 Upper Edward St		\$500 Insured Property			
Spring Hill QLD 4004		\$1,000 Legal Defence	e		
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30 May 2022

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# INSURANCE REPORT LINDESAY RISE CTS 49759

6 Mactier Drive BORONIA HEIGHTS QLD

LEGAL DEFENCE EXP		\$50,000	1 Termum	Date Last I aid		
Company/Broker	Telephone	Policy Number	Due Date			
Strata Community Insurance	1300724678	QRSC1800891	2023			
Strata Community Insurance	Facsimile	Excess/Comments  \$500 Insured Property \$1,000 Legal Defence				
Level 6, 445 Upper Edward St						
Spring Hill QLD 4004		\$1,000 Legal Defence				
Type		Sum Insured	Premium	Date Last Paid		
VOLUNTARY WORKERS		\$200,000/\$2,000				
Company/Broker	Telephone	Policy Number	Due Date	2022		
Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St		QRSC1800891 10 March 2023  Excess/Comments \$500 Insured Property				
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Туре		Sum Insured	Premium	Date Last Paid		
Company/Broker	Telephone	Policy Number	Due Date			
	Facsimile	Excess/Comments				
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Company/Broker	Telephone	Policy Number Due Date				
	Facsimile	Excess/Comments				
Туре		Sum Insured	Premium	Date Last Paid		
Company/Broker	Telephone	Policy Number	Due Date			
	Facsimile	Excess/Comments				
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Туре		Sum Insured	Premium	Date Last Paid		
	I m			Date Last Paid		
Type  Company/Broker	Telephone	Sum Insured Policy Number	Premium  Due Date	Date Last Paid		
	Telephone Facsimile			Date Last Paid		
		Policy Number		Date Last Paid		
		Policy Number		Date Last Paid		