

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: KIPPA-RING OUTLOOK Community Title Scheme: 41424
Lot No: 99 on SP226653
Address: 439 ELIZABETH AVENUE, KIPPA-RING QLD 4021

Secretary of Body Corporate:

Name: KAREN VADER
Postal Address: PO BOX 1079, OXENFORD QLD 4210
Email: strata@qbsmanagement.com.au

Body Corporate Manager:

Name: QBS STRATA MANAGEMENT PTY LTD
Address: 3/3 NORTHWARD STREET, UPPER COOMERA QLD 4209
Telephone: 5519 9000

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: 30/04/2024 **Current Levy Year Issued:** 30/04/2024

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:	01/05/2023 - 31/07/2023	Due Date:	1/05/2023	Payable:	\$862.00
Period Issued:	01/08/2023 - 31/10/2023	Due Date:	1/08/2023	Payable:	\$862.00
Period Issued:	01/11/2023 - 31/01/2024	Due Date:	1/11/2023	Payable:	\$837.00
Period Issued:	01/02/2024 - 30/04/2024	Due Date:	1/02/2024	Payable:	\$837.00

DISCOUNT FOR PAYMENT DUE DATE: 10% **GROSS LEVY PAYABLE:** \$3,398.00

Sinking Fund Payable By This Lot:

Period Issued:	01/05/2023 - 31/07/2023	Due Date:	1/05/2023	Payable:	\$183.00
Period Issued:	01/08/2023 - 31/10/2023	Due Date:	1/08/2023	Payable:	\$183.00
Period Issued:	01/11/2023 - 31/01/2024	Due Date:	1/11/2023	Payable:	\$208.00
Period Issued:	01/02/2024 - 30/04/2024	Due Date:	1/02/2024	Payable:	\$208.00

DISCOUNT FOR PAYMENT DUE DATE: 10% **GROSS LEVY PAYABLE:** \$782.00

Other: -

Levies for next periods starting 1/05/2024 and 1/08/2024 were resolved at the last AGM and will be: Administrative Fund **\$850.00** and Sinking Fund **\$195.00**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	135
Interest Schedule Lot Entitlements:	1	Aggregate:	135

**Improvements on
Common Property
for Which Buyer Will
Be Responsible:**

NOTHING SIGHTED IN RECORDS PROVIDED

**Body Corporate
Assets Required To
Be Recorded:**

REFER TO COPY OF ASSET REGISTER ATTACHED

**Information
Prescribed under
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: \$50,184.95 as at 5/03/2024
Sinking Fund: \$124,358.87 as at 5/03/2024

Insurance

Insurer: QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU UNDERWRITING AGENCIES PTY LTD

Policy No: 867535

Building: \$47,399,757

Public Liability: \$10,000,000

Other: COMMON AREA CONTENTS \$32,596, LOSS OF RENT \$7,109,963, VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY \$1,000,000, CATASTROPHE \$14,219,927, AND LOT OWNER IMPROVEMENTS \$250,000. POLICY EXPIRES 21/05/2024

Signing:

Seller / Sellers Agent

Witness – not required if signed electronically

Date

**Buyer's
Acknowledgement:**

The Buyer acknowledges having received and read this statement from the Seller

Buyer / Buyers Agent

Witness – not required if signed electronically

Date



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	867535
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	21/05/2023 to 21/05/2024 at 4:00pm
The Insured	BODY CORPORATE FOR KIPPA-RING OUTLOOK COMMUNITY TITLE SCHEME 41424
Situation	439 ELIZABETH AVENUE KIPPA-RING QLD 4021

Policies Selected

Policy 1 – Insured Property

Building: \$47,399,757

Common Area Contents: \$32,596

Loss of Rent & Temporary Accommodation (total payable): \$7,109,963

Policy 2 – Liability to Others

Sum Insured: \$10,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation

Not Available

Policy 5 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 7 – Machinery Breakdown

Not Selected

Policy 8 – Catastrophe Insurance

Sum Insured: \$14,219,927

Extended Cover - Loss of Rent & Temporary Accommodation: \$2,132,989

Escalation in Cost of Temporary Accommodation: \$710,996

Cost of Removal, Storage and Evacuation: \$710,996

Policy 9 – Government Audit Costs and Legal Expenses



Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 10 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

