

# **Disclosure Statement**

#### Body Corporate and Community Management Act 1997 Section 206

QLD Strata Reports for Buyers & Sellers								
Body Corporate:	Body Corpora	ate For: PARK VIEW NOR	TH LAKES C	ommunity Title	Scheme: 4	15422		
	Lot No: 98 or	SP261550						
	Address: 1 BA	ASS COURT, NORTH LAKE	S QLD 4509	)				
Secretary of Body	Name: TINA SIMPSON							
Corporate:	Postal Address: PO BOX 743, MORNINGSIDE QLD 4170							
	Email: info@	bcsystems.com.au						
Body Corporate	Name: BODY CORPORATE SYSTEMS PTY LTD							
Manager:				DE QLD 4170				
	Address: 106/621 WYNNUM ROAD, MORNINGSIDE QLD 4170  Telephone: 3899 0299							
Body Corporate Committee:	Is there a committee for the Body Corporate?  Yes No							
	If there is a committee, is the body corporate manager  Yes  No engaged to perform the functions of the committee?							
Annual Contributions and Levies:	Current Finar	ncial Year End: 30/11/20	24	Current Levy Ye	ear Issued	: 30/11/2024		
and Levies.	statement are fo	inancial Year" and the "Currer or the <b>Current Levy Year Issue</b> EFY. This document will rema	d. Full year lev	vies will be issued at	the scheme	s next AGM, withi		
	Administrativ	ve Fund Payable By This	Lot:					
	Period Issued:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$590.78		
	Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$590.78		
	Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$635.60		
	Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$635.60		
	DISCOUNT FO	R PAYMENT DUE DATE:	NIL	GROSS LEVY P	AYABLE:	\$2,452.76		
	Sinking Fund	Payable By This Lot:						
	Period Issued:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$303.90		
	Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$303.90		
	Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$272.36		
	Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$272.36		
	DISCOUNT FO	R PAYMENT DUE DATE:	NIL	GROSS LEVY P	AYABLE:	\$1,152.52		
	Other: INSURANCE: \$521.42 PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES							
		kt periods starting 1/12/2 Administrative Fund <b>\$656</b>						
Schedule of Lot	<b>-</b> Contribution	Schedule Lot Entitlemen	it: 1	0 Aggre	gate:	2180		
Entitlements:	Interest Sche	dule Lot Entitlements:	1	45 Aggre	gate:	33050		

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 REGI	STER ATTACHED	
Information Prescribed under Regulation Module:	ACCOMMODATION M	10DULE - NIL	
Financial Statement	- Administrative Fund:	\$-15,058.74 as at 14/05/202	4
Balances	Sinking Fund: \$1,454,	161.26 as at 14/05/2024	
Insurance	Insurer:	ALLIANZ AUSTRALIA II COMMUNITY INSURANCE	NSURANCE LIMITED VIA STRATA
	Policy No:	QRSC14001038	
	Building:	\$105,360,000	
	Public Liability:	\$20,000,000	
	Other:	VOLUNTARY WORKERS - IN	1,053,600, LOSS OF RENT \$15,804,000, ICLUDED, FIDELITY GUARANTEE \$100,000, D00, CATASTROPHE \$31,608,000. POLICY
Signing:	_		
	Seller / Sellers Agent		Witness – not required if signed electronically
	Date		
Buyer's Acknowledgement:	The Buyer acknowled	ges having received and read	this statement from the Seller
	Buyer / Buyers Agent		Witness – not required if signed electronically
	Date		

## **BALANCE SHEET**

AS AT 14 MAY 2024

	ACTUAL	ACTUAL
	14/05/2024	30/11/2023
OWNERS FUNDS		
Administrative Fund	(15,058.74)	(4,202.74)
Sinking Fund	1,454,161.26	1,365,978.94
TOTAL	\$ 1,439,102.52	\$ 1,361,776.20
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Gst On Capital	21,071.84	20,229.01
Cash At Bank	228,835.40	312,431.04
Accrued Income	0.00	25,756.37
B O Q Stratacash A/C 1	100,000.00	0.00
B O Q Stratacash A/C 3	627,120.00	603,000.00
B O Q Stratacash A/C 4	522,943.39	510,654.11
Prepaid Expenses	0.00	11,076.33
Levies Billed Not Yet Due	230,952.40	221,447.57
Levies Pre-Paid	836.11	1,070.19
Levies In Arrears	2,644.26	8,147.53
Other Arrears	1,253.42	15,038.58
NON-CURRENT ASSETS		
TOTAL ASSETS	1,735,656.82	1,728,850.73
LIABILITIES		
Gst Clearing A/C	17,222.06	8,575.09
Payg Clearing A/C	3,400.44	2,816.95
Arrears Clearing Account	148.50	0.00
Creditors	(2,163.79)	0.00
Accrued Expenses	0.00	12,287.27
Levies Billed Not Yet Due	230,952.40	221,447.57
Levies Pre-Paid	836.11	1,070.19
Levies In Advance	40,548.74	106,866.35
Other Payments In Advance	5,609.84	14,011.11
TOTAL LIABILITIES	296,554.30	367,074.53
NET ASSETS	\$ 1,439,102.52	\$ 1,361,776.20

