

# Disclosure Statement

## Body Corporate and Community Management Act 1997

### SECTION 206

<b>Body Corporate</b>	Body Corporate for: <b>TAMARA COURT</b>	Community Titles Scheme	17373
	Lot No: 8	on BUP	102081
	Address: 8 / 5 WESTERHAM STREET TARINGA QLD 4068		

### PREScribed INFORMATION

<b>Secretary of Body Corporate</b>	Name:	MARILYN FOREST C/- BARARD MANAGEMENT
	Address:	PO BOX 10326 BRISBANE ADELAIDE ST QLD 4000
	Telephone:	07 3839 8800

<b>Body Corporate Manager</b>	Name:	BARARD MANAGEMENT
	Address:	AS ABOVE
	Telephone:	

<b>Annual Contributions and Levies</b>	Administrative Fund:	\$2,500.00	<b>GROSS</b> each year by instalments in advance on the FIRST day of each QUARTER	<b>Discount:</b> N/A
	Sinking Fund:	\$1,699.60	<b>GROSS</b> each year by instalments in advance on the FIRST day of each QUARTER	<b>Discount:</b> N/A
	Other:	N/A		

<b>Contribution Schedule Lot Entitlements</b>	Based on <u>Contribution Schedule Lot Entitlements</u> :	Lot Entitlement 10 Aggregate 60 250.00 (Admin) 169.96 (Sinking) N/A (Other) Ratified at AGM dated 07/06/2020
	Based on <u>Interest Schedule Lot Entitlements</u> :	Lot Entitlement 10 Aggregate 60 N/A (Insurance included in Admin Fund Levy) Ratified at AGM dated N/A <b>*Only applies if a separate Levy has been struck for Insurance otherwise the Insurance is paid from Administration Fund</b>

<b>Improvements on Common Property for which Buyer will be responsible</b>	NOTHING SIGHTED
--	-----------------

---

**Body Corporate Committee**

Is there a committee for the Body Corporate?	Yes	X
	No	
If there is a committee, is the Body Corporate manager engaged to perform the functions of the committee?	Yes	
	No	X

---

**Information prescribed under Regulation Module**

SATNDARD – NIL

---

**Body Corporate Assets Required to be Recorded on Register**

NOTHING SIGHTED IN RECORDS PROVIDED

---

**Sinking Fund Balance**

\$48,134.72 AS AT 10 JULY 2020

---

**Insurance**

<b>Insurer:</b>	CHU
<b>Policy No:</b>	HU0031839
<b>Building:</b>	\$1,792,200.00
<b>Public Liability:</b>	\$10,000,000.00
<b>Other:</b>	SEE ATTACHED
<b>Valid to:</b>	31/03/2021

---

**Signing**

.....  
Seller

.....  
Witness

.....  
Date

---

**Buyer's Acknowledgment**

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

.....  
Buyer

.....  
Witness

.....  
Date

REPORT PREPARED ON: 10 JULY 2020

# Barard Management Pty Ltd Trading as Civium Property Group

PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125

Ph: 07 3839 8800 Email: reception@civium.com.au

Printed: 10/07/2020 09:29 am User: Luke McCabe

Page 1

## Strata Roll of Owners for Community Title Scheme Number 17373 TARAMA COURT Owner Page

**C.T.S.** 17373

**Building Address:** 5 WESTERHAM STREET

**Suburb:** TARINGA

**Building Name:** TARAMA COURT

**GST:** No

**Units:** 8

**State:** QLD

**ABN:** 80634373830

**Manager:** Susan Shambrook

**Lots:** 8

**Post Code:** 4031

**Lot:** 8

**Unit:** 8

**Last Settled:**

**Units of Entitlement:** 10 / 80

**Owner Name:** RUSSELL SANTOS

**Salutation:** R SANTOS

**Phone:**

**Fax:**

**Mobile:** 0405 650 313

**Email:** waitstar@yahoo.com

**Owner Address:** UNIT 8

5 WESTERHAM STREET

TARINGA QLD 4068

(waitstar@yahoo.com)

**Levy Notice Name:** RUSSELL SANTOS

**Levy Notice Address:**

UNIT 8

5 WESTERHAM STREET

TARINGA QLD 4068

(waitstar@yahoo.com)

**Deliver by:** Post

**Address for Meeting Notices:**

UNIT 8

5 WESTERHAM STREET

TARINGA QLD 4068

(waitstar@yahoo.com)

