

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: HANDFORD GROVE Community Title Scheme: 24466

Lot No: 17 on GTP106574

Address: 328 HANDFORD ROAD, TAIGUM, QLD 4018

Secretary of Body Corporate:

Name: GEORGE YIAKOUPIS

Postal Address: PO BOX 10326, ADELAIDE STREET, BRISBANE QLD 4000

Email: enquiries@civium.com.au

Body Corporate Manager:

Name: CIVIUM PROPERTY GROUP

Address: LEVEL 5, 157 ANN STREET, BRISBANE QLD 4000

Telephone: 1800 955 271

Body Corporate Committee:

Is there a committee for the Body Corporate? ☒ Yes ☐ No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee? ☐ Yes ☒ No

Annual Contributions and Levies:

Current Financial Year End: 30/11/2024*

Current Levy Year Issued: 10/12/2024*

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held and new yearly levies are issued.

Administrative Fund Payable By This Lot:

Period Issued:	11/12/2023 - 10/03/2024	Due Date:	11/12/2023	Payable:	\$600.74
Period Issued:	11/03/2024 - 10/06/2024	Due Date:	11/03/2024	Payable:	\$600.74
Period Issued:	11/06/2024 - 10/09/2024	Due Date:	11/06/2024	Payable:	\$655.34
Period Issued:	11/09/2024 - 10/12/2024	Due Date:	11/09/2024	Payable:	\$655.34

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2512.16

Sinking Fund Payable By This Lot:

Period Issued:	11/12/2023 - 10/03/2024	Due Date:	11/12/2023	Payable:	\$95.2
Period Issued:	11/03/2024 - 10/06/2024	Due Date:	11/03/2024	Payable:	\$95.2
Period Issued:	11/06/2024 - 10/09/2024	Due Date:	11/06/2024	Payable:	\$152.32
Period Issued:	11/09/2024 - 10/12/2024	Due Date:	11/09/2024	Payable:	\$152.32

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$495.04

Other: INSURANCE: \$160.87 FOR THE PERIOD 11/12/2023 – 10/03/2024 (ONLY PERIOD ISSUED AT TIME OF SEARCH)

**NOTE: Levy periods do not align with financial year end. Levies above are for period 11/12/2023 – 10/12/2024*

Levies for next periods starting 11/12/2024 and 11/03/2025 were resolved at the last AGM and will be: Administrative Fund **\$628.04** and Sinking Fund **\$123.76**. Further insurance premiums may be issued however have not yet been calculated/published.

Schedule of Lot Entitlements:	Contribution Schedule Lot Entitlement:	14	Aggregate:	423
	Interest Schedule Lot Entitlements:	14	Aggregate:	423
Improvements on Common Property for Which Buyer Will Be Responsible:	NOTHING SIGHTED IN RECORDS PROVIDED			
Body Corporate Assets Required To Be Recorded:	NOTHING SIGHTED IN RECORDS PROVIDED			
Information Prescribed under Regulation Module:	ACCOMMODATION MODULE - NIL			
Financial Statement Balances	Administrative Fund: \$4,498.17 as at 11/04/2024 Sinking Fund: \$36,820.14 as at 11/04/2024			
Insurance	Insurer:	CHUBB INSURANCE AUSTRALIA LIMITED VIA LONGITUDE INSURANCE		
	Policy No:	LNG-STR-631339		
	Building:	\$12,285,000		
	Public Liability:	\$20,000,000		
	Other:	COMMON CONTENTS \$122,850, VOLUNTARY WORKERS - INSURED, OFFICE BEARERS \$1,000,000, FIDELITY GUARANTEE \$100,000. POLICY EXPIRES 28/11/2024		
Signing:				
	_____ Seller / Sellers Agent		_____ Witness – <i>not required if signed electronically</i>	
	_____ Date			
Buyer's Acknowledgement:	The Buyer acknowledges having received and read this statement from the Seller			
	_____ Buyer / Buyers Agent		_____ Witness – <i>not required if signed electronically</i>	
	_____ Date			

CIVIUM STRATA

OWNER TRANSACTION SUMMARY from 01/06/23 to 11/04/24

All Schedules

Page 2

C.T.S.: 24466
Lot#: 17 **Unit#:** 17
Owner Name:

Units of Entitlement: 14
Contribution Schedule: 14
Building Insurance: 14

Paid To: 10/12/23
Arrears: \$1,747.67
Interest: \$91.01
Total Due: \$1,838.68 as at 11/04/24

Levies(Continued)