#### STATEMENT OF INCOME AND EXPENDITURE

	ACTUAL 01/12/23-14/05/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/12/22-30/11/23
ADMINISTRATIVE FUND				
INCOME				
Levies - Administrative Fund	257,580.08	534,700.00	48.17	486,004.76
Discount - Admin Fund	(0.05)	0.00	0.00	0.00
Insurance Premium Reimbursemnt	52,814.66	118,874.00	44.43	84,476.88
Discount - Insurance	0.00	0.00	0.00	(0.01)
Interest On Overdue Levies	1,017.70	3,500.00	29.08	3,433.44
Gst On Income	(28,217.72)	(59,415.82)	47.49	(51,861.96)
TOTAL ADMIN. FUND INCOME	283,194.67	597,658.18		522,053.11
EXPENDITURE - ADMIN. FUND				
<b>AUDIT &amp; TAXATION COSTS</b>				
Independent Audit Fee	0.00	2,999.70	0.00	2,999.70
Independent Audit File Prep	0.00	1,678.60	0.00	1,678.60
Bas Lodgement	506.00	1,012.00	50.00	990.00
Income Tax Return	220.00	220.00	100.00	209.00
BANK & FINANCIAL CHARGES				
Stratapay Transaction Fee	381.85	1,000.00	38.18	1,024.60
<u>UTILITIES</u>				
Electricity - Common Areas	1,587.05	5,000.00	31.74	4,413.22
Cold Water - Common -No Gst	269.93	900.00	29.99	690.21
INSURANCE				
Insurance Premium	120,667.31	110,591.02	109.11	90,099.39
Insurance Stamp Duty - No Gst	10,751.63	9,915.72	108.43	8,004.75
Insurance Excess Scheme No Gst	0.00	1,000.00	0.00	0.00
CARETAKER/BUILDING MANAGER				
Caretaker Contract	147,646.91	384,525.32	38.40	361,959.41
PROFESSIONAL ADVICE/FEES				
Legal Advice/Fees	1,875.50	0.00		0.00
Debt Recovery	0.00	0.00	0.00	361.90
Land Titles/Search Fees	0.00	0.00	0.00	247.14
Advice - Strata Additional	1,797.00	2,000.00	89,85	2,054.80
Advice - Maintenance	0.00	200.00	0.00	132.00
LICENCES & PERMITS FEE				
Backflow Registration - No Gst	0.00	146.00	0.00	146.00
Software & Records Storage	2,517.90	5,035.80	50.00	5,035.80
Other Council Doc - No Gst	339.80	0.00		0.00
FIRE PROTECTION				
Fire - R & M General	0.00	715.00	0.00	715.00
CLEANING				
Cleaning - General	10.46	0.00		0.00
PEST CONTROL				

