

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: ARDECHE ON BROMLEY Community Title Scheme: 49981

Lot No: 104 on SP271290

Address: 24 BROMLEY STREET KANGAROO POINT QLD 4169

Secretary of Body Corporate:

Name: DAVID BLANCH

Postal Address: PO BOX 10374, SOUTHPORT QLD 4215

Email: goldcoast@ebcm.com.au

Body Corporate Manager:

Name: ERNST BODY CORPORATE MANAGEMENT PTY LTD

Address: LEVEL 21, 50 CAVILL AVENUE, SURFERS PARADISE QLD 4217

Telephone: 5519 2900

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: 30/04/2025

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:	01/05/2024 - 31/08/2024	Due Date:	1/05/2024	Payable:	\$942.19
Period Issued:	01/09/2024 - 31/12/2024	Due Date:	1/09/2024	Payable:	\$942.19
Period Issued:	01/01/2025 - 30/04/2025	Due Date:	1/01/2025	Payable:	\$942.19

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,826.57

Sinking Fund Payable By This Lot:

Period Issued:	01/05/2024 - 31/08/2024	Due Date:	1/05/2024	Payable:	\$629.63
Period Issued:	01/09/2024 - 31/12/2024	Due Date:	1/09/2024	Payable:	\$629.63
Period Issued:	01/01/2025 - 30/04/2025	Due Date:	1/01/2025	Payable:	\$629.60

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$1,888.86

Other: INSURANCE: **\$708.83** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for period 1/05/2025 – 31/08/2025 were resolved at the last AGM and will be:
Administrative Fund \$942.19, Sinking Fund \$629.63 and Insurance \$236.30

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	301	Aggregate:	5005
Interest Schedule Lot Entitlements:	616	Aggregate:	10074

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: \$1,322.33 as at 9/08/2024 Sinking Fund: \$152,993.10 as at 9/08/2024 Exc – Carpark Gate: \$9,109.75 as at 9/08/2024	
Insurance	Insurer: CHUBB INSURANCE AUSTRALIA LIMITED VIA LONGITUDE INSURANCE PTY LTD Policy No: LNG-STR-20231205 Building: \$9,346,664 Public Liability: \$20,000,000 Other: COMMON CONTENTS \$93,467, VOLUNTARY WORKERS - INSURED, OFFICE BEARERS LIABILITY \$5,000,000, FIDELITY GUARANTEE \$100,000, MACHINERY BREAKDOWN \$100,000. POLICY EXPIRES 29/03/2025	
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	

Ardecche On Bromley CTS 49981

BALANCE SHEET

AS AT 09 AUGUST 2024

	ACTUAL 09/08/2024	ACTUAL 30/04/2024
<u>OWNERS FUND</u>		
Administrative Fund	1,322.33	8,952.18
Sinking Fund	152,993.10	142,523.67
Exc - Carpark Gate	9,109.75	9,109.75
<u>TOTAL</u>	<u>\$ 163,425.18</u>	<u>\$ 160,585.60</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	163,425.18	164,355.44
Prepaid Expenses	0.00	19,202.21
Levies - Billed Not Due	0.00	30,343.94
<u>TOTAL ASSETS</u>	<u>163,425.18</u>	<u>213,901.59</u>
<u>LIABILITIES</u>		
Creditors	0.00	85.98
Accrued Expenses	0.00	1,989.14
Levies - Billed Not Due	0.00	30,343.94
Levies - In Advance	0.00	17,989.75
Other Advance Payments	0.00	2,907.18
<u>TOTAL LIABILITIES</u>	<u>0.00</u>	<u>53,315.99</u>
<u>NET ASSETS</u>	<u>\$ 163,425.18</u>	<u>\$ 160,585.60</u>

