

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** PARK VIEW NORTH LAKES Community Title Scheme: 45422

**Lot No:** 98 on SP261550

**Address:** 1 BASS COURT, NORTH LAKES QLD 4509

### Secretary of Body Corporate:

**Name:** TINA SIMPSON

**Postal Address:** PO BOX 743, MORNINGSIDES QLD 4170

**Email:** info@bcsystems.com.au

### Body Corporate Manager:

**Name:** BODY CORPORATE SYSTEMS PTY LTD

**Address:** 106/621 WYNNUM ROAD, MORNINGSIDES 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 engaged to perform the functions of the committee? ☐ Yes ☒ No

### Annual Contributions and Levies:

**Current Financial Year End:** 30/11/2024

**Current Levy Year Issued:** 30/11/2024

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:	01/12/2023 - 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 FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$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 FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,152.52

**Other:** INSURANCE: \$521.42 PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next periods starting 1/12/2024 and 1/03/2025 were resolved at the last AGM and will be: Administrative Fund \$656.11, Insurance \$143.41, and Sinking Fund \$318.53.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	10	Aggregate:	2180
Interest Schedule Lot Entitlements:	145	Aggregate:	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 REGISTER ATTACHED

Information  
Prescribed under  
Regulation Module:

ACCOMMODATION MODULE - NIL

Financial Statement  
Balances

Administrative Fund: \$-15,058.74 as at 14/05/2024  
Sinking Fund: \$1,454,161.26 as at 14/05/2024

Insurance

Insurer:

ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA  
COMMUNITY INSURANCE

Policy No:

QRSC14001038

Building:

\$105,360,000

Public Liability:

\$20,000,000

Other:

COMMON CONTENTS \$1,053,600, LOSS OF RENT \$15,804,000,  
VOLUNTARY WORKERS - INCLUDED, FIDELITY GUARANTEE \$100,000,  
OFFICE BEARERS \$1,000,000, CATASTROPHE \$31,608,000. POLICY  
EXPIRES 31/12/2024

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

# PARK VIEW NORTH LAKES CTS 45422

## BALANCE SHEET

AS AT 14 MAY 2024

	ACTUAL 14/05/2024	ACTUAL 30/11/2023
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(15,058.74)	(4,202.74)
Sinking Fund	1,454,161.26	1,365,978.94
<b><u>TOTAL</u></b>	<b><u>\$ 1,439,102.52</u></b>	<b><u>\$ 1,361,776.20</u></b>

### **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**

<b><u>TOTAL ASSETS</u></b>	<b>1,735,656.82</b>	<b>1,728,850.73</b>
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#### **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

<b><u>TOTAL LIABILITIES</u></b>	<b>296,554.30</b>	<b>367,074.53</b>
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<b><u>NET ASSETS</u></b>	<b><u>\$ 1,439,102.52</u></b>	<b><u>\$ 1,361,776.20</u></b>
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# PARK VIEW NORTH LAKES CTS 45422

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 14 MAY 2024

	ACTUAL 01/12/23-14/05/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/12/22-30/11/23
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
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)
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>283,194.67</b>	<b>597,658.18</b>		<b>522,053.11</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
<b><u>AUDIT &amp; TAXATION COSTS</u></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
<b><u>BANK &amp; FINANCIAL CHARGES</u></b>				
Stratapay Transaction Fee	381.85	1,000.00	38.18	1,024.60
<b><u>UTILITIES</u></b>				
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
<b><u>INSURANCE</u></b>				
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
<b><u>CARETAKER/BUILDING MANAGER</u></b>				
Caretaker Contract	147,646.91	384,525.32	38.40	361,959.41
<b><u>PROFESSIONAL ADVICE/FEEES</u></b>				
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
<b><u>LICENCES &amp; PERMITS FEE</u></b>				
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
<b><u>FIRE PROTECTION</u></b>				
Fire - R & M General	0.00	715.00	0.00	715.00
<b><u>CLEANING</u></b>				
Cleaning - General	10.46	0.00		0.00
<b><u>PEST CONTROL</u></b>				

