

INFORMATION FOR DISCLOSURE STATEMENT

as at 07 February 2023

Body Corporate
Name of Scheme: **RESIDENTIAL SEA**
Community Titles Scheme No: **34133**
Lot Number: **3** Plan Number: **154817**

Secretary
Name: **Dianne Viner**
Address: **C/- Strata Care Australia Pty Ltd
PO Box 1251
Fortitude Valley 4006**
Telephone: **34355300** Facsimile: **3891 6744**

**Body Corporate
Manager**
Name: **STRATA CARE AUSTRALIA PTY LTD**
Address: **PO Box 1251
Fortitude Valley QLD 4006**
Telephone: **07 34355300** Facsimile:

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/06/22 to 30/11/22	\$2,330.00	01/06/22	Nil	01/06/22
	01/12/22 to 31/05/23	\$2,114.45	01/12/22	Nil	01/12/22
	01/06/23****30/11/23	\$2,333.33	01/06/23	Nil	01/06/23
	Sinking Fund				
	01/06/22 to 30/11/22	\$1,790.00	01/06/22	Nil	01/06/22
	01/12/22 to 31/05/23	\$1,620.00	01/12/22	Nil	01/12/22
	01/06/23****30/11/23	\$1,790.25	01/06/23	Nil	01/06/23

Body Corporate
Name of Scheme: **RESIDENTIAL SEA**
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**Improvements on
Common
Property for
which Buyer will
be Responsible**

27/06/05	Area A on attached plan marked A	Car Parking
27/06/05	Area Ast on attached plan A	storage
30/09/05	Install white painted timber shutters internally to bedrooms in Lot 3	Owner to install and maintain Refer minutes

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate
Assets Required to
be Recorded on
Register

Copy of Register of Assets is attached.

Committee

**Yes The Functions of the Body Corporate are performed by the
Committee**

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

Body Corporate	Name of Scheme:	RESIDENTIAL SEA		
	Community Titles Scheme No:	34133		
	Lot Number:	3	Plan Number:	154817

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	720	Entitlement of Lot	35
	Contribution Schedule	Aggregate	117	Entitlement of Lot	10
	Balance of Sinking fund at end of last Financial Year		143,147.45	as at	31/05/22
	Insurance Levies not included in Administrative Fund Levies:		See Annexure		
	Monetary Liability under Exclusive Use By-Law		Not Applicable		

Insurance	Type	Company	Policy No	Sum Insured	Due Date
	See Annexure -	Insurance Report			

Mortgages or Securities over Body Corporate Assets	Nil
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Additional Information (continued)

Body Corporate

Name of Scheme:

RESIDENTIAL SEA

Community Titles Scheme No:

34133

Lot Number:

3

Plan Number:

154817

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(2)

INSURANCE REPORT

RESIDENTIAL SEA CTS 34133

4 Bennett Street
MOFFAT BEACH
QLD 4551

Type BUILDING		Sum Insured 9,014,682	Premium \$19,521.45	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments \$1,000 All Claims \$2,000 Water Damage/Burst Pipes/Storm		

Type PUBLIC LIABILITY		Sum Insured 30,000,000	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments		

Type OFFICE BEARERS		Sum Insured 5,000,000	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments		

Type VOLUNTARY WORKERS		Sum Insured 200,000	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments		

Type WORKERS COMPENSATION		Sum Insured	Premium \$9.52	Date Last Paid 05/08/22
Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001	Telephone 3368 3708	Policy Number WSB180756691	Due Date 30 September 2023	
	Facsimile	Excess/Comments		

Type FIDELITY GUARANTEE		Sum Insured 250,000	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments		

INSURANCE REPORT

RESIDENTIAL SEA CTS 34133

4 Bennett Street
MOFFAT BEACH
QLD 4551

Type MACHINERY BREAKDOWN		Sum Insured 100,000	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments \$1000 All Claims		

Type LOSS RENT/TEMP ACCOM		Sum Insured 1,352,202	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments \$1000 All Claims \$2,000 Water Damage/Burst Pipes/Storm		

Type LEGAL EXPENSES		Sum Insured 50,000	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments \$1,000 & 10% Contribution		

Type COMMON CONTENTS		Sum Insured 90,147	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments \$1000 All Claims \$2,000 Water Damage/Burst Pipes/Storm		

Type FLOOD COVER		Sum Insured INCLUDED	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments \$1000 All Claims \$2,000 Water Damage/Burst Pipes/Storm		

Type BUILDING CATASTROPHE		Sum Insured 1,352,202	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments		

INSURANCE REPORT

RESIDENTIAL SEA CTS 34133

4 Bennett Street
MOFFAT BEACH
QLD 4551

Type FLOATING FLOORS		Sum Insured INCLUDED	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments \$1000 All Claims \$2,000 Water Damage/Burst Pipes/Storm		

Type AUDIT COSTS		Sum Insured 25,000	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments		

Type APPEAL EXPENSES WH&S		Sum Insured 100,000	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	Excess/Comments		