17/05/2023

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

ASSET REGISTER

KIPPA-RING OUTLOOK CTS 41424

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Ship Shape Desk 1500Wx750D S/No SP 127729	Office Equipment	Purchase	31/03/10	Empire Business Furniture 180 Scarborough Street SOUTHPORT QLD 4215		0.00	179.00
Ship Shape Deluxe Bookcase Beech S/No SP 127648	Office Equipment	Purchase	31/03/10	Empire Business Furniture 180 Scarborough Street SOUTHPORT QLD 4215		0.00	179.00
Storm Medium Back Mesh Chair S/No SP 128848	Office Equipment	Purchase	31/03/10	Empire Business Furniture 180 Scarborough Street SOUTHPORT QLD 4215		0.00	179.00
Mobile Drawer Unit 3 Drawer in Ironstone S/No SP129036, SP129037	Office Equipment	Purchase	31/03/10	Empire Business Furniture 180 Scarborough Street SOUTHPORT QLD 4215		0.00	378.00
Reception Hob 1500mm Long 320mm Wide 400 mm High Complete with 2 shelves S/No SP 129710	Office Equipment	Purchase	19/04/10	Empire Business Furniture 180 Scarborough Street SOUTHPORT QLD 4215		0.00	260.00
Ship Shape Credenza 1200W S/No SP 128288	Office Equipment	Purchase	12/04/10	Empire Business Furniture 180 Scarborough Street SOUTHPORT QLD 4215		0.00	279.00
Dell Computer Printer Software	Office Equipment	Purchase	09/04/10	Dell Australia Pty Limited GPO Box 4770 SYDNEY NSW 1044		0.00	1,743.29
Honda HRU 19R Mower	Plant and Machinery	Purchase	01/07/10	Redcliffe Mowers KIPPA-RING QLD 4021		0.00	710.00
Page Totals Report Totals					0.00 0.00	0.00 0.00	3,907.29 3,907.29

ASSET REGISTER

KIPPA-RING OUTLOOK CTS 41424

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Honda HHB25 Blower	Plant and Machinery	Purchase	01/07/10	Redcliffe Mowers KIPPA-RING QLD 4021		0.00	535.00
Honda HHH25 Hedge Trimmer	Plant and Machinery	Purchase	01/07/10	Redcliffe Mowers KIPPA-RING QLD 4021		0.00	810.00
Honda UNS 425 Trimmer	Plant and Machinery	Purchase	01/07/10	Redcliffe Mowers KIPPA-RING QLD 4021		0.00	390.00
Ryobi High Pressure Cleaner 1600W 1885PSI RPW130S	Plant and Machinery	Purchase	17/01/11	Bunnings Group Ltd Rothwell Warehouse		0.00	299.00
Zodiac Tri Large Chlorinator 12 Months Warranty	Plant and Machinery	Purchase	22/01/15	CROWN POOL SHOP P O Box 220 SCARBOROUGH QLD 4020	1,000.00	1,000.00	1,000.00
Zodiac Tri Large XO Cross Over Chlorinator 12 Months Warranty	Plant and Machinery	Purchase	17/04/15	CROWN POOL SHOP P O Box 220 SCARBOROUGH QLD 4020	1,390.00	1,390.00	1,390.00
HS46 550mm Double Side Hedge Trimmer 2 Year Warranty Ser No STH42420112921	Plant and Machinery	Purchase	09/09/15	THE MOWER SUPASTORE 1/245 Leitchs Road BRENDALDE QLD 4500	750.00	750.00	750.00
SH86 C-E Blower Vac 2 Year Warranty Ser No STB42410110912	Plant and Machinery	Purchase	08/09/15	The Mower Supastore 1/245 Leitchs Road BRENDALDE QLD 4500		0.00	650.00
Page Totals Report Totals					3,140.00 3,140.00	3,140.00 3,140.00	5,824.00 9,731.29

