

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** CENTRAL ON SUTTON Community Title Scheme: 52616

**Lot No:** 301 on SP298643

**Address:** 81 SUTTON STREET, REDCLIFFE QLD 4020

### Secretary of Body Corporate:

**Name:** ROGER NARRACOTT

**Postal Address:** GPO BOX 5256, BRISBANE QLD 4001

**Email:** admin@stratadynamics.com.au

### Body Corporate Manager:

**Name:** STRATA DYNAMICS

**Address:** LEVEL 11/26 WHARF STREET, BRISBANE QLD 4000

**Telephone:** 3229 9185

### 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:	\$753.05
Period Issued:	01/08/2023 - 31/10/2023	Due Date:	1/08/2023	Payable:	\$753.05
Period Issued:	01/11/2023 - 31/01/2024	Due Date:	1/11/2023	Payable:	\$958.86
Period Issued:	01/02/2024 - 30/04/2024	Due Date:	1/02/2024	Payable:	\$958.86

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$3,423.82

#### Sinking Fund Payable By This Lot:

Period Issued:	01/05/2023 - 31/07/2023	Due Date:	1/05/2023	Payable:	\$277.28
Period Issued:	01/08/2023 - 31/10/2023	Due Date:	1/08/2023	Payable:	\$277.28
Period Issued:	01/11/2023 - 31/01/2024	Due Date:	1/11/2023	Payable:	\$293.89
Period Issued:	01/02/2024 - 30/04/2024	Due Date:	1/02/2024	Payable:	\$293.89

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,142.34

**Other:** INSURANCE: **\$607.52** FOR THE PERIOD 16/05/2023 – 15/05/2024 (PAID)

Levies for next periods starting 1/05/2024 and 1/08/2024 were resolved at the last AGM and will be: Administrative Fund **\$855.96** and Sinking Fund **\$285.59**.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1001	Aggregate:	99053
Interest Schedule Lot Entitlements:	719	Aggregate:	65345

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

NOTHING SIGHTED IN RECORDS PROVIDED

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

REFER TO ASSET REGISTER ATTACHED

**Information  
Prescribed under  
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement  
Balances**

**Administrative Fund:** \$32,789.01 as at 12/03/2024

**Sinking Fund:** \$409,669.70 as at 12/03/2024

**Insurance**

Insurer: CHUBB INSURANCE AUSTRALIA LIMITED

Policy No: 04GS016375

Building: \$53,699,342

Public Liability: \$30,000,000

Other:

TEMPORARY ACCOMMODATION & LOSS OF RENT \$7,975,150,  
CATSTROPHE EXTENSION & OWNERS IMPROVEMENTS \$7,595,150,  
CRIME INSURANCE \$100,000, MACHINERY BREAKDOWN \$100,000,  
MANAGEMENT COMITEE LIABILITY \$5,000,000, VOLUNTARY  
WORKERS \$500,000/\$200,000. POLICY EXPIRES 15/05/2024

**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

Body Corporate for  
**CENTRAL ON SUTTON CTS 52616**

81 Sutton Street Redcliffe QLD 4020

**STATEMENT**

Statement Period			
01 May 22 to 12 Mar 24			
A/c No	28	Lot No	301
Page Number	1 of 3		

Transfer Date: 16/04/20

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			850.85	-850.85
01/05/22	Admin Fund	01/05/22 To 31/07/22	I0002602	600.60		-250.25
01/05/22	Sinking Fund	01/05/22 To 31/07/22	I0002701	250.25		0.00
29/06/22	Admin Fund	01/08/22 To 31/10/22	I0002800	600.60		600.60
29/06/22	Sinking Fund	01/08/22 To 31/10/22	I0002899	250.25		850.85
29/06/22	Insurance Recovery	16/05/22 To 15/05/23	I0002998	515.52		1,366.37
29/07/22	Receipt	Admin Fund	R0001538		600.60	765.77
29/07/22	Receipt	Sinking Fund	RA001538		250.25	515.52
29/07/22	Receipt	Insurance Recovery	RB001538		515.52	0.00
18/08/22	Receipt	Admin Fund	R0001605		140.00	-140.00
01/09/22	Receipt	Admin Fund	R0001611		140.00	-280.00
15/09/22	Receipt	Admin Fund	R0001618		140.00	-420.00
29/09/22	Admin Fund	01/11/22 To 31/01/23	I0003097	905.60		485.60
29/09/22	Sinking Fund	01/11/22 To 31/01/23	I0003196	304.30		789.90
29/09/22	Receipt	Admin Fund	R0001624		140.00	649.90
13/10/22	Receipt	Admin Fund	R0001637		140.00	509.90
27/10/22	Receipt	Admin Fund	R0001656		140.00	369.90
28/10/22	Receipt	Admin Fund	R0001665		65.60	304.30
More details on next page...				\$3,427.12	\$3,122.82	\$304.30
Over 90 Days	90 Days	60 Days	30 Days	Current	<b>BALANCE DUE: Nil</b>	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

