

14/02/2025

Arrive Home  
alexandra@arrivehome.com.au

**RE: INFORMATION FOR DISCLOSURE STATEMENT 74 GOSFORD STREET CTS 50572 – Lot 9**

Dear Arrive Home,

Please find enclosed Information which may be used to enable you to complete the Disclosure Statement as requested pursuant to Section 206 of the Body Corporate and Community Management Act 1997 as amended.

The document MUST be signed by the seller or a person authorized by the seller and it is the responsibility of the seller or a person authorized by the seller to ensure the information supplied is correct.

Civium Property Group

A handwritten signature in black ink, appearing to be 'Alexandra', with a long horizontal line extending to the right.

Per:

*Body Corporate and Community Management Act 1997*  
Section 206

**INFORMATION FOR DISCLOSURE STATEMENT**  
as at 14/02/2025

<b>Body Corporate</b>	Name of Scheme:	74 GOSFORD STREET
	Community Titles Scheme No:	50572
	Lot Number:	9
	Plan Number:	295634

**PRESCRIBED INFORMATION**

<b>Secretary</b>	Name:	JOHN STRICKLAND,
	Address:	C/- Civium Property Group PO Box 10326 Brisbane Adelaide Street QLD 4000

<b>Body Corporate Manager</b>	Name:	Civium Property Group
	Address:	PO Box 10326 Brisbane Adelaide Street QLD 4000
	Telephone:	(07) 3839 8800

<b>Body Corporate Committee</b>	Is there a committee for this Body Corporate? Yes
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**Annual Contributions**

**Levies Determined by the Body Corporate**

Administrative Fund	Amount	Due Date	Discount	If Paid by
01/10/2024 - 31/12/2024	\$351.63	01/10/2024	\$0.00	01/10/2024
01/01/2025 - 31/03/2025	\$351.63	01/01/2025	\$0.00	01/01/2025
01/04/2025 - 30/06/2025	\$422.01	01/04/2025	\$0.00	01/04/2025
01/07/2025 - 30/09/2025	\$422.01	01/07/2025	\$0.00	01/07/2025
01/10/2025 - 31/12/2025***	\$386.82	01/10/2025	\$0.00	01/10/2025
01/01/2026 - 31/03/2026***	\$386.82	01/01/2026	\$0.00	01/01/2026

Items marked with \*\*\* are not included in Annual Contributions total or Number of Installments. They may also be Subject to ratification at the next General Meeting

<b>Annual Administrative Fund Levy Paid To 31/03/2025</b>	<b>\$1,547.28</b>
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Sinking Fund	Amount	Due Date	Discount	If Paid by
01/10/2024 - 31/12/2024	\$221.22	01/10/2024	\$0.00	01/10/2024
01/01/2025 - 31/03/2025	\$221.22	01/01/2025	\$0.00	01/01/2025
01/04/2025 - 30/06/2025	\$316.26	01/04/2025	\$0.00	01/04/2025
01/07/2025 - 30/09/2025	\$316.35	01/07/2025	\$0.00	01/07/2025
01/10/2025 - 31/12/2025***	\$268.74	01/10/2025	\$0.00	01/10/2025
01/01/2026 - 31/03/2026***	\$268.74	01/01/2026	\$0.00	01/01/2026

Items marked with \*\*\* are not included in Annual Contributions total or Number of Installments. They may also be Subject to ratification at the next General Meeting

<b>Annual Sinking Fund Levy Paid to 31/03/2025</b>	<b>\$1,075.05</b>
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**Improvements on  
Common  
Property for  
which Buyer will  
be Responsible**

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**Regulation  
Module**

**Standard**

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**Body Corporate  
Assets Required to  
Be Recorded on  
Register**

**There are no assets required to be recorded.**

*Initials* \_\_\_\_\_

*Body Corporate and Community Management Act 1997*  
Section 206

**INFORMATION FOR DISCLOSURE STATEMENT**  
as at 14/02/2025

**Body Corporate** Name of Scheme: 74 GOSFORD STREET  
Community Titles Scheme No: 50572  
Lot Number: 9

**PRESCRIBED INFORMATION (Continued)**

**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**



*Body Corporate and Community Management Act 1997*  
Section 206

**INFORMATION FOR DISCLOSURE STATEMENT**  
as at 14/02/2025

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**Body Corporate**

Name of Scheme: 74 GOSFORD STREET  
Community Titles Scheme No: 50572  
Lot Number: 9

**ADDITIONAL INFORMATION (Continued)**

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**Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets**

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**Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate**

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**Circumstances in  
Relation to  
Affairs of the  
Body Corporate**

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**Exceptions to  
Statements in  
Clause 7.4(2)**





# Civium Strata

Locked Bag 8300 CANBERRA ACT 2601 ABN: 39 121 276 300

Ph: 1300 724 256 Email: levies@civium.com.au

Printed: 14/02/2025 08:41 am User: Rebekah Morton

# Asset Register

50572 74 GOSFORD STREET 74 GOSFORD STREET

Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value
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Nil

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## Authorisations Affecting Lots

**50572 74 GOSFORD STREET 74 GOSFORD STREET**

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Lot No	Resolution Date	Description	Conditions
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Nil

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# Common Authorisation

**50572 74 GOSFORD STREET 74 GOSFORD STREET**

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Lot No	Resolution Date	Description	Conditions
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Nil

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# Compliance Register

50572 74 GOSFORD STREET 74 GOSFORD STREET

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Nil

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## Exclusive Use Allocations

50572 74 GOSFORD STREET 74 GOSFORD STREET

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Lot No	Resolution Date	Description	By Law
9	24/10/17	EXCLUSIVE USE OF AREA 'L' ON SKETCH PLAN 'A' - CARPARKING	

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# Fund Proposals

50572 74 GOSFORD STREET 74 GOSFORD STREET

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**Date Determined**

**Title**

**Particulars**

Nil

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# Leases and Licenses Register

50572 74 GOSFORD STREET 74 GOSFORD STREET

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Nil

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## Register of Authorisation for an Owner to make an Improvement to Common Property for the Benefit of that Lot 50572 74 GOSFORD STREET 74 GOSFORD STREET

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<b>Lot No</b>	<b>Date of Resolution Passed Giving Authorisation</b>	<b>Description of Area Authorised for use for Improvement</b>	<b>Conditions Applying to the Use</b>
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Nil

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## Unregistered By-Laws

**50572 74 GOSFORD STREET 74 GOSFORD STREET**

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Lot No	Resolution Date	Description	By Law
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Nil