

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: LINX RESIDENCES Community Title Scheme: 53607

Lot No: 93 on SP303682

Address: 88 CECILY STREET, KALLANGUR QLD 4503

Secretary of Body Corporate:

Name: TANYA RANCIC

Postal Address: PO BOX 1079, OXENFORD QLD 4210

Email: strata@qbsmanagement.com.au

Body Corporate Manager:

Name: QBS STRATA MANAGEMENT PTY LTD

Address: 3/3 NORTHWARD STREET, UPPER COOMERA QLD 4209

Telephone: 5519 9000

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: 30/04/2025

Current Levy Year Issued: 30/04/2024

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:	01/05/2023 - 31/07/2023	Due Date:	1/05/2023	Payable:	\$485.00
Period Issued:	01/08/2023 - 31/10/2023	Due Date:	1/08/2023	Payable:	\$485.00
Period Issued:	01/11/2023 - 31/01/2024	Due Date:	1/11/2023	Payable:	\$691.00
Period Issued:	01/02/2024 - 30/04/2024	Due Date:	1/02/2024	Payable:	\$691.00

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2352.00

Sinking Fund Payable By This Lot:

Period Issued:	01/05/2023 - 31/07/2023	Due Date:	1/05/2023	Payable:	\$109.00
Period Issued:	01/08/2023 - 31/10/2023	Due Date:	1/08/2023	Payable:	\$109.00
Period Issued:	01/11/2023 - 31/01/2024	Due Date:	1/11/2023	Payable:	\$86.33
Period Issued:	01/02/2024 - 30/04/2024	Due Date:	1/02/2024	Payable:	\$86.33

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$390.66

Other: INSURANCE: **\$359.81** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

The levies above are for the year ended 30/04/2024. Levies for periods starting 1/05/2024 and 1/08/2024 were resolved at the last AGM and are: Administrative Fund \$691.00 and Sinking Fund \$86.33

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	107
Interest Schedule Lot Entitlements:	1	Aggregate:	107

**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: \$14,800.32 as at 8/05/2024

Sinking Fund: \$99,151.64 as at 8/05/2024

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA
COMMUNITY INSURANCE

Policy No: QRSC20002185

Building: \$38,112,740

Public Liability: \$20,000,000

Other: LOSS OF RENT \$5,716,911, VOLUNTARY WORKERS - INSURED,
FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$5,000,000.
POLICY EXPIRES 6/05/2025

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



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC20002185
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Body Corporate for Linx Residences Community Title Scheme 53607 88 Cecily Street, Kallangur, QLD, 4503
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 06/05/2024 Expiry Date: 4:00pm on 06/05/2025
INTERMEDIARY	Body Corporate Brokers
ADDRESS	PO Box 5579, Gold Coast MC, QLD, 9726
DATE OF ISSUE	23/04/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$38,112,740
		Common Area Contents	Not Included
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$5,716,911
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$5,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

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: PSC0208769

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address: 88 CECILY St

KALLANGUR QLD Postcode 4 5 0 3

Lot and plan details: 902/SP/303592 Local government area:

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: 0 5 / 0 4 / 2 0 2 4


Expiry date: 0 5 / 0 4 / 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: CRAIG WILLIAM HERGENHAN

Pool safety inspector licence number: PS101491

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.

LINX RESIDENCES CTS 53607**BALANCE SHEET**

AS AT 08 MAY 2024

	ACTUAL 08/05/2024	ACTUAL 30/04/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	14,800.32	(2,425.94)
Sinking Fund	99,151.64	90,754.09
<u>TOTAL</u>	<u>\$ 113,951.96</u>	<u>\$ 88,328.15</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Bank Balance Admin Fund	889.40	(3,134.36)
Investment Account 1	20,651.25	20,651.25
Bank Balance Sinking Fund	75,482.56	74,227.61
Levies In Arrears	21,001.81	2,927.88
Other Arrears	120.00	200.00
Insurance Prepayments	0.00	47,635.54
<u>TOTAL ASSETS</u>	<u>118,145.02</u>	<u>142,507.92</u>
<u>LIABILITIES</u>		
Gst Clearing A/C	738.70	(2,195.22)
Creditors	0.00	712.74
Levies In Advance	3,454.36	55,662.25
<u>TOTAL LIABILITIES</u>	<u>4,193.06</u>	<u>54,179.77</u>
<u>NET ASSETS</u>	<u>\$ 113,951.96</u>	<u>\$ 88,328.15</u>

