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QLD Strata Reports for Buyers & Sellers

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: GC 3 Community Title Scheme: 38396

Lot No: 437 on SP163631

Address: 803 STANLEY STREET, WOOLLOONGABBA QLD 4102

Secretary of Body Corporate:

Name: RONALD SWANWICK

Postal Address: PO BOX 550, FORTITUDE VALLEY QLD 4006

Email: aimeek@smstrata.com.au

Body Corporate Manager:

Name: SMS STRATA MANAGEMENT SERVICES

Address: 18 RYAN STREET, WEST END QLD 4101

Telephone: 3846 0394

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: 30/06/2025

Current Levy Year Issued: 30/06/2025

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:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$1,797.54
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$1,797.54
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$1,969.36
Period Issued:	01/04/2025 - 30/06/2025	Due Date:	1/04/2025	Payable:	\$1,969.36

DISCOUNT FOR PAYMENT DUE DATE: 20% **GROSS LEVY PAYABLE:** \$7,533.80

Sinking Fund Payable By This Lot:

Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$41.30
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$41.30
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$41.30
Period Issued:	01/04/2025 - 30/06/2025	Due Date:	1/04/2025	Payable:	\$41.30

DISCOUNT FOR PAYMENT DUE DATE: 20% **GROSS LEVY PAYABLE:** \$165.20

Other: SPECIAL LEVY - EXTERNAL PAINTING: **\$1,876.80** PAYABLE IN 4 INSTALMENTS DUE 1/01/2023, 1/04/2024, 1/07/2024, AND 1/10/2024 (PAID)

Levies for next periods starting 1/07/2025 and 1/10/2025 were resolved at the last AGM and will be: Administrative Fund **\$1,883.45** and Sinking Fund **\$41.30**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	60	Aggregate:	9987
Interest Schedule Lot Entitlements:	49	Aggregate:	10000

**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: \$89,122.82 as at 30/10/2024

Sinking Fund: \$211,897.23 as at 30/09/2024

Insurance

Insurer: CHUBB INSURANCE AUSTRALIA LIMITED

Policy No: 93213128

Building: \$204,986,553

Public Liability: \$50,000,000

Other: COMMON CONTENTS \$2,049,866, LOSS OF RENT \$30,747,983,
CATASTROPHE \$31,055,463, FIDELITY GUARANTEE \$100,000,
MACHINERY BREAKDOWN \$250,000, OFFICE BEARERS \$5,000,000,
VOLUNTARY WORKERS \$200,000. POLICY EXPIRES 30/09/2025

