

07 February 2025

CAMELLIA GROVE CTS 27749  
Registered for GST

ABN: 55 050 401 107

## Tax Invoice

Eagle Real Estate

Ref	Chris Day		
Re	Lot 18	CAMELLIA GROVE CTS 27749	
Fee	165.00	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 07 February 2025

<b>Body Corporate</b>	Name of Scheme: <b>Camellia Grove</b>	
	Community Titles Scheme No: <b>27749</b>	
	Lot Number: <b>18</b>	Plan Number: <b>SP117692</b>

<b>Secretary</b>	Name <b>Thomas Schulz</b>
	Address <b>c/-Body Corporate Systems  PO Box 743 Morningside Qld 4170</b>
	Telephone

<b>Body Corporate Manager</b>	Name <b>BCsystems</b>
	Address <b>PO Box 743 Morningside QLD 4107</b>
	Telephone <b>07 3899 0299</b>

**Contributions and Levies** Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/02/24 to 30/04/24	\$1,070.25	01/02/24	Nil	01/02/24
01/05/24 to 31/07/24	\$1,070.25	01/05/24	Nil	01/05/24
01/08/24 to 31/10/24	\$938.38	01/08/24	Nil	01/08/24
01/11/24 to 31/01/25	\$938.38	01/11/24	Nil	01/11/24
01/02/25****30/04/25	\$1,055.00	01/02/25	Nil	01/02/25
01/05/25****31/07/25	\$1,055.00	01/05/25	Nil	01/05/25
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/02/24 to 30/04/24	\$324.14	01/02/24	Nil	01/02/24
01/05/24 to 31/07/24	\$324.14	01/05/24	Nil	01/05/24
01/08/24 to 31/10/24	\$357.39	01/08/24	Nil	01/08/24
01/11/24 to 31/01/25	\$357.39	01/11/24	Nil	01/11/24
01/02/25****30/04/25	\$349.00	01/02/25	Nil	01/02/25
01/05/25****31/07/25	\$349.00	01/05/25	Nil	01/05/25

**Special Levies**

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions

Body Corporate Assets Required to be Recorded on Register	Trimmer	Plant and Machinery	OKemps Mower Center 1/120 Glenora Street Wynnum 4178	314.10	0.00	314.10
	Gerni Cleaning Power	Plant and Machinery	11/03/05	0.00	0.00	1,760.00
	Tanaka THB 2510 Blower \$399)	Garden Equipment	05/03/08 Manly Mower & Small Engine	0.00	0.00	1,099.00

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

Body Corporate Assets Required to be Recorded on Register								
MTD Multi Cutter 26cc (\$560) Edger (\$140)			Centre 27 Yamboyna Street, MANLY. 4179					
4Ch 960H Dvr with 1Tb storage 2x 700Tvl Vandal resist domes \$770 Installation *see invoice Dummy Camera & wireless link	Office Equipment	11/05/14	DAVAS GROUP	2,069.00	0.00		2,069.00	
CHLORINATOR	Plant and Machinery	16/02/16	Swimart Tingalpa 07 3348 8111	0.00	0.00		1,295.00	
Timber Sun Lounge	Furniture & Fittings	19/12/17	Bunnings - Manly West	0.00	0.00		298.00	
Umbrella	Furniture & Fittings	20/12/17	Bunnings Manly West	129.00	0.00		129.00	
Hedge trimmer	Plant and Machinery	15/11/18	Southside Mower Centre 6 Nurstead Street Camp Hill 4152	0.00	0.00		449.00	
Pool cleaner	Plant and Machinery	18/03/19	Bayside Pool & Spa Wynnum	1,821.80	0.00		1,821.80	
Mower	Plant and Machinery	18/03/19	Best Buy Mowers 1/10 Currumbin Court Capalaba 4157	1,580.00	0.00		1,580.00	
GSM intercom	Furniture & Fittings	09/12/19	Automatic Security Systems 1/13 Indy Court Nerang QLD 4211	0.00	0.00		2,986.50	
Pool Shade Sail	Furniture & Fittings	18/12/19	MultiShade / MultiCraft 12 Tombo Street CAPALABA QLD 4157	0.00	0.00		2,728.00	
Husqvarna blower 125B EU No CH	Plant and Machinery	15/06/21	Best Buy Mowers	0.00	0.00		339.00	
Hedge trimmer (\$399) CombiEngine (\$499)	Plant and Machinery	03/12/21	Capalaba Mower Centre Bough by osm then reimburse	0.00	0.00		898.00	
WATERCO ELECTROCHLOR 25SC 25AM	Plant and Machinery	03/02/23	Poolwerx	0.00	0.00		850.65	
pruning saw	Plant and Machinery	07/12/23		0.00	0.00		299.00	

