

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** PANNORAMA Community Title Scheme: 28020

**Lot No:** 27 on SP131310

**Address:** 56 RISE STREET, MOUNT GRAVATT EAST QLD 4122

### Secretary of Body Corporate:

**Name:** ROSS LEVONIS

**Postal Address:** PO BOX 466, TOOWONG QLD 4066

**Email:** brisbane@bcssm.com.au

### Body Corporate Manager:

**Name:** BODY CORPORATE SERVICES PTY LTD

**Address:** 31 STATION ROAD, INDOOROOPILLY QLD 4068

**Telephone:** 3721 7000

### 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:** 31/05/2025

**Current Levy Year Issued:** 31/05/2025

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:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$895.36
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$895.36
Period Issued:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$1,942.87
Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$1,942.87

**DISCOUNT FOR PAYMENT DUE DATE:** 15% **GROSS LEVY PAYABLE:** \$5,676.46

#### Sinking Fund Payable By This Lot:

Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$367.65
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$367.65
Period Issued:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$367.65
Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$367.65

**DISCOUNT FOR PAYMENT DUE DATE:** 15% **GROSS LEVY PAYABLE:** \$1,470.60

**Other:** -

Levies for next periods starting 1/06/2025 and 1/09/2025 were resolved at the last AGM and will be: Administrative Fund **\$1,419.12** and Sinking Fund **\$367.65**.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	34
Interest Schedule Lot Entitlements:	1	Aggregate:	34

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	<b>Administrative Fund:</b> \$4,213.18 as at 29/10/2024 <b>Sinking Fund:</b> \$106,449.08 as at 29/10/2024	
Insurance	Insurer:	CHUBB INSURANCE AUSTRALIA LIMITED VIA BODY CORPORATE BROKERS PTY LTD
	Policy No:	LNG-STR-327362
	Building:	\$21,408,329
	Public Liability:	\$20,000,000
	Other:	COMMON CONTENTS \$214,083, STORM SURGE \$2,000,000, LOSS OF RENT \$3,211,249, VOLUNTARY WORKERS \$200,000/\$2,000, OFFICE BEARERS \$1,000,000, FIDELITY GUARANTEE \$100,000 . POLICY EXPIRES 7/06/2025

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

# Body Corporate for PANNORAMA CTS 28020

56 RISE STREET MT GRAVATT QLD QLD 4122

ABN/ACN 86979187450

## DEBTOR STATEMENT - LOT: 27

OWNER: Rahni Patterson

For the period 1 Jan 2024 to 7 Nov 2024 - sorted by Due Date

### Levy Account

Due Date	Issue Date	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Sink Fund	BALANCE
				Brought forward		0.54		0.54
		27-02-24	TRANSFER	Payment 1040.63		805.38	235.25	1,041.17
01-03-24	17-01-24			Levies - normal	01-03-24 to 31-05-24	-805.92		235.25
01-03-24	17-01-24			Levies - normal	01-03-24 to 31-05-24		-235.25	0.00
		31-05-24	TRANSFER	Payment 1073.56		761.06	312.50	1,073.56
01-06-24	18-04-24			Levies - normal (interim)	01-06-24 to 31-08-24		-312.50	761.06
01-06-24	18-04-24			Levies - normal (interim)	01-06-24 to 31-08-24	-761.06		0.00
		13-08-24	TRANSFER	Payment 1073.56		761.06	312.50	1,073.56
01-09-24	19-07-24			Levies - normal (interim)	01-09-24 to 30-11-24		-312.50	761.06
01-09-24	19-07-24			Levies - normal (interim)	01-09-24 to 30-11-24	-761.06		0.00
Balance as at 7 Nov 2024						0.00	0.00	0.00
* Invoice is a debt to the Lot						TOTAL	TOTAL	TOTAL
^ Invoice is a debt to the Sundry Debtor						ADMIN	SINK	BALANCE
\$						0.00	0.00	0.00