**Deliver by:** Post

**Address for Correspondence:**

UNIT 8

5 WESTERHAM STREET

TARINGA QLD 4068

(waitstar@yahoo.com)

**Deliver by:** Email

**Full Name:**

**Residence Address:** UNIT 8

5 WESTERHAM STREET

TARINGA QLD 4068

**Schedules:** Contribution Schedule (10/80).

### Managing Agent Details

---

**Strata Roll of Owners for Community Title Scheme Number 17373**  
**TARAMA COURT**  
**Owner Page**

---

**C.T.S.** 17373

**Building Address:** 5 WESTERHAM STREET

**Suburb:** TARINGA

**Building Name:** TARAMA COURT

**GST:** No

**Units:** 8

**State:** QLD

**ABN:** 80634373830

**Manager:** Susan Shambrook

**Lots:** 8

**Post Code:** 4031

No managing agent assigned.

**Tenancy Details**

**Tenant Name:**

**Salutation:**

**Phone 1:**

**Email:**

**Notes:**

**Contact Name:**

**Phone 2:**

**Mobile:**

**Start Date:**

**Expiry Date:**

**Nominees**

---

This lot has no nominees listed.

**Mortgagees**

---

This lot has no mortgagees listed.

**Past Owners**

---

This lot has no past owners listed.

---

# Barard Management Pty Ltd Trading as Civium Property Group

PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125

Ph: 07 3839 8800 Email: reception@civium.com.au

Printed: 10/07/2020 09:29 am User: Luke McCabe

Page 1

## OWNER LEDGER from 01/04/20 to 10/07/20 Contribution Schedule

**C.T.S.:** 17373 **Units:** 8 **Lots:** 8  
**Building Address:** 5 WESTERHAM STREET  
:  
**Suburb:** TARINGA **State:** QLD **Post Code:** 4031  
**Building Name:** TARAMA COURT  
**GST?:** No **ABN:** 80634373830  
**Manager:** Susan Shambrook

Lot 8	Unit 8	RUSSELL SANTOS			
Date	Ref	Details	Debit	Credit	Balance
<b>01/04/20</b>		<b>Opening Balance</b>			<b>\$0.00</b>
01/04/20	63	Standard Levy Contribution Schedule From: 01/04/2020 To: 30/06/2020	\$1,049.90		\$1,049.90 DR
11/05/20	44	Receipt; Standard Levy Contribution Schedule for 01/04/2020 to 30/06/2020 Levy Ref# 63		\$1,049.90	\$0.00
01/07/20	64	Standard Levy Contribution Schedule From: 01/07/2020 To: 30/09/2020	\$1,049.90		\$1,049.90 DR
03/07/20	52	Receipt; Standard Levy Contribution Schedule for 01/07/2020 to 30/09/2020 Levy Ref# 64		\$1,049.90	\$0.00
		<b>Closing Balance</b>	<b>\$2,099.80</b>	<b>\$2,099.80</b>	<b>\$0.00</b>
		<b>Interest Due</b>	<b>\$0.00</b>		<b>\$0.00</b>
		<b>Total Balance</b>	<b>\$2,099.80</b>	<b>\$2,099.80</b>	<b>\$0.00</b>

# Barard Management Pty Ltd Trading as Civium Property Group

PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125

Ph: 07 3839 8800 Email: reception@civium.com.au

Printed: 10/07/2020 09:29 am User: Luke McCabe

Page 1

## Balance Sheet - C.T.S. 17373 "TARAMA COURT" 5 WESTERHAM STREET, TARINGA, QLD 4031 For the Financial Period 01/04/2020 to 10/07/2020

	Administrative	Sinking	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank			
TARAMA COURT	\$12,177.05	\$48,134.72	\$60,311.77
Macquarie Bank BSB: 184-446 Acc No: 269122701			
Other Receivable	\$740.00	\$0.00	\$740.00
<b>Total Assets</b>	<b>\$12,917.05</b>	<b>\$48,134.72</b>	<b>\$61,051.77</b>
<b>Liabilities</b>			
Accounts Payable (GST Free)	\$720.00	\$0.00	\$720.00
<b>Total Liabilities</b>	<b>\$720.00</b>	<b>\$0.00</b>	<b>\$720.00</b>
<b>Net Assets</b>	<b>\$12,197.05</b>	<b>\$48,134.72</b>	<b>\$60,331.77</b>
<b>Owners Funds</b>			
Opening Balance	\$8,758.91	\$41,336.32	\$50,095.23
Net Income For The Period	\$3,438.14	\$6,798.40	\$10,236.54
<b>Total Owners Funds</b>	<b>\$12,197.05</b>	<b>\$48,134.72</b>	<b>\$60,331.77</b>

