

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: ARWEN PLACE **Community Title Scheme:** 4122

Lot No: 1 on BUP11462

Address: 13 ARWEN STREET, MAROOCHYDORE QLD 4558

Secretary of Body Corporate:

Name: CAROL MARKS

Postal Address: PO BOX 1348, BUDDINA QLD 4575

Email: enquiries@aaacertified.com.au

Body Corporate Manager:

Name: AAA CERTIFIED BODY CORPORATE MANAGEMENT

Address: 118 NICKLIN WAY, WARANA QLD 4575

Telephone: 5437 7751

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: 31/12/2024

Current Levy Year Issued: 31/12/2024

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: 01/01/2024 - 30/06/2024 Due Date: 1/01/2024 Payable: \$1,675.00

Period Issued: 01/07/2024 - 31/12/2024 Due Date: 1/07/2024 Payable: \$1,675.00

DISCOUNT FOR PAYMENT DUE DATE: 20% **GROSS LEVY PAYABLE:** \$3,350.00

Sinking Fund Payable By This Lot:

Period Issued: 01/01/2024 - 30/06/2024 Due Date: 1/01/2024 Payable: \$333.33

Period Issued: 01/07/2024 - 31/12/2024 Due Date: 1/07/2024 Payable: \$3,416.67

DISCOUNT FOR PAYMENT DUE DATE: 20% **GROSS LEVY PAYABLE:** \$3,750.00

Other: SPECIAL LEVY TO FUND ADDITIONAL BUILDING WORKS: **\$1,074.84** PAYABLE IN 2 INSTALMENTS OF \$537.42 DUE 1/01/2025 AND 1/07/2025.

Levies for next period 1/01/2025 – 30/06/2025 were resolved at the last AGM and will be: Administrative Fund **\$1,675.00** and Sinking Fund **\$1,875.00**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement: 1 Aggregate: 6

Interest Schedule Lot Entitlements: 1 Aggregate: 6

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: \$10,555.93 as at 29/10/2024

Sinking Fund: \$17,587.59 as at 29/10/2024

Insurance

Insurer: CHUBB INSURANCE AUSTRALIA LIMITED VIA LONGITUDE INSURANCE PTY LTD

Policy No: LNG-STR-20055301

Building: \$2,755,830

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$27,558, VOLUNTARY WORKERS FOR UNSPECIFIED SUM, OFFICE BEARERS LIABILITY \$1,000,000, FIDELITY GUARANTEE \$100,000, AND WORKPLACE HEALTH & SAFETY BREACHES \$150,000. POLICY EXPIRES 14/11/2024

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

ARWEN PLACE CTS 4122

A/c No 02100001

Owner Information

29 October 2024

Lot No	Contribution Entitlements	Interest Entitlements	Unit No	StrataPay No	Car Space	Storage Space
1	1	1	1	971634762		

Owner Name	Nicole Hallahan		
Email	nickynoodle73@hotmail.com		
Telephone (1)		Mobile	0488 046 759
Telephone (2)		Facsimile	

Account Balance	Administrative Fund Paid To	Sinking Fund Paid To	Direct Debit
0.00	31/12/24	31/12/24	Not Set up

Residential / Business Address	Address for Service of Notices	Levy Notice Address
PO Box 1240 COTTON TREE QLD 4558	PO Box 1240 COTTON TREE QLD 4558	PO Box 1240 COTTON TREE QLD 4558
Delivery by Post to Owner	Delivery by Post to Owner	Delivery by Post to Owner

Letting Agent	Code Property Group	Address
Email	codeproperty@email.propertyme.com,pm8@codepg.com.au	15 Nicklin Way
Telephone (1)	Mobile	MINYAMA QLD 4575
Telephone (2)	5438 3444	
	Facsimile	

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			0.00	0.00
21/05/23	01/07/23 to 31/12/23	Administrative Fund	I0000025	2,312.50	2,312.50
21/05/23	01/07/23 to 31/12/23	Sinking Fund	I0000031	229.17	2,541.67
30/06/23	Administrative Fund	Administrative Fund	R0000015	-1,850.00	691.67
30/06/23	Sinking Fund	Sinking Fund	RA000015	-183.34	508.33
30/06/23	Discount	Admin Discount	RB000015	-462.50	45.83
30/06/23	Discount	Sink Discount	RC000015	-45.83	0.00
28/09/23	28/10/23	Sinking Fund Special	I0000037	2,812.00	2,812.00
25/10/23	Sinking Fund Special	Sinking Fund Special	R0000025	-2,812.00	0.00
13/11/23	01/01/24 to 30/06/24	Administrative Fund	I0000043	1,675.00	1,675.00
13/11/23	01/01/24 to 30/06/24	Sinking Fund	I0000049	333.33	2,008.33
22/12/23	Administrative Fund	Administrative Fund	R0000032	-1,340.00	668.33
22/12/23	Sinking Fund	Sinking Fund	RA000032	-266.66	401.67
22/12/23	Discount	Admin Discount	RB000032	-335.00	66.67
22/12/23	Discount	Sink Discount	RC000032	-66.67	0.00
21/05/24	01/07/24 to 31/12/24	Administrative Fund	I0000055	1,675.00	1,675.00
21/05/24	01/07/24 to 31/12/24	Sinking Fund	I0000061	3,416.67	5,091.67
26/06/24	Administrative Fund	Administrative Fund	R0000040	-1,340.00	3,751.67
26/06/24	Sinking Fund	Sinking Fund	RA000040	-2,733.34	1,018.33
26/06/24	Discount	Admin Discount	RB000040	-335.00	683.33
26/06/24	Discount	Sink Discount	RC000040	-683.33	0.00