#### STATEMENT OF INCOME AND EXPENDITURE

Pest Control Treatment         385,00         8,000,00         4,81         6,924,50           Termite Treatment         0,00         25,000         0,00         250,00           Annual Termite Inspection         0,00         24,500,00         0,00         250,00           ELECTRCAL         TERM - Electrical General         2,301,50         1,500,00         153,43         2,740,70           PLUMBING           Plumbing General         1,406,85         2,000,00         70,34         936,00           Backflow Device Testing         0,00         520,00         0,00         511,56           Bullding General         1,193,52         1,000,00         17,98         868,87           R&M - Garge Doors         205,00         1,200,00         17,98         868,87           R&M - Grounds General         1,289,06         1,500,00         85,94         1,150,20           R&M - Grounds General         1,289,06         1,500,00         86,94         1,086,92           R&M - Grounds General         1,289,06         1,500,00         86,94         1,086,92           R&M - Grounds General         1,289,06         1,500,00         86,94         1,086,92           R&M - Grounds General         1,289,00		ACTUAL 01/12/23-14/05/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/12/22-30/11/23
Termite Treatment   0.00   250.00   0.00   23.980.00   0.00   23.980.00   0.00   23.980.00   0.00   23.980.00   0.00   23.980.00   0.00   23.980.00   0.00	Pest Control Treatment				
Annual Termite Inspection         0.00         24,500.00         0.00         23,980.00           ELECTRICAL         R&M - Electrical General         2,301.50         1,500.00         153.43         2,740.70           PLUMBING         Plumbing General         1,406.85         2,000.00         70.34         936.00           Backflow Device Testing         0.00         520.00         0.00         511.50           BUILDING GENERAL         R&M - Building General         1,193.52         1,000.00         119.35         886.87           R&M - Garage Doors         205.00         1,200.00         17.08         1,150.00           R&M - Garage Doors         205.00         750.00         17.08         1,150.00           R&M - Garage Doors         205.00         1,200.00         17.08         1,150.00           R&M - Garage Doors         205.00         750.00         0.00         70.00           R&M - Garage Doors         205.00         1,200.00         17.08         1,450.00           R&M - Garage Doors         205.00         1,500.00         8.594         1,457.21           R&M - Growled General         1,289.00         1,500.00         8.594         1,457.21           R&M - Growled General         1,289.00         500.00 <td></td> <td></td> <td></td> <td></td> <td></td>					
ELECTRICAL           R&M - Electrical General         2,301.50         1,500.00         153.43         2,740.70           PLUMBINE           Flumbing General         1,406.85         2,000.00         70.34         936.00           Backflow Device Testing         0.00         520.00         0.00         511.50           BUILDING GENERAL           R&M - Building General         1,193.52         1,000.00         119.35         886.87           R&M - Garge Doors         205.00         1,200.00         17.08         1,150.00           R&M - Roof/Gutters         0.00         750.00         0.0         748.49           CARDENS/GROUNDS           R&M - Grounds General         1,289.06         1,500.00         85.94         1,457.21           R&M - Forcing         48.46         1,000.00         85.94         1,457.21           R&M - Forling         40.50         3,000.00         13.50         1,794.40           R&M - Grounds General         1,289.06         1,500.00         85.94         1,457.21           R&M - Grounds General         1,289.06         1,500.00         8.94         1,457.21           R&M - Grounds General         40.50					
R&M - Electrical General         2,301,50         1,500,00         153,43         2,740,70           PLUMBING         Plumbing General         1,406,85         2,000,00         70,34         936,00           Backflow Device Testing         0.00         520,00         70,34         936,00           Bull DING GENERAL         Bull DING GENERAL         Control Con	·				
Plumbing General   1,406.85   2,000.00   70.34   936.00   8acklow Device Testing   0.00   520.00   0.00   511.50   151		2,301.50	1,500.00	153.43	2,740.70
Backflow Device Testing         0.00         520.00         0.00         511.50           BUILDING GENERAL           R&M. Building General         1,193.52         1,000.00         119.35         886.67           R&M. Gearage Doors         205.00         750.00         17.08         1,150.00           R&M. Gearage Doors         205.00         750.00         0.00         748.49           CARDENS/GROUNDS           R&M. Grounds General         1,289.06         1,500.00         85.94         1,457.21           R&M. Fencing         84.86         1,000.00         8.49         1,457.21           R&M. Driveway         0.00         500.00         0.00         0.00           R&M. Driveway         0.00         500.00         0.00         0.00           R&M. Houlching         0.00         500.00         0.00         0.00           R&M. Teses         0.00         500.00         0.00         0.00           R&M. Teses         0.00         1,250.00         0.00         1,475.75           R&M. Sequipment         0.00         1,250.00         0.01         1,475.75           R&M. Sequipment         0.00         1,250.00         0.01         1,475.75	PLUMBING				
Bull DING GENERAL           R&M - Building General         1,193,52         1,000,00         119,35         886,87           R&M - Garage Doors         205,00         1,200,00         17,08         1,150,00           R&M - Roof/Gutters         205,00         750,00         17,08         1,150,00           CARDENS/GROUNDS           R&M - Grounds General         1,289,06         1,500,00         84,94         1,457,21           R&M - Fencing         84,86         1,000,00         84,94         1,086,92           R&M - Driveway         0,00         500,00         0,00         0,00           R&M - Driveway         0,00         500,00         0,00         0,00           R&M - Fencing         405,00         3,000,00         13,50         1,794,40           R&M - Fencing         0,00         500,00         0,00         0,00           R&M - Fencing         0,00         500,00         0,00         0,00           R&M - Fencing         0,00         500,00         0,00         0,00           R&M - Gurly Eventy         0,00         500,00         0,00         0,00           R&M - Trees         0,00         1,250,00         0,00         1,475,75	Plumbing General	1,406.85	2,000.00	70.34	936.00
R&M - Building General         1,193,52         1,000,00         119.35         886.87           R&M - Garage Doors         205.00         1,200.00         17.08         1,150.00           R&M - Roof/Gutters         0.00         750.00         0.00         748.49           GARDENS/GROUNDS           R&M - Grounds General         1,289.06         1,500.00         85.94         1,457.21           R&M - Fencing         84.86         1,000.00         8.49         1,086.92           R&M - Driveway         0.00         500.00         0.00         0.00           R&M - Morring         0.00         500.00         0.00         0.00           R&M - Moving/Lawn         0.00         500.00         0.00         0.00           R&M - Howing/Lawn         0.00         500.00         0.00         0.00           R&M - Grupal Ment/Furbiture         0.0	Backflow Device Testing	0.00	520.00	0.00	511.50