# ANNUAL FINANCIAL STATEMENTS

For the period 1 June 2024 to 31 May 2025

Prepared For

**PANNORAMA**

**CTS 28020**

56 RISE STREET  
MT GRAVATT  
QLD 4122

**Manager**

Louise Newell  
Body Corporate Services (QLD) Pty Ltd

**Printed**

29 October 2024

Assets		2025
Cash		46,847.40
Levies in Arrears	Note 9	70,894.25
Total Assets		\$ 117,741.65
Liabilities		
Holding Account	Note 10	1,034.68
Accounts Payable Liability	Note 11	(452.91)
GST Liability		6,497.62
Total Liabilities		\$ 7,079.39
Net Assets		\$ 110,662.26
Equity		
Administrative Fund		4,213.18
Sinking Fund		106,449.08
Total Equity		\$ 110,662.26

# Income and Expenditure Statement

Administrative Fund

Body Corporate for PANNORAMA CTS 28020

1 June 2024 to 31 May 2025

56 RISE STREET MT GRAVATT QLD 4122

ABN/ACN 86979187450

	Actuals 01/06/24 31/05/25	Budget 01/06/24 31/05/25	Variance \$ 01/06/24 31/05/25	Variance % 01/06/24 31/05/25
<b>Income</b>				
Discount Levies - normal	(16,456.06)	(26,318.18)	9,862.12	37
Levy Fees - Debt recovery costs	878.57	0.00	878.57	100
Levy Fees - normal	115,403.38	175,454.55	(60,051.17)	(34)
Mutual Revenue - penalty interest	565.99	0.00	565.99	100
Taxes, Fees & Charges - GST rounding	0.12	0.00	0.12	100
<b>Total Administrative Fund Income</b>	<b>100,392.00</b>	<b>149,136.37</b>	<b>(48,744.37)</b>	<b>(33)</b>
<b>Expenditure</b>				
Automatic Gate Systems - gate operators	890.00	0.00	(890.00)	(100)
Body Corporate Manager - Taxation Management	620.00	1,800.00	1,180.00	66
Body Corporate Manager - additional services	572.73	1,500.00	927.27	62
Body Corporate Manager - debt recovery	530.22	2,000.00	1,469.78	73
Body Corporate Manager - disbursements	807.58	0.00	(807.58)	(100)
Body Corporate Manager - management fees	2,029.45	4,200.00	2,170.55	52
Body Corporate Manager - work order/quotes	0.00	100.00	100.00	100
Caretaking Services	30,281.69	72,000.00	41,718.31	58
Electrical Repairs	0.00	100.00	100.00	100
Electricity	1,234.70	3,400.00	2,165.30	64
Fire Protection Services	514.00	650.00	136.00	21
Garden/Lawn Maintenance	196.37	2,000.00	1,803.63	90
General Repairs	0.00	2,000.00	2,000.00	100
Insurance Premiums	5,165.78	5,500.00	334.22	6
Insurance Premiums - building	21,295.55	21,000.00	(295.55)	(1)
Minor Building Maintenance	3,700.00	2,000.00	(1,700.00)	(85)
Pest Control Services	0.00	130.00	130.00	100
Plumbing	0.00	500.00	500.00	100
Pools, Spas & Saunas	1,694.00	1,200.00	(494.00)	(41)
Water	426.95	2,600.00	2,173.05	84
<b>Total Administrative Fund Expenditure</b>	<b>69,959.02</b>	<b>122,680.00</b>	<b>52,720.98</b>	<b>43</b>
<b>Surplus / Deficit for period</b>	<b>30,432.98</b>	<b>26,456.37</b>		

Income and Expenditure Statement (continued)

Administrative Fund

Body Corporate for PANNORAMA CTS 28020

1 June 2024 to 31 May 2025

56 RISE STREET MT GRAVATT QLD 4122

ABN/ACN 86979187450

Summary

Opening Balance as at 1 June 2024	(26,219.80)
Total Revenue during period	100,392.00
Total Expenditure during period	(69,959.02)
Administrative Fund balance as at 31 May 2025	<u><u>\$ 4,213.18</u></u>

