

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: THE AVENUES Community Title Scheme: 19609

Lot No: 102 on SP174084

Address: 73 CABOOLTURE RIVER ROAD, MORAYFIELD QLD 4506

Secretary of Body Corporate:

Name: JOANNE LOVELL

Postal Address: PO BOX 5273, MAROOCHYDORE QLD 4558

Email: info@slbcm.com.au

Body Corporate Manager:

Name: STRATA LIVING BODY CORPORATE MANAGEMENT PTY LTD

Address: 105 MAUD STREET, MAROOCHYDORE QLD 4558

Telephone: 5475 4492

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: 30/11/2024

Current Levy Year Issued: 30/11/2024

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:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$545.00
Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$545.00
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$545.00
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$545.00

DISCOUNT FOR PAYMENT DUE DATE: 10% **GROSS LEVY PAYABLE:** \$2,180.00

Sinking Fund Payable By This Lot:

Period Issued:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$95.00
Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$95.00
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$95.00
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$95.00

DISCOUNT FOR PAYMENT DUE DATE: 10% **GROSS LEVY PAYABLE:** \$380.00

Other: INSURANCE: **\$888.60** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for periods starting 1/12/2024 and 1/03/2025 were resolved at the last AGM and will be: Administrative Fund \$545.00, Sinking Fund \$95.00 and Insurance \$338.74

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	104
Interest Schedule Lot Entitlements:	1	Aggregate:	104

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: -\$12,336.40 as at 20/08/2024
Sinking Fund: \$117,592.22 as at 20/08/2024

Insurance

Insurer: LLOYD'S VIA ISTRATA
Policy No: ISRSC/0001451
Building: \$27,586,000
Public Liability: \$20,000,000
Other: COMMON CONTENTS \$275,860, LOSS OF RENT \$4,137,900,
VOLUNTARY WORKERS - INSURED, FIDELITY GUARANTEE \$100,000,
EQUIPMENT BREAKDOWN \$100,000, OFFICE BEARERS \$5,000,000.
POLICY EXPIRES 10/08/2025

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

THE AVENUES CTS 19609

BALANCE SHEET

AS AT 20 AUGUST 2024

	ACTUAL 20/08/2024	ACTUAL 30/11/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	(12,336.40)	8,397.30
Sinking Fund	117,592.22	82,566.97
<u>TOTAL</u>	<u>\$ 105,255.82</u>	<u>\$ 90,964.27</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Bank Balance Admin Fund	(368.44)	36,838.67
Macquarie Term Deposit - 3 Mth	52,817.39	51,028.50
Bank Balance Sinking Fund	58,253.25	23,640.92
Levies In Arrears	7,772.11	4,847.79
Other Arrears	8,884.02	8,467.38
Second Debtors	263.75	0.00
<u>TOTAL ASSETS</u>	<u>127,622.08</u>	<u>124,823.26</u>
<u>LIABILITIES</u>		
Gst Clearing A/C	(6,182.90)	(370.09)
Creditors	(2,142.23)	(12,093.00)
Next Year Discounts	0.00	(2,952.84)
Levies In Advance	30,691.39	49,274.92
<u>TOTAL LIABILITIES</u>	<u>22,366.26</u>	<u>33,858.99</u>
<u>NET ASSETS</u>	<u>\$ 105,255.82</u>	<u>\$ 90,964.27</u>

