

INFORMATION FOR DISCLOSURE STATEMENT

as at 22nd July 2024

Body Corporate

Name of Scheme:

TRAFALGAR PLACE

Community Titles Scheme No:

35103

Lot Number:

23

Plan Number:

181309

Secretary

Name

Kirsty Kumskov

Address

**c/-Body Corporate Systems
PO Box 743
Morningside Qld 4170**

Telephone

Facsimile

Body Corporate
Manager

Name

BCsystems

Address

**PO Box 743
Morningside QLD 4107**

Telephone

07 3899 0299

Facsimile

Contributions
and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund

Amount

Due Date

Discount

If paid by

01/03/24 to 31/05/24

\$807.27

01/03/24

Nil

01/03/24

01/06/24 to 31/08/24

\$807.27

01/06/24

Nil

01/06/24

01/09/24 to 30/11/24

\$760.25

01/09/24

Nil

01/09/24

01/12/24 to 28/02/25

\$760.25

01/12/24

Nil

01/12/24

01/03/25**31/05/25**

\$822.95

01/03/25

Nil

01/03/25

01/06/25**31/08/25**

\$822.95

01/06/25

Nil

01/06/25

Sinking Fund

01/03/24 to 31/05/24

\$281.35

01/03/24

Nil

01/03/24

01/06/24 to 31/08/24

\$281.35

01/06/24

Nil

01/06/24

01/09/24 to 30/11/24

\$253.22

01/09/24

Nil

01/09/24

01/12/24 to 28/02/25

\$253.22

01/12/24

Nil

01/12/24

01/03/25**31/05/25**

\$281.35

01/03/25

Nil

01/03/25

01/06/25**31/08/25**

\$281.35

01/06/25

Nil

01/06/25

Body Corporate

Name of Scheme:

TRAFALGAR PLACE

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35103

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23

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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

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

Additional Information

Body Corporate	Name of Scheme:	TRAFALGAR PLACE		
	Community Titles Scheme No:	35103		
	Lot Number:	23	Plan Number:	181309

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	622	Entitlement of Lot	10
	Contribution Schedule	Aggregate	622	Entitlement of Lot	10
	Balance of Sinking fund at end of last Financial Year		332,469.50	as at	29/02/24

Insurance Levies not included in Administrative Fund Levies:

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
	BUILDING	Strata Community Insurance	QRSC15001935	\$28,545,330	30/04/25
	PUBLIC LIABILITY	Strata Community Insurance	QRSC15001935	\$20,000,000	30/04/25
	OFFICE BEARERS LIABI	Strata Community Insurance	QRSC15001935	\$1,000,000	30/04/25
	FIDELITY GUARANTEE	Strata Community Insurance	QRSC15001935	\$100,000	30/04/25
	COMMON AREA CONTENTS	Strata Community Insurance	QRSC15001935	\$250,214	30/04/25
	LOSS OF RENT	Strata Community Insurance	QRSC15001935	\$4,281,800	30/04/25
	FLOOD	Strata Community Insurance	QRSC15001935	INCLUDED	30/04/25
	VOLUNTARY WORKERS	Strata Community Insurance	QRSC15001935	\$200,000/\$2,000	30/04/25
	CATASTROPHE	Strata Community Insurance	QRSC15001935	\$8,563,599	30/04/25
	GOV AUDIT COSTS	Strata Community Insurance	QRSC15001935	\$25,000	30/04/25
	APPEAL EXPENSES	Strata Community Insurance	QRSC15001935	\$100,000	30/04/25
	LEGAL DEFENCE EXP	Strata Community Insurance	QRSC15001935	\$50,000	30/04/25

Mortgages or Securities over Body Corporate Assets

Please refer to Seller and or Body Corporate records.

Additional Information (continued)

Body Corporate

Name of Scheme:

TRAFALGAR PLACE

Community Titles Scheme No:

35103

Lot Number:

23

Plan Number:

181309

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.

Exceptions to
Statements in
Clause 7.4(2)

Please refer to Seller and or Body Corporate records.