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	ACTUAL 01/12/23-14/05/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/12/22-30/11/23
Pest Control Treatment	385.00	8,000.00	4.81	6,924.50
Termite Treatment	0.00	250.00	0.00	250.00
Annual Termite Inspection	0.00	24,500.00	0.00	23,980.00
<b><u>ELECTRICAL</u></b>				
R&M - Electrical General	2,301.50	1,500.00	153.43	2,740.70
<b><u>PLUMBING</u></b>				
Plumbing General	1,406.85	2,000.00	70.34	936.00
Backflow Device Testing	0.00	520.00	0.00	511.50
<b><u>BUILDING GENERAL</u></b>				
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
<b><u>GARDENS/GROUNDS</u></b>				
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 - Mowing/Lawn	0.00	500.00	0.00	0.00
R&M - Trees	0.00	500.00	0.00	0.00
<b><u>EQUIPMENT/FURNITURE</u></b>				
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
<b><u>POOL/SPA</u></b>				
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
<b><u>SECURITY</u></b>				
R&M - Cctv	295.00	0.00		0.00
<b><u>BODY CORPORATE MANAGEMENT</u></b>				
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
<b><u>GST</u></b>				
Gst On Expenses	(28,435.20)	(55,500.04)	51.23	(52,049.06)
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>294,050.67</b>	<b>567,146.77</b>		<b>528,328.81</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (10,856.00)</b>	<b>\$ 30,511.41</b>		<b>\$ (6,275.70)</b>
Opening Admin. Balance	(4,202.74)	(4,202.74)	100.00	2,072.96
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ (15,058.74)</b>	<b>\$ 26,308.67</b>		<b>\$ (4,202.74)</b>

# PARK VIEW NORTH LAKES CTS 45422

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 14 MAY 2024

	ACTUAL 01/12/23-14/05/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/12/22-30/11/23
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	132,500.40	251,250.00	52.74	250,015.49
Discount - Sinking Fund	0.05	0.00		0.00
<b><u>INTEREST</u></b>				
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)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>131,107.86</b>	<b>268,409.09</b>		<b>266,437.97</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
<b><u>FEE/REPORTS</u></b>				
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
<b><u>CLEANING</u></b>				
Cleaning - Pressure Cleaning	0.00	0.00	0.00	990.00
<b><u>PEST CONTROL</u></b>				
Pest - Termite Barrier	0.00	2,000.00	0.00	4,100.00
<b><u>ELECTRICAL</u></b>				
Electrical General	0.00	0.00	0.00	17,750.00
<b><u>PLUMBING</u></b>				
Plumbing - General	247.50	10,000.00	2.48	16,926.45
<b><u>BUILDING</u></b>				
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
<b><u>GARDENS/GROUNDS</u></b>				
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
<b><u>FACILITIES/EQUIPMENT</u></b>				
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

# PARK VIEW NORTH LAKES CTS 45422

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 14 MAY 2024

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





## ASSET REGISTER

## PARK VIEW NORTH LAKES CTS 45422

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

## ASSET REGISTER

## PARK VIEW NORTH LAKES CTS 45422

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		0.00	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		0.00	359.10
OSM Manual USB	Office Equipment			BCsystems		0.00	220.00
Gym Equipment	Furniture & Fittings	Purchase	15/05/23	Elite Fitness Equipment		0.00	
Hedge trimmer Stihl	Plant and Machinery	Purchase	30/07/21	Urban Outdoor Power Equipment		0.00	629.10
				Page Totals	2,612.00	2,612.00	4,398.20
				Report Totals	3,351.00	3,351.00	26,937.20

**PARK VIEW NORTH LAKES CTS 45422**

[illegible]

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

**1. Pool safety certificate number**

Identification number: PSC0212446

**2. Location of the swimming pool**

Property details are usually shown on the title documents 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:

MORETON BAY REGIONAL

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

**4. Pool properties**

Shared pool



Non-shared pool



Number of pools

1

**5. Pool safety certificate validity**

Effective date:

1

0

/

0

5

/

2

0

2

4

Expiry date:

1

0

/

0

5

/

2

0

2

5

**6. Certification**

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

Name:

STEVEN LEIGH HUTCHINS

Pool safety inspector  
licence number:

PS101211

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*. 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.