THE AVENUES CTS 19609

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 20 AUGUST 2024

	ACTUAL 01/12/23-20/08/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/10/23-30/11/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	170,040.00	226,720.00	75.00	0.00
Discount - Admin Fund	(14,169.98)	(22,672.00)	62.50	(1,253.50)
Levies - Insurance	57,185.44	92,414.40	61.88	10,978.24
Discount - Insurance Levies	(5,235.78)	(9,241.44)	56.66	(1,108.80)
Penalty Interest	2,211.62	0.00		231.89
Gst On Income	(19,094.72)	(26,111.00)	73.13	(804.44)
<u>TOTAL ADMIN. FUND INCOME</u>	190,936.58	261,109.96		8,043.39
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>ACCOUNTING FEES</u>				
Audit Fees	1,320.00	1,221.00	108.11	0.00
Bas Preparation	528.00	975.00	54.15	0.00
Tax Return Preparations	99.00	225.00	44.00	0.00
Bank Charges	24.40	200.00	12.20	22.95
Stratapay Transaction Fees	67.30	0.00		0.00
<u>BODY CORPORATE MANAGEMENT</u>				
Administration Agreement	9,544.38	12,355.00	77.25	2,059.20
Administration Agreement - Add	836.00	0.00		242.00
Disbursements	4,290.03	5,720.00	75.00	(880.02)
Software Licences	2,574.00	3,432.00	75.00	572.00
Archive Fees	82.53	132.00	62.52	20.17
<u>CARETAKER/RESIDENT MANAGER</u>				
Caretaking Agreement	114,299.67	154,467.63	74.00	24,930.22
<u>CLEANING</u>				
Cleaning Supplies	56.35	350.00	16.10	0.00
Waste/Garbage Removal	297.00	1,500.00	19.80	198.00
<u>COUNCIL FEES</u>				
Council Extra Bin Services	227.25	300.00	75.75	73.75
<u>COMMUNITY UTILITIES</u>				
Community Electricity	1,818.67	3,000.00	60.62	0.00
Fire - Repairs And Maintenance	904.60	1,000.00	90.46	301.27
<u>INSURANCE</u>				
Insurance Combined Policy	80,247.94	81,000.00	99.07	0.00
Insurance Stamp Duty - No Gst	5,752.16	6,000.00	95.87	0.00
Pest Control - Termites	0.00	7,000.00	0.00	0.00
Pest Control	25.85	0.00		0.00
<u>POOL</u>				
Pool Chemicals	513.10	750.00	68.41	17.95
Pool Repairs & Maintenance	99.00	500.00	19.80	0.00
Pool Registration Fee	0.00	220.00	0.00	220.00

THE AVENUES CTS 19609

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 20 AUGUST 2024

	ACTUAL 01/12/23-20/08/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/10/23-30/11/23
<u>PROFESSIONAL & LEGAL FEES</u>				
Debt Collection/Arrears	157.15	1,000.00	15.72	264.00
<u>REPAIRS & MAINTENANCE</u>				
R & M - Building	1,215.59	3,000.00	40.52	1,125.00
R & M - Electrical	746.26	1,000.00	74.63	0.00
R & M - Gardens & Grounds	4,756.18	5,600.00	84.93	550.00
R & M - Gdns & Gr'nds Supplies	339.37	500.00	67.87	0.00
R & M - Plumbing	1,329.60	5,000.00	26.59	0.00
R & M - Doors And Gates	0.00	1,000.00	0.00	0.00
Maintenance Administration	88.00	0.00		0.00
<u>REPORTS/COMPLIANCE</u>				
Sinking Fund Forecast	0.00	1,000.00	0.00	0.00
<u>SECURITY</u>				
<u>SUNDRIES/OTHER</u>				
Committee Expenses	0.00	200.00	0.00	0.00
Gst On Expenses	(20,569.10)	(26,577.08)	77.39	(2,694.81)
<u>TOTAL ADMIN. EXPENDITURE</u>	211,670.28	272,070.55		27,021.68
<u>SURPLUS / DEFICIT</u>	\$ (20,733.70)	\$ (10,960.59)		\$ (18,978.29)
Opening Admin. Balance	8,397.30	8,397.30	100.00	27,375.59
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (12,336.40)	\$ (2,563.29)		\$ 8,397.30