Body Corporate and Community Management Act 1997  
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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

## Additional Information

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	40	Entitlement of Lot	1.0000
	Contribution Schedule	Aggregate	40	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		141,245.26	as at	31/01/25
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law		This item is left intentionally blank, to be completed by the seller making the disclosure.		
			An exclusive use by-law may include conditions about payments to be made by the owner of the lot to which the by-law attaches, obligations imposed on the owner of the lot that would otherwise be obligations of the body corporate, and recovery of amounts payable under the by-law.		

### Other Levies

Amount                      Due Date                      Discount                      If Paid By

### Insurance

<b>Type/Name of Insurer</b>	<b>Policy Number</b>	<b>Sum Insured</b>	<b>Renewal Date</b>
<i>APPEAL EXPENSES</i> Strata Community Insurance	QRSC15001420	100,000.00	31/03/25
<i>BUILDING</i> Strata Community Insurance	QRSC15001420	20,130,028.00	31/03/25
<i>CATASTROPHE</i> Strata Community Insurance	QRSC15001420	6,039,008.00	31/03/25
<i>COMMON AREA CONTENTS</i> Strata Community Insurance	QRSC15001420	201,300.00	31/03/25
<i>FIDELITY GUARANTEE</i> Strata Community Insurance	QRSC15001420	100,000.00	31/03/25
<i>FLOOD</i> Strata Community Insurance	QRSC15001420	NOT INCLUDED	31/03/25
<i>GOV AUDIT COSTS</i> Strata Community Insurance	QRSC15001420	25,000.00	31/03/25
<i>LEGAL DEFENCE EXP</i> Strata Community Insurance	QRSC15001420	50,000.00	31/03/25
<i>LOSS RENT/TEMP ACCOM</i> Strata Community Insurance	QRSC15001420	3,019,504.00	31/03/25
<i>LOT OWNERS FIXTURES</i> Strata Community Insurance	QRSC15001420	300,000.00	31/03/25
<i>OFFICE BEARERS LIABI</i> Strata Community Insurance	QRSC15001420	1,000,000.00	31/03/25
<i>PUBLIC LIABILITY</i> Strata Community Insurance	QRSC15001420	20,000,000.00	31/03/25
<i>VOLUNTARY WORKERS</i> Strata Community Insurance	QRSC15001420	\$200,000/\$2,000	31/03/25

## Additional Information

<hr/> <b>Mortgages or Securities over Body Corporate Assets</b>	<p>This item is left intentionally blank, to be completed by the seller making the disclosure.</p> <p>Buyers may conduct an inspection of the body corporate records (either personally or by their appointed agent) to satisfy themselves about any mortgages or securities over body corporate assets.</p>
<hr/> <b>Latent or Patent Defects in Common Property or Body Corporate Assets</b>	<p>This item is left intentionally blank, to be completed by the seller making the disclosure.</p> <p>If the seller has knowledge of any latent or patent defects in the common property or body corporate assets, other than defects arising through fair wear and tear, that must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any latent or patent defects in the common property or body corporate assets, beyond fair wear and tear.</p>
<hr/> <b>Actual or Contingent or Expected Liabilities of Body Corporate</b>	<p>This item is left intentionally blank, to be completed by the seller making the disclosure.</p> <p>If the seller has knowledge of actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses, (other than liabilities disclosed in the contract) those must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses.</p>
<hr/> <b>Circumstances in Relation to Affairs of the Body Corporate</b>	<p>This item is left intentionally blank, to be completed by the seller making the disclosure. If the seller has knowledge of circumstances in relation to the affairs of the body corporate that are likely to materially prejudice the buyer, those must be disclosed by the seller at this item.</p> <p>Refer to Chapter 5 of the Body Corporate and Community Management Act 1997 (Qld).</p>
<hr/> <b>Exceptions to Statements in Clause 7.4(3)</b>	<p>Please refer to Seller and or Body Corporate records.</p>