



MyBodyCorpReport.com.au
QLD Strata Reports for Buyers & Sellers

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: LANDMARK TOOWONG Community Title Scheme: 50092

Lot No: 402 on SP268919

Address: 2-6 LAND STREET, TOOWONG QLD 4066

Secretary of Body Corporate:

Name: MYRON CAVALCHINI

Postal Address: PO BOX 10093, ADELAIDE ST, BRISBANE QLD 4000

Email: sskb@sskb.com.au

Body Corporate Manager:

Name: STEWART SILVER KING & BURNS PTY LTD

Address: LEVEL 6, 270 ADELAIDE STREET, BRISBANE QLD 4000

Telephone: 3010 5555

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: 30/06/2024

Current Levy Year Issued: 30/06/2024

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:	Due Date:	Payable:
01/07/2023 - 31/10/2023	1/07/2023	\$1,308.72
01/11/2023 - 29/02/2024	1/11/2023	\$1,410.36
01/03/2024 - 30/06/2024	1/03/2024	\$1,410.36

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$4,129.44

Sinking Fund Payable By This Lot:

Period Issued:	Due Date:	Payable:
01/07/2023 - 31/10/2023	1/07/2023	\$400.68
01/11/2023 - 29/02/2024	1/11/2023	\$446.04
01/03/2024 - 30/06/2024	1/03/2024	\$446.88

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$1,293.60

Other: INSURANCE: **\$656.10** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next period 1/07/2024 – 31/10/2024 were resolved at the last AGM and will be: Administrative Fund **\$1,376.76** and Sinking Fund **\$430.92**. Insurance levy will be calculated from next premium.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	84	Aggregate:	10002
Interest Schedule Lot Entitlements:	81	Aggregate:	9998

**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: \$139,528.07 as at 15/04/2024

Sinking Fund: \$234,615.59 as at 15/04/2024

Insurance

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

Policy No: HU0000015144

Building: \$45,289,002

Public Liability: \$30,000,000

Other: COMMON CONTENTS \$452,890, LOSS OF RENT / TEMP ACCOMMODATION \$6,793,350, VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$250,000, OFFICE BEARERS LIABILITY \$5,000,000, MACHINERY BREAKDOWN \$100,000, CATASTROPHE \$13,586,700, LOT OWNERS FIXTURES \$250,000. POLICY EXPIRES 30/06/2024

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

C/- SSKB
P O Box 8319, GCMC QLD 9726 Australia
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

LANDMARK TOOWONG CTS 50092

ABN 38 269 885 014

STATEMENT

Mr A & Mrs B Vaccaro
29 Benwerrin Cres
GRASMERE NSW 2570

Transfer Date:
29/06/17

Statement Period			
01 Jul 22 to 15 Apr 24			
A/c No	22	Lot No	402
Page Number	1 of 2	Unit No	402

Last Certificate Issued: 15/06/17

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			1,695.57	-1,695.57
01/07/22	Admin Fund	01/07/22 To 31/10/22	I0006091	1,277.64		-417.93
01/07/22	Sinking Fund	01/07/22 To 31/10/22	I0006210	339.36		-78.57
01/07/22	Insurance Levy	01/07/22 To 31/10/22	I0006329	78.57		0.00
17/10/22	Admin Fund	01/11/22 To 28/02/23	I0006448	1,323.84		1,323.84
17/10/22	Sinking Fund	01/11/22 To 28/02/23	I0006567	430.92		1,754.76
17/10/22	Insurance Levy	01/11/22 To 28/02/23	I0006686	276.21		2,030.97
01/12/22	Receipt	Admin Fund	R0002315		1,323.84	707.13
01/12/22	Receipt	Sinking Fund	RA002315		430.92	276.21
01/12/22	Receipt	Insurance Levy	RB002315		276.21	0.00
17/01/23	Admin Fund	01/03/23 To 30/06/23	I0006805	1,324.68		1,324.68
17/01/23	Sinking Fund	01/03/23 To 30/06/23	I0006924	430.92		1,755.60
17/01/23	Insurance Levy	01/03/23 To 30/06/23	I0007043	276.21		2,031.81
20/03/23	Other	Arrears Notice Fee	M0000529	38.50		2,070.31
23/03/23	Receipt	Admin Fund	R0002471		1,324.68	745.63
23/03/23	Receipt	Sinking Fund	RA002471		430.92	314.71
23/03/23	Receipt	Insurance Levy	RB002471		276.21	38.50
23/03/23	Receipt	Other	RC002471		38.50	0.00
More details on next page...				\$5,796.85	\$5,796.85	Nil
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



SSKB (BRISBANE) PTY LTD



DEFT Reference Number:
271626251 1000 0000 223



Billers Code: 96503
Ref: 271626251 1000 0000 223

Lot 402/ Unit 402
Landmark Toowong

Visit www.deft.com.au to pay by direct debit.