R&M - Garage Doors         205.00         1,200.00         17.08         1,150.00           R&M - Roof/Gutters         0.00         750.00         0.00         748.49           CARDENS/CROUNDS         SEARM - Forcing         1,289.06         1,500.00         85.94         1,457.21           R&M - Fercing         84.86         1,000.00         84.99         1,086.92           R&M - Driveway         0.00         500.00         0.00         0.00           R&M - Green Waste Removal         405.00         3,000.00         13.50         1,794.40           R&M - Green Waste Removal         405.00         500.00         0.00         0.00           R&M - Green Waste Removal         405.00         500.00         0.00         0.00           R&M - Green Waste Removal         405.00         500.00         0.00         0.00           R&M - Green Waste Removal         405.00         500.00         0.00         0.00           R&M - Green Waste Removal         405.00         500.00         0.00         0.00           R&M - Trees         0.00         500.00         0.00         0.00         0.00           R&M - Equipment         0.00         1,250.00         0.00         1,475.75           R&M - Cy	BUILDING GENERAL				
R&M - Roof/Gutters         0.00         750,00         0.00         748,49           CARDENS/GROUNDS         Carbor School School         1,289.06         1,500.00         85.94         1,457.21           R&M - Grounds General         1,289.06         1,000.00         84.99         1,086.92           R&M - Driveway         0.00         500.00         0.00         0.00           R&M - Driveway         0.00         500.00         0.00         1,794.40           R&M - Grounds General         405.00         3,000.00         13.50         1,794.40           R&M - Driveway         0.00         500.00         0.00         0.00           R&M - Grounds General         405.00         3,000.00         13.50         1,794.40           R&M - Cwl Waste Removal         405.00         500.00         0.00         0.00           R&M - Mulching         0.00         500.00         0.00         0.00           R&M - Howing/Lawn         0.00         500.00         0.00         0.00           R&M - Trees         2         0.00         0.00         0.00           R&M - Equipment         0.00         1,250.00         0.00         0.01         1,475.75           R&M - Equipment         451.00	R&M - Building General	1,193.52	1,000.00	119.35	886.87
GARDENS/GROUNDS           R&M - Grounds General         1,289.06         1,500.00         85.94         1,457.21           R&M - Fencing         84.86         1,000.00         8.49         1,086.92           R&M - Driveway         0.00         500.00         0.00         0.00           R&M - Green Waste Removal         405.00         3,000.00         13.50         1,794.40           R&M - Mulching         0.00         500.00         0.00         0.00           R&M - Mulching         0.00         500.00         0.00         0.00           R&M - Trees         0.00         500.00         0.00         0.00           R&M - Equipment         0.00         1,250.00         0.00         1,475.75           R&M - Gym Equipment         451.00         750.00         60.13         707.00           POUL/SPA           Pool Fence Safety Inspe No Gst         1,344.93         2,700.00         49.81         3,032.81           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         295.00         0.00         0.00         0.00           SECURITY           R&M - Coty	R&M - Garage Doors	205.00	1,200.00	17.08	1,150.00
R&M - Grounds General         1,289.06         1,500.00         85.94         1,457.21           R&M - Fencing         84.86         1,000.00         8.49         1,086.92           R&M - Driveway         0.00         500.00         0.00         0.00           R&M - Green Waste Removal         405.00         3,000.00         13.50         1,794.40           R&M - Green Waste Removal         405.00         500.00         0.00         0.00           R&M - Green Waste Removal         0.00         500.00         0.00         0.00           R&M - Howing/Lawn         0.00         500.00         0.00         0.00           R&M - Trees         0.00         1,250.00         0.00         0.00           R&M - Equipment         0.00         1,250.00         0.00         1,475.75           R&M - Gym Equipment         451.00         750.00         60.13         707.00           POOL/SPA           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY           R&M - Cety         295.00         0.00         0.00 <td< td=""><td>R&amp;M - Roof/Gutters</td><td>0.00</td><td>750.00</td><td>0.00</td><td>748.49</td></td<>	R&M - Roof/Gutters	0.00	750.00	0.00	748.49
R&M - Grounds General         1,289.06         1,500.00         85.94         1,457.21           R&M - Fencing         84.86         1,000.00         8.49         1,086.92           R&M - Driveway         0.00         500.00         0.00         0.00           R&M - Green Waste Removal         405.00         3,000.00         13.50         1,794.40           R&M - Green Waste Removal         405.00         500.00         0.00         0.00           R&M - Green Waste Removal         0.00         500.00         0.00         0.00           R&M - Howing/Lawn         0.00         500.00         0.00         0.00           R&M - Trees         0.00         1,250.00         0.00         0.00           R&M - Equipment         0.00         1,250.00         0.00         1,475.75           R&M - Gym Equipment         451.00         750.00         60.13         707.00           POOL/SPA           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY           R&M - Cety         295.00         0.00         0.00 <td< td=""><td>GARDENS/GROUNDS</td><td></td><td></td><td></td><td></td></td<>	GARDENS/GROUNDS				
R&M - Driveway         0.00         500.00         0.00         0.00           R&M - Green Waste Removal         405.00         3,000.00         13.50         1,794.40           R&M - Mulching         0.00         500.00         0.00         0.00           R&M - Mowing/Lawn         0.00         500.00         0.00         0.00           R&M - Trees         0.00         500.00         0.00         0.00           EQUIPMENT/FURNITURE           R&M - Equipment         0.00         1,250.00         0.00         1,475.75           R&M - Equipment         451.00         750.00         60.13         707.00           POOL/SPA           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY           R&M - Cctv         295.00         0.00         0.00         37,189.06           SECURITY           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12		1,289.06	1,500.00	85.94	1,457.21