LINX RESIDENCES CTS 53607

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 08 MAY 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/05/24-08/05/24	01/05/24-30/04/25	%	01/05/23-30/04/24
ADMINISTRATIVE FUND				
INCOME				
Levies - Admin Fund	67,215.45	0.00		228,785.44
Levies - Insurance	0.00	0.00	0.00	34,999.70
TOTAL ADMIN FUND INCOME	67,215.45	0.00		263,785.14
EXPENDITURE				
Audit Fees	0.00	0.00	0.00	1,500.00
Bank Charges (Gst)	2.00	0.00		26.55
Body Corporate Admin	3,647.50	0.00		14,576.68
Body Corporate - Additional	0.00	0.00	0.00	1,421.52
Quarterly Bas	0.00	0.00	0.00	690.92
Income Tax Preparation	0.00	0.00	0.00	216.32
Cleaning	0.00	0.00	0.00	160.79
Electricity	0.00	0.00	0.00	2,641.11
Grounds And Gardens	0.00	0.00	0.00	1,656.10
Insurance - Build / Public Lia	39,927.55	0.00		34,335.31
Insurance - Stamp Duty	3,715.23	0.00		3,344.75
Caretakers Fees	0.00	0.00	0.00	150,420.69
R & M - Building	0.00	0.00	0.00	1,487.83
Electrical	0.00	0.00	0.00	1,055.71
Plumbing	0.00	0.00	0.00	550.00
Pool	0.00	0.00	0.00	1,645.74
Storm Water Maintenance	0.00	0.00	0.00	21,337.99
Pest Control	0.00	0.00	0.00	7,367.28
Communications & Outlays	2,281.06	0.00		8,605.84
Comms & Outlays -Additional	0.00	0.00	0.00	26.79
Software Fees	415.85	0.00		1,605.26
Rates	0.00	0.00	0.00	1,713.94
TOTAL ADMIN FUND EXPENDITURE	49,989.19	0.00		256,387.12
SURPLUS / DEFICIT	\$ 17,226.26	\$ 0.00		\$ 7,398.02
Opening Balance	(2,425.94)	(2,425.94)	100.00	(9,823.96)
ADMINISTRATIVE FUND BALANCE	\$ 14,800.32	\$ (2,425.94)		\$ (2,425.94)

LINX RESIDENCES CTS 53607

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 08 MAY 2024

	ACTUAL 01/05/24-08/05/24	BUDGET 01/05/24-30/04/25	VARIANCE %	ACTUAL 01/05/23-30/04/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	8,397.55	22,060.00	38.07	38,000.56
Interest Received	0.00	0.00	0.00	651.25
<u>TOTAL SINKING FUND INCOME</u>	8,397.55	22,060.00		38,651.81
<u>EXPENDITURE</u>				
Cleaning	0.00	0.00	0.00	6,809.09
R & M Building	0.00	0.00	0.00	345.45
Electrical	0.00	0.00	0.00	1,740.00
<u>TOTAL SINKING FUND EXPENDITURE</u>	0.00	0.00		8,894.54
<u>SURPLUS / DEFICIT</u>	\$ 8,397.55	\$ 22,060.00		\$ 29,757.27
Opening Balance	90,754.09	90,754.09	100.00	60,996.82
<u>SINKING FUND BALANCE</u>	\$ 99,151.64	\$ 112,814.09		\$ 90,754.09