Internet & Telephone Banking - BPAY
Make this payment from your preferred bank account



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
The Body Corporate For Landmark Toowong CTS 50092



*496 271626251 10000000223

TOTAL AMOUNT DUE
DUE DATE

\$0.00

LANDMARK TOOWONG CTS 50092

STATEMENT

--

Mr A & Mrs B Vaccaro 29 Benwerrin Cres GRASMERE NSW 2570

Statement Period			
01 Jul 22 to 15 Apr 24			
A/c No	22	Lot No	402
Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		5,796.85	5,796.85	0.00
15/05/23	Admin Fund	01/07/23 To 31/10/23	I0007162	1,308.72		1,308.72
15/05/23	Sinking Fund	01/07/23 To 31/10/23	I0007281	400.68		1,709.40
15/05/23	Insurance Levy	01/07/23 To 31/10/23	I0007400	210.60		1,920.00
30/06/23	Receipt	Admin Fund	R0002593		1,308.72	611.28
30/06/23	Receipt	Sinking Fund	RA002593		400.68	210.60
30/06/23	Receipt	Insurance Levy	RB002593		210.60	0.00
28/09/23	Admin Fund	01/11/23 To 29/02/24	I0007519	1,410.36		1,410.36
28/09/23	Sinking Fund	01/11/23 To 29/02/24	I0007638	446.04		1,856.40
28/09/23	Insurance Levy	01/11/23 To 29/02/24	I0007757	222.75		2,079.15
16/10/23	Receipt	Admin Fund	R0002664		1,410.36	668.79
16/10/23	Receipt	Sinking Fund	RA002664		446.04	222.75
16/10/23	Receipt	Insurance Levy	RB002664		222.75	0.00
16/01/24	Admin Fund	01/03/24 To 30/06/24	I0007876	1,410.36		1,410.36
16/01/24	Sinking Fund	01/03/24 To 30/06/24	I0007995	446.88		1,857.24
16/01/24	Insurance Levy	01/03/24 To 30/06/24	I0008114	222.75		2,079.99
01/03/24	Receipt	Admin Fund	R0002862		1,410.36	669.63
01/03/24	Receipt	Sinking Fund	RA002862		446.88	222.75
01/03/24	Receipt	Insurance Levy	RB002862		222.75	0.00
				\$11,875.99	\$11,875.99	Nil

LANDMARK TOOWONG CTS 50092

2-6 Land Street Toowong QLD 4066

BALANCE SHEET

AS AT 15 APRIL 2024

	ACTUAL 15/04/2024	ACTUAL 30/06/2023
<u>OWNERS FUND</u>		
Administrative Fund	139,528.07	25,426.58
Sinking Fund	234,615.59	183,911.56
<u>TOTAL</u>	<u>\$ 374,143.66</u>	<u>\$ 209,338.14</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Cash At Bank	374,204.87	239,623.53
Contributions Billed Not Due	0.00	229,535.50
Prepayments Contributions	2,850.30	259.11
Contributions In Arrears	11,469.03	0.00
Other Arrears	3,477.14	0.00
Sundry Debtors	0.00	1,030.11
Prepaid Expenses	0.00	133,347.80
Recovery Costs	(325.00)	0.00
<u>TOTAL ASSETS</u>	<u>391,676.34</u>	<u>603,796.05</u>
 <u>LIABILITIES</u>		
G S T Clearing A/C	(1,603.56)	(13,009.36)
Creditors	13,695.00	77.74
Contributions Billed Not Due	0.00	208,668.64
Prepayments Contributions	2,590.94	235.35
Contributions In Advance	2,850.30	162,230.03
Other Payments In Advance	0.00	20,667.30
Accrued Expenses	0.00	15,588.21
<u>TOTAL LIABILITIES</u>	<u>17,532.68</u>	<u>394,457.91</u>
 <u>NET ASSETS</u>	 <u>\$ 374,143.66</u>	 <u>\$ 209,338.14</u>