R&M - Green Waste Removal         405.00         3,000.00         13.50         1,794.40           R&M - Mulching         0.00         500.00         0.00         0.00           R&M - Mowing/Lawn         0.00         500.00         0.00         0.00           R&M - Trees         0.00         500.00         0.00         0.00           EQUIPMENT/FURNITURE           R&M - Equipment         0.00         1,250.00         0.00         1,475.75           R&M - Gym Equipment         451.00         750.00         60.13         707.00           POOL/SPA           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY           R&M - Cctv         295.00         0.00         0.00         0.00           SECURITY           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         (28,435.20)         (55,500.04)         51.23	R&M - Fencing	84.86	1,000.00	8.49	1,086.92
R&M - Mulching         0.00         500.00         0.00         0.00           R&M - Mowing/Lawn         0.00         500.00         0.00         0.00           R&M - Trees         0.00         500.00         0.00         0.00           EQUIPMENT/FURNITURE           R&M - Equipment         0.00         1,250.00         0.00         1,475.75           R&M - Gym Equipment         451.00         750.00         60.13         707.00           POOL/SPA           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY           R&M - Cctv         295.00         0.00         50.00         0.00         0.00           BOY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         6,965.61         13,519.27         51.52         14,506.12           GST         6         6         65.500.00 </td <td>R&amp;M - Driveway</td> <td>0.00</td> <td>500.00</td> <td>0.00</td> <td>0.00</td>	R&M - Driveway	0.00	500.00	0.00	0.00
R&M - Mowing/Lawn         0.00         500.00         0.00         0.00           R&M - Trees         0.00         500.00         0.00         0.00           EQUIPMENT/FURNITURE         Tequipment         0.00         1,250.00         0.00         1,475.75           R&M - Equipment         451.00         750.00         60.13         707.00           Pool /spA           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY         R&M - Cctv         295.00         0.00         0.00         0.00           BODY CORPORATE MANAGEMENT         Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST         Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS /	R&M - Green Waste Removal	405.00	3,000.00	13.50	1,794.40
R&M - Trees         0.00         500.00         0.00         0.00           EQUIPMENT/FURNITURE         Cameral Section of Sec	R&M - Mulching	0.00	500.00	0.00	0.00
EQUIPMENT/FURNITURE           R&M - Equipment         0.00         1,250.00         0.00         1,475.75           R&M - Gym Equipment         451.00         750.00         60.13         707.00           POOL/SPA           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY           R&M - Cctv         295.00         0.00         0.00         0.00           BODY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST           Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         30,511.41         \$ (6,275.70)           Opening Admin. Bal	R&M - Mowing/Lawn	0.00	500.00	0.00	0.00
R&M - Equipment         0.00         1,250.00         0.00         1,475.75           R&M - Gym Equipment         451.00         750.00         60.13         707.00           POOL/SPA           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY           R&M - Cctv         295.00         0.00         0.00         0.00           BODY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST           Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)	R&M - Trees	0.00	500.00	0.00	0.00
R&M - Gym Equipment         451.00         750.00         60.13         707.00           POOL/SPA         Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY           R&M - Cctv         295.00         0.00         0.00         0.00           BODY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST         CSCON Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96	EQUIPMENT/FURNITURE				
POOL/SPA           Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY           R&M - Cctv         295.00         0.00         0.00           BODY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST           Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275,70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96	R&M - Equipment	0.00	1,250.00	0.00	1,475.75
Pool Maintenance         1,344.93         2,700.00         49.81         3,032.81           Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY R&M - Cctv         295.00         0.00         0.00         0.00           BODY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST           Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96	R&M - Gym Equipment	451.00	750.00	60.13	707.00
Pool Fence Safety Inspe No Gst         185.00         185.00         100.00         185.00           SECURITY R&M - Cctv         295.00         0.00         0.00         0.00           BODY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST         Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96	POOL/SPA				
SECURITY         R&M - Cctv         295.00         0.00         0.00           BODY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST         GST On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96		1,344.93	2,700.00	49.81	3,032.81
R&M - Cctv         295.00         0.00         0.00           BODY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST         Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96	Pool Fence Safety Inspe No Gst	185.00	185.00	100.00	185.00
R&M - Cctv         295.00         0.00         0.00           BODY CORPORATE MANAGEMENT           Fixed Price - Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST         Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96	SECURITY				
Fixed Price -Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST         Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96		295.00	0.00		0.00
Fixed Price -Management Time         15,996.30         29,083.38         55.00         37,189.06           Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST         Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96	BODY CORPORATE MANAGEMENT				
Fixed Price - Disbursements         6,965.61         13,519.27         51.52         14,506.12           Variable Disbursements         1,405.90         1,000.00         140.59         54.02           GST           Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96		15,996.30	29,083.38	55.00	37,189.06
GST           Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96				51.52	
Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96	Variable Disbursements	1,405.90	1,000.00	140.59	54.02
Gst On Expenses         (28,435.20)         (55,500.04)         51.23         (52,049.06)           TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96	GST				
TOTAL ADMIN. EXPENDITURE         294,050.67         567,146.77         528,328.81           SURPLUS / DEFICIT         \$ (10,856.00)         \$ 30,511.41         \$ (6,275.70)           Opening Admin. Balance         (4,202.74)         (4,202.74)         100.00         2,072.96		(28,435,20)	(55.500.04)	51,23	(52.049.06)
Opening Admin. Balance (4,202.74) (4,202.74) 100.00 2,072.96				-	
	SURPLUS / DEFICIT	\$ (10,856.00)	\$ 30,511.41		\$ (6,275.70)
	Opening Admin. Balance	(4.202.74)	(4,202.74)	100.00	2.072.96
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## STATEMENT OF INCOME AND EXPENDITURE

