

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: 8 BESHAM PARADE **Community Title Scheme:** 55711

Lot No: 16 on SP323560

Address: 8 BESHAM PARADE, WYNNUM QLD 4178

Secretary of Body Corporate:

Name: MACKENZIE TIERNEY

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: 28/02/2025

Current Levy Year Issued: 28/02/2025

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:	01/03/2024 - 30/06/2024	Due Date:	1/03/2024	Payable:	\$724.90
Period Issued:	01/07/2024 - 31/10/2024	Due Date:	1/07/2024	Payable:	\$700.07
Period Issued:	01/11/2024 - 28/02/2025	Due Date:	1/11/2024	Payable:	\$700.07

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,125.04

Sinking Fund Payable By This Lot:

Period Issued:	01/03/2024 - 30/06/2024	Due Date:	1/03/2024	Payable:	\$153.13
Period Issued:	01/07/2024 - 31/10/2024	Due Date:	1/07/2024	Payable:	\$419.89
Period Issued:	01/11/2024 - 28/02/2025	Due Date:	1/11/2024	Payable:	\$419.89

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$992.91

Other: INSURANCE: **\$814.26** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for period 1/03/2025 – 30/06/2025 were resolved at the last AGM and will be:
Administrative Fund \$743.75, Sinking Fund \$347.51 and Insurance \$285.04

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	624	Aggregate:	9984
Interest Schedule Lot Entitlements:	689	Aggregate:	9984

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:	STANDARD MODULE - NIL	
Financial Statement Balances	Administrative Fund: \$34,297.19 as at 23/07/2024 Sinking Fund: \$15,002.04 as at 23/07/2024	
Insurance	Insurer: XL INSURANCE COMPANY SE (AUSTRALIA BRANCH) VIA AXIS UNDERWRITING Policy No: P-022030 Building: \$8,036,486 Public Liability: \$20,000,000 Other: COMMON CONTENTS \$80,365, LOSS OF RENT \$1,205,473, PERSONAL ACCIDENT \$200,000, FIDELITY GUARANTEE \$100,000, MACHINERY BREAKDOWN \$100,000, OFFICE BEARERS' \$1,000,000. POLICY EXPIRES 16/03/2025	
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	

8 BESHAM PARADE CTS 55711

A/c No **02100016**

Owner Information

23 July 2024

Lot No	Contribution Entitlements	Interest Entitlements	Unit No	StrataPay No	Car Space	Storage Space
16	624	689	16	972985417		

Owner Name

Email

Telephone (1)

Mobile

Telephone (2)

Facsimile

Account Balance	Administrative Fund Paid To	Sinking Fund Paid To	Direct Debit
-21.77	31/10/24	31/10/24	Not Set up

Residential / Business Address	Address for Service of Notices	Levy Notice Address
16/8 Besham Parade Wynnum QLD 4178	16/8 Besham Parade Wynnum QLD 4178	16/8 Besham Parade Wynnum QLD 4178
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			0.00	0.00
23/03/23	16/03/23 to 30/06/23	Admin Fund	I0000016	637.48	637.48
23/03/23	16/03/23 to 30/06/23	Sinking Fund	I0000032	134.66	772.14
23/03/23	16/03/23 to 30/06/23	Insurance Levy*	I0000048	347.88	1,120.02
29/05/23	01/07/23 to 31/10/23	Admin Fund	I0000064	724.90	1,844.92
29/05/23	01/07/23 to 31/10/23	Sinking Fund	I0000080	153.13	1,998.05
29/05/23	01/07/23 to 31/10/23	Insurance Levy*	I0000096	395.62	2,393.67
28/06/23	Admin Fund	Admin Fund	R0000036	-637.46	1,756.21
28/06/23	Sinking Fund	Sinking Fund	RA000036	-134.66	1,621.55
28/06/23	Insurance Levy*	Insurance Levy*	RB000036	-347.88	1,273.67
28/06/23	Rounding Adjustment	Admin Discount	RC000036	-0.02	1,273.65
03/07/23	Admin Fund	Admin Fund	R0000042	-1,844.25	-570.60
03/07/23	Sinking Fund	Sinking Fund	RA000042	-153.13	-723.73
03/07/23	Insurance Levy*	Insurance Levy*	RB000042	-395.62	-1,119.35
26/09/23	01/11/23 to 29/02/24	Admin Fund	I0000112	724.90	-394.45
26/09/23	01/11/23 to 29/02/24	Sinking Fund	I0000128	153.13	-241.32
26/09/23	01/11/23 to 29/02/24	Insurance Levy*	I0000144	395.62	154.30
01/11/23	Admin Fund	Admin Fund	R0000080	-0.70	153.60
01/11/23	Sinking Fund	Sinking Fund	RA000080	-153.13	0.47
01/11/23	Insurance Levy*	Insurance Levy*	RB000080	-1.17	-0.70
19/01/24	01/03/24 to 30/06/24	Admin Fund	I0000160	724.90	724.20
19/01/24	01/03/24 to 30/06/24	Sinking Fund	I0000176	153.13	877.33
19/01/24	01/03/24 to 30/06/24	Insurance Levy*	I0000192	395.62	1,272.95
01/03/24	Admin Fund	Admin Fund	R0000129	-725.25	547.70
01/03/24	Sinking Fund	Sinking Fund	RA000129	-153.13	394.57
01/03/24	Insurance Levy*	Insurance Levy*	RB000129	-395.62	-1.05
15/05/24	01/07/24 to 31/10/24	Admin Fund	I0000208	700.07	699.02
15/05/24	01/07/24 to 31/10/24	Sinking Fund	I0000224	419.89	1,118.91
15/05/24	01/07/24 to 31/10/24	Insurance Levy*	I0000240	209.32	1,328.23
15/07/24	Admin Fund	Admin Fund	R0000182	-720.79	607.44
15/07/24	Sinking Fund	Sinking Fund	RA000182	-419.89	187.55
15/07/24	Insurance Levy*	Insurance Levy*	RB000182	-209.32	-21.77