	Actuals 01/06/24 31/05/25	Budget 01/06/24 31/05/25	Variance \$ 01/06/24 31/05/25	Variance % 01/06/24 31/05/25
Income				
Discount Levies - normal	(4,813.44)	(6,818.18)	2,004.74	29
Levy Fees - normal	34,091.55	45,454.55	(11,363.00)	(25)
Mutual Revenue - penalty interest	246.56	0.00	246.56	100
Total Sinking Fund Income	29,524.67	38,636.37	(9,111.70)	(24)
Expenditure				
Consultant	2,250.00	0.00	(2,250.00)	(100)
Pools, Spas & Saunas - fences, gates	692.75	0.00	(692.75)	(100)
Roof	27,272.73	0.00	(27,272.73)	(100)
Total Sinking Fund Expenditure	30,215.48	0.00	(30,215.48)	(100)
Surplus / Deficit for period	(690.81)	38,636.37		
Summary				
Opening Balance as at 1 June 2024				107,139.89
Total Revenue during period				29,524.67
Total Expenditure during period				(30,215.48)
Sinking Fund balance as at 31 May 2025				\$ 106,449.08



# Notes To Financial Statements

Body Corporate for PANNORAMA CTS 28020

56 RISE STREET MT GRAVATT QLD QLD 4122

ABN/ACN 86979187450

## Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners. (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption. (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

## Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

## Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

## Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

## Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

## Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

## Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

## Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

## Note 9 Levies in Arrears - also see note 2

Detail	Amount
Lot: 1 Unit: U1	1963.94
Lot: 10 Unit: U10	1963.94
Lot: 11 Unit: U11	1963.94
Lot: 12 Unit: U12	1963.94
Lot: 13 Unit: U13	729.60
Lot: 14 Unit: U14	1963.94
Lot: 15 Unit: U15	1963.94
Lot: 16 Unit: U16	1963.94
Lot: 17 Unit: U17	1963.94
Lot: 18 Unit: U18	1963.94
Lot: 19 Unit: U19	1963.94
Lot: 2 Unit: U2	3483.53
Lot: 20 Unit: U20	1963.94

These notes ( other than notes added by the body corporate manager ) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd ( www.mystrata.com ). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

# Notes To Financial Statements

Body Corporate for PANNORAMA CTS 28020

56 RISE STREET MT GRAVATT QLD QLD 4122

ABN/ACN 86979187450

Detail	Amount
Lot: 21 Unit: U21	3483.53
Lot: 22 Unit: U22	1963.94
Lot: 23 Unit: U23	1963.94
Lot: 25 Unit: U25	1940.97
Lot: 26 Unit: U26	1963.94
Lot: 27 Unit: U27	1963.94
Lot: 29 Unit: U29	1963.94
Lot: 3 Unit: U3	1963.94
Lot: 30 Unit: U30	1774.48
Lot: 31 Unit: U31	1963.94
Lot: 32 Unit: U32	1963.18
Lot: 33 Unit: U33	1963.94
Lot: 4 Unit: U4	12348.34
Lot: 5 Unit: U5	1963.94
Lot: 6 Unit: U6	1963.94
Lot: 7 Unit: U7	1963.94
Lot: 8 Unit: U8	1963.94
	<b>\$ 70,894.25</b>

## Note 10 Holding Account

Detail	Amount
UNKNOWN DEPOSIT 18/02/21 - DEFT Bpay 3500079005	1034.68
	<b>\$ 1,034.68</b>

## Note 11 Accounts Payable Liability

Detail	Amount
General Debtor Refund Due from JJ Richards re: Inv040505022106	-476.91
The Easy Gardener Group Pty Ltd GATE LOCKED NO 29/10/2024	24.00
	<b>(\$ 452.91)</b>