ASSET REGISTER

KIPPA-RING OUTLOOK CTS 41424

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Zodiac 1.5HP Flo Pro Pool Pump 12 Months Warranty	Plant and Machinery	Purchase	21/12/15	CROWN POOL SHOP P O Box 220 SCARBOROUGH QLD 4020	755.00	755.00	755.00
Zodiac VX50 4WD Robotic Pool Cleaner	Plant and Machinery	Purchase	08/01/16	CROWN POOL SHOP P O Box 220 SCARBOROUGH QLD 4020	1,400.00	1,400.00	1,400.00
H2Flo50a Chlorinator	Plant and Machinery	Purchase	22/11/17	REDCLIFFE CITY POOL DOC 9/32 Beach Street KIPPA RING QLD 4020	3,575.00	3,575.00	3,575.00
Brushcutter	Plant and Machinery	Purchase	23/02/18	Bunnings	473.10	473.10	473.10
2 Chlorinators	Plant and Machinery	Purchase	29/01/21	BRISBANE POOL PUMP SPECIALISTS 230 Jones Road CARINA QLD 4152	3,000.00	3,000.00	3,000.00
Maytronics Dolphin	Plant and Machinery	Purchase	13/05/21	REDLANDS POOL SERVICE PTY LTD Shop L-01 Victoria Point Lakeside, Bunker Road VICTORIA POINT QLD 4165	1,924.20	1,924.20	1,924.20
ONGA Pool Pump	Plant and Machinery	Purchase	24/11/21	CROWN POOL SUPERSTORE 234 Anzac Avenue KIPPA-RING QLD 4021	791.75	791.75	791.75
EcoChlorinator	Plant and Machinery	Purchase	24/01/24	CROWN POOL SUPERSTORE 234 Anzac Avenue KIPPA-RING QLD 4021	975.00	975.00	975.00
Page Totals Report Totals					12,894.05 16,034.05	12,894.05 16,034.05	12,894.05 22,625.34