THE AVENUES CTS 19609

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 20 AUGUST 2024

	ACTUAL 01/12/23-20/08/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/10/23-30/11/23
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	29,640.00	39,520.00	75.00	0.00
Discount - Sinking Fund	(2,394.00)	(3,952.00)	60.58	(228.00)
Interest Received	1,788.89	1,000.00	178.89	547.68
Gst On Income	(2,477.68)	(2,910.11)	85.14	20.64
<u>TOTAL SINKING FUND INCOME</u>	26,557.21	33,657.89		340.32
<u>EXPENDITURE - SINKING FUND</u>				
Plumbing Works	1,820.00	(15,829.29)	(11.50)	0.00
Plumbing Works - Reimbursed	(10,723.16)	0.00	0.00	0.00
Fence Repairs	(2,967.07)	5,000.00	(59.34)	13,580.00
Building Improvements	2,555.30	0.00		15,829.27
Gst On Expenses	846.89	0.00		(2,673.58)
<u>TOTAL SINK. FUND EXPENDITURE</u>	(8,468.04)	(10,829.29)		26,735.69
<u>SURPLUS / DEFICIT</u>	<u>\$ 35,025.25</u>	<u>\$ 44,487.18</u>		<u>\$ (26,395.37)</u>
Opening Sinking Fund Balance	82,566.97	82,566.97	100.00	108,962.34
<u>SINKING FUND BALANCE</u>	<u>\$ 117,592.22</u>	<u>\$ 127,054.15</u>		<u>\$ 82,566.97</u>

LEVY REGISTER REPORT

THE AVENUES CTS 19609

Levy Year		Last Annual General Meeting	Contribution Entitlements	Interest Entitlements	Total Number of Lots	Financial Year				
Start	End					Start	End			
01/10/2023	30/09/2024	22/02/2024	104	104	104	01/12/2023	30/11/2024			
Lot No	Description	Period	Notice Date	Amount	Discount	If Paid by or Due	Net Amount	Date Paid	Balance Due	Net Due
102	MA Bicknell Contribution Entitlements: 1 Interest Entitlements: 1									
	Admin Fund	01/12/23 to 29/02/24	19/10/2023	545.00	54.50	01/12/2023	490.50	19/10/2023		
	Admin Fund	01/03/24 to 31/05/24	25/01/2024	545.00	54.50	01/03/2024	490.50	29/01/2024		
	Admin Fund	01/06/24 to 31/08/24	24/04/2024	545.00	54.50	01/06/2024	490.50	10/05/2024		
	Admin Fund	01/09/24 to 30/11/24	24/07/2024	545.00	54.50	01/09/2024	490.50	31/07/2024	0.00	0.00
	Admin Fund	01/12/24 to 28/02/25		545.00	54.50	01/12/2024	490.50			
	Admin Fund	01/03/25 to 31/05/25		545.00	54.50	01/03/2025	490.50			
	Sinking Fund	01/12/23 to 29/02/24	19/10/2023	95.00	9.50	01/12/2023	85.50	03/11/2023		
	Sinking Fund	01/03/24 to 31/05/24	25/01/2024	95.00	9.50	01/03/2024	85.50	22/02/2024		
	Sinking Fund	01/06/24 to 31/08/24	24/04/2024	95.00	9.50	01/06/2024	85.50	10/05/2024		
	Sinking Fund	01/09/24 to 30/11/24	24/07/2024	95.00	9.50	01/09/2024	85.50		95.00	85.50
	Sinking Fund	01/12/24 to 28/02/25		95.00	9.50	01/12/2024	85.50			
	Sinking Fund	01/03/25 to 31/05/25		95.00	9.50	01/03/2025	85.50			
	Insurance Fund	01/12/23 to 29/02/24	19/10/2023	105.56	10.56	01/12/2023	95.00	03/11/2023		
	Insurance Fund	01/03/24 to 31/05/24	25/01/2024	105.56	10.56	01/03/2024	95.00	22/02/2024		
	Insurance Fund	01/06/24 to 31/08/24	24/04/2024	338.74	33.87	01/06/2024	304.87	11/06/2024		
	Insurance Fund	01/09/24 to 30/11/24	24/07/2024	338.74	33.87	01/09/2024	304.87		67.11	33.24
	Insurance Fund	01/12/24 to 28/02/25		338.74	33.87	01/12/2024	304.87			
	Insurance Fund	01/03/25 to 31/05/25		338.74	33.87	01/03/2025	304.87			