## Register of Engagement and Authorisations

Plan ID	Plan Name	Eng. Type	Supplier Name	Street Address	Suburb	Annual Fee	Term	Expiry Date	Auth. Power BCM	Branch
28020	PANNORAMA	ADMINISTRATION	BODY CORPORATE SERVICES P/L	P O BOX 444	BROADBEACH	\$4,200.00	3 Years	02/08/26	Y	Brisbane
28020	PANNORAMA	CARETAKING	LUKE & SANDY FAMILY TRUST	MANAGER - PANNORAMA 14/56 RISE STREET	MOUNT GRAVATT EAST	\$0.00	35 Years	30/06/35	N	Brisbane
28020	PANNORAMA	LETTING	LUKE & SANDY FAMILY TRUST	MANAGER - PANNORAMA 14/56 RISE STREET	MOUNT GRAVATT EAST	\$0.00	35 Years	30/06/35	N	Brisbane
<b>Total</b>						<b>\$4,200.00</b>				

## Asset Register

Plan ID	Plan Name	Asset Description	Acquired Date	Purch/Gift	Asset Price/Value	Supplied By	Branch	Asset ID
28020	PANNORAMA	INSTALL NEW INTERCOM SYSTEM	29/01/2015	Purchased	\$3,120.00	AUTOMATIC SECURITY SYSTEMS	Brisbane	5667
28020	PANNORAMA	1 x 600ml Wide Broom	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5652
28020	PANNORAMA	1 x Crowbar	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5659
28020	PANNORAMA	1 x Earmuffs	24/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5665
28020	PANNORAMA	1 x Garden Fork	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5658
28020	PANNORAMA	1 x Garden Hose on Trolley	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5655
28020	PANNORAMA	1 x Gorilla Trestle	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5649
28020	PANNORAMA	1 x Handsaw	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5660
28020	PANNORAMA	1 x Handweeder	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5662
28020	PANNORAMA	1 x Hedgecutter (Hand)	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5661
28020	PANNORAMA	1 x Karcher Petrol Pressure Cl	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5647
28020	PANNORAMA	1 x Landscaper Rake	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5653
28020	PANNORAMA	1 x Safety Glasses	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5666
28020	PANNORAMA	1 x Sanli Whipper Snipper	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5645
28020	PANNORAMA	1 x Sanli Yard Blower	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5644
28020	PANNORAMA	1 x Shindaiwa Hedge Cutter	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5646
28020	PANNORAMA	1 x Silvan Hand Sprayer	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5650
28020	PANNORAMA	1 x Spade	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5656
28020	PANNORAMA	1 x Square Mouth Shovel	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5657
28020	PANNORAMA	1 x Standard Broom (Pool Shed)	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5654
28020	PANNORAMA	1 x Trowel	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5663
28020	PANNORAMA	1 x Wheelbarrow	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5648
28020	PANNORAMA	1 x Yardman Petrol Mower	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5643
28020	PANNORAMA	2 x Leaf Rake	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5651
28020	PANNORAMA	2 x Small Pruners	25/02/2014	Purchased	\$0.00	CREDITOR UNKNOWN	Brisbane	5664
Total					\$3,120.00			