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



Current Owner Account

Mr Tony Ramzy

Lot 437 Unit 437

GC3 CTS 38396

GC3, 803 Stanley Street, WOOLLOONGABBA QLD 4102

Purchased: 30/05/2008 UE / AE: 60.00 / 9,987.00

Date	Details	Administrative Fund due/paid	Sinking Fund due/paid	Unallocated	Interest paid	Total	Balance (-)prepaid
	Balance brought forward	0.00	0.00	0.00		0.00	0.00
15/11/2022	Levy payment for 437/38396	-1,313.36	-31.80	0.00	0.00	-1,345.16	-1,345.16
16/11/2022	Discount allowed on levy due 1/01/2023-Lot 437	-328.34	-7.95	0.00	0.00	-336.29	-1,681.45
1/01/2023	Admin & Sinking Fund Levy 01/01/23 - 31/03/23	1,641.70	39.75	0.00	0.00	1,681.45	0.00
3/03/2023	Levy payment for 437/38396	-3,876.33	-67.47	0.00	0.00	-3,943.80	-3,943.80
6/03/2023	Discount allowed on levy due 1/04/2023-Lot 437	0.00	0.00	-336.29	0.00	-336.29	-4,280.09
6/03/2023	Discount allowed on levy due 1/07/2023-Lot 437	0.00	0.00	-324.83	0.00	-324.83	-4,604.92
6/03/2023	Allocation of unallocated money for 437/38396	-653.02	-8.10	661.12	0.00	0.00	-4,604.92
6/03/2023	Discount allowed on levy due 1/10/2023-Lot 437	-320.85	-3.98	0.00	0.00	-324.83	-4,929.75
1/04/2023	Admin & Sinking Fund Levy 01/04/23 - 30/06/23	1,641.70	39.75	0.00	0.00	1,681.45	-3,248.30
1/07/2023	Admin & Sinking Fund Levy 01/07/23 - 30/09/23	1,604.25	19.90	0.00	0.00	1,624.15	-1,624.15
1/10/2023	Admin & Sinking Fund Levy 01/10/23 - 31/12/23	1,604.25	19.90	0.00	0.00	1,624.15	0.00
1/01/2024	Admin & Sinking Fund Levy 01/01/2024 - 31/03/2024	1,990.82	62.72	0.00	0.00	2,053.54	2,053.54
1/01/2024	Special Levy - External Painting	0.00	469.21	0.00	0.00	469.21	2,522.75
16/01/2024	Lot 437: Debt recovery Stage 1	33.00	0.00	0.00	0.00	33.00	2,555.75
16/01/2024	Levy payment for 437/38396	-2,023.82	-738.77	0.00	0.00	-2,762.59	-206.84
22/03/2024	Levy payment for 437/38396	-1,990.82	-328.07	0.00	0.00	-2,318.89	-2,525.73
25/03/2024	Discount allowed on levy due 1/04/2024-Lot 437	0.00	0.00	-410.70	0.00	-410.70	-2,936.43
25/03/2024	Allocation of unallocated money for 437/38396	0.00	-410.70	410.70	0.00	0.00	-2,936.43
1/04/2024	Admin & Sinking Fund Levy 01/04/2024 - 30/06/2024	1,990.82	62.72	0.00	0.00	2,053.54	-882.89
1/04/2024	Special Levy - External Painting	0.00	469.21	0.00	0.00	469.21	-413.68
28/05/2024	Levy payment for 437/38396	-1,797.54	-349.58	0.00	0.00	-2,147.12	-2,560.80
29/05/2024	Discount allowed on levy due 1/07/2024-Lot 437	0.00	0.00	-367.77	0.00	-367.77	-2,928.57
29/05/2024	Allocation of unallocated money for 437/38396	0.00	-367.77	367.77	0.00	0.00	-2,928.57
4/06/2024	Levy cancellation for 437/38396	0.00	206.84	-206.84	0.00	0.00	-2,928.57
4/06/2024	Levy cancellation for 437/38396	0.00	206.84	-206.84	0.00	0.00	-2,928.57
4/06/2024	Levy cancellation for 437/38396	0.00	206.84	-206.84	0.00	0.00	-2,928.57
1/07/2024	Admin & Sinking Fund Levy 01/07/2024 - 30/09/2024	1,797.54	41.30	0.00	0.00	1,838.84	-1,089.73
1/07/2024	Special Levy - External Painting	0.00	469.21	0.00	0.00	469.21	-620.52

Date	Details	Administrative Fund due/paid	Sinking Fund due/paid	Unallocated	Interest paid	Total	Balance (-)prepaid
1/10/2024	Admin & Sinking Fund Levy 01/10/2024 - 31/12/2024	1,797.54	41.30	0.00	0.00	1,838.84	1,218.32
1/10/2024	Special Levy - External Painting	0.00	469.21	0.00	0.00	469.21	1,687.53
1/10/2024	Allocation of unallocated money for 437/38396	-607.77	-12.75	620.52	0.00	0.00	1,687.53
10/10/2024	Levy payment for 437/38396	-1,649.63	-37.90	0.00	0.00	-1,687.53	0.00
1/01/2025	Quarterly Admin/Sinking Levy 01/01/2025 - 31/03/2025	1,969.36	41.30	0.00	0.00	2,010.66	
1/04/2025	Quarterly Admin/Sinking Levy 01/04/2025 - 30/06/2025	1,969.36	41.30	0.00	0.00	2,010.66	
1/07/2025	Quarterly Admin/Sinking Levy 01/07/2025 - 30/09/2025	1,883.45	41.30	0.00	0.00	1,924.75	
1/10/2025	Quarterly Admin/Sinking Levy 01/10/2025 - 31/12/2025	1,883.45	41.30	0.00	0.00	1,924.75	
15/10/2024	Current balances excluding interest						
	Administrative Fund	-459.86					
	Sinking Fund	459.86					
	Unallocated Money Fund	0.00					
		<u>0.00</u>					
	Interest due as at 15/10/2024	0.00					
	Current balance including interest	<u><u>\$0.00</u></u>					



