

10 April 2024

CRESTVISTA CTS 42828  
Registered for GST

ABN: 44 751 730 772

## Tax Invoice

Kevin & Lisa & Lucy Sheehy  
4 Owens Street  
BORONIA HEIGHTS QLD 4124

Ref

Re Lot 47 CRESTVISTA CTS 42828

Fee 198.00 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 10 April 2024**

**Body Corporate**

Name of Scheme: **Crestvista**  
Community Titles Scheme No: **42828**  
Lot Number: **47** Plan Number: **SP245224**

**Secretary**

Name: **Amber Ellem**  
Address: **c/-Body Corporate Systems |PO Box 743|Morningside Qld 4170**

Telephone

**Body Corporate  
Manager**

Name: **BCsystems**  
Address: **PO Box 743  
Morningside QLD 4107**

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
01/08/23 to 31/10/23	\$621.25	01/08/23	Nil	01/08/23
01/11/23 to 31/01/24	\$621.25	01/11/23	Nil	01/11/23
01/02/24 to 30/04/24	\$712.08	01/02/24	Nil	01/02/24
01/05/24 to 31/07/24	\$712.08	01/05/24	Nil	01/05/24
01/08/24****31/10/24	\$706.67	01/08/24	Nil	01/08/24
01/11/24****31/01/25	\$706.67	01/11/24	Nil	01/11/24
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/08/23 to 31/10/23	\$251.00	01/08/23	Nil	01/08/23
01/11/23 to 31/01/24	\$251.00	01/11/23	Nil	01/11/23
01/02/24 to 30/04/24	\$415.67	01/02/24	Nil	01/02/24
01/05/24 to 31/07/24	\$415.67	01/05/24	Nil	01/05/24
01/08/24****31/10/24	\$375.00	01/08/24	Nil	01/08/24
01/11/24****31/01/25	\$375.00	01/11/24	Nil	01/11/24

**Special Levies**

Purpose / Reason	Period	Amount	Due Date	Discount	If Paid By
Admin. Fund Special recover deficit from 2023	01/02/24	\$280.00	01/02/24	Nil	01/02/24

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

Body Corporate Assets Required to be Recorded on Register							
			10/08/15	Shade & Sales Inv No. 6596	0.00	0.00	7,264.40
	CCTV EQUIPMENT	Office Equipment	19/10/15	ASA Security Alarms 1300 799 200 bob@alarmsinfo.com.au	0.00	0.00	7,920.00
	4 BURNER BBQ	Plant and Machinery	13/11/15	Bunnings Browns Plains 07 3380 0400	0.00	0.00	298.00
	BBQ AREA TABLE & CHAIRS	Furniture & Fittings	19/11/15	Super Amart 2189 Ipswich Road OXLEY QLD 4075	0.00	0.00	658.00
	2 x Solo 15 ltr. Back Pack Sprayer	Plant and Machinery	20/12/16	Browns Plains Mowers	0.00	0.00	198.00
	Victa Commando 675 VCMD484	Plant and Machinery	20/12/16	Browns Plains Mowers	0.00	0.00	699.00
	Push Mower 19 inch cut 2017473529						
	Victa Hydro Garden Ride On Mower19.5HP 42 Inch Cut VRS19542H	Plant and Machinery	20/12/16	Browns Plains Mowers	0.00	0.00	2,699.00
	Husqvarna Hedge Trimmer Extension Pole 161234	Plant and Machinery	20/12/16	Browns Plains Mowers	0.00	0.00	399.00
	Husqvarna 525 RJD Grass Trimmer - Combi Unit 20162105972	Plant and Machinery	20/12/16	Browns Plains Mowers	0.00	0.00	579.00
	Husqvarna 122HD60 Hedge Trimmer 20161800104	Plant and Machinery	20/12/16	Browns Plains Mowers	0.00	0.00	409.00
	Husqvarna 125B Blower 20162032373	Plant and Machinery	20/12/16	Browns Plains Mowers	0.00	0.00	229.00
	CCTV recorder	Plant and Machinery	17/07/19	ASA SECURITY ALARMS PO Box 81 Upper Coomera 4209	1,071.40	0.00	1,071.40
	Line trimmer 2stroke honda 25c	Plant and Machinery	23/12/22	osm then reimburse on 01/06/23	0.00	0.00	399.76
	Bunnings Chainsaw petrol black 35cc HBCS3530	Plant and Machinery	06/02/23	Bought by osm then reimburse on 09/02/2023	0.00	0.00	149.00

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

**Committee** \_\_\_\_\_  
A committee is in place.

**Information prescribed under Regulation Module** \_\_\_\_\_  
Please refer to Seller and or Body Corporate records.

**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	5,963	Entitlement of Lot	106
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Contribution Schedule	Aggregate	600	Entitlement of Lot	10
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Balance of Sinking fund at end of last Financial Year	402,840.82	as at	31/07/23
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Insurance Levies not included in Administrative Fund Levies:	See Other Levies
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Monetary Liability under Exclusive Use By-Law	Please refer to Seller and or Body Corporate records.
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## Additional Information