	ACTUAL 01/12/23-14/05/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/12/22-30/11/23
SINKING FUND				
INCOME				
Levies - Sinking Fund	132,500.40	251,250.00	52.74	250,015.49
Discount - Sinking Fund	0.05	0.00	32.74	0.00
INTEREST				
Interest Received	36,409.28	40,000.00	91.02	20,834.72
Accrued Interest	(25,756.37)	0.00	0.00	18,316.44
Gst On Income	(12,045.50)	(22,840.91)	52.74	(22,728.68)
TOTAL SINKING FUND INCOME	131,107.86	268,409.09		266,437.97
EXPENDITURE - SINKING FUND				
FEE/REPORTS				
Report - Insurance Valuation	0.00	0.00	0.00	1,699.15
Report - Sinking Fund	0.00	0.00	0.00	1,776.50
Report - Whs	0.00	0.00	0.00	1,596.30
Professional Fees Other	0.00	3,000.00	0.00	6,233.50
CLEANING				
Cleaning - Pressure Cleaning	0.00	0.00	0.00	990.00
PEST CONTROL				
Pest - Termite Barrier	0.00	2,000.00	0.00	4,100.00
ELECTRICAL				
Electrical General	0.00	0.00	0.00	17,750.00
PLUMBING				
Plumbing - General	247.50	10,000.00	2.48	16,926.45
BUILDING				
Building General	0.00	5,000.00	0.00	0.00
Gutters/Downpipes	0.00	0.00	0.00	14,500.00
Roof Replacement	0.00	6,000.00	0.00	6,468.00
Signage	6,545.33	9,000.00	72.73	0.00
Painting - Exterior	0.00	800,000.00	0.00	0.00
Painting - Linemarking	0.00	0.00	0.00	7,749.50
GARDENS/GROUNDS				
Driveway	0.00	1,500.00	0.00	18,187.24
Gardens - Mulching	25,429.80	23,300.00	109.14	29,971.76
Gardens - Lawn	0.00	500.00	0.00	1,340.00
Gardens - Tree Work	0.00	2,000.00	0.00	6,407.50
Gardens - Plants	0.00	500.00	0.00	965.83
Gardens - Landscaping	0.00	0.00	0.00	28,666.44
FACILITIES/EQUIPMENT				
Equipment	0.00	0.00	0.00	4,620.00
Gym Equipment	0.00	0.00	0.00	12,224.75
Bbq Purchase	0.00	0.00	0.00	8,052.00