Type LOT OWNERS FIXTURES		Sum Insured 250,000	Premium	Date Last Paid 30/06/22
Company/Broker CHU via Honan Ins. Group Honan Insurance Group Level 13, 40 Creek Street BRISBANE QLD 4000	Telephone 3368 3708	Policy Number HU0006086891	Due Date 28 June 2023	
	Facsimile 3511 7258	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		



RESIDENTIAL SEA CTS 34133

ABN 42 592 905 245

STATEMENT

Michael and Christine Joss
 PO BOX 344
 MOFFAT BEACH QLD 4551

Transfer Date:
 18/07/18

Statement Period			
01 Jun 21 to 07 Feb 23			
A/c No	3	Lot No	3
Page Number	1 of 2	Unit No	3

Last Certificate Issued: 16/05/18

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/06/21	Administrative Fund	01/06/21 To 30/11/21	I0001154	2,135.00		2,135.00
01/06/21	Sinking Fund	01/06/21 To 30/11/21	I0001166	1,705.00		3,840.00
01/06/21	Insurance Fund	01/06/21 To 30/11/21	I0001178	196.00		4,036.00
15/06/21	Other	Arrears Notice Fee	M0000239	8.80		4,044.80
15/06/21	Receipt	Administrative Fund	R0000527		2,135.00	1,909.80
15/06/21	Receipt	Sinking Fund	RA000527		1,705.00	204.80
15/06/21	Receipt	Insurance Fund	RB000527		196.00	8.80
30/06/21	Receipt	Administrative Fund	R0000529		0.20	8.60
30/06/21	Receipt	Other	RA000529		8.80	-0.20
26/10/21	Administrative Fund	01/12/21 To 31/05/22	I0001190	2,309.50		2,309.30
26/10/21	Sinking Fund	01/12/21 To 31/05/22	I0001202	1,705.00		4,014.30
26/10/21	Insurance Fund	01/12/21 To 31/05/22	I0001214	576.92		4,591.22
01/12/21	Receipt	Administrative Fund	R0000550		2,309.30	2,281.92
01/12/21	Receipt	Sinking Fund	RA000550		1,705.00	576.92
01/12/21	Receipt	Insurance Fund	RB000550		576.92	0.00
27/04/22	Administrative Fund	01/06/22 To 30/11/22	I0001226	2,330.00		2,330.00
27/04/22	Sinking Fund	01/06/22 To 30/11/22	I0001238	1,790.00		4,120.00
More details on next page...				\$12,756.22	\$8,636.22	\$4,120.00

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	Nil
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

STRATA CARE AUSTRALIA PTY LTD

DEFT Reference Number: 283461895 1000 0000 037



Pay over the Internet from your pre-registered bank account or **credit card. Go to www.deft.com.au
 ** Payments by credit card may attract a surcharge



By phone from your pre-registered bank account or **credit card.
 Call 1300 301 090



Billers Code: 96503
 Ref: 283461895 1000 0000 037

Contact your participating financial institution to make this payment from your cheque or savings account.



Pay by mailing this payment slip with your cheque to:
 DEFT
 GPO Box 141
 Brisbane Qld 4001

Account	The Body Corporate for RESIDENTIAL SEA C.T.S 34133
Lot No.	3
Owner	Michael And Christine Joss

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1300 30 10 90

Pay in-store at Australia Post by cheque or EFTPOS

All cheques must be made payable to:
 The Body Corporate For Residential Sea
 C.T.S 34133



*496 283461895 10000000037

+283461895 10000000037<

TOTAL AMOUNT DUE
 DUE DATE

\$0.00



STRATA CARE AUSTRALIA PTY LTD ABN 87 088 584 267

PO BOX 1251 FORTITUDE VALLEY QLD 4006 3/141 CAMPBELL STREET BOWEN HILLS QUEENSLAND 4006

TELEPHONE 07 3435 5300 FACSIMILE 07 3854 0774 sca@stratacare.com.au www.stratacare.com.au

RESIDENTIAL SEA CTS 34133

STATEMENT

****: Please note that all levies are required to be paid by the due date as per the Body Corporate and Community Management Act 1997.

Michael and Christine Joss
PO BOX 344
MOFFAT BEACH QLD 4551

Statement Period

01 Jun 21 to 07 Feb 23

A/c No 3 Lot No 3

Page Number 2 of 2

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		12,756.22	8,636.22	4,120.00
27/04/22	Insurance Fund	01/06/22 To 30/11/22	I0001250	405.78		4,525.78
01/06/22	Receipt	Administrative Fund	R0000577		2,330.00	2,195.78
01/06/22	Receipt	Sinking Fund	RA000577		1,790.00	405.78
01/06/22	Receipt	Insurance Fund	RB000577		405.78	0.00
28/10/22	Administrative Fund	01/12/22 To 31/05/23	I0001262	2,114.45		2,114.45
28/10/22	Sinking Fund	01/12/22 To 31/05/23	I0001274	1,620.00		3,734.45
28/10/22	Insurance Fund	01/12/22 To 31/05/23	I0001286	527.99		4,262.44
05/12/22	Receipt	Administrative Fund	R0000606		2,114.45	2,147.99
05/12/22	Receipt	Sinking Fund	RA000606		1,620.00	527.99
05/12/22	Receipt	Insurance Fund	RB000606		527.99	0.00
				\$17,424.44	\$17,424.44	Nil