8 BESHAM PARADE CTS 55711

BALANCE SHEET

AS AT 23 JULY 2024

	ACTUAL 23/07/2024	ACTUAL 29/02/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	34,297.19	29,579.96
Sinking Fund	15,002.04	5,833.72
<u>TOTAL</u>	<u>\$ 49,299.23</u>	<u>\$ 35,413.68</u>

THESE FUNDS ARE REPRESENTED BY

<u>CURRENT ASSETS</u>		
Bank Balance Administrative Fu	33,516.96	38,647.53
Bank Balance Sinking Fund	14,162.26	6,770.97
Prepaid Expenses	0.00	697.63
Levies In Arrears	2,239.92	2,528.20
Other Arrears	44.00	165.00
Insurance Arrears	380.96	1,018.44
Secondary Debtor	308.00	0.00
<u>TOTAL ASSETS</u>	<u>50,652.10</u>	<u>49,827.77</u>
<u>LIABILITIES</u>		
Accrued Expenses	0.00	423.23
Creditors	66.00	2,214.36
Levies In Advance	1,286.87	8,598.31
Insurance Levies In Advance	0.00	3,178.19
<u>TOTAL LIABILITIES</u>	<u>1,352.87</u>	<u>14,414.09</u>
<u>NET ASSETS</u>	<u>\$ 49,299.23</u>	<u>\$ 35,413.68</u>

