

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** ST PAULS MEWS Community Title Scheme: 25152

**Lot No:** 6 on SP100278

**Address:** 273 BOUNDARY STREET, SPRING HILL QLD 4000

### Secretary of Body Corporate:

**Name:** SARAH MINNS

**Postal Address:** GPO BOX 5256, BRISBANE QLD 4001

**Email:** admin@stratadynamics.com.au

### Body Corporate Manager:

**Name:** STRATA DYNAMICS

**Address:** LEVEL 11/26 WHARF STREET, BRISBANE QLD 4000

**Telephone:** 3229 9185

### 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 - 31/05/2024 Due Date: 1/12/2023 Payable: \$1,100.00

Period Issued: 01/06/2024 - 30/11/2024 Due Date: 1/06/2024 Payable: \$600.00

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,700.00

#### Sinking Fund Payable By This Lot:

Period Issued: 01/12/2023 - 31/05/2024 Due Date: 1/12/2023 Payable: \$350.00

Period Issued: 01/06/2024 - 30/11/2024 Due Date: 1/06/2024 Payable: \$850.00

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,200.00

**Other:** -

Levies for next period 1/12/2024 – 31/05/2025 were resolved at the last AGM and will be: Administrative Fund **\$892.50** and Sinking Fund **\$630.00**.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement: 1 Aggregate: 10

Interest Schedule Lot Entitlements: 1 Aggregate: 10

### 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:** \$3,230.78 as at 23/09/2024

**Sinking Fund:** \$29,842.15 as at 23/09/2024

**Insurance**

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA COLLECTIVE  
INSURANCE BROKERS

Policy No: QRSC22006076

Building: \$2,294,727

Public Liability: \$30,000,000

Other: COMMON CONTENTS \$22,947, LOSS OF RENT / TEMP  
ACCOMMODATION \$344,209, VOLUNTARY WORKERS  
\$200,000/\$2,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS  
LIABILITY \$1,000,000, CATASTROPHE \$688,418, LOT OWNERS  
FIXTURES & IMPROVEMENTS \$300,000. POLICY EXPIRES 30/11/2024

**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

# ST PAULS MEWS CTS 25152

## BALANCE SHEET

AS AT 23 SEPTEMBER 2024

	ACTUAL 23/09/2024	ACTUAL 30/11/2023
<b><u>PROPRIETORS FUNDS</u></b>		
Administrative Fund	3,230.78	7,104.07
Sinking Fund	29,842.15	69,106.72
<b><u>TOTAL</u></b>	<b>\$ 33,072.93</b>	<b>\$ 76,210.79</b>

### THESE FUNDS ARE REPRESENTED BY

#### CURRENT ASSETS

Cash At Bank	33,072.93	78,314.89
Prepaid Expenses	0.00	5,145.90
<b><u>TOTAL ASSETS</u></b>	<b>33,072.93</b>	<b>83,460.79</b>

#### LIABILITIES

Levies In Advance	0.00	7,250.00
<b><u>TOTAL LIABILITIES</u></b>	<b>0.00</b>	<b>7,250.00</b>

#### NET ASSETS

<b><u>\$ 33,072.93</u></b>	<b><u>\$ 76,210.79</u></b>
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# ST PAULS MEWS CTS 25152

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 23 SEPTEMBER 2024

	ACTUAL 01/12/23-23/09/24	BUDGET 01/12/23-30/11/24	ACTUAL 01/12/22-30/11/23
<b>ADMINISTRATIVE FUND</b>			
<b>INCOME</b>			
Levies - Administrative Fund	17,000.00	17,000.00	22,000.00
<b>TOTAL ADMIN. FUND INCOME</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>22,000.00</b>
<b>EXPENDITURE - ADMIN. FUND</b>			
Administration Costs	3,427.26	2,500.00	3,229.10
Core Disbursements	564.30	752.40	721.40
Audit Cost	643.50	600.00	1,204.50
Bank Charges	14.65	50.00	33.70
Body Corp. Administration	1,519.20	2,025.60	1,941.60
Consultancy Fee	999.00	0.00	0.00
Electricity	365.67	660.00	650.06
Income Tax Return	258.50	500.00	503.25
Insurance	4,971.00	4,770.72	4,437.65
Insurance - Stamp Duty	385.28	375.18	348.49
Software	195.30	180.00	173.30
R & M - Building	3,421.51	1,200.00	1,166.56
R & M - Cleaning/Gardening	2,121.88	2,500.00	2,125.20
R & M - Plumbing	0.00	350.00	297.00
R & M - Electrical	733.94	200.00	190.00
R & M - Pest Control	160.00	200.00	1,430.00
R & M - Fire Equipment	1,092.30	2,500.00	2,360.60
Prior Year Adjustment	0.00	0.00	(4,786.14)
<b>TOTAL ADMIN. EXPENDITURE</b>	<b>20,873.29</b>	<b>19,363.90</b>	<b>16,026.27</b>
<b>SURPLUS / DEFICIT</b>	<b>\$ (3,873.29)</b>	<b>\$ (2,363.90)</b>	<b>\$ 5,973.73</b>
Opening Admin. Balance	7,104.07	7,104.07	1,130.34
<b>ADMINISTRATIVE FUND BALANCE</b>	<b>\$ 3,230.78</b>	<b>\$ 4,740.17</b>	<b>\$ 7,104.07</b>