LANDMARK TOOWONG CTS 50092

2-6 Land Street Toowong QLD 4066

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 15 APRIL 2024

	ACTUAL 01/07/23-15/04/24	BUDGET 01/07/23-30/06/24	VARIANCE %	ACTUAL 01/07/22-30/06/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Contributions - Admin Fund	446,998.47	447,000.00	100.00	424,994.07
Interest On Overdue Levies	2,048.22	0.00		1,507.90
<u>TOTAL ADMIN. FUND INCOME</u>	449,046.69	447,000.00		426,501.97
<u>EXPENDITURE - ADMIN. FUND</u>				
Audit Fees	0.00	4,000.00	0.00	0.00
Bank Charges - No Gst	0.00	(50.00)	0.00	(238.00)
Bank Charges	25.86	100.00	25.86	76.92
Tax Agents Fee	500.00	500.00	100.00	500.00
Administration - Base Fee	17,099.71	17,160.00	99.65	18,707.53
Administration - F F S	7,988.44	8,000.00	99.86	8,199.42
Cleaning	1,765.00	10,000.00	17.65	18,240.10
Cleaning - Materials	0.00	1,400.00	0.00	1,300.18
Electricity/Utilities	28,412.84	35,000.00	81.18	33,915.61
Fees & Permits No Gst	2,304.10	1,600.00	144.01	1,563.32
Fire Control Expenses	39,802.01	31,500.00	126.36	40,617.45
Insurance/Other	8,229.87	3,888.26	211.66	6,326.32
Insurance Building	56,997.98	73,607.51	77.44	70,843.90
Insurance Renewal Recovery	(73,621.64)	(73,607.51)	100.02	(70,804.02)
Insurance Stamp Duty	5,175.49	5,175.49	100.00	7,527.76
Workers Compensation	173.16	175.00	98.95	173.16
Workers Comp - Stamp Duty	9.52	10.00	95.20	9.52
Insurance Claims/Reimbursement	0.00	(1,000.00)	0.00	0.00
Insurance Claims/Excess	0.00	2,000.00	0.00	0.00
Legal Expenses	0.00	20,000.00	0.00	0.00
Onsite Management	116,043.64	156,110.00	74.33	148,677.03
Bms Shared Areas Recovery	1,030.11	(1,100.00)	(93.65)	(1,030.11)
Pest Control - Units	5,859.09	7,000.00	83.70	0.00
Pest Control - Common Areas	3,889.28	3,500.00	111.12	5,488.14
Communication & Disbursements	7,988.32	7,967.05	100.27	8,636.46
Communication/Disb'ments-F F S	1,180.16	3,000.00	39.34	2,296.69
Interior Landscape Plant Hire	14,940.71	10,000.00	149.41	15,591.82
Water Rates	10,492.74	30,000.00	34.98	29,308.90
R & M Building	11,165.66	9,000.00	124.06	8,397.08
R & M Car Park	3,744.00	4,280.00	87.48	3,744.00
R & M Electrical	6,098.80	5,000.00	121.98	8,408.25
R & M Gym Equipment	380.00	500.00	76.00	645.00
R & M Gardens & Grounds	13,091.21	10,000.00	130.91	1,511.97
R & M Airconditioning	0.00	780.00	0.00	487.27
R & M Air Cond Contract	4,550.00	4,850.00	93.81	4,604.00
R & M Plumbing	5,503.18	5,000.00	110.06	4,241.38
R & M Pool	2,402.59	2,000.00	120.13	1,801.03
Pool Chemicals	492.27	2,500.00	19.69	2,512.28