Balance Sheet

As at 30/09/2024

GC3 CTS 38396

GC3, 803 Stanley Street, WOOLLOONGABBA QLD
4102

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/(Deficit)--Admin Fund	(136,630.17)
Owners Equity--Admin Fund	28,690.73
	<u>(107,939.44)</u>
Sinking Fund	
Operating Surplus/(Deficit)--Sinking Fund	69,868.64
Owners Equity--Sinking Fund	142,028.59
	<u>211,897.23</u>
Net owners' funds	<u><u>\$103,957.79</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin Fund	38,754.91
Receivable--Levies--Admin Fund	31,617.24
Receivable--Owners--Admin Fund	5,042.13
Prepaid Levy Discounts Allowed	35,117.95
	<u>110,532.23</u>
Sinking Fund	
Cash at Bank--Sinking Fund	164,888.11
Term Deposit - Sinking Fund 1	102,344.26
Receivable--Levies--Sinking Fund	652.82
Receivable--Levies (Special)--Sinking Fund	3,847.52
Prepaid Levy Discounts Allowed	806.96
	<u>272,539.67</u>
Unallocated Money	
Cash at Bank--Unallocated	11,886.14
	<u>11,886.14</u>
Total assets	<u><u>394,958.04</u></u>
Less liabilities	
Administrative Fund	
GST Clearing - Admin Fund	(29.65)
Prepaid Levies--Admin Fund	183,383.37
Prepaid Levy Discounts	35,117.95
	<u>218,471.67</u>
Sinking Fund	
GST Clearing - Sinking Fund	6,846.58

	Current period
Provision--Income Tax--Sinking Fund	347.67
Prepaid Levies--Sinking Fund	4,213.85
Prepaid Levies (Special)--Sinking Fund	48,427.38
Prepaid Levy Discounts	806.96
	<u>60,642.44</u>
Unallocated Money	
Prepaid Levies--Unallocated	11,886.14
	<u>11,886.14</u>
<i>Total liabilities</i>	<u>291,000.25</u>
Net assets	<u><u>\$103,957.79</u></u>



Statement of Income & Expenditure

for the financial year-to-date

01/07/2024 to 30/09/2024

GC3 CTS 38396

GC3, 803 Stanley Street, WOOLLOONGABBA QLD
4102

Administrative Fund

Current period

01/07/2024-30/09/2024

Revenue

Interest on Arrears--Admin	1,914.26
Levies - Admin Fund	272,000.07
Total revenue	273,914.33

Less expenses

Admin - Audit Services	360.00
Admin - Legal Expenses	0.01
Admin - Levy Discount granted	52,368.30
Admin - Tax Return Fees	(25.00)
BCM - SMS Disburse non contract	466.40
BCM - SMS Sec fees contract	8,331.27
BCM - SMS Sec Fees non contract	914.55
Bldg - Cleaning Material	260.00
Building Management - Caretaker Fees	61,264.17
PBC - A/F Levy	144,907.74
PBC - S/F Levy	141,697.06
Total expenses	410,544.50

Surplus/Deficit (136,630.17)

Opening balance 28,690.73

Closing balance -\$107,939.44

Sinking Fund

Current period

01/07/2024-30/09/2024

Revenue

Interest on Arrears--Sinking Fund	223.28
Interest on Investments--Sinking Fund	1,185.36
Levies (Special) - Sinking Fund	70,999.78
Levies - Sinking Fund	6,249.98