Ardecche On Bromley CTS 49981

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 09 AUGUST 2024

	ACTUAL 01/05/24-09/08/24	BUDGET 01/05/24-30/04/25	%	ACTUAL 01/05/23-30/04/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	15,666.62	47,000.00	33.33	46,999.86
<u>TOTAL ADMIN. FUND INCOME</u>	15,666.62	47,000.00		46,999.86
<u>EXPENDITURE - ADMIN. FUND</u>				
Audit Fees	0.00	800.00	0.00	1,100.00
Bank Charges	1.11	5.00	22.20	6.25
Cleaning - General	1,958.00	3,700.00	52.92	3,745.75
Consultants Fees	0.00	0.00	0.00	297.00
Electricity - Community	391.70	3,800.00	10.31	4,174.94
Fees & Permits	146.00	278.00	52.52	142.00
Insur. - Premium	15,240.16	15,240.16	100.00	13,108.46
Insur.Premium Reimb.(Building)	(4,207.89)	(11,591.87)	36.30	(12,624.81)
Insur. - Stamp Duty - No Gst	1,171.19	1,171.19	100.00	1,163.49
Electronic Records	88.75	344.00	25.80	343.92
P P & O - General	0.00	200.00	0.00	129.91
P P & O - Fixed Contract	696.67	1,899.00	36.69	1,676.64
R & M - Building	909.70	1,000.00	90.97	1,937.10
R & M - Fire Equipment	1,412.48	900.00	156.94	5,569.48
R & M - Gardens & Grounds	0.00	3,700.00	0.00	3,899.25
R & M - Keys & Locks	0.00	50.00	0.00	45.10
R & M - Lifts	3,010.86	7,200.00	41.82	5,646.21
R & M - Plant & Equip.	0.00	500.00	0.00	236.50
Secretarial - Admin	1,080.00	2,900.00	37.24	2,481.51
Secretarial - Additional	1,173.03	6,000.00	19.55	9,771.62
Tax Fee - Income Tax	0.00	66.00	0.00	66.00
Water Rates	(14.87)	700.00	(2.12)	716.49
Workplace Legislat. Compliance	239.58	500.00	47.92	310.93
<u>TOTAL ADMIN. EXPENDITURE</u>	23,296.47	39,361.48		43,943.74
<u>SURPLUS /(DEFICIT)</u>	<u>\$ (7,629.85)</u>	<u>\$ 7,638.52</u>		<u>\$ 3,056.12</u>
Opening Admin. Balance	8,952.18	8,952.18	100.00	5,896.06
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 1,322.33</u>	<u>\$ 16,590.70</u>		<u>\$ 8,952.18</u>

Ardecche On Bromley CTS 49981

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 09 AUGUST 2024

	ACTUAL 01/05/24-09/08/24	BUDGET 01/05/24-30/04/25	%	ACTUAL 01/05/23-30/04/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	10,469.43	31,408.00	33.33	31,408.29
<u>TOTAL SINKING FUND INCOME</u>	10,469.43	31,408.00		31,408.29
<u>EXPENDITURE - SINKING FUND</u>				
Building	0.00	7,500.00	0.00	7,180.00
Doors - Garage	0.00	500.00	0.00	0.00
Fire Equipment	0.00	5,000.00	0.00	4,871.90
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	13,000.00		12,051.90
<u>SURPLUS/(DEFICIT)</u>	<u>\$ 10,469.43</u>	<u>\$ 18,408.00</u>		<u>\$ 19,356.39</u>
Opening Sinking Fund Balance	142,523.67	142,523.67	100.00	123,167.28
<u>SINKING FUND BALANCE</u>	<u>\$ 152,993.10</u>	<u>\$ 160,931.67</u>		<u>\$ 142,523.67</u>

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MAY 2024 TO 09 AUGUST 2024

	ACTUAL	BUDGET	%	ACTUAL
	01/05/24-09/08/24	01/05/24-30/04/25		01/05/23-30/04/24
EXC - CARPARK GATE				
INCOME - EXC - CARPARK GATE				
TOTAL INCOME EXC - CARPARK GAT	0.00	0.00		0.00
EXPENDITURE - EXC - CARPARK GA				
TOTAL EXPENSES EXC - CARPARK G	0.00	0.00		0.00
SURPLUS/DEFICIT EXC - CARPARK	\$ 0.00	\$ 0.00		\$ 0.00
Opening Balance Exc - Carpark	9,109.75	9,109.75	100.00	9,109.75
BALANCE EXC - CARPARK GATE	\$ 9,109.75	\$ 9,109.75		\$ 9,109.75



Issue date: 27 March 2024

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for Ardeche On Bromley CTS 49981	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	24 BROMLEY STREET, KANGAROO POINT, QLD 4169	
SECTION 1:	<u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$9,346,664.00 Common Contents - \$93,467.00	
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$5,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 5:	<u>Machinery Breakdown</u> Limit - \$100,000 in the aggregate Period of Insurance	
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$20,000,000.00 each and every Occurrence	
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Taxation and Audit Costs Limit of Indemnity - \$30,000 in the aggregate Period of Insurance (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 in the aggregate Period of Insurance (c) Legal Defence Expenses Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20231205	
PERIOD OF INSURANCE:	29 March 2024 expiring on 29 March 2025 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).

ARDECHE ON BROMLEY CTS 49981

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
NIL						0.00	
Outdoor Furniture	Furniture & Fittings	Purchase	26/05/23	EXECUTIVE PROPERTY MAINTENANCE PO Box 42 Wynnum QLD 4178	1,980.00	1,980.00	1,980.00
Page Totals					1,980.00	1,980.00	1,980.00
Report Totals					1,980.00	1,980.00	1,980.00