**Payment Options**

	Tel: 1300 552 311 Ref: 1520 8628 3	<b>Telephone:</b> Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	<a href="http://www.stratapay.com.au">www.stratapay.com.au</a> Ref: 1520 8628 3	<b>Internet:</b> Make credit card payments online (charges apply). Visit <a href="http://www.stratapay.com.au">www.stratapay.com.au</a>	
	<a href="http://www.stratapay.com/ddr">www.stratapay.com/ddr</a> Ref: 1520 8628 3	<b>Direct Debit:</b> Make auto payments from your credit card* or bank account. Visit <a href="http://www.stratapay.com/ddr">www.stratapay.com/ddr</a> to register. *Credit card charges apply.	
	Bill Code: 74625 Ref: 1520 8628 3	<b>BPay:</b> Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 3599 Ref: 1520 8628 3	<b>In Person:</b> Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1520 8628 3	<b>Mail:</b> Send cheque with this slip by mail to: <b>StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia</b>	
	BSB: 067-970 Acct No: 1520 8628 3 (Applies to this bill only)	<b>Internet Banking - EFT:</b> Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

All payments made through StrataPay payment options are subject to User Terms and Conditions available at [www.stratapay.com](http://www.stratapay.com) or by calling 1300 135 610 or email [info@stratapay.com](mailto:info@stratapay.com). By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

**STRATAPAY**

StrataPay Reference

**1520 8628 3**

Amount Due Date  
**\$0.00 Per Notice**

STRATA DYNAMICS PTY LTD  
52616/02100028 Lot 301/28

Steven & Patricia Single  
301/81 Sutton Street  
REDCLIFFE QLD 4020



\*3599 152086283



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81 Sutton Street Redcliffe QLD 4020

Statement Period			
01 May 22 to 12 Mar 24			
A/c No	28	Lot No	301
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Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		3,427.12	3,122.82	304.30
28/10/22	Receipt	Sinking Fund	RA001665		304.30	0.00
10/11/22	Receipt	Admin Fund	R0001735		140.00	-140.00
24/11/22	Receipt	Admin Fund	R0001746		140.00	-280.00
08/12/22	Receipt	Admin Fund	R0001753		140.00	-420.00
19/12/22	Admin Fund	01/02/23 To 30/04/23	I0003295	905.60		485.60
19/12/22	Sinking Fund	01/02/23 To 30/04/23	I0003394	304.30		789.90
22/12/22	Receipt	Admin Fund	R0001762		140.00	649.90
05/01/23	Receipt	Admin Fund	R0001773		140.00	509.90
19/01/23	Receipt	Admin Fund	R0001787		140.00	369.90
01/02/23	Receipt	Admin Fund	R0001827		65.60	304.30
01/02/23	Receipt	Sinking Fund	RA001827		164.30	140.00
02/02/23	Receipt	Sinking Fund	R0001873		140.00	0.00
16/02/23	Receipt	Admin Fund	R0001888		200.00	-200.00
02/03/23	Receipt	Admin Fund	R0001900		200.00	-400.00
16/03/23	Receipt	Admin Fund	R0001911		200.00	-600.00
22/03/23	Admin Fund	01/05/23 To 31/07/23	I0003493	753.05		153.05
22/03/23	Sinking Fund	01/05/23 To 31/07/23	I0003592	277.28		430.33
30/03/23	Receipt	Admin Fund	R0001925		153.05	277.28
30/03/23	Receipt	Sinking Fund	RA001925		46.95	230.33
13/04/23	Receipt	Sinking Fund	R0001939		200.00	30.33
27/04/23	Receipt	Admin Fund	R0001961		169.67	-139.34
27/04/23	Receipt	Sinking Fund	RA001961		30.33	-169.67
11/05/23	Receipt	Admin Fund	R0002033		200.00	-369.67
25/05/23	Receipt	Admin Fund	R0002045		200.00	-569.67
08/06/23	Receipt	Admin Fund	R0002051		200.00	-769.67
21/06/23	Admin Fund	01/08/23 To 31/10/23	I0003691	753.05		-16.62
21/06/23	Sinking Fund	01/08/23 To 31/10/23	I0003790	277.28		260.66
21/06/23	Insurance Recovery	16/05/23 To 15/05/24	I0003889	607.52		868.18
22/06/23	Receipt	Sinking Fund	R0002060		200.00	668.18
06/07/23	Receipt	Sinking Fund	R0002082		60.66	607.52
06/07/23	Receipt	Insurance Recovery	RA002082		139.34	468.18
25/07/23	Receipt	Insurance Recovery	R0002104		200.00	268.18
31/07/23	Receipt	Insurance Recovery	R0002121		268.18	0.00
21/09/23	Admin Fund	01/11/23 To 31/01/24	I0003988	958.86		958.86
21/09/23	Sinking Fund	01/11/23 To 31/01/24	I0004087	293.89		1,252.75
23/10/23	Receipt	Admin Fund	R0002233		958.86	293.89
23/10/23	Receipt	Sinking Fund	RA002233		293.89	0.00
More details on next page...				\$8,557.95	\$8,557.95	Nil

