

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** URBAN EDGE **Community Title Scheme:** 44049  
**Lot No:** 30612 on SP241517  
**Address:** 72 VICTORIA PARK ROAD, KELVIN GROVE QLD 4059

### Secretary of Body Corporate:

**Name:** MARIA HAMBLING  
**Postal Address:** GPO BOX 10, BRISBANE QLD 4001  
**Email:** mail@thecommunityco.com.au

### Body Corporate Manager:

**Name:** THE COMMUNITY CO PTY LTD  
**Address:** 3/240 QUEEN STREET, BRISBANE QLD 4000  
**Telephone:** 1300 069 226

### 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:** 30/09/2024 **Current Levy Year Issued:** 30/09/2024

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:	01/10/2023 - 31/01/2024	Due Date:	1/10/2023	Payable:	\$1,188.01
Period Issued:	01/02/2024 - 31/05/2024	Due Date:	1/02/2024	Payable:	\$957.62
Period Issued:	01/06/2024 - 30/09/2024	Due Date:	1/06/2024	Payable:	\$957.62

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$3,103.25

#### Sinking Fund Payable By This Lot:

Period Issued:	01/10/2023 - 31/01/2024	Due Date:	1/10/2023	Payable:	\$287.13
Period Issued:	01/02/2024 - 31/05/2024	Due Date:	1/02/2024	Payable:	\$63.88
Period Issued:	01/06/2024 - 30/09/2024	Due Date:	1/06/2024	Payable:	\$63.88

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$414.89

**Other:** INSURANCE: **\$315.09** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next period 1/10/2024 to 31/01/2025 were resolved at the last AGM and will be: Administrative Fund **\$1,034.38**, Insurance **\$115.10**, and Sinking Fund **\$138.27**.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	94	Aggregate:	38121
Interest Schedule Lot Entitlements:	479	Aggregate:	223572

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

NOTHING SIGHTED IN RECORDS PROVIDED

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

NOTHING SIGHTED IN RECORDS PROVIDED

**Information  
Prescribed under  
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement  
Balances**

**Administrative Fund:** \$220,873.96 as at 7/05/2024

**Sinking Fund:** \$2,251,152.90 as at 7/05/2024

**Insurance**

Insurer: CHUBB INSURANCE AUSTRALIA LIMITED

Policy No: 01GS551592

Building: \$156,686,844

Public Liability: \$30,000,000

Other: TEMPORARY ACCOMMODATION & LOSS OF RENT \$23,270,323, CATASTROPHE EXTENSION & OWNERS IMPROVEMENTS \$23,270,323, CRIME INSURANCE \$100,000, MACHINERY BREAKDOWN \$100,000, MANAGEMENT COMMITTEE LIABILITY \$5,000,000, VOLUNTARY WORKERS \$500,000/\$200,000. POLICY EXPIRES 29/10/2024

**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

Assets	2024
Cash	467,096.71
Investment Account	2,015,211.58
Prepaid Expenses	116,781.22
Accounts Receivable	1,947.25
Levies in Arrears	6,376.41
GST Asset	23,285.42
GST balance to collect	32,639.31
Total Assets	\$ 2,663,337.90
Liabilities	
Levies in Advance	99,435.28
Accounts Payable Liability	97,488.57
Unallocated Monies Received	4,570.19
Income Tax Provision	(10,183.00)
Total Liabilities	\$ 191,311.04
Net Assets	\$ 2,472,026.86
Equity	
Administrative Fund	220,873.96
Sinking Fund	2,251,152.90
Total Equity	\$ 2,472,026.86