Other Levies	Amount	Due Date	Discount	If Paid By
Insurance				
01/08/23 to 31/10/23	\$138.97	01/08/23	Nil	01/08/23
01/11/23 to 31/01/24	\$138.97	01/11/23	Nil	01/11/23
01/02/24 to 30/04/24	\$169.81	01/02/24	Nil	01/02/24
01/05/24 to 31/07/24	\$169.81	01/05/24	Nil	01/05/24
01/08/24 to 31/10/24	\$185.29	01/08/24	Nil	01/08/24
01/11/24 to 31/01/25	\$185.29	01/11/24	Nil	01/11/24

Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>APPEAL EXPENSES</i> Strata Community Insurance	QRSC15005813	100,000.00	30/09/24
	<i>BUILDING</i> Strata Community Insurance	QRSC15005813	28,658,830.00	30/09/24
	<i>CATASTROPHE</i> Strata Community Insurance	QRSC15005813	8,597,649.00	30/09/24
	<i>COMMON CONTENTS</i> Strata Community Insurance	QRSC15005813	245,023.00	30/09/24
	<i>FIDELITY GUARANTEE</i> Strata Community Insurance	QRSC15005813	100,000.00	30/09/24
	<i>FLOATING FLOORS</i> Strata Community Insurance	QRSC15005813	INCLUDED	30/09/24
	<i>FLOOD</i> Strata Community Insurance	QRSC15005813	INCLUDED	30/09/24
	<i>GOV AUDIT COSTS</i> Strata Community Insurance	QRSC15005813	25,000.00	30/09/24
	<i>LEGAL DEFENCE EXP</i> Strata Community Insurance	QRSC15005813	50,000.00	30/09/24
	<i>LOSS OF RENT</i> Strata Community Insurance	QRSC15005813	4,298,826.00	30/09/24
	<i>LOT OWNERS FIXTURES</i> Strata Community Insurance	QRSC15005813	300,000.00	30/09/24
	<i>OFFICE BEARERS</i> Strata Community Insurance	QRSC15005813	1,000,000.00	30/09/24
	<i>PUBLIC LIABILITY</i> Strata Community Insurance	QRSC15005813	20,000,000.00	30/09/24
	<i>VOLUNTARY WORKERS</i> Strata Community Insurance	QRSC15005813	\$200,000/\$2,000	30/09/24

Mortgages or Securities over Body Corporate Assets  
Please refer to Seller and or Body Corporate records.

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

## Additional Information

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Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

Please refer to Seller and or Body Corporate records.

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

Please refer to Seller and or Body Corporate records.

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Exceptions to  
Statements in  
Clause 7.4(3)

Please refer to Seller and or Body Corporate records.

# INSURANCE REPORT

## CRESTVISTA CTS 42828

99 Peverell Street  
HILLCREST QLD  
4118

Type <b>BUILDING</b>		Sum Insured <b>\$28,658,830</b>	Premium <b>\$34,736.00</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>		Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>
		Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>	

Type <b>FLOOD</b>		Sum Insured <b>INCLUDED</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>		Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>
		Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>	

Type <b>FLOATING FLOORS</b>		Sum Insured <b>INCLUDED</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>		Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>
		Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>	

Type <b>PUBLIC LIABILITY</b>		Sum Insured <b>\$20,000,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>		Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>
		Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>	

Type <b>OFFICE BEARERS</b>		Sum Insured <b>\$1,000,000</b>	Premium <b>Included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>		Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>
		Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>	

Type <b>COMMON CONTENTS</b>		Sum Insured <b>\$245,023</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>		Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>
		Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>	

# INSURANCE REPORT

## CRESTVISTA CTS 42828

99 Peverell Street  
HILLCREST QLD  
4118

Type <b>LOSS OF RENT</b>		Sum Insured <b>\$4,298,826</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>		

Type <b>FIDELITY GUARANTEE</b>		Sum Insured <b>\$100,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>		

Type <b>CATASTROPHE</b>		Sum Insured <b>\$8,597,649</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>		

Type <b>GOV AUDIT COSTS</b>		Sum Insured <b>\$25,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>		

Type <b>LOT OWNERS FIXTURES</b>		Sum Insured <b>\$300,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>		

Type <b>APPEAL EXPENSES</b>		Sum Insured <b>\$100,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>		

# INSURANCE REPORT

## CRESTVISTA CTS 42828

99 Peverell Street  
HILLCREST QLD  
4118

Type <b>LEGAL DEFENCE EXP</b>		Sum Insured <b>\$50,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>		

Type <b>VOLUNTARY WORKERS</b>		Sum Insured <b>\$200,000/\$2,000</b>	Premium <b>included</b>	Date Last Paid
Company/Broker <b>Strata Community Insurance Strata Community Insurance Level 6, 445 Upper Edward St Spring Hill QLD 4004</b>	Telephone <b>1300724678</b>	Policy Number <b>QRSC15005813</b>	Due Date <b>30 September 2024</b>	
	Facsimile	Excess/Comments <b>\$1,000 Insured \$1,000 Legal Defence</b>		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		

Type		Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date	
	Facsimile	Excess/Comments		