# Barard Management Pty Ltd Trading as Civium Property Group

PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125

Ph: 07 3839 8800 Email: reception@civium.com.au

Printed: 10/07/2020 09:29 am User: Luke McCabe

Page 2

## Income and Expenditure Statement - C.T.S. 17373 "TARAMA COURT"

5 WESTERHAM STREET, TARINGA, QLD 4031

For the Financial Period 01/04/2020 to 10/07/2020

### Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
<b>Income</b>			
Insurance Refunds	\$0.00	\$0.00	\$3,951.50
Levy Income	\$10,000.00	\$20,000.00	\$20,000.00
<b>Total Administrative Fund Income</b>	<b>\$10,000.00</b>	<b>\$20,000.00</b>	<b>\$23,951.50</b>

### Expenses

Arrears Recovery Costs	\$0.00	\$50.00	\$0.00
Asbestos Audit	\$0.00	\$460.00	\$0.00
Audit Fees	\$0.00	\$330.00	\$0.00
Bank Charges (Transaction Fees)	\$0.00	\$10.00	\$0.00
Building Repairs & Maintenance	\$403.50	\$3,400.00	\$2,863.80
By Law	\$66.00	\$0.00	\$0.00
Civium Disbursements	\$30.00	\$0.00	\$0.00
Consultant Fees	\$0.00	\$370.00	\$0.00
EFT Payment	\$5.94	\$0.00	\$0.00
EFT/Cheque Charges	\$5.94	\$0.00	\$0.00
Electrical Repairs & Maintenance	\$0.00	\$600.00	\$438.71
Electricity - Utility	\$23.84	\$760.00	\$696.36
Email In	\$24.78	\$0.00	\$0.00
Email Out	\$1.00	\$0.00	\$0.00
Envelopes (A5)	\$3.12	\$0.00	\$0.00
Fire Protection - Repairs/Replacements	\$979.00	\$300.00	\$101.20
Gardens & Grounds	\$286.00	\$1,900.00	\$1,190.85
Income Tax & BAS Fees	\$209.00	\$0.00	\$0.00
Insurance Claims	\$0.00	\$0.00	\$4,551.50
Insurance Premiums	\$3,722.47	\$3,340.00	\$3,084.93
Insurance Valuation	\$0.00	\$540.00	\$0.00
Joint Committee Expenses	\$0.00	\$300.00	\$280.28
Labels	\$0.48	\$0.00	\$0.00
Letter Head	\$1.32	\$0.00	\$0.00
Management Fee	\$354.68	\$1,440.00	\$1,390.96
Pest Control	\$0.00	\$1,300.00	\$1,259.57
Plumbing & Drainage	\$165.00	\$1,500.00	\$1,252.63
Postage	\$46.44	\$0.00	\$0.00
Postage A5 (Qld)	\$17.60	\$0.00	\$0.00
Refuse Removal	\$0.00	\$1,650.00	\$1,560.00
Scanning	\$0.33	\$0.00	\$0.00

# Barard Management Pty Ltd Trading as Civium Property Group

PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125

Ph: 07 3839 8800 Email: reception@civium.com.au

Printed: 10/07/2020 09:29 am User: Luke McCabe

Page 3

## Income and Expenditure Statement - C.T.S. 17373 "TARAMA COURT"

5 WESTERHAM STREET, TARINGA, QLD 4031

For the Financial Period 01/04/2020 to 10/07/2020

### Administrative Fund

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
Software Licence	\$35.61	\$145.00	\$142.44
Stationery	\$36.20	\$1,400.00	\$1,373.11
Storage of BC Documents	\$61.02	\$295.00	\$227.18
Tax Agent Fees - Income Tax	\$0.00	\$270.00	\$264.00
Trade Waste	\$33.00	\$0.00	\$0.00
Workcover Premium	\$49.59	\$255.00	\$255.00
<b>Total Administrative Fund Expenses</b>	<b>\$6,561.86</b>	<b>\$20,615.00</b>	<b>\$20,932.52</b>
<b>Administrative Fund Surplus/Deficit</b>	<b>\$3,438.14</b>	<b>\$(615.00)</b>	<b>\$3,018.98</b>
<b>Opening Balance for the period</b>	<b>\$8,758.91</b>	<b>\$0.00</b>	<b>\$681.45</b>
<b>Closing Balance for the period</b>	<b>\$12,197.05</b>	<b>\$(615.00)</b>	<b>\$3,700.43</b>



