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QLD Strata Reports for Buyers & Sellers

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** SCRIBE ON CLARENCE Community Title Scheme: 48222

**Lot No:** 403 on SP272101

**Address:** 131 CLARENCE ROAD, INDOOROOPIILY QLD 4068

### Secretary of Body Corporate:

**Name:** LUCA MELLUSO

**Postal Address:** PO BOX 1251, FORTITUDE VALLEY QLD 4006

**Email:** sca@stratacare.com.au

### Body Corporate Manager:

**Name:** STRATA CARE AUSTRALIA PTY LTD

**Address:** 3/141 CAMPBELL STREET, BOWEN HILLS QLD 4006

**Telephone:** 3435 5300

### 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:** 31/12/2024

**Current Levy Year Issued:** 31/12/2024

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:	01/01/2024 - 30/04/2024	Due Date:	1/01/2024	Payable:	\$995.08
Period Issued:	01/05/2024 - 31/08/2024	Due Date:	1/05/2024	Payable:	\$1,076.49
Period Issued:	01/09/2024 - 31/12/2024	Due Date:	1/09/2024	Payable:	\$1,076.49

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$3,148.06

#### Sinking Fund Payable By This Lot:

Period Issued:	01/01/2024 - 30/04/2024	Due Date:	1/01/2024	Payable:	\$459.61
Period Issued:	01/05/2024 - 31/08/2024	Due Date:	1/05/2024	Payable:	\$470.25
Period Issued:	01/09/2024 - 31/12/2024	Due Date:	1/09/2024	Payable:	\$470.25

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,400.11

**Other:** INSURANCE: \$880.10 PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next period 1/01/2025 – 30/04/2025 were resolved at the last AGM and will be: Administrative Fund **\$1,049.35**, Insurance **\$293.39**, and Sinking Fund **\$489.60**.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	180	Aggregate:	9949
Interest Schedule Lot Entitlements:	175	Aggregate:	9942

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

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NOTHING SIGHTED IN RECORDS PROVIDED

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

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REFER TO ASSET REGISTER ATTACHED

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**Information  
Prescribed under  
Regulation Module:**

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ACCOMMODATION MODULE - NIL

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**Financial Statement  
Balances**

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**Administrative Fund:** \$-23,155.15 as at 14/05/2024

**Sinking Fund:** \$273,573.71 as at 14/05/2024

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**Insurance**

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

Policy No: HU0047235

Building: \$26,351,018

Public Liability: \$30,000,000

Other: COMMON CONTENTS \$263,511, LOSS OF RENT / TEMP ACCOMMODATION \$3,952,652, VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$250,000, OFFICE BEARERS LIABILITY \$5,000,000, MACHINERY BREAKDOWN \$100,000, CATASTROPHE \$3,952,652, LOT OWNERS FIXTURES \$250,000. POLICY EXPIRES 22/01/2025

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**Signing:**

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Seller / Sellers Agent

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Witness – not required if signed electronically

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Date

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**Buyer's  
Acknowledgement:**

The Buyer acknowledges having received and read this statement from the Seller

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Buyer / Buyers Agent

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Witness – not required if signed electronically

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Date

SCRIBE ON CLARENCE CTS 48222

A/c No **02100022**

## Owner Information

**14 May 2024**

Lot No	Contribution Entitlements	Interest Entitlements	Unit No	StrataPay No	Car Space	Storage Space
<b>403</b>	<b>180</b>	<b>175</b>	<b>403</b>	<b>972986494</b>		
Owner Name Email Telephone (1) Telephone (2)						
Account Balance	Administrative Fund Paid To		Sinking Fund Paid To		Direct Debit	
<b>1,854.65</b>	<b>30/04/24</b>		<b>30/04/24</b>		<b>Not Set up</b>	
Residential / Business Address		Address for Service of Notices		Levy Notice Address		
<b>44 Morris Crescent Bellbird Park QLD 4300</b>		<b>44 Morris Crescent Bellbird Park QLD 4300</b>		<b>44 Morris Crescent Bellbird Park QLD 4300</b>		
Delivery by Email to Owner		Delivery by Email to Owner		Delivery by Email to Owner		