## Register of Lot Improvements

Plan ID	Lot No	Authorisation Date	Resolution Type	Details of Improvements	Branch
28020	19	03/12/2012	Committee Resolution	CAT APPROVAL 1. This approval is for the life of the existing cat only and is not transferable 2. That the cat be kept inside the lot and if it is outside that it is on a leash or in a cat enclosure 3. If the cat becomes a nuisance under the By-Laws (i.e. noise) that the Committee may revoke the permission at any time	Brisbane
28020	20	20/09/2023	Special Resolution	1 Dog Pet Approval	Brisbane
28020	23	18/10/2010	Committee Resolution	ERECTION OF GATE TO ENCLOSE FRONT COURTYARD OF UNIT 23 That the committee approves the erection of a gate to enclose the front courtyard of Unit 23 subject to the following conditions; - Installation and maintenance costs to be paid for by the owner of unit 23 - Colour to the same as the wall (white). - Installation to be carried out by appropriately qualified and insured person(s) to a high standard of workmanship. The committee notes this request is made in order to create a small, safe play area for children and to provide greater privacy	Brisbane
28020	24	26/03/2021	Special Resolution	SOLAR APPLICATION 0 LOT 24 THAT approval be granted to the owner of Lot 24 to install solar panels, subject to the conditions listed in the minutes	Brisbane
28020	3	18/06/2003		NIL	Brisbane
28020	6	18/10/2010	Committee Resolution	INSTALLATION OF SHADE SAILS TO UNIT 6 That the committee approves the installation of shade sails to unit 6 subject to the following conditions: - Installation and maintenance costs to be paid for by the owners of Unit 6 - Two triangular sails to be installed, size 3m x 4m x 5m with the 3m edge fixed to the fascia board on the second story of the unit. - Sails to be off white or "wheat" colour. - Apexes of sails to be mounted on 2 x 4m high poles (round or square, 150mm to 175mm wide) set in the garden of Unit 6. Poles to be painted to match the colour scheme of Unit 6.	Brisbane
28020	7	31/08/2018	Committee Resolution	16 CARPORT INSTALLATION LOT 7 Lot 7 Lin Goodwin Permission is approved to construct a carport in the exclusive use area of Lot 7. Part of the fence will be removed and replaced with the garage door of the same design and type as existing. CONDITIONS: Local council approval required. All costs, insurance, future repairs and maintenance Lot Owner Responsibility	Brisbane
28020	7	18/10/2010	Committee Resolution	RELOCATION OF POWER POLE FROM COURTYARD OF UNIT 7 TO EASEMENT That the committee approves the relocation of the existing power pole that carries electricity wiring to the crematorium, from the courtyard of Unit 7 to the crematoriums easement on the boundary of the common property, subject to the following; - All relocation and reconnection costs to be paid for by the crematorium - A fence will be constructed along the front of the easement at the expense of the crematorium and will be compatible in style and colour with other boundary fencing in the complex.	Brisbane
28020	8	26/11/2018	Committee Resolution	13 PERMISSION TO ADD GATE TO LOT 8 REAR YARD ORDINARY RESOLUTION Submitted by owner Lot 8 Karl Walker and Darlyn Bertulfo No current access and we plan to do backyard work and replace hot water system. All costs will be covered by us. RESOLVED that motion 13 be CARRIED Yes 5 No 0 Abstain 0 Invalid 0 Note to Motion: 1. Any cost to undertake the installation the Gate is to be borne by the individual owner and is not deemed to be a body corporate responsibility. 2. Any future repairs and maintenance necessary to the Gate or Existing	Brisbane
28020	8	26/11/2018	Committee Resolution	14 PERMISSION TO ADD WATER TANK TO LOT 8 ORDINARY RESOLUTION Submitted by owner Lot 8 Karl Walker and Darlyn Bertulfo We are looking at getting a small water tank for grey water. All costs will be covered by us. (Not sure if we need permission for this). RESOLVED that motion 14 be CARRIED Yes 5 No 0 Abstain 0 Invalid 0 Note to Motion: 1. Any cost to undertake the installation of the Water Tank is to be borne by the individual owner and is not deemed to be a body corporate responsibility.	Brisbane
28020	8	26/11/2018	Committee Resolution	iPANNORAMAi CTS 28020 AGM Friday, 31 August 2018 15 INSTALL/REPLACE WHIRLY BIRDS WITH SOLAR VERSIONS LOT 8 ORDINARY RESOLUTION Submitted by owner Lot 8 Karl Walker and Darlyn Bertulfo We would like to upgrade ours for better efficiency. Low profile compared to current. All costs covered by us. RESOLVED that motion 15 be CARRIED Yes 5 No 0 Abstain 0 Invalid 0 Note to Motion: 1. Any cost to undertake the installation / replacement of the Whirly Birds is to be borne by the individual owner and is not deemed to be a body	Brisbane

## RENEWAL TAX INVOICE

Pannorama CTS 28020  
C/- Body Corporate Services  
Po Box 466  
TOOWONG QLD 4066

Date: 07/05/2024  
Invoice Number: 948906  
Key Contact: Jenny Johnson

Thank you for using our services to arrange this insurance cover.