8 BESHAM PARADE CTS 55711

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 23 JULY 2024

	ACTUAL 01/03/24-23/07/24	BUDGET 01/03/24-28/02/25	VARIANCE %	ACTUAL 16/03/23-29/02/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	22,799.52	34,000.00	67.06	33,396.46
Insurance Levy	8,765.94	11,800.00	74.29	16,506.56
<u>TOTAL ADMIN. FUND INCOME</u>	31,565.46	45,800.00		49,903.02
<u>EXPENDITURE - ADMIN. FUND</u>				
Bank Fee - Deft/Stratapay	66.05	150.00	44.03	140.50
Cleaning - General	1,185.00	1,600.00	74.06	1,438.00
Fire - Annual Audit	0.00	407.00	0.00	0.00
Compliance - Backflow Rego N	146.00	0.00		0.00
Compliance - Lift Rego N	121.00	650.00	18.62	643.99
Fees - Creditor Compliance	0.00	132.00	0.00	132.00
Fire - System & Equipment	4,633.60	4,000.00	115.84	3,696.75
Insurance - Premium	11,762.49	11,800.00	99.68	0.00
Insurance - Work Cover	477.00	280.00	170.36	177.00
Pest - Pest Control	350.00	350.00	100.00	0.00
Pest - Termite Inspection	350.00	350.00	100.00	0.00
R & M - Backflow Maintenance	231.00	0.00		0.00
R & M - Building	0.00	1,000.00	0.00	628.58
R & M - Electrical	0.00	500.00	0.00	0.00
R & M - Garden & Grounds	1,280.00	3,800.00	33.68	2,360.90
R & M - Lift	(50.59)	5,500.00	(0.92)	984.85
R & M - Lift - Phone & Sim	347.59	600.00	57.93	134.63
R & M - Lift Contract	2,593.13	0.00		0.00
R & M - Plumbing	0.00	500.00	0.00	0.00
Utilities - Electricity Com Po	527.09	3,000.00	17.57	2,487.79
Utilities - Water & Sewerage	265.16	500.00	53.03	0.00
Bcm - Abn & Tfn Application	0.00	0.00	0.00	220.00
Bcm - Disbursements	513.35	1,232.00	41.67	1,129.37
Bcm - Egm	0.00	0.00	0.00	308.00
Bcm - Income Tax Lodgement	0.00	330.00	0.00	330.00
Bcm - Additional	59.95	400.00	14.99	745.25
Bcm - Secretarial Contract	1,055.41	2,636.52	40.03	2,363.05
Bcm - Software Licence Fee	176.00	448.80	39.22	246.40
Bcm - Voc	165.00	300.00	55.00	275.00
Bcm - Work Order & Quotes	594.00	1,000.00	59.40	1,881.00

8 BESHAM PARADE CTS 55711

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 23 JULY 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/03/24-23/07/24	01/03/24-28/02/25	%	16/03/23-29/02/24
<u>TOTAL ADMIN. EXPENDITURE</u>	26,848.23	41,466.32		20,323.06
<u>SURPLUS / DEFICIT</u>	\$ 4,717.23	\$ 4,333.68		\$ 29,579.96
Opening Admin. Balance	29,579.96	29,579.96	100.00	0.00
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 34,297.19	\$ 33,913.64		\$ 29,579.96

8 BESHAM PARADE CTS 55711

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 23 JULY 2024

	ACTUAL 01/03/24-23/07/24	BUDGET 01/03/24-28/02/25	VARIANCE %	ACTUAL 16/03/23-29/02/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	9,168.32	15,887.00	57.71	7,054.72
<u>TOTAL SINKING FUND INCOME</u>	<u>9,168.32</u>	<u>15,887.00</u>		<u>7,054.72</u>
<u>EXPENDITURE - SINKING FUND</u>				
Keys & Locks	0.00	0.00	0.00	1,221.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	<u>0.00</u>	<u>0.00</u>		<u>1,221.00</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 9,168.32</u>	<u>\$ 15,887.00</u>		<u>\$ 5,833.72</u>
Opening Sinking Fund Balance	5,833.72	5,833.72	100.00	0.00
<u>SINKING FUND BALANCE</u>	<u>\$ 15,002.04</u>	<u>\$ 21,720.72</u>		<u>\$ 5,833.72</u>

CERTIFICATE OF CURRENCY

This policy described below is current until 4:00pm on the Expiry Date shown unless cancelled.

Policy Number: P-022030

Policy Class: Axis Residential Strata Insurance Policy

Insured: CTS 55711- 8 Besham Parade

Interested Party:

Interest Insured:

Location: 8 Besham Parade
WYNNUM

State: QLD

Postcode: 4178

Inception Date: 4:00pm on 16th March 2024

Expiry Date: 4:00pm on 16th March 2025

Sums Insured:	1. Buildings	\$	8,036,486
	Common Contents	\$	80,365
	Loss of Rent	\$	1,205,473
	Option Cover: Floating Floors		Insured
	Option Cover: Loss of Lot/Unit Market Value		Not Insured
	Option Cover: Catastrophe Cover	15%	Insured
	2. Public or Legal Liability	\$	20,000,000
	3. Personal Accident	\$	200,000/2000
	4. Fidelity Guarantee	\$	100,000
	5. Machinery Breakdown	\$	100,000
	6. Office Bearers Legal Liability	\$	1,000,000
	7. Government Audit Costs & Legal Expenses		
	Appeal Expenses	\$	100,000
	Audit Fees	\$	25,000
	Legal Defence Expenses	\$	50,000

Conditions: As Per Quotation, Policy Wording and Endorsements

Underwriters: XL INSURANCE COMPANY SE (Australia Branch)

Date: 12 March 2024



Axis Underwriting Services Pty Ltd
as Agents of the Insurers