Letting Agent	Address
Email	
Telephone (1)	Mobile
Telephone (2)	Facsimile

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			1,552.60	1,552.60
13/02/23	Arrears Notice Fee	Other	M0000209	22.00	1,574.60
22/02/23	Admin Fund	Admin Fund	R0001205	-963.94	610.66
22/02/23	Sinking Fund	Sinking Fund	RA001205	-429.16	181.50
22/02/23	Insurance Levy*	Insurance Levy*	RB001205	-159.50	22.00
22/02/23	Other	Other	RC001205	-22.00	0.00
20/04/23	01/05/23 to 31/08/23	Admin Fund	I0003586	965.41	965.41
20/04/23	01/05/23 to 31/08/23	Sinking Fund	I0003640	442.01	1,407.42
20/04/23	01/05/23 to 31/08/23	Insurance Levy*	I0003694	308.46	1,715.88
22/05/23	Admin Fund	Admin Fund	R0001250	-965.41	750.47
22/05/23	Sinking Fund	Sinking Fund	RA001250	-442.01	308.46
22/05/23	Insurance Levy*	Insurance Levy*	RB001250	-308.46	0.00
29/07/23	01/09/23 to 31/12/23	Admin Fund	I0003748	965.41	965.41
29/07/23	01/09/23 to 31/12/23	Sinking Fund	I0003802	442.01	1,407.42
29/07/23	01/09/23 to 31/12/23	Insurance Levy*	I0003856	308.46	1,715.88
01/09/23	Admin Fund	Admin Fund	R0001314	-965.41	750.47
01/09/23	Sinking Fund	Sinking Fund	RA001314	-442.01	308.46
01/09/23	Insurance Levy*	Insurance Levy*	RB001314	-308.46	0.00
30/11/23	01/01/24 to 30/04/24	Admin Fund	I0003910	995.08	995.08
30/11/23	01/01/24 to 30/04/24	Sinking Fund	I0003964	459.61	1,454.69
30/11/23	01/01/24 to 30/04/24	Insurance Levy*	I0004018	264.25	1,718.94
08/02/24	Arrears Notice Fee	Other	M0000246	22.00	1,740.94
23/02/24	Arrears Notice Fee	Other	M0000254	33.00	1,773.94
23/02/24	Admin Fund	Admin Fund	R0001389	-995.08	778.86
23/02/24	Sinking Fund	Sinking Fund	RA001389	-459.61	319.25
23/02/24	Insurance Levy*	Insurance Levy*	RB001389	-264.25	55.00
23/02/24	Other	Other	RC001389	-55.00	0.00
18/04/24	01/05/24 to 31/08/24	Admin Fund	I0004072	1,076.49	1,076.49
18/04/24	01/05/24 to 31/08/24	Sinking Fund	I0004126	470.25	1,546.74
18/04/24	01/05/24 to 31/08/24	Insurance Levy*	I0004180	307.91	1,854.65



**BRISBANE / SUNSHINE COAST**3/141 Campbell Street, Bowen Hills  
Queensland 4006**PHONE** 07 3435 5300**EMAIL** reception@stratacare.com.au**GOLD COAST**Level 1, 3G Building, 27 Garden Street  
Southport Queensland 4215**PHONE** 07 5531 2622**EMAIL** office@stratacare.com.au**SCRIBE ON CLARENCE CTS 48222****BALANCE SHEET**