Brief details of the cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Longitude Residential
Insured	Pannorama CTS 28020
Description	56 Rise Street, Mount Gravatt East QLD 4122
Insurer	LONGITUDE INSURANCE PTY LTD
Policy Number	LNG-STR-327362
Period of Insurance	07/06/2024 to 07/06/2025

Premium	FSL	Insurer Agency Policy Fee	Insurer Total GST	Stamp Duty	Admin Fee	Admin Fee GST	Invoice Total
\$22,587.48	\$ 0.00	\$ 275.00	\$2,286.25	\$2,236.17	\$1,180.00	\$ 118.00	<b>\$28,682.90</b>

Commission included within base premium = \$4,517.50 excl GST

### Payment Options



**DEFT Reference Number**  
**40507629489069**

Pay by credit card or registered bank account at [www.deft.com.au](http://www.deft.com.au).  
Payments by credit card may attract a surcharge.



\*498 405076 29489069

Pay in-store at Australia Post by cheque or EFTPOS



**Biller Code: 20362**  
**Ref: 40507629489069**

Body Corporate Brokers Pty Ltd

Want to pay monthly?

 **IQumulate**  
Premium Funding

[Click here to accept online](#)

Total amount payable \$30,406.51  
(includes application fee and credit charges)  
or visit [edge.iqumulate.com/myaccount](http://edge.iqumulate.com/myaccount)  
Enter code: **D86YE6ZJW9**

✓  
Smooth out cash flow  
Easy monthly payments  
No additional security

**Name:** Pannorama CTS 28020  
**Invoice No:** 948906  
**Due Date:** **21/06/2024**

1 <sup>st</sup> instalment of:	\$3,094.65
followed by 9 instalments of:	\$3,034.65
<b>or Total Due:</b>	<b>\$28,682.90</b>

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

## LONGITUDE RESIDENTIAL STRATA POLICY SUMMARY

**INSURED:** Pannorama CTS 28020

**SITUATION:** 56 Rise Street, Mount Gravatt East QLD 4122  
 Percentage of building occupied by Commercial Occupants: 0.00%

### SECTIONS

#### **SECTION 1 – PROPERTY: PHYSICAL LOSS, DESTRUCTION OR DAMAGE**

##### **Costs incurred by the Body Corporate**

Building	\$	21,408,329
2.1 i) fixed artwork or sculptures	\$	50,000
Common Contents	\$	214,083
2.2 g) pots, plants, shrubs, trees, rockwork and lawns	\$	25,000
2.2 h) money	\$	10,000
2.2 i) artwork of sculptures (other than fixed)	\$	100,000
Storm Surge (caused by and immediately following a named tropical cyclone) any one event and in the aggregate Period of Insurance	\$	2,000,000

##### **Optional Additional Benefits**

Loss of Market Value		Insured
Flood Cover		Insured
(*Optional) Limit of Liability	\$	21,622,412

##### **Costs incurred by the Lot Owner**

All subsections 5.16 (a) – (i) combined	\$	5,352,082
Lot Owners fixtures and fittings (Per lot)	\$	300,000
Temporary Accommodation & Loss of Rent	\$	3,211,249

##### **Lot Owners Additional Benefits**

Loss of Market Value		Insured
Floating Floorboards		Insured

##### **Catastrophe Cover (sub section 5.1)**

Buildings		Not Insured
Common Contents		Not Insured
Costs Incurred by the Lot Owner		Not Insured
Additional Benefits		Not Insured