## STATEMENT OF INCOME AND EXPENDITURE

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/12/23-14/05/24	01/12/23-30/11/24	%	01/12/22-30/11/23
POOL/SPA				
Pool - Equipment	0.00	500.00	0.00	0.00
Pool - Fencing And Gates	3,586.00	3,600.00	99.61	1,012.00
SECURITY				
Security General	0.00	0.00	0.00	1,408.25
Cctv Cameras	545.00	545.00	100.00	0.00
TAXATION				
Payg Instalment Tax	9,777.77	10,000.00	97.78	5,606.65
Payg Instalment Tax Adjustment	99.02	0.00		(82.86)
GST				
Gst On Expenses	(3,304.88)	(78,858.66)	4.19	(17,513.20)
TOTAL SINK. FUND EXPENDITURE	42,925.54	798,586.34		180,655.76
SURPLUS / DEFICIT	\$ 88,182.32	\$ (530,177.25)		\$ 85,782.21
Opening Sinking Fund Balance	1,365,978.94	1,365,978.94	100.00	1,280,196.73
SINKING FUND BALANCE	<u>\$ 1,454,161.26</u>	<u>\$ 835,801.69</u>		<u>\$ 1,365,978.94</u>

1 Bass Court North Lakes QLD 4509

#### Ledger Report

14 May 2024

		Ledger F	Report		14 May 2024
Name: <b>Bra</b>	dley & Carlie Phipp	s	Account Number: Lot Number: Unit Number: StrataPay Number:	02100098 98 98 140146785	
Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			0.00	0.00
20/01/23	01/03/23 to 31/05/23	Admin Fund	10021970	515.71	515.71
20/01/23	01/03/23 to 31/05/23	Sinking Fund	10022188	281.54	797.25
20/01/23	01/03/23 to 31/05/23	Insurance	10022406	81.20	878.45
20/02/23	Admin Fund	Admin Fund	R0008055	-515.71	362.74
20/02/23	Sinking Fund	Sinking Fund	RA008055	-281.54	81.20
20/02/23	Insurance	Insurance	RB008055	-81.20	0.00
20/04/23	01/06/23 to 31/08/23	Admin Fund	10022624	598.98	598.98
20/04/23	01/06/23 to 31/08/23	Sinking Fund	10022842	291.89	890.87
20/04/23	01/06/23 to 31/08/23	Insurance	10023060	104.11	994.98
15/06/23	Admin Fund	Admin Fund	R0008478	-598.98	396.00
15/06/23	Sinking Fund	Sinking Fund	RA008478	-291.89	104.11
15/06/23	Insurance	Insurance	RB008478	-104.11	0.00
20/07/23	01/09/23 to 30/11/23	Admin Fund	10023278	598.98	598.98
20/07/23	01/09/23 to 30/11/23	Sinking Fund	10023496	291.89	890.87
20/07/23	01/09/23 to 30/11/23	Insurance	10023714	104.11	994.98
18/09/23	Arrears Notice Fee	Other	M0001752	25.30	1,020.28
19/09/23	Admin Fund	Admin Fund	R0008754	-598.98	421.30
19/09/23	Sinking Fund	Sinking Fund	RA008754	-291.89	129.41
19/09/23	Insurance	Insurance	RB008754	-104.11	25.30
20/10/23	01/12/23 to 29/02/24	Admin Fund	10023932	590.78	616.08
20/10/23	01/12/23 to 29/02/24	Sinking Fund	l0024150	303.90	919.98
20/10/23	01/12/23 to 29/02/24	Insurance	10024368	115.86	1,035.84
21/11/23	Admin Fund	Admin Fund	R0008895	-590.78	445.06
21/11/23	Sinking Fund	Sinking Fund	RA008895	-303.90	141.16
21/11/23	Insurance	Insurance	RB008895	-115.86	25.30
21/11/23	Other	Other	RC008895	-25.30	0.00
22/01/24	01/03/24 to 31/05/24	Admin Fund	I0024586	590.78	590.78
22/01/24	01/03/24 to 31/05/24	Sinking Fund	I0024804	303.90	894.68
22/01/24	01/03/24 to 31/05/24	Insurance	10025022	115.86	1,010.54
21/02/24	Admin Fund	Admin Fund	R0009175	-590.78	419.76
21/02/24	Sinking Fund	Sinking Fund	RA009175	-303.90	115.86
21/02/24	Insurance	Insurance	RB009175	-115.86	0.00
22/04/24	01/06/24 to 31/08/24	Admin Fund	10025240	635.60	635.60
22/04/24	01/06/24 to 31/08/24	Sinking Fund	l0025458	272.36	907.96
22/04/24	01/06/24 to 31/08/24	Insurance	10025676	144.85	1,052.81