AS AT 14 MAY 2024

	ACTUAL 14/05/2024	ACTUAL 31/12/2023
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(23,155.15)	15,450.62
Sinking Fund	273,573.71	255,941.89
<b><u>TOTAL</u></b>	<b><u>\$ 250,418.56</u></b>	<b><u>\$ 271,392.51</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank - Admin Fund	8,804.24	51,155.68
Cash At Bank - Sinking Fund	76,227.67	59,423.09
Term Deposit - 3Months (2)	210,041.19	210,041.19
Prepaid Expenses	0.00	4,047.59
Levies In Arrears	66.00	1,742.67
Other Arrears	0.00	559.04
Secondary Debtor	(2.75)	(2.75)
<b><u>TOTAL ASSETS</u></b>	<b><u>295,136.35</u></b>	<b><u>326,966.51</u></b>
<b><u>LIABILITIES</u></b>		
Gst Clearing Account	(1,557.71)	(5,262.84)
Accrued Expenses	0.00	3,570.70
Creditors	(1,815.63)	(1,082.49)
Levies In Advance	40,127.65	49,272.02
Other Advance Payments	7,963.48	9,076.61
<b><u>TOTAL LIABILITIES</u></b>	<b><u>44,717.79</u></b>	<b><u>55,574.00</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 250,418.56</u></b>	<b><u>\$ 271,392.51</u></b>

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FOR THE PERIOD 01 JANUARY 2024 TO 14 MAY 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/24-14/05/24	01/01/24-31/12/24	%	01/01/23-31/12/23
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Admin Fund Levies	55,000.13	174,000.00	31.61	159,999.89
Insurance Levy	15,012.42	50,000.00	30.02	44,108.74
Gst On Income	(6,364.78)	(20,363.64)	31.26	(18,555.32)
<b>TOTAL ADMIN. FUND INCOME</b>	<b>63,647.77</b>	<b>203,636.36</b>		<b>185,553.31</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
<b><u>COMPLIANCE</u></b>				
Bank Fee - Deft/Stratapay	6.45	50.00	12.90	19.10
Bc - Debt Recovery	0.00	0.00	0.00	22.00
Caretaker - Salary	25,716.39	80,470.00	31.96	76,526.82
Honorarium - No Gst	0.00	5,000.00	0.00	0.00
Cleaning - Carpark	0.00	3,410.00	0.00	0.00
Cleaning - General	588.99	1,200.00	49.08	1,103.54
Cleaning - Materials	0.00	500.00	0.00	335.16
Cleaning - Additional	4,206.38	4,300.00	97.82	3,410.00
Compliance - Audit Fee	1,584.00	1,584.00	100.00	1,529.00
Compliance - Backflow Rego N	146.00	0.00		0.00
Compliance - Lift Rego N	942.68	950.00	99.23	915.58
Compliance - Switchboard Test	0.00	1,000.00	0.00	0.00
Fees & Permit - No Gst	0.00	150.00	0.00	142.00
Fees - Creditor Compliance	154.00	0.00		0.00
Fire - Compliance	0.00	1,100.00	0.00	0.00
Fire - System & Equipment	6,340.30	9,000.00	70.45	9,136.94
Insurance - Claim Refunds N	0.00	0.00	0.00	(1,076.00)
Insurance - Claim Expenses	0.00	0.00	0.00	2,283.60
Insurance - Claim Excess N	0.00	0.00	0.00	(1,000.00)
Insurance - Premium	49,637.56	47,075.00	105.44	41,546.73
Insurance - Work Cover	277.00	280.00	98.93	277.00
Pest - Pest Control	242.00	200.00	121.00	132.00
Pest - Termite Inspection	0.00	200.00	0.00	0.00
R & M - Access Control System	0.00	1,000.00	0.00	0.00
R & M - Backflow Maintenance	0.00	350.00	0.00	236.50
R & M - Building	605.00	2,000.00	30.25	1,785.15
R & M - Doors	220.00	1,000.00	22.00	440.00
R & M - Electrical	599.69	1,000.00	59.97	635.80