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
23/01/24	1664	Charge for arrears notice dated 23/01/2024	\$46.20	\$0.00	\$0.00	\$46.20	\$46.20	\$0.00	\$4.20
		OVERDUE							
		Admin	\$46.20	\$0.00	\$0.00	\$46.20	\$46.20	\$0.00	\$4.20
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
21/02/24	1666	Charge for final notice dated 21/02/2024	\$46.20	\$0.00	\$0.00	\$46.20	\$46.20	\$0.00	\$4.20
		OVERDUE							
		Admin	\$46.20	\$0.00	\$0.00	\$46.20	\$46.20	\$0.00	\$4.20
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11/03/24	1440	Standard Levy Contribution Schedule from 11/03/2024 to 10/06/2024	\$695.94	\$0.00	\$0.00	\$695.94	\$695.94	\$17.40	\$63.26
		OVERDUE							
		Admin	\$600.74	\$0.00	\$0.00	\$600.74	\$600.74	\$15.02	\$54.61
		Sinking	\$95.20	\$0.00	\$0.00	\$95.20	\$95.20	\$2.38	\$8.65
11/03/24	1559	Building Insurance Levy from 11/12/2023 to 10/03/2024	\$160.87	\$0.00	\$0.00	\$160.87	\$160.87	\$4.02	\$0.00
		OVERDUE							
		Admin	\$160.87	\$0.00	\$0.00	\$160.87	\$160.87	\$4.02	\$0.00
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25/03/24	1788	Charge for legal notice dated 25/03/2024	\$97.02	\$0.00	\$0.00	\$97.02	\$97.02	\$0.00	\$8.82
		OVERDUE							
		Admin	\$97.02	\$0.00	\$0.00	\$97.02	\$97.02	\$0.00	\$8.82
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Levy Totals for the Period 01/06/23 to 11/04/24			\$3,340.37	\$1,592.70	\$0.00	\$1,747.67	\$1,747.67	\$91.01	\$261.82

Receipts

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
04/09/23	1640	Building Insurance Levy for 11/09/2023 to 10/12/2023	\$149.69	\$0.00	\$149.69	\$0.00	\$0.00	\$0.00
		Receipt; apo-cash - DEFT Csh 0000027957						
04/09/23	1641	Standard Levy Contribution Schedule for 11/09/2023 to 10/12/2023	\$542.08	\$104.58	\$646.66	\$0.00	\$0.00	\$58.79
		Receipt; apo-cash - DEFT Csh 0000027957						
Receipt Totals for the Period 01/06/23 to 11/04/24			\$691.77	\$104.58	\$796.35	\$0.00	\$0.00	\$58.79

Balance Sheet - C.T.S. 24466
"HANDFORD GROVE"
328 HANDFORD ROAD, TAIGUM, QLD 4018
For the Financial Period 01/12/2023 to 11/04/2024

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank HANDFORD GROVE <i>Macquarie Bank BSB: 184-446 Acc No: 300572187</i>	\$2,337.39	\$36,093.85	\$38,431.24
HANDFORD GROVE CTS 24466 - INVESTMENT ACCOUNTS SECURE ACCOUNTS <i>Macquarie Bank BSB: 184-446 Acc No: 288360142</i>	\$0.00	\$0.00	\$0.00
Levies Receivable	\$3,868.54	\$489.77	\$4,358.31
Petty Cash Imprest Account	\$200.00	\$0.00	\$200.00
GST Clearing	\$750.33	\$66.33	\$816.66
Total Assets	\$7,156.26	\$36,649.95	\$43,806.21
Liabilities			
BAS Clearing	\$668.04	\$(170.19)	\$497.85
Paid in Advance	\$1,990.05	\$0.00	\$1,990.05
Total Liabilities	\$2,658.09	\$(170.19)	\$2,487.90
Net Assets	\$4,498.17	\$36,820.14	\$41,318.31
Owners Funds			
Opening Balance	\$12,612.65	\$31,583.64	\$44,196.29
Net Income For The Period	\$(8,114.48)	\$5,236.50	\$(2,877.98)
Total Owners Funds	\$4,498.17	\$36,820.14	\$41,318.31

Income and Expenditure Statement - C.T.S. 24466
"HANDFORD GROVE"**328 HANDFORD ROAD, TAIGUM, QLD 4018**