# ST PAULS MEWS CTS 25152

## STATEMENT OF INCOME AND EXPENDITURE FOR THE PERIOD 01 DECEMBER 2023 TO 23 SEPTEMBER 2024

	ACTUAL 01/12/23-23/09/24	BUDGET 01/12/23-30/11/24	ACTUAL 01/12/22-30/11/23
<b>SINKING FUND</b>			
<b>INCOME</b>			
Levies - Sinking Fund	12,000.00	12,000.00	7,000.00
<b>TOTAL SINKING FUND INCOME</b>	<b>12,000.00</b>	<b>12,000.00</b>	<b>7,000.00</b>
<b>EXPENDITURE - SINKING FUND</b>			
Building	51,264.57	5,000.00	3,355.00
<b>TOTAL SINK. FUND EXPENDITURE</b>	<b>51,264.57</b>	<b>5,000.00</b>	<b>3,355.00</b>
<b>SURPLUS / DEFICIT</b>	<b>\$ (39,264.57)</b>	<b>\$ 7,000.00</b>	<b>\$ 3,645.00</b>
Opening Sinking Fund Balance	69,106.72	69,106.72	65,461.72
<b>SINKING FUND BALANCE</b>	<b>\$ 29,842.15</b>	<b>\$ 76,106.72</b>	<b>\$ 69,106.72</b>

Body Corporate for  
**ST PAULS MEWS CTS 25152**  
 273 Boundary Street Fortitude Valley QLD 4006

**STATEMENT**

Ian Fabian  
 23 Loffs Road  
 LOGANHOLME QLD 4129

Statement Period			
01 Dec 22 to 23 Sep 24			
A/c No	6	Lot No	6
Page Number	1 of 1		

Transfer Date: 26/04/18

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/12/22	Admin Fund	01/12/22 To 31/05/23	I0000006	1,100.00		1,100.00
01/12/22	Sinking Fund	01/12/22 To 31/05/23	I0000016	350.00		1,450.00
23/12/22	Receipt	Admin Fund	R0000016		1,100.00	350.00
23/12/22	Receipt	Sinking Fund	RA000016		350.00	0.00
25/05/23	Admin Fund	01/06/23 To 30/11/23	I0000026	1,100.00		1,100.00
25/05/23	Sinking Fund	01/06/23 To 30/11/23	I0000036	350.00		1,450.00
13/06/23	Receipt	Admin Fund	R0000030		1,100.00	350.00
13/06/23	Receipt	Sinking Fund	RA000030		350.00	0.00
24/10/23	Admin Fund	01/12/23 To 31/05/24	I0000046	1,100.00		1,100.00
24/10/23	Sinking Fund	01/12/23 To 31/05/24	I0000056	350.00		1,450.00
13/12/23	Receipt	Admin Fund	R0000049		1,100.00	350.00
13/12/23	Receipt	Sinking Fund	RA000049		350.00	0.00
23/04/24	Admin Fund	01/06/24 To 30/11/24	I0000066	600.00		600.00
23/04/24	Sinking Fund	01/06/24 To 30/11/24	I0000076	850.00		1,450.00
19/06/24	Receipt	Admin Fund	R0000061		600.00	850.00
19/06/24	Receipt	Sinking Fund	RA000061		850.00	0.00
				\$5,800.00	\$5,800.00	Nil
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

**Payment Options**



Tel: 1300 552 311  
 Ref: 1591 9793 4



www.stratapay.com.au  
 Ref: 1591 9793 4



www.stratapay.com/ddr  
 Ref: 1591 9793 4



Bill Code: 74625  
 Ref: 1591 9793 4



Billpay Code: 3599  
 Ref: 1591 9793 4



Make cheque payable to:  
 StrataPay 1591 9793 4



BSB: 067-970  
 Acct No: 1591 9793 4  
 (Applies to this bill only)

**Telephone:** Call this number to pay by credit card.  
 International: +613 8648 0158 (charges apply).

**Internet:** Make credit card payments online (charges apply).  
 Visit www.stratapay.com.au

**Direct Debit:** Make auto payments from your credit card\* or  
 bank account. Visit stratapay.com/ddr to register  
 \*Credit card charges apply.

**BPAY:** Contact your participating financial institution to make a payment  
 from your cheque or savings account using BPAY.

**In Person:** Present this bill in store at Australia Post to make cheque  
 or EFTPOS payments.

**Mail:** Send cheque with this slip by mail to: **StrataPay, Locked Bag 9**  
**GCMC, Bundall Qld 9726 Australia**

**Internet Banking - EFT:** Use this BSB and Account Number to pay directly  
 from your bank account in Australian Dollars (AUD).  
 Account Name: StrataPay Bank: CBA, Sydney, Australia.

**VISA**

**MasterCard**

**American Express**

**Diners Club**

**INTERNATIONAL**



StrataPay Reference

**1591 9793 4**

Amount

**\$0.00**

Due Date

**Per Notice**

STRATA DYNAMICS PTY LTD  
 25152/02100006 Lot 6/6

Ian Fabian  
 23 Loffs Road  
 LOGANHOLME QLD 4129



\*3599 159197934

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 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions  
 prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.