

# INFORMATION FOR DISCLOSURE STATEMENT

as at 03 June 2021

**Body Corporate** Name of Scheme: **BAYSIDE POINT**  
Community Titles Scheme No: **47196**  
Lot Number: **38** Plan Number: **267660**

**Secretary** Name: **Aaran Mohann**  
Address: **c/- PO Box 1079  
Oxenford QLD 4210**  
Telephone: **07 5519 9000** Facsimile: **07 5519 9111**

**Body Corporate  
Manager** Name: **QBS Strata Management**  
Address: **PO Box 1079  
OXENFORD QLD 4210**  
Telephone: **07 5519 9000** Facsimile: **07 5519 9111**

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/04/20 to 30/06/20	\$497.27	01/04/20	Nil	01/04/20
	01/07/20 to 30/09/20	\$497.27	01/07/20	Nil	01/07/20
	01/10/20 to 31/12/20	\$541.70	01/10/20	Nil	01/10/20
	01/01/21 to 31/03/21	\$541.70	01/01/21	Nil	01/01/21
	01/04/21****30/06/21	\$541.70	01/04/21	Nil	01/04/21
	01/07/21****30/09/21	\$541.70	01/07/21	Nil	01/07/21
	Sinking Fund				
	01/04/20 to 30/06/20	\$101.66	01/04/20	Nil	01/04/20
	01/07/20 to 30/09/20	\$101.66	01/07/20	Nil	01/07/20
	01/10/20 to 31/12/20	\$57.24	01/10/20	Nil	01/10/20
	01/01/21 to 31/03/21	\$57.24	01/01/21	Nil	01/01/21
	01/04/21****30/06/21	\$57.24	01/04/21	Nil	01/04/21
	01/07/21****30/09/21	\$57.24	01/07/21	Nil	01/07/21

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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** **Yes.**

**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

<b>Body Corporate</b>	Name of Scheme:	<b>BAYSIDE POINT</b>	
	Community Titles Scheme No:	<b>47196</b>	
	Lot Number:	<b>38</b>	Plan Number: <b>267660</b>

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>73</b>	Entitlement of Lot	<b>1</b>
	Contribution Schedule	Aggregate	<b>73</b>	Entitlement of Lot	<b>1</b>
	Balance of Sinking fund at end of last Financial Year		<b>93,174.50</b>	as at	<b>31/03/21</b>
	Insurance Levies not included in Administrative Fund Levies:				
	Monetary Liability under Exclusive Use By-Law		<b>Not applicable (TS)</b>		

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	<b>BUILDING</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>29,559,403</b>	<b>05/05/22</b>
	<b>BUILDING CATASTROPHE</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>4,433,910</b>	<b>05/05/22</b>
	<b>COMMON AREA CONTENTS</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>295,594</b>	<b>05/05/22</b>
	<b>FIDELITY GUARANTEE</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>100,000</b>	<b>05/05/22</b>
	<b>FLOOD COVER</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>Included</b>	<b>05/05/22</b>
	<b>LOT OWNER FIXTURE/IM</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>300,000</b>	<b>05/05/22</b>
	<b>OFFICE BEARERS</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>1,000,000</b>	<b>05/05/22</b>
	<b>PUBLIC LIABILITY</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>20,000,000</b>	<b>05/05/22</b>
	<b>RENT LOSS/ALT ACCOM</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>4,433,910</b>	<b>05/05/22</b>
	<b>VOLUNTARY WORKERS</b>	<b>Strata Community Insurance</b>	<b>QRSC21002624</b>	<b>200,000</b>	<b>05/05/22</b>

<b>Mortgages or Securities over Body Corporate Assets</b>	<b>Nil</b>
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## Additional Information (continued)

Body Corporate

Name of Scheme:

**BAYSIDE POINT**

Community Titles Scheme No:

**47196**

Lot Number:

**38**

Plan Number:

**267660**

Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

**Nil known**

Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

**Nil known**

Circumstances in  
Relation to  
Affairs of the  
Body Corporate

**Nil known**

Exceptions to  
Statements in  
Clause 7.4(2)

# CONTRACTS REGISTER

## BAYSIDE POINT CTS 47196

Contractor Name and Address <b>QBS Strata Management Pty Ltd</b>  <b>PO Box 1079</b> <b>OXENFORD QLD 4210</b>	Details of Duties <b>Body Corporate Manager</b>	Delegated Powers <b>Body Corporate Manager</b>	Basis of Remuneration <b>Quarterly</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>01/07/18</b> <b>One Year</b>  <b>Y</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address <b>Manly Management PL ATF</b>  <b>The Linnett Family Trust</b> <b>1 / 57 Charles Canty Drive</b> <b>Wellington Point QLD 4160</b>	Details of Duties <b>Caretaker/Building Manager</b>	Delegated Powers	Basis of Remuneration <b>Monthly</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>22/05/15</b> <b>25 Years</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address <b>Manly Management Pty Ltd ATF</b>  <b>The Linnett Family Trust</b> <b>1 / 57 Charles Canty Drive</b> <b>Wellington Point QLD 4160</b>	Details of Duties <b>Letting Agent</b>	Delegated Powers	Basis of Remuneration <b>Monthly</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>22/05/15</b> <b>25 Years</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address <b>London Fire &amp; Safe Pty Ltd</b>  <b>PO Box 340</b> <b>ALBION QLD 4010</b>	Details of Duties <b>Maintain Fire Equipment</b>	Delegated Powers	Basis of Remuneration <b>As per agreement</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>02/11/15</b> <b>Ongoing</b>	Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  <b>Finance</b> Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

## ASSET REGISTER

## BAYSIDE POINT CTS 47196

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Custom Reception Cowl 13001x300dx550h in Beech/ Ironstone Assembled	Furniture & Fittings	Purchase	24/07/15	IKCON PTY LTD P O Box 442 CLEVELAND QLD 4163	253.00	253.00	388.30
Masport 3000ST Mowe	Plant and Machinery	Purchase	03/02/16	Capalaba Mower Centre		0.00	535.00
Stihl BG56 Blower	Plant and Machinery	Purchase	27/06/15	Kemp's Mower Centre		0.00	269.00
Stihl FS38 Line Trimmer	Plant and Machinery	Purchase	27/06/15	Kemp's Mower Centre		0.00	249.00
Brushcutter	Plant and Machinery	Purchase	19/05/17	Capalaba Mower Centre		0.00	385.00
Page Totals					253.00	253.00	1,826.30
Report Totals					253.00	253.00	1,826.30