14 May 2024		Market Value	2,000.00	3,619.00	4,100.00			1,435.00	4,950.00	6,435.00	22,539.00
		Cost to date	739.00	0.00	0.00	00'0	0.00	0.00	00'0	0.00	739.00
	122	Original Cost	739.00								739.00
ASSET REGISTER	NORTH LAKES CTS 45422	Acquired from	Atlantis Pool Services North Lakes	North Brisbane Pool Care	Allcoast Golf Cars Unit1/21 Trinder Avenue Maroochydore QLD 4558	Paddock	Urban Outdoor Power Equipment	The Mower Place 8 Central Court Browns Plains 4118 Qld	The Mower Place 8 Central Court Browns Plains 4118 QLD	Modern Alarms Unit 11 / 29 Moreton Bay Rd Capalaba 4157 QLD	Page Totals Report Totals
SET RE	ORTF	Date of Acquisition	05/06/14	18/02/22	26/07/13	26/06/23	27/01/22	11/09/13	11/09/13	27/09/13	
ASS		Method of Acquisition	Purchase	Purchase		Purchase	Purchase				
	PARK VIEW	Type	Plant and Machinery	Plant and Machinery	Plant and Machinery	Plant and Machinery	Plant and Machinery	Plant and Machinery	Plant and Machinery	Plant and Machinery	
Page Number: 10		Description	Dolphin EX 5 CB Robotic Floor & Wall Pool Cleaner w/ Remote & Caddy	V45 Viron (45 grams per hour) Chlorinator	EzGo TXT 2007 Model Light Almond, 36 Volt #1141547 invoice # 00012600 Serial # 2529893	Leaf blower vaccum	STIHL BG 86 Blower	Honda HRU216M2 Buffalo Classic Mower code HRU216M2 serial # MATU-1017308	ZS5000TF 50' Fab Deck code 74395 serial # 313000163	Modern Alarms Invoice# 00034938 Ref 9778/9/13	

Page Number: 11		ASS	ET RE	ASSET REGISTER			14 May 2024
	PARK VIEW		ORTE	NORTH LAKES CTS 45422	122		
Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
GE2567 DS Wall Mount GH8563 Number 936-343945	Office Equipment		30/09/13	Dick Smith North Lakes 1103 North Lakes S/c Mango Hill 4509 QLD		00.00	578.00
CCTV CAMERAS X3	Office Equipment	Purchase	19/05/16	MODERN ALARMS PO BOX 1220 SPRINGWOOD QLD 4127	2,612.00	2,612.00	2,612.00
Modular Double Cabinet Kit	Furniture & Fittings	Purchase	15/05/23	Christie		0.00	0.00
HEDGE TRIMMER	Plant and Machinery	Purchase	19/03/18	Sunshien Coast Mowers 189 Brisbane Road Mooloolaba 4557		00.0	359.10
OSM Manual USB	Office Equipment			BCsystems		00.0	220.00
Gym Equipment	Furniture & Fittings	Purchase	15/05/23	Elite Fitness Equipment		00.00	
Hedge trimmer Stihl	Plant and Machinery	Purchase	30/07/21	Urban Outdoor Power Equipment		0.00	629.10
				Page Totals Report Totals	2,612.00	2,612.00	4,398.20 26,937.20

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# Register Of Authorisations Affecting Common Property PARK VIEW NORTH LAKES CTS 45422

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
		There are	no items to report!	



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 certification	ate number	Identification num	ber:	PSC0212446			
<b>2. Location of the swi</b> Property details are use	mming pool ually shown on the title docum	nents and rates notices					
Street address:	1 BASS CT						
	NORTH LAKES QLD			Postcode 4 5 0 9			
Lot and plan details:	9999/SP/261550	Local government area:	MOI	RETON BAY REGIONAL			
3. Exemptions or alter	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 impracticali	ty exe	emption applies			
	No alternative solution applies						
4. Pool properties	Pool properties Shared pool ✓ Non-shared pool Number of pools 1						
5. Pool safety certification	ate validity						
Effective date:	1 0 / 0 5 / 2	0 2 4	E	xpiry date: 1 0 / 0 5 / 2 0 2 5			
6. Certification							
I certify that I have inscomplying pool.	spected the swimming pool	and I am reasonably satis	sfied	that, under the <i>Building Act 1975</i> , the pool is a			
Name:	STEVEN LEIGH HUTCH	HINS					
Pool safety inspector licence number:	PS101211						
Signature:	Softate -	-					

#### 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.