LANDMARK TOOWONG CTS 50092

2-6 Land Street Toowong QLD 4066

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 15 APRIL 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/23-15/04/24	01/07/23-30/06/24	%	01/07/22-30/06/23
R & M Lifts	1,280.00	2,000.00	64.00	625.00
Lift Service Agreement	17,076.64	25,000.00	68.31	23,841.18
R & M Pump Station Maintenance	2,069.00	3,750.00	55.17	3,563.00
Rubbish Treatment	4,467.55	6,800.00	65.70	6,657.55
Security	0.00	900.00	0.00	830.28
Consultants	3,050.00	5,000.00	61.00	300.00
Telephone	565.80	2,200.00	25.72	2,201.88
Bas/las Lodgement Fees	1,200.00	1,200.00	100.00	1,200.00
Stratamax Licensing Fee	1,522.11	2,029.00	75.02	1,971.07
Prior Year Adjustment	0.00	0.00	0.00	(333.35)
Levy Recovery Cost Write-Off	0.00	0.00	0.00	390.00
TOTAL ADMIN. EXPENDITURE	334,945.20	448,724.80		423,526.97
SURPLUS / DEFICIT	\$ 114,101.49	\$ (1,724.80)		\$ 2,975.00
Opening Admin Balance	25,426.58	25,426.58	100.00	22,451.58
ADMINISTRATIVE FUND BALANCE	\$ 139,528.07	\$ 23,701.78		\$ 25,426.58

LANDMARK TOOWONG CTS 50092

2-6 Land Street Toowong QLD 4066

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 15 APRIL 2024

	ACTUAL 01/07/23-15/04/24	BUDGET 01/07/23-30/06/24	VARIANCE %	ACTUAL 01/07/22-30/06/23
<u>SINKING FUND</u>				
<u>INCOME</u>				
Contributions - Sinking Fund	140,028.00	140,000.00	100.02	130,026.00
<u>TOTAL SINKING FUND INCOME</u>	140,028.00	140,000.00		130,026.00
<u>EXPENDITURE - SINKING FUND</u>				
Building	62,520.00	75,000.00	83.36	19,580.31
Plant & Equipment	0.00	50,000.00	0.00	27,414.09
Electrical	1,080.86	0.00		0.00
Fire Control	4,597.65	15,000.00	30.65	17,129.54
Storm Damage Claim	21,125.46	50,000.00	42.25	66,400.00
Pool	0.00	3,000.00	0.00	0.00
Prior Year Adjustment	0.00	0.00	0.00	(5,279.00)
<u>TOTAL SINK. FUND EXPENDITURE</u>	89,323.97	193,000.00		125,244.94
<u>SURPLUS / DEFICIT</u>	<u>\$ 50,704.03</u>	<u>\$ (53,000.00)</u>		<u>\$ 4,781.06</u>
Opening Sinking Fund Balance	183,911.56	183,911.56	100.00	179,130.50
<u>SINKING FUND BALANCE</u>	<u>\$ 234,615.59</u>	<u>\$ 130,911.56</u>		<u>\$ 183,911.56</u>

DISCLAIMER NOTICE
This Certificate of Currency has been issued to SSKB for the records of the Body Corporate only. We strongly recommend that the Insurance Cover be confirmed directly with the Underwriter or Insurance Broker.



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0000015144
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	30/06/2023 to 30/06/2024 at 4:00pm
The Insured	BODY CORPORATE FOR LANDMARK TOOWONG COMMUNITY TITLE SCHEME 50092
Situation	2-6 LAND STREET TOOWONG QLD 4066

Policies Selected

Policy 1 – Insured Property

Building: \$45,289,002
Common Area Contents: \$452,890
Loss of Rent & Temporary Accommodation (total payable): \$6,793,350

Policy 2 – Liability to Others

Sum Insured: \$30,000,000

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: \$250,000

Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 7 – Machinery Breakdown

Sum Insured: \$100,000

Policy 8 – Catastrophe Insurance

Sum Insured: \$13,586,700
Extended Cover - Loss of Rent & Temporary Accommodation: \$2,038,005
Escalation in Cost of Temporary Accommodation: \$679,335
Cost of Removal, Storage and Evacuation: \$679,335

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 excluded.

Flood Exclusion

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date Printed

11/08/2023

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.

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

Certificate number:

2. Location of the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

Postcode

Lot and plan details:

Local government area:

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

If it is known that 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.

4. Shared pool or non-shared pool

Shared pool

Non-shared pool

5. Pool safety certificate validity

Effective date:

/ /

Expiry date:

/ /

6. Certification

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

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:

Pool safety inspector licence number:

Signature:

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*. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit 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.