# Body Corporate for Urban Edge CTS 44049

63 Blamey Street KELVIN GROVE QLD QLD 4059  
ABN/ACN 48645076745

## LEVY STATEMENT - 30612

OWNER: Bradley Allan Silver & Filomena Concetta Silver

For the period 1 Oct 2022 to 30 Sep 2024 - sorted by Due Date

Due Date	Issue Date	Grace Days	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Admin Penalty	Sink Fund	Sink Penalty	LEVY BALANCE	PENALTY BALANCE
					brought forward		831.26		287.13		1,118.39	0.00
01-10-22	18-08-22				Levies - normal (interim)	01-10-22 to 31-01-23	-739.75				378.64	0.00
01-10-22	18-08-22				Levies - normal (interim)	01-10-22 to 31-01-23	-91.51				287.13	0.00
01-10-22	18-08-22				Levies - normal (interim)	01-10-22 to 31-01-23			-287.13		0.00	0.00
			06-02-23	TRANSFER	Payment 1269.58		1,269.58				1,269.58	0.00
08-02-23	09-01-23				Levies - normal (interim)	01-02-23 to 31-05-23	-1,188.01				81.57	0.00
08-02-23	09-01-23				Levies - normal (interim)	01-02-23 to 31-05-23	-81.57				0.00	0.00
			12-05-23	TRANSFER	Payment 1269.58		1,269.58				1,269.58	0.00
01-06-23	18-04-23				Levies - normal	01-06-23 to 30-09-23	-81.57				1,188.01	0.00
01-06-23	18-04-23				Levies - normal	01-06-23 to 30-09-23	-1,188.01				0.00	0.00
			10-07-23	TRANSFER	Payment 1269.58		1,269.58				1,269.58	0.00
			18-08-23		Credit transfer		-81.57		81.57		1,269.58	0.00
			15-09-23	TRANSFER	Payment 290.44		84.88		205.56		1,560.02	0.00
					-- START OF LEVY YEAR 2023						1,560.02	0.00
					--							
01-10-23	18-08-23				Levies - normal (interim)	01-10-23 to 31-01-24	-1,188.01				372.01	0.00
01-10-23	18-08-23				Levies - normal (interim)	01-10-23 to 31-01-24	-84.88				287.13	0.00
01-10-23	18-08-23				Levies - normal (interim)	01-10-23 to 31-01-24			-287.13		0.00	0.00
			11-01-24	TRANSFER	Payment 1136.60		1,072.72		63.88		1,136.60	0.00
01-02-24	19-12-23				Levies - normal	01-02-24 to 31-05-24	-957.62				178.98	0.00
01-02-24	19-12-23				Levies - normal	01-02-24 to 31-05-24	-115.10				63.88	0.00
01-02-24	19-12-23				Levies - normal	01-02-24 to 31-05-24			-63.88		0.00	0.00
			24-04-24	TRANSFER	Payment 1136.60		1,072.72		63.88		1,136.60	0.00
01-06-24	18-04-24				Levies - normal	01-06-24 to 30-09-24			-63.88		1,072.72	0.00
01-06-24	18-04-24				Levies - normal	01-06-24 to 30-09-24	-115.10				957.62	0.00
01-06-24	18-04-24				Levies - normal	01-06-24 to 30-09-24	-957.62				0.00	0.00

## Body Corporate for Urban Edge CTS 44049

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ABN/ACN 48645076745

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**OWNER: Bradley Allan Silver & ☐ Filomena Concetta Silver**

**For the period 1 Oct 2022 to 30 Sep 2024 - sorted by Due Date**

Due Date	Issue Date	Grace Days	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Admin Penalty	Sink Fund	Sink Penalty	LEVY BALANCE	PENALTY BALANCE
Balance of account as at 30 Sep 2024 \$							0.00	0.00	0.00	0.00	0.00	0.00
Total Balance \$											0.00	

**Important Note:** The date range shown on the top of this report represents the period over which the report is showing transactions. This is NOT a reflection of your "paid to" date.

## Certificate of Currency

<b>Insured:</b>	Urban Edge CTS 44049
<b>Policy Number:</b>	01GS551592
<b>Policy Period:</b>	From: 4PM on 29/10/2023 To: 4PM on 29/10/2024
<b>Particulars Of Insurance:</b>	Residential Strata Insurance as outlined in Chubb Body Corporation Elite Package Chubb16-274-0521
<b>Location:</b>	72 Victoria Park Road, Kelvin Grove QLD 4059
<b>Sum Insured:</b>	
Building & Common property	\$156,686,844
Temporary Accommodation and Loss of Rent	\$23,270,323
Catastrophe Extension and Owners Improvements	\$23,270,323
First Loss Terrorism	Not Insured
General Liability	\$30,000,000
Crime Insurance	\$100,000
Machinery Breakdown	\$100,000
Management Committee Liability	\$5,000,000
Voluntary Workers (in the aggregate any one period)	\$500,000
Voluntary Workers (per volunteer)	\$200,000
Professional Expenses (in the aggregate any one period)	\$30,000
Appeal Expenses (in the aggregate any one period)	\$150,000
<b>Chubb Proportion:</b>	100%
<b>Date:</b>	26 October 2023

All the values on this Certificate of Currency are correct as at 26 October 2023 and may only be subject to change within the Policy Period by written agreement between the Insurer and the Insured.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made.

The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.



Sean Tween | **Chubb Insurance Australia Limited**  
Strata Specialist NSW & ACT

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:

PSC0188436

**2. Location of the swimming pool**

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

Street address:

74 VICTORIA PARK RD

KELVIN GROVE QLD

Postcode

Lot and plan details:

12/SP/236642

Local government area:

BRISBANE CITY

**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.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

**4. Shared pool or non-shared pool**

Shared pool



Non-shared pool


**5. Pool safety certificate validity**

Effective date:

2 2 / 0 9 / 2 0 2 3

Expiry date:

2 2 / 0 9 / 2 0 2 4

**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.**

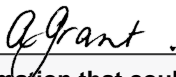
Name:

ANGELA GRANT

Pool safety inspector  
licence number:

PS101182

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](http://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.