KIPPA-RING OUTLOOK CTS 41424

439 Elizabeth Avenue Kippa-Ring QLD 4021

Ledger Report

05 March 2024

Name: Glenn David & Jennifer Claire Rothwell			Account Number: 02100099		
			Lot Number: 99		
			Unit Number: 99		
			StrataPay Number: 136937532		
Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			1,425.48	1,425.48
03/05/22	Admin Fund - General	Admin Fund - General	R0007420	-873.88	551.60
03/05/22	Sink. Fund - General	Sink. Fund - General	RA007420	-126.12	425.48
31/05/22	Interest to 31/05/22	Overdue Interest	J0033376	9.82	435.30
07/06/22	Admin Fund - General	Admin Fund - General	R0007451	-263.48	171.82
07/06/22	Sink. Fund - General	Sink. Fund - General	RA007451	-129.00	42.82
07/06/22	Other	Other	RB007451	-9.82	33.00
13/06/22	01/08/22 to 31/10/22	Admin Fund - General	I0014143	722.00	755.00
13/06/22	01/08/22 to 31/10/22	Sink. Fund - General	I0014278	129.00	884.00
05/07/22	Admin Fund - General	Admin Fund - General	R0007505	-649.80	234.20
05/07/22	Sink. Fund - General	Sink. Fund - General	RA007505	-116.10	118.10
05/07/22	Overdue Interest	Overdue Interest	RB007505	-9.82	108.28
05/07/22	Other	Other	RC007505	-23.18	85.10
05/07/22	Discount	Admin Discount	RD007505	-72.20	12.90
05/07/22	Discount	Sink Discount	RE007505	-12.90	0.00
05/07/22	Admin Fund - General	Admin Fund - General	R0007506	-798.90	-798.90
07/07/22	Glenn Rothwell Reimb	Other	B0000475	798.90	0.00
26/09/22	01/11/22 to 31/01/23	Admin Fund - General	I0014413	862.00	862.00
26/09/22	Admin Fund - General	Admin Discount	J0035296	-86.20	775.80
26/09/22	01/11/22 to 31/01/23	Sink. Fund - General	I0014548	183.00	958.80
30/11/22	Interest to 30/11/22	Overdue Interest	J0036936	4.00	962.80
06/12/22	Sink. Fund - General	Sink. Fund - General	R0007825	-159.90	802.90
06/12/22	Overdue Interest	Overdue Interest	RA007825	-4.00	798.90
06/12/22	Other	Other	RB007825	-798.90	0.00
15/12/22	01/02/23 to 30/04/23	Admin Fund - General	I0014683	862.00	862.00
15/12/22	01/02/23 to 30/04/23	Sink. Fund - General	I0014818	183.00	1,045.00
28/02/23	Interest to 28/02/23	Overdue Interest	J0038707	26.13	1,071.13
07/03/23	Admin Fund - General	Admin Fund - General	R0008017	-862.00	209.13
07/03/23	Sink. Fund - General	Sink. Fund - General	RA008017	-78.50	130.63
27/03/23	01/05/23 to 31/07/23	Admin Fund - General	I0014953	862.00	992.63
27/03/23	01/05/23 to 31/07/23	Sink. Fund - General	I0015088	183.00	1,175.63
31/03/23	Interest to 31/03/23	Overdue Interest	J0039137	2.61	1,178.24
17/04/23	Sink. Fund - General	Sink. Fund - General	R0008077	-104.50	1,073.74
17/04/23	Overdue Interest	Overdue Interest	RA008077	-28.74	1,045.00
02/05/23	Admin Fund - General	Admin Fund - General	R0008168	-880.30	164.70
02/05/23	Sink. Fund - General	Sink. Fund - General	RA008168	-164.70	0.00
02/05/23	Discount	Admin Discount	RB008168	-86.20	-86.20
02/05/23	Discount	Sink Discount	RC008168	-18.30	-104.50
21/06/23	01/08/23 to 31/10/23	Admin Fund - General	I0015223	862.00	757.50
21/06/23	01/08/23 to 31/10/23	Sink. Fund - General	I0015358	183.00	940.50
02/08/23	Admin Fund - General	Admin Fund - General	R0008327	-671.30	269.20
02/08/23	Sink. Fund - General	Sink. Fund - General	RA008327	-164.70	104.50
02/08/23	Discount	Admin Discount	RB008327	-86.20	18.30
02/08/23	Discount	Sink Discount	RC008327	-18.30	0.00
25/09/23	01/11/23 to 31/01/24	Admin Fund - General	I0015493	837.00	837.00
25/09/23	01/11/23 to 31/01/24	Sink. Fund - General	I0015628	208.00	1,045.00
02/11/23	Admin Fund - General	Admin Fund - General	R0008521	-753.30	291.70
02/11/23	Sink. Fund - General	Sink. Fund - General	RA008521	-187.20	104.50
02/11/23	Discount	Admin Discount	RB008521	-83.70	20.80
02/11/23	Discount	Sink Discount	RC008521	-20.80	0.00
11/12/23	01/02/24 to 30/04/24	Admin Fund - General	I0015763	837.00	837.00
11/12/23	01/02/24 to 30/04/24	Sink. Fund - General	I0015898	208.00	1,045.00
06/02/24	Admin Fund - General	Admin Fund - General	R0008678	-753.30	291.70

KIPPA-RING OUTLOOK CTS 41424

BALANCE SHEET

AS AT 05 MARCH 2024

	ACTUAL 05/03/2024	ACTUAL 30/04/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	50,184.95	7,365.17
Sinking Fund	124,358.87	86,021.24
<u>TOTAL</u>	<u>\$ 174,543.82</u>	<u>\$ 93,386.41</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	125,451.13	113,872.54
Investment Account 1	60,102.11	57,724.96
Levies In Arrears	9,362.78	2,063.87
Other Arrears	475.09	351.49
<u>TOTAL ASSETS</u>	<u>195,391.11</u>	<u>174,012.86</u>
<u>LIABILITIES</u>		
Gst Clearing A/C	15,667.34	9,176.13
Creditors	691.21	1,034.76
Next Year Discounts	0.00	(7,278.40)
Levies In Advance	4,447.22	77,640.74
Provision For Income Tax	41.52	53.22
<u>TOTAL LIABILITIES</u>	<u>20,847.29</u>	<u>80,626.45</u>
<u>NET ASSETS</u>	<u>\$ 174,543.82</u>	<u>\$ 93,386.41</u>