Issue date: 19/08/24

Certificate of Currency

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown 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:	Body Corporate for The Avenue CTS 19609																						
POLICY NUMBER:	ISRSC/0001451																						
PERIOD OF INSURANCE:	10/08/24 expiring 10/08/25 At 4pm Local Time																						
INTERESTED PARTY(S):																							
DESCRIPTION OF INSURED BUSINESS:	Residential Strata																						
SITUATION OF RISK:	73 Caboolture River Road, MORAYFIELD, QLD, 4506																						
SECTION 1:	<u>Building and Common Contents</u>																						
	<table> <tr> <td>Limit of Liability</td><td>\$32,100,000</td></tr> <tr> <td>Total BSI</td><td>\$27,586,000</td></tr> <tr> <td>IIS Share %</td><td>100.00000000%</td></tr> <tr> <td>Buildings</td><td>\$27,586,000</td></tr> <tr> <td>Sub Section 5.1-5.10 Combined</td><td>\$4,200,000</td></tr> <tr> <td>Lot Owners Paint & Wallpaper</td><td>Insured</td></tr> <tr> <td>Floating Floorboards</td><td>Insured</td></tr> <tr> <td>Lot Owners Fixtures & Fittings</td><td>Insured</td></tr> <tr> <td>Flood</td><td>Not Insured</td></tr> <tr> <td>Common Contents</td><td>\$275,860</td></tr> <tr> <td>Loss of Rent</td><td>\$4,137,900</td></tr> </table>	Limit of Liability	\$32,100,000	Total BSI	\$27,586,000	IIS Share %	100.00000000%	Buildings	\$27,586,000	Sub Section 5.1-5.10 Combined	\$4,200,000	Lot Owners Paint & Wallpaper	Insured	Floating Floorboards	Insured	Lot Owners Fixtures & Fittings	Insured	Flood	Not Insured	Common Contents	\$275,860	Loss of Rent	\$4,137,900
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SECTION 2:	<u>Public Liability</u>																						
	\$20,000,000																						
SECTION 3:	<u>Voluntary Workers Personal Accident</u>																						
	<table> <tr> <td>Death & Disablement</td><td>Insured</td></tr> <tr> <td>Weekly Benefits</td><td>Insured</td></tr> </table>	Death & Disablement	Insured	Weekly Benefits	Insured																		
Death & Disablement	Insured																						
Weekly Benefits	Insured																						
SECTION 4:	<u>Fidelity Guarantee</u>																						
	\$100,000																						

SECTION 5: Equipment Breakdown

\$100,000

SECTION 6: Office Bearers' Liability

\$5,000,000

SECTION 7: Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses

(a) Government Audit Costs	Insured
(b) Workplace Health and Safety Breaches	Insured
(c) Legal Defence Expenses	Insured

INSURER: Certain Underwriters at Lloyd's

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, to the best of our knowledge, 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 contract.

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 INSURANCE INVESTMENT SOLUTIONS PTY LTD trading as isStrata.

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: **PSC0192010**

2. Location of the swimming pool

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

Street address:

85 CABOOLTURE RIVER RD

MORAYFIELD QLD

Postcode

4

5

0

6

Lot and plan details:

9999/GTP/3601

Local government area:

MORETON BAY REGIONAL

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

5

/

1

0

/

2

0

2

3

Expiry date:

2

5

/

1

0

/

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:

THEREZA VERMAAK

Pool safety inspector
licence number:

PS100448

Signature:

Smart Pool Safety
ABN: 15 810 106 067
31 Ngungun prd Narangba QLD 4504
Tel: 0415 307 144
E-mail: sales@smartpoolsafety.com.au

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 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.