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STATEMENT

Statement Period			
01 May 22 to 12 Mar 24			
A/c No	28	Lot No	301
Page Number	3 of 3		

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		8,557.95	8,557.95	0.00
18/12/23	Admin Fund	01/02/24 To 30/04/24	I0004186	958.86		958.86
18/12/23	Sinking Fund	01/02/24 To 30/04/24	I0004285	293.89		1,252.75
19/01/24	Receipt	Admin Fund	R0002361		958.86	293.89
19/01/24	Receipt	Sinking Fund	RA002361		293.89	0.00
				\$9,810.70	\$9,810.70	Nil



# CENTRAL ON SUTTON CTS 52616

## BALANCE SHEET

AS AT 12 MARCH 2024

	ACTUAL 12/03/2024	ACTUAL 30/04/2023
<b><u>PROPRIETORS FUNDS</u></b>		
Administrative Fund	32,789.01	(3,331.46)
Sinking Fund	409,669.70	312,168.91
<b><u>TOTAL</u></b>	<b><u>\$ 442,458.71</u></b>	<b><u>\$ 308,837.45</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	96,929.33	98,973.24
Macquarie At Call	250,000.00	250,000.00
Macquarie Term Deposit (1)	100,000.00	0.00
Prepaid Expenses	3,303.95	3,303.95
Levies In Arrears	3,754.81	72.00
Other Arrears	235.71	222.86
<b><u>TOTAL ASSETS</u></b>	<b><u>454,223.80</u></b>	<b><u>352,572.05</u></b>
<b><u>LIABILITIES</u></b>		
Gst Clearing Account	5,718.22	(2,035.92)
Arrears Clearing Account	72.60	0.00
Creditors	3,947.56	3,977.98
Levies In Advance	2,026.71	41,792.54
<b><u>TOTAL LIABILITIES</u></b>	<b><u>11,765.09</u></b>	<b><u>43,734.60</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 442,458.71</u></b>	<b><u>\$ 308,837.45</u></b>

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12 March 2024

ASSET REGISTER

CENTRAL ON SUTTON CTS 52616

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Artificial Plants & Pots 2.4x2.4 & 4.8x4.8 Green Walls Observation Deck	Furniture & Fittings	Purchase	29/11/18	Nev-a-Die Greenery		0.00	40,322.00
UltraGuard Logo Inlay Mat 1200x1500 Landscape	Furniture & Fittings	Purchase	24/08/19	General Mat Company		0.00	1,024.00
Foyer Furniture	Furniture & Fittings	Purchase	28/02/19	Taobao Department Stores		0.00	980.58
PO Club Series Treadmill POCLSCI Upright Cycle Concept 2 Rower Model D Black Life Fitness G4 Home Gym	Furniture & Fittings	Purchase	17/01/19	Life Fitness Australia Pty Ltd		0.00	18,153.30
Ride on tug Cushman Hauler 48v AC-8K Electric 4 wheel Brake Fitted seat belt	Plant and Machinery	Purchase	20/08/18	Cox Pty Ltd		0.00	20,250.00
Mop XL 46cm Scrubber Range Standard Charge Range White Battery Blue Clip Range Whirte Battery Grey Clip	Plant and Machinery	Purchase	31/01/19	ABCO Products Pty Ltd		0.00	6,204.00
Sweepmaster	Plant and Machinery	Purchase	04/12/19	HAKO 90 Wetherill St Silverwater NSW 2128 Sweeper	4180.00	4,180.00	4,180.00
Stihl Brushcutter HSA 45 - 50cm - Kit STF-4511 011 3504	Plant and Machinery	Purchase	29/04/21	Redcliffe Mowers & Repairs		0.00	218.90
Page Totals					4,180.00	4,180.00	91,332.78
Report Totals					4,180.00	4,180.00	91,332.78

Page Number: 2		ASSET REGISTER					12 March 2024
CENTRAL ON SUTTON CTS 52616							
Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
PL950 Lithium Backpack vacuum	Plant and Machinery	Purchase	09/03/22			0.00	999.00
Page Totals					0.00	0.00	999.00
Report Totals					4,180.00	4,180.00	92,331.78