KIPPA-RING OUTLOOK CTS 41424

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2023 TO 05 MARCH 2024

	ACTUAL 01/05/23-05/03/24	BUDGET 01/05/23-30/04/24	VARIANCE %	ACTUAL 01/05/22-30/04/23
ADMINISTRATIVE FUND				
INCOME				
Levies - Admin Fund	417,026.83	417,027.00	100.00	388,799.17
Discount - Admin Fund	(38,138.05)	(41,702.70)	91.45	(35,008.31)
TOTAL ADMIN FUND INCOME	378,888.78	375,324.30		353,790.86
EXPENDITURE				
Audit Fees	1,500.00	1,600.00	93.75	1,500.00
Bank Charges (Gst)	26.48	20.00	132.40	14.86
Body Corporate Admin	25,317.61	26,300.00	96.26	25,030.81
Quarterly Bas	859.08	1,200.00	71.59	1,090.92
Income Tax Preparation	272.73	320.00	85.23	299.90
Cleaning	5,352.00	5,550.00	96.43	5,244.00
Electricity	7,738.80	7,700.00	100.50	7,289.22
Grounds And Gardens	1,475.40	1,360.00	108.49	1,145.21
Insurance - Build / Public Lia	57,885.77	57,890.00	99.99	48,055.91
Insurance - Stamp Duty	5,645.65	5,650.00	99.92	4,678.50
Caretakers Fees	157,970.23	191,100.00	82.66	176,855.25
R & M - Building	6,755.00	3,400.00	198.68	3,251.87
Electrical	924.43	600.00	154.07	653.73
Fire Protection	846.41	1,250.00	67.71	1,153.71
Plumbing	597.50	1,000.00	59.75	959.00
Pool	6,101.73	4,100.00	148.82	3,898.57
Pest Control	11,263.64	9,000.00	125.15	8,549.10
Refuse Removal	13,660.00	17,250.00	79.19	16,392.00
Communications & Outlays	13,311.75	13,850.00	96.11	13,188.45
Software Fees	2,355.62	2,440.00	96.54	2,263.70
Water Utility Billing	11,220.83	13,500.00	83.12	12,860.08
Rates	4,988.34	14,000.00	35.63	13,298.22
TOTAL ADMIN FUND EXPENDITURE	336,069.00	379,080.00		347,673.01
SURPLUS / DEFICIT	\$ 42,819.78	\$ (3,755.70)		\$ 6,117.85
Opening Balance	7,365.17	7,365.17	100.00	1,247.32
ADMINISTRATIVE FUND BALANCE	\$ 50,184.95	\$ 3,609.47		\$ 7,365.17

KIPPA-RING OUTLOOK CTS 41424

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2023 TO 05 MARCH 2024

	ACTUAL 01/05/23-05/03/24	BUDGET 01/05/23-30/04/24	VARIANCE %	ACTUAL 01/05/22-30/04/23
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	95,972.72	95,973.20	100.00	76,581.82
Discount - Sinking Fund	(8,614.20)	(9,597.32)	89.76	(6,820.00)
Interest Received	2,377.15	400.00	594.29	582.39
Penalty On Arrears	1,130.94	0.00		1,821.42
<u>TOTAL SINKING FUND INCOME</u>	90,866.61	86,775.88		72,165.63
<u>EXPENDITURE</u>				
Income Tax	0.00	0.00	0.00	66.52
Cleaning	0.00	0.00	0.00	2,800.00
Grounds & Gardens	4,617.27	0.00		6,506.14
Consultancy	0.00	0.00	0.00	1,342.73
R & M Building	1,222.20	0.00		9,420.91
Fire Protection	1,281.84	0.00		504.00
Painting	44,521.31	0.00		0.00
Plumbing	0.00	0.00	0.00	1,555.00
Pool	886.36	0.00		10,474.71
<u>TOTAL SINKING FUND EXPENDITURE</u>	52,528.98	0.00		32,670.01
<u>SURPLUS / DEFICIT</u>	\$ 38,337.63	\$ 86,775.88		\$ 39,495.62
Opening Balance	86,021.24	0.00		46,525.62
<u>SINKING FUND BALANCE</u>	\$ 124,358.87	\$ 86,775.88		\$ 86,021.24