Total revenue	78,658.40
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Less expenses

Admin - Levy Discount granted	1,203.56
Building - General Repairs	7,586.20

Total expenses	8,789.76
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Surplus/Deficit	69,868.64
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Opening balance	142,028.59
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Closing balance	\$211,897.23
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Balance Sheet

As at 30/10/2024

GC3 CTS 38396

GC3, 803 Stanley Street, WOOLLOONGABBA QLD
4102

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/(Deficit)--Admin Fund	60,432.09
Owners Equity--Admin Fund	28,690.73
	<u>89,122.82</u>
Sinking Fund	
Operating Surplus/(Deficit)--Sinking Fund	5,130.93
Owners Equity--Sinking Fund	142,028.59
	<u>147,159.52</u>
Net owners' funds	<u><u>\$236,282.34</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin Fund	99,229.41
Receivable--Levies--Admin Fund	36,966.91
Receivable--Owners--Admin Fund	5,075.13
Prepaid Levy Discounts Allowed	833.69
	<u>142,105.14</u>
Sinking Fund	
Cash at Bank--Sinking Fund	37,820.77
Term Deposit - Sinking Fund 1	103,569.03
Receivable--Levies--Sinking Fund	803.53
Receivable--Levies (Special)--Sinking Fund	5,771.28
Prepaid Levy Discounts Allowed	17.48
	<u>147,982.09</u>
Unallocated Money	
Cash at Bank--Unallocated	5,579.75
	<u>5,579.75</u>
Total assets	<u>295,666.98</u>
Less liabilities	
Administrative Fund	
GST Clearing - Admin Fund	19,632.63
Creditors--Other--Admin Fund	22,463.53
Prepaid Levies--Admin Fund	10,052.47
Prepaid Levy Discounts	833.69
	<u>52,982.32</u>
Sinking Fund	
GST Clearing - Sinking Fund	246.59
Provision--Income Tax--Sinking Fund	347.67
Prepaid Levies--Sinking Fund	210.83
Prepaid Levy Discounts	17.48

	Current period
	<u>822.57</u>
Unallocated Money	
Prepaid Levies--Unallocated	<u>5,579.75</u>
	<u>5,579.75</u>
<i>Total liabilities</i>	<u>59,384.64</u>
Net assets	<u>\$236,282.34</u>



Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 03 October 2024

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	Body Corporate for Gabba Central GC1, GC2 & GC3, CTS 37104, CTS 37105, CTS 37106, CTS 38396 & The owners of Volumetric Lot 901 on Strata Plan 155651 County of Stanley, Parish of South Brisbane Title Reference 50673055	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	93213128	
Insurance:	Commercial Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 30 September 2024, Local Standard Time
	To:	4.00pm on 30 September 2025, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	803 Stanley Street, Woolloongabba QLD 4102	

Limits of Liability		
Section 1: Property Damage Insurance	Buildings and Common Property	AUD 204,986,553
	Common Contents	AUD 2,049,866
	Catastrophe	AUD 31,055,463
Section 2: Machinery Breakdown Insurance	AUD 250,000	
Section 3: Consequential Loss Insurance	AUD 30,747,983	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 268,839,865	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 50,000,000 in respect of any one Occurrence
	Property Damage	AUD 50,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	AUD 250,000 in the aggregate Period of Insurance	
Section 7: Management Committee Liability Insurance	AUD 5,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 03 October 2024 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:

A handwritten signature in dark ink, appearing to read 'C. McCarthy', with a long, sweeping horizontal stroke extending to the right.

Clayton McCarthy
Strata Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

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: PSC0199282

2. Location of the swimming pool

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

Street address:

803 STANLEY ST

WOOLLOONGABBA QLD

Postcode

4

1

0

2

Lot and plan details:

9999/SP/155653

Local government area:

BRISBANE CITY

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

2

5. Pool safety certificate validity

Effective date:

0

8

/

0

1

/

2

0

2

4

Expiry date:

0

8

/

0

1

/

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:

JAMIE HOLMES

Pool safety inspector
licence number:

PS100526

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.