For the Financial Period 01/12/2023 to 11/04/2024

Consolidated**Administrative Fund**

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Building Insurance Levy	\$4,190.84	\$16,784.00	\$15,598.72
Interest on Overdues	\$14.03	\$0.00	\$286.60
Levy Income	\$33,001.86	\$69,000.00	\$66,000.00
Total Administrative Fund Income	\$37,206.73	\$85,784.00	\$81,885.32
Expenses			
Arrears Recovery Costs	\$0.00	\$0.00	\$0.00
Audit Fees	\$(400.00)	\$500.00	\$400.00
Banking Management	\$86.10	\$261.00	\$249.00
Building Repairs & Maintenance	\$375.00	\$500.00	\$0.00
Bundled Disbursements	\$831.68	\$2,516.00	\$2,405.18
Civium Disbursements	\$0.00	\$700.00	\$995.80
Electricity - Utility	\$246.09	\$700.00	\$668.10
Facility Management	\$14,296.76	\$45,046.00	\$41,868.12
Fees & Permits	\$0.00	\$0.00	\$0.00
GST Administration	\$440.00	\$880.00	\$880.00
Gardens & Grounds	\$50.50	\$1,500.00	\$1,404.98
Insurance Building	\$18,719.95	\$16,784.00	\$14,125.58
Insurance Premiums	\$7,400.35	\$7,193.00	\$5,592.60
Management Fee	\$1,683.84	\$5,093.00	\$4,869.62
Online Portal Fees	\$258.30	\$782.00	\$747.00
Pest Control	\$0.00	\$250.00	\$233.53
Plumbing & Drainage	\$14.55	\$0.00	\$0.00
Pool Expenses	\$439.09	\$1,900.00	\$1,647.74
Property Services	\$0.00	\$200.00	\$190.49
Rates	\$209.10	\$600.00	\$530.55
Sinking Fund Forecast Report	\$0.00	\$0.00	\$653.18
Storage of BC Documents	\$427.76	\$1,327.00	\$1,275.47
Tax Agent Fees - Income Tax	\$0.00	\$231.00	\$215.00
Trades Compliance	\$60.32	\$183.00	\$174.42
Workcover Premium	\$181.82	\$200.00	\$130.00
Workplace Hlth/Sfty-Audit	\$0.00	\$754.00	\$0.00
Total Administrative Fund Expenses	\$45,321.21	\$88,100.00	\$79,256.36
Administrative Fund Surplus/Deficit	\$(8,114.48)	\$(2,316.00)	\$2,628.96

Income and Expenditure Statement - C.T.S. 24466

"HANDFORD GROVE"

328 HANDFORD ROAD, TAIGUM, QLD 4018

For the Financial Period 01/12/2023 to 11/04/2024

Administrative Fund	Consolidated		
	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Opening Balance for the period	\$12,612.65	\$0.00	\$9,983.69
Closing Balance for the period	\$4,498.17	\$(2,316.00)	\$12,612.65

Income and Expenditure Statement - C.T.S. 24466**"HANDFORD GROVE"****328 HANDFORD ROAD, TAIGUM, QLD 4018**

For the Financial Period 01/12/2023 to 11/04/2024

Consolidated**Sinking Fund**

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$6.52	\$0.00	\$47.31
Levy Income	\$5,229.98	\$13,598.00	\$10,459.56
Total Sinking Fund Income	\$5,236.50	\$13,598.00	\$10,506.87
Expenses			
Building Repairs & Maintenance	\$0.00	\$2,000.00	\$3,459.09
Consultant Fees	\$0.00	\$0.00	\$3,993.71
Electrical Safety Audit	\$0.00	\$500.00	\$0.00
Gardens & Grounds	\$0.00	\$2,000.00	\$770.00
Plumbing & Drainage Works	\$0.00	\$2,000.00	\$1,636.36
Total Sinking Fund Expenses	\$0.00	\$6,500.00	\$9,859.16
Sinking Fund Surplus/Deficit	\$5,236.50	\$7,098.00	\$647.71
Opening Balance for the period	\$31,583.64	\$0.00	\$30,935.93
Closing Balance for the period	\$36,820.14	\$7,098.00	\$31,583.64

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number: PSC0207889

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

328 HANDFORD RD

TAIGUM QLD

Postcode

4

0

1

8

Lot and plan details:

9999/GTP/106574

Local government area:

BRISBANE CITY

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool



Non-shared pool



Number of pools

1

5. Pool safety certificate validity

Effective date:

2

6

/

0

3

/

2

0

2

4

Expiry date:

2

6

/

0

3

/

2

0

2

5

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

CHRISTOPHER JOHN APPLETON

Pool safety inspector
licence number:

PS101661

Signature:

Chris Appleton

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.



Issue date: 27 November 2023

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for Handford Grove CTS 24466	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	328 HANDFORD ROAD, TAIGUM, QLD 4018	
SECTION 1:	<u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$12,285,000.00 Common Contents - \$122,850.00	
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$1,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$20,000,000.00 each and every Occurrence	
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Taxation and Audit Costs Limit of Indemnity - \$30,000 in the aggregate Period of Insurance (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 in the aggregate Period of Insurance (c) Legal Defence Expenses Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-631339	
PERIOD OF INSURANCE:	28 November 2023 expiring on 28 November 2024 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).