#### **SECTION 2 – VOLUNTARY WORKERS PERSONAL ACCIDENT**

Death & Disablement	\$	200,000
Weekly Benefits		Insured
		up to \$2,000 per week for Total Disablement and up to \$1,000 per week for Partial Disablement

All per Policy Table of Benefits

##### **Deductible/ Excess**

Excluded Period of Claim (each and every Claim)		7 Days
All Per Table of Benefits		

**SECTION 3 – OFFICE BEARERS LIABILITY**

Aggregate Limit of Liability	\$	1,000,000
Optional Additional Benefits		
Defence Costs (in the aggregate Period of Insurance)	\$	250,000
Statutory Fines & Penalties (in the aggregate Period of Insurance)	\$	250,000

**SECTION 4 – FIDELITY GUARANTEE**

Limit per person and in the Aggregate	\$	100,000
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**SECTION 5 – EQUIPMENT BREAKDOWN**

Limit of Liability		Not Insured
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**SECTION 6 – PUBLIC LIABILITY**

Limit of Liability	\$	20,000,000
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**SECTION 7 – GOVERNMENT AUDIT COSTS, WORKPLACE HEALTH & SAFETY BREACHES & LEGAL EXPENSES**

(a) Government Audit Costs		
Aggregate Limit of Liability	\$	30,000
(b) Workplace Health & Safety Breaches		
Aggregate Limit of Liability	\$	150,000
(c) Legal Defence Expenses		
Aggregate Limit of Liability	\$	50,000

**Excesses:**

	<u>Earthquake Excess</u>	<u>As per Policy</u>
Section 1	Loss, destruction or damage caused by or arising from earthquake, subterranean fire or volcanic eruption (each and every Claim)	\$ 2,000
Section 1	Flood Damage Claims (each and every Claim)	\$ 2,000
Section 1	Other Claims / All Claims	\$ 2,000
Section 7	Gov't Audit Costs and OH & S Expenses (each and every Claim)	\$ 500
Section 7	Legal Defence Expenses	\$ 1,000
	Contribution: (each and every Claim)	10%
Section 3,4 & 6	All Other Claims: (each and every Claim)	\$ 2,000

**The base component of the premium which relates to building only is: \$ 21,295.55**

If the Body Corporate accepts BCB's recommendation and instructs us to place cover accordingly, Body Corporate Services will receive a commission of \$ 4,517.50 plus GST.

**SPECIAL NOTATION**

Property No Claim Bonus Included	NO
Customer Loyalty Discount Included	YES
Number of years with Longitude	4

**Endorsement / Conditions:**

Endorsements and Conditions – As outlined in the Product Disclosure Statement

Longitude is a corporate Authorised Representative of Austagencies P/L:

ABN 76 006 090 464 AFSL 244584

L13, 141 Walker Street North Sydney NSW 2060, PO Box 1813 North Sydney NSW 2059

This insurance is underwritten by Chubb Insurance Australia Limited. ABN: 23 001 642 020 AFS Licence Number: 239687 (Grosvenor Place Level 38, 225 George Street Sydney NSW 2000).

**This is a summary only. Full Terms and Conditions are as per the Insurer's Product Disclosure Statement/Policy Wording.**



## NOTICE TO INTENDING INSURED

### General Advice Warning

Any reference in this document to "you" or "your" is a reference to the insured.

Any advice we provide in this document is of a general nature only and may be based on incomplete or inaccurate information, and details about policies of insurance represent summary information only. Before acting on this advice you should consider its appropriateness in light of your particular objectives, needs and financial situation. For full details, terms and conditions, limits and exclusions in respect to any policy of insurance you should refer to the policy summary in this document, the policy wording, and to the relevant Product Disclosure Statement (PDS) which is available from your strata manager, our website, or by contacting us. For more information about BCB's significant relationships and remuneration arrangements please refer to our Financial Services Guide.