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	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/24-14/05/24	01/01/24-31/12/24	%	01/01/23-31/12/23
R & M - Garage Doors	0.00	1,000.00	0.00	0.00
R & M - Garden & Grounds	69.13	2,000.00	3.46	1,817.16
R & M - Keys & Locks	195.40	1,000.00	19.54	1,452.85
R & M - Lift Maintenance	5,140.41	12,000.00	42.84	10,175.00
R & M - Lift - Phone & Sim	(313.50)	1,700.00	(18.44)	1,622.50
R & M - Plant & Equipment	961.60	6,000.00	16.03	2,307.69
R & M - Plumbing	1,971.00	1,000.00	197.10	1,567.08
R & M - Roof	0.00	2,500.00	0.00	0.00
Utilities - Electricity Com Po	2,382.49	9,000.00	26.47	7,629.54
Utilities - Water & Sewerage	1,479.12	12,000.00	12.33	10,953.94
Bcm - Bas Lodgement	605.00	1,210.00	50.00	1,210.00
Bcm - Disbursements	1,732.50	4,158.00	41.67	4,158.00
Bcm - Income Tax Lodgement	0.00	330.00	0.00	330.00
Bcm - Additional	622.05	1,500.00	41.47	1,132.00
Bcm - Secretarial Contract	4,810.45	11,500.00	41.83	11,006.00
Bcm - Software Licence Fee	631.15	1,514.70	41.67	1,425.60
Bcm - Voc	275.00	1,000.00	27.50	935.00
Prior Yr's Adjustment	0.00	0.00	0.00	27.13
Gst On Expenses	(9,574.70)	(19,375.65)	49.42	(16,520.58)
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>102,253.54</b>	<b>211,856.05</b>		<b>179,629.83</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (38,605.77)</b>	<b>\$ (8,219.69)</b>		<b>\$ 5,923.48</b>
Opening Admin. Balance	15,450.62	15,450.62	100.00	9,527.14
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ (23,155.15)</b>	<b>\$ 7,230.93</b>		<b>\$ 15,450.62</b>

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FOR THE PERIOD 01 JANUARY 2024 TO 14 MAY 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/24-14/05/24	01/01/24-31/12/24	%	01/01/23-31/12/23
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Sinking Fund Levies	25,403.77	77,388.00	32.83	72,582.13
Interest Received	0.00	0.00	0.00	7,341.88
Income Tax Refund	3.32	0.00		0.00
Gst On Income	(2,309.43)	(7,035.27)	32.83	(6,598.37)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>23,097.66</b>	<b>70,352.73</b>		<b>73,325.64</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Cleaning - Building	55.41	0.00		9,165.20
Fire Control	0.00	2,700.00	0.00	2,359.50
Painting	0.00	0.00	0.00	8,736.70
Building - Repairs	652.30	5,000.00	13.05	7,989.39
Electrical+Comm Lights	0.00	0.00	0.00	7,144.50
Engineers Fees	0.00	5,000.00	0.00	3,960.00
Income Tax	0.00	0.00	0.00	1,368.00
Lift Improvement	0.00	4,000.00	0.00	0.00
Lift Maintenance	0.00	1,028.00	0.00	0.00
Plant & Equipment	0.00	2,758.00	0.00	0.00
Plumbing	3,911.51	1,000.00	391.15	34,733.84
Balcony & Window Sealing	0.00	3,500.00	0.00	0.00
Roof Repairs	995.00	5,000.00	19.90	9,956.00
Roof Anchor System	0.00	0.00	0.00	6,875.00
Tiling Repair & Replacement	0.00	50,000.00	0.00	0.00
Payg - Installment Tax	362.00	0.00		0.00
Sff Expenditure Items	0.00	14,563.00	0.00	0.00
Gst On Expenses	(510.38)	(8,595.40)	5.94	(8,265.48)
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>5,465.84</b>	<b>85,953.60</b>		<b>84,022.65</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 17,631.82</b>	<b>\$ (15,600.87)</b>		<b>\$ (10,697.01)</b>
Opening Sinking Fund Balance	255,941.89	255,941.89	100.00	266,638.90
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 273,573.71</b>	<b>\$ 240,341.02</b>		<b>\$ 255,941.89</b>

**SCRIBE ON CLARENCE CTS 48222**

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