

STRATACARE AUSTRALIA PTY LTD ABN 87 088 584 267

BRISBANE / SUNSHINE COAST

3/141 Campbell Street, Bowen Hills
Queensland 4006

PHONE 07 3435 5300

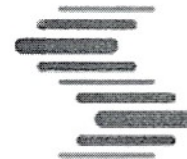
EMAIL reception@stratacare.com.au

GOLD COAST

Level 1, 3G Building, 27 Garden Street
Southport Queensland 4215

PHONE 07 5531 2622

EMAIL office@stratacare.com.au



STRATACARE

18 May 2022

BLAXLAND TERRACES CTS 42624
Registered for GST

ABN: 30 822 382 603

Tax Invoice

Norman O'Reilly Property P/L
email::mark.6369@hotmail.com;

Ref

Re Lot 48 BLAXLAND TERRACES CTS 42624

Fee 165.00 Paid

Above Fee includes GST

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

IMPLIED WARRANTIES

Under Section 206 of the Body Corporate & Community Management Act 1997, implied warranties are matters for consideration or enquiry by the seller.

Disclosures of this nature are not furnished with this statement.

OWNERS IMPROVEMENTS ON COMMON PROPERTY

The Attached statement only shows owners improvements authorised and recorded by the Body Corporate. Disclosure of unauthorised owners improvements is a matter for the attention of the seller.

It is recommended that prospective Purchasers engage a search agent to conduct an independent search of the Body Corporate records to determine any issues such as contingent liabilities or common property defects.

Please check the information to verify the accuracy.

We have taken every care in preparing the information, but the information reported is limited to that notified to us.

Yours faithfully,

Stratacare Australia

For the Secretary

INFORMATION FOR DISCLOSURE STATEMENT

as at 18 May 2022

Body Corporate	Name of Scheme:	BLAXLAND TERRACES		
	Community Titles Scheme No:	42624		
	Lot Number:	48	Plan Number:	SP198186

Secretary	Name			
	Address	C/- Strata Care Australia Pty Ltd		
		PO Box 1251		
		Fortitude Valley 4006		
	Telephone	34355300	Facsimile	3891 6744

Body Corporate Manager	Name	STRATA CARE GOLD COAST PTY LTD		
	Address	LEVEL 1		
		27 GARDEN STREET		
		SOUTHPORT QLD		
	Telephone	07 5531 2622	Facsimile	

Contributions and Levies	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/06/21 to 31/08/21	\$500.00	01/06/21	Nil	01/06/21
	01/09/21 to 30/11/21	\$500.00	01/09/21	Nil	01/09/21
	01/12/21 to 28/02/22	\$495.14	01/12/21	Nil	01/12/21
	01/03/22 to 31/05/22	\$495.14	01/03/22	Nil	01/03/22
	01/06/22****31/08/22	\$522.45	01/06/22	Nil	01/06/22
	01/09/22****30/11/22	\$522.45	01/09/22	Nil	01/09/22
	Sinking Fund				
	01/06/21 to 31/08/21	\$75.00	01/06/21	Nil	01/06/21
	01/09/21 to 30/11/21	\$75.00	01/09/21	Nil	01/09/21
	01/12/21 to 28/02/22	\$77.67	01/12/21	Nil	01/12/21
	01/03/22 to 31/05/22	\$77.67	01/03/22	Nil	01/03/22
	01/06/22****31/08/22	\$80.15	01/06/22	Nil	01/06/22
	01/09/22****30/11/22	\$80.15	01/09/22	Nil	01/09/22

Body Corporate	Name of Scheme:	BLAXLAND TERRACES		
	Community Titles Scheme No:	42624		
	Lot Number:	48	Plan Number:	SP198186

Improvements on
Common
Property for
which Buyer will
be Responsible

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

Copy of Register of Assets is attached.

Committee

There is a Body Corporate Committee

Information
prescribed under
Regulation
Module

Nil

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

Body Corporate

Name of Scheme: **BLAXLAND TERRACES**
 Community Titles Scheme No: **42624**
 Lot Number: **48** Plan Number: **SP198186**

Lot Entitlements and Other Matters

Interest Schedule Aggregate **7793** Entitlement of Lot **107**
 Contribution Schedule Aggregate **72** Entitlement of Lot **1**
 Balance of Sinking fund at end of last Financial Year **39,526.88** as at **31/05/21**
 Insurance Levies not included in Administrative Fund Levies: **See Annexure**
 Monetary Liability under Exclusive Use By-Law **Not Applicable**

Insurance

Type	Company	Policy No	Sum Insured	Due Date
BUILDING	CHU UNDERWRITING	HU0012093-1	27,710,296	24/06/22
CATASTROPHE	CHU UNDERWRITING	HU0012093-1	15%	24/06/22
COMMON CONTENTS	CHU UNDERWRITING	HU0012093-1	277,103	24/06/22
FIDELITY GUARANTEE	CHU UNDERWRITING	HU0012093-1	250,000	24/06/22
LOSS OF RENT	CHU UNDERWRITING	HU0012093-1	4,156,544	24/06/22
OFFICE BEARERS	CHU UNDERWRITING	HU0012093-1	5,000,000	24/06/22
PUBLIC LIABILITY	CHU UNDERWRITING	HU0012093-1	20,000,000	24/06/22
VOLUNTARY WORKERS	CHU UNDERWRITING	HU0012093-1	200,000/2,000	24/06/22
WORKCOVER	Workcover Queensland	WBA110872667		01/09/21

Mortgages or Securities over Body Corporate Assets

Nil

Additional Information (continued)

Body Corporate

Name of Scheme:

BLAXLAND TERRACES

Community Titles Scheme No:

42624

Lot Number:

48

Plan Number:

SP198186

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(2)