# Barard Management Pty Ltd Trading as Civium Property Group

PO Box 10326 BRISBANE ADELAIDE STREET QLD 4000 ABN: 26010622125

Ph: 07 3839 8800 Email: reception@civium.com.au

Printed: 10/07/2020 09:29 am User: Luke McCabe

Page 4

## Income and Expenditure Statement - C.T.S. 17373

### "TARAMA COURT"

5 WESTERHAM STREET, TARINGA, QLD 4031

For the Financial Period 01/04/2020 to 10/07/2020

## Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
<b>Income</b>			
Interest on Overdues	\$0.00	\$0.00	\$0.00
Levy Income	\$6,798.40	\$13,596.00	\$13,596.80
<b>Total Sinking Fund Income</b>	<b>\$6,798.40</b>	<b>\$13,596.00</b>	<b>\$13,596.80</b>
<b>Expenses</b>			
Building Repairs & Maintenance	\$0.00	\$580.00	\$2,884.41
Electrical Replacement/Upgrade	\$0.00	\$0.00	\$324.50
Electrical Safety Audit	\$0.00	\$0.00	\$242.00
Gardens & Grounds	\$0.00	\$0.00	\$0.00
Plumbing & Drainage Works	\$0.00	\$0.00	\$0.00
Workplace Hlth/Sfty-Audit	\$0.00	\$480.00	\$428.00
<b>Total Sinking Fund Expenses</b>	<b>\$0.00</b>	<b>\$1,060.00</b>	<b>\$3,878.91</b>
<b>Sinking Fund Surplus/Deficit</b>	<b>\$6,798.40</b>	<b>\$12,536.00</b>	<b>\$9,717.89</b>
<b>Opening Balance for the period</b>	<b>\$41,336.32</b>	<b>\$0.00</b>	<b>\$23,989.46</b>
<b>Closing Balance for the period</b>	<b>\$48,134.72</b>	<b>\$12,536.00</b>	<b>\$33,707.35</b>



Level 12, King George Central  
145 Ann Street Brisbane QLD 4000

Phone: 07 3135 7900  
Email: info\_qld@chu.com.au

COVERFORCE PARTNERS PTY LTD - CIVIUM (QLD)  
LOCKED BAG 5273  
SYDNEY NSW 2001

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	HU0031839
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	31/03/2020 to 31/03/2021 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR TARAMA COURT COMMUNITY TITLE SCHEME
	17373
<b>Situation</b>	5 WESTERHAM STREET TARINGA QLD 4068

---

#### Policies Selected

##### Policy 1 – Insured Property

Building: \$1,792,200  
Common Area Contents: \$17,922  
Loss of Rent & Temporary Accommodation (total payable): \$268,830

##### Policy 2 – Liability to Others

Sum Insured: \$10,000,000

##### Policy 3 – Voluntary Workers

Death: \$200,000  
Total Disablement: \$2,000 per week

##### Policy 4 – Workers Compensation

Not Available

##### Policy 5 – Fidelity Guarantee

Sum Insured: \$100,000

##### Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

##### Policy 7 – Machinery Breakdown

Not Selected

##### Policy 8 – Catastrophe Insurance

Sum Insured: \$537,660  
Extended Cover - Loss of Rent & Temporary Accommodation: \$80,649  
Escalation in Cost of Temporary Accommodation: \$26,883  
Cost of Removal, Storage and Evacuation: \$26,883

##### Policy 9 – Government Audit Costs and Legal Expenses



Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

**Policy 10 – Lot owners' fixtures and improvements (per lot)**

Sum Insured: \$250,000

**Flood Cover is excluded.**

**Flood Exclusion**

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

Date of Issue 31/03/2020

This certificate confirms that on the date of issue noted above, a Policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the Policy terms and conditions. This certificate is issued as a matter of information only and confers no rights on the certificate holder.