Arwen Place CTS 4122

BALANCE SHEET

AS AT 29 OCTOBER 2024

	ACTUAL 29/10/2024	ACTUAL 31/12/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	10,555.93	6,959.49
Sinking Fund	17,587.59	42,735.59
<u>TOTAL</u>	<u>\$ 28,143.52</u>	<u>\$ 49,695.08</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Bank Balance Admin Fund	8,013.35	6,267.34
Bank Balance Sinking Fund	14,170.92	43,802.23
Levies In Arrears	5,091.67	0.00
Other Arrears	335.50	55.00
Prepaid Expenses	0.00	6,078.49
<u>TOTAL ASSETS</u>	<u>27,611.44</u>	<u>56,203.06</u>
 <u>LIABILITIES</u>		
Creditors	(540.08)	0.00
Next Year Discounts	0.00	(1,606.68)
Levies In Advance	8.00	8,114.66
<u>TOTAL LIABILITIES</u>	<u>(532.08)</u>	<u>6,507.98</u>
 <u>NET ASSETS</u>	<u>\$ 28,143.52</u>	<u>\$ 49,695.08</u>



Arwen Place CTS 4122

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2024 TO 29 OCTOBER 2024

	ACTUAL 01/01/24-29/10/24	BUDGET 01/01/24-31/12/24	VARIANCE %	ACTUAL 01/01/23-31/12/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	20,100.00	20,100.00	100.00	20,100.00
Discount - Admin Fund	(3,350.00)	(4,020.00)	83.33	(3,095.00)
<u>TOTAL ADMIN. FUND INCOME</u>	16,750.00	16,080.00		17,005.00
<u>EXPENDITURE - ADMIN. FUND</u>				
Accountancy	155.00	155.00	100.00	155.00
Bank Fees	0.00	10.00	0.00	7.60
Cleaning - Bin Service	1,016.40	1,250.00	81.31	1,215.06
Garden/Lawn Maintenance	1,727.00	1,850.00	93.35	1,793.00
Insurance - Building	6,078.49	8,050.00	75.51	917.51
Insurance - Workers Comp.	200.00	200.00	100.00	200.00
Management Fees	1,210.00	1,320.00	91.67	1,320.00
Management Fees - Additional	1,324.77	500.00	264.95	803.00
Management Fees - Computer Fee	132.00	132.00	100.00	132.00
Management Fees - Disbursement	498.70	800.00	62.34	767.45
Minor Building Maintenance	0.00	200.00	0.00	0.00
Pest Control	800.00	850.00	94.12	800.00
Rep & Maint - Electrical	0.00	250.00	0.00	0.00
Rep & Maint - Plumbing	319.00	250.00	127.60	0.00
Utilities - Electricity	(307.80)	550.00	(55.96)	447.31
<u>TOTAL ADMIN. EXPENDITURE</u>	13,153.56	16,367.00		8,557.93
<u>SURPLUS / DEFICIT</u>	<u>\$ 3,596.44</u>	<u>\$ (287.00)</u>		<u>\$ 8,447.07</u>
Opening Admin. Balance	6,959.49	6,959.49	100.00	(1,487.58)
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 10,555.93</u>	<u>\$ 6,672.49</u>		<u>\$ 6,959.49</u>



Arwen Place CTS 4122

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2024 TO 29 OCTOBER 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/24-29/10/24	01/01/24-31/12/24	%	01/01/23-31/12/23
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	22,500.00	22,500.00	100.00	4,000.02
Discount - Sinking Fund	(3,750.00)	(4,500.00)	83.33	(708.32)
Special Sinking Fund Levy	0.00	0.00	0.00	16,872.00
<u>TOTAL SINKING FUND INCOME</u>	18,750.00	18,000.00		20,163.70
<u>EXPENDITURE - SINKING FUND</u>				
Fences & Gates	0.00	6,000.00	0.00	0.00
Future Capital Works	43,348.00	0.00		0.00
Insurance Valuation	0.00	0.00	0.00	333.00
Roofing	0.00	33,739.00	0.00	550.00
Sinking Fund Forecast Report	0.00	0.00	0.00	352.00
Unit Repairs B/C	550.00	0.00		0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	43,898.00	39,739.00		1,235.00
<u>SURPLUS / DEFICIT</u>	<u>\$ (25,148.00)</u>	<u>\$ (21,739.00)</u>		<u>\$ 18,928.70</u>
Opening Sinking Fund Balance	42,735.59	42,735.59	100.00	23,806.89
<u>SINKING FUND BALANCE</u>	<u>\$ 17,587.59</u>	<u>\$ 20,996.59</u>		<u>\$ 42,735.59</u>

Register Of Authorisations Affecting Common Property

ARWEN PLACE CTS 4122[illegible]



Issue date: 19 October 2023

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 Arwen Place CTS 4122	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	13 ARWEN STREET, MAROOCHYDORE, QLD 4558	
SECTION 1:	<u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$2,755,830.00 Common Contents - \$27,558.00	
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 - \$1,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 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-20055301	
PERIOD OF INSURANCE:	14 November 2023 expiring on 14 November 2024 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).