### Important Notices

We draw your attention to the following important notices which may affect claims settlements under your policy. These notices are provided in the context of our general advice to you. Please carefully review your policy documents and schedule to ensure you understand the conditions for your own particular circumstances. For any questions you may have concerning the cover provided please contact BCB.

### Your Duty of Disclosure

Before you enter into a contract of general insurance with an insurer, you have a duty, under the Insurance Contracts Act 1984, to disclose to the insurer every matter that you know or could reasonably be expected to know, is relevant to the insurer's decision whether to accept the risk of the insurance and if so, on what terms. You also have the ongoing obligation to truthfully and accurately answer any requests for information from either BCB or your insurer.

You have the same duty to disclose those matters to the insurer before you **renew, extend, vary or reinstate a contract of general insurance**.

You do not need to disclose any matter that:

- That diminishes the insurer's risk
- That is of common knowledge
- That the insurer knows or as an insurer should know; or
- That the insurer tells you they do not need to know

### Consequence of Non-Disclosure

If you fail to comply with your duty to disclose, the insurer may be entitled to reduce its liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure is fraudulent, the insurer may also have the option of avoiding the contract from its beginning.

### Average or Co-insurance Clauses

Some policies contain an "average" or "co-insurance" clause which may reduce the amount of a claim payable under the policy. Consequently, where property is insured for less than full replacement value, owners may find they are liable to pay a portion of the loss or damage as self-insured.

In any policy, the insurer's maximum liability is limited to the sum insured or policy limit. Therefore it is very important that owners select sums insured which represent full replacement value for property or other limits under their policy which reflect their potential exposure to financial loss

### 'Claims Made and Notified' Provisions

Sections of your insurance policy relating to Office Bearer's Liability, and where applicable sections covering Government Audit Costs and Legal Expenses, are arranged on a 'claims made and notified' or similar basis. This means that (subject to the other terms of the policy) these sections of the policy only provide cover for claims first made against you and notified to the insurer during the period of insurance. You should therefore ensure that any incident – or notice that is given to you – that may give rise to a claim is reported to BCB without delay when such incident or notice first comes to your attention.

### Major Exclusions and Uninsured Risks

Please also note that policy sections not selected by you are marked in our summary as "Not Selected" or "Not Insured". If you believe that you require cover for any of these Uninsured Risks exposures or any other major perils currently excluded, please contact us to discuss your options.

## **Cooling Off Period**

All policies are subject to a minimum cooling off period of 14 days, most strata insurers specify 21 days. Terms of the cooling off period – including the amount of premium that may be refunded – will vary across insurers and policies. Please refer to your PDS for your insurer's cooling off period. If you wish to cancel during the cooling off period, you must tell us during this period and we will notify the insurer.

## **Sums Insured**

BCB has not reviewed the adequacy of the sums insured selected, and strongly recommends that you carefully consider whether the sums insured you have selected are sufficient. If you determine that your level of cover is insufficient, please contact us to arrange amendment.

## **Flood**

We draw to your attention that flood is often a standard exclusion under the policy, please refer to your policy summary, PDS and policy wording to see if you have flood cover. If you specifically believe that you require cover for flood, please contact us to discuss your options.

## **New Claims**

Any quotation we have obtained on your behalf is based on the understanding that there will be no deterioration in the claims experience between the date the insurers have quoted their terms and the inception date of the cover. If claims do occur during this period, the insurers have the right to revise their terms quoted or withdraw their quotation.

## **Hold Blameless/Waiver of Rights/Subrogation**

You are warned that should you become a party to any agreement that has the effect of excluding or limiting your insurer's chance of recovery from a third party, your insurers may have the right to refuse to indemnify you for such loss where it is shown that your insurer's rights of recovery have been prejudiced by your action.

## **Others Parties' Interest**

This contract only covers the interest in the property