ASSET REGISTER

TRAFALGAR PLACE CTS 35103

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
BBQ Table BERGEN TBL CHAR	Furniture & Fittings	Purchase	17/02/2006	Outdoor Furniture Specialists 567 Kessels Rd MACGREGOR	0.00	0.00	449.00
JAMAICA CHAIR CHARCOL x5	Furniture & Fittings	Purchase	17/02/2006	Outdoor Furniture Specialists 567 Kessels Rd MACGREGOR	0.00	0.00	392.00
Model: RWC3CH955 ROBINHOOD RANGEHOOD	Furniture & Fittings	Purchase	1/01/2011		0.00	0.00	0.00
Model: TRDDP7 INDALEX LADDER Serial: H190602	Furniture & Fittings	Purchase	28/09/2011	Dulux Trade Centre	0.00	0.00	252.00
Serial: 0811 Model: SJ100-PM	Furniture & Fittings	Purchase	22/02/2012	Total Water Services	0.00	0.00	260.00
2 Sunlounges	Furniture & Fittings	Purchase	27/03/2018	Bunnings Browns Plains	0.00	0.00	298.00
Single Powder Coated Cabinet RG23 Electric BBQ-push ignitio PLUS INSTALL - \$480.00	Furniture & Fittings	Purchase	28/02/2014	BBQ's-R-Us PO Box 556 Mudgeeraba QLD 4213 07 5559 0044	0.00	0.00	5,122.99
Personalized Managers' Manual	Office Equipment	Purchase	12/07/2016	Body Corporate Systems	0.00	0.00	330.00
Page Totals					0.00	0.00	7,103.99
Report Totals					0.00	0.00	7,103.99

ASSET REGISTER

TRAFALGAR PLACE CTS 35103

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
CCTV systems	Office Equipment	Purchase	17/07/2017	WILLERS TRADING P/L Unit 54-58 Nealdon Drive MEADOWBROOK QLD 4131	0.00	0.00	15,389.00
Toshiba Laptop for Security 12 month warranty Serial No ZA174816K	Office Equipment	Purchase	23/02/2011	RT Edwards Browns Plains	0.00	0.00	549.00
BLOWER STIHL BG86 CE SERIAL: 292164473	Plant and Machinery	Purchase	20/12/2012	The Mower Place 8 Central Court BROWNS PLAINS QLD 4118 Ph: 07 3802 4700	0.00	0.00	399.00
CCTV system	Plant and Machinery	Purchase	19/08/2019	WILLERS TRADING P/L Unit 54-58 Nealdon Drive MEADOWBROOK QLD 4131	0.00	0.00	1,881.00
Pressure cleaner Nozzle Surface cleaner	Plant and Machinery	Purchase	14/10/2019	Karcher Center Proclean	0.00	0.00	943.00
Stihl MS170 chainsaw Serial #821471495	Plant and Machinery	Purchase	22/01/2021	The mower place purchase by osm then reimburse	0.00	0.00	249.00
DOLPHIN S200 POOL CLEANER	Plant and Machinery	Purchase	4/07/2022	Austin Pool Services Browns Plains	0.00	0.00	2,150.00
Inst Treadmill	Plant and Machinery	Purchase	11/08/2022	GYM CARE Australia Pty Ltd GPO Box 9969 BRISBANE QLD 4001	0.00	0.00	4,180.00
Page Totals					0.00	0.00	25,740.00
Report Totals					0.00	0.00	32,843.99

ASSET REGISTER

TRAFALGAR PLACE CTS 35103

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value	
HONDA Buffalo Pro mower	Plant and Machinery	Purchase	25/08/2022	Bought by osm then reimburse on 12/02/2023	0.00	0.00	1,799.00	
Protege MT8 30L 18v Trolley sprayer with battery charger	Plant and Machinery	Purchase	18/07/2022	Bought by OSM then reimburse on 12/02/2023	0.00	0.00	299.00	
26cc Petrol pole saw 2.6-4m Telescopic Extens	Plant and Machinery	Purchase	17/01/2023	Bought by osm then reimburse on 12/02/2023	0.00	0.00	359.00	
KM 94 R STIHL POWERHEAD STT4149 200 0091	Plant and Machinery	Purchase	20/12/2023	The Mower Supastore	0.00	0.00	494.10	
FCS EDGER STRAIGHT SHAFT STT4180 740 5008	Plant and Machinery	Purchase	20/12/2023	The Mower Supastore	0.00	0.00	287.10	
Air Conditioner Model:KWH26CRC Serial No: 1068730000227 Kelvinator A/C in GYM	Plant and Machinery	Purchase	11/03/2013	Good Guys Browns Plains	0.00	0.00	479.00	
Stihl - Model: HS45-Z Serial No: 4228-011-2922 Stihl HS45-600mm Blade	Plant and Machinery	Purchase	17/12/2014	The Mower Place U62/14 Fleet st, Browns Plains QLD 4118	0.00	0.00	449.00	
SHINDAIWA T260x BRUSHCUTTER Serial 5114660	Plant and Machinery	Purchase	3/03/2006	The Mower Place BROWNS PLAINS	0.00	0.00	430.00	
					Page Totals	0.00	0.00	4,596.20
					Report Totals	0.00	0.00	37,440.19

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Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
7cu ft Wheel Barrow	Plant and Machinery	Purchase	6/10/2009	Browns Plains Hardware 65 Grand Plaza Drive BROWNS PLAINS QLD 4118	135.00	135.00	0.00
Page Totals					135.00	135.00	0.00
Report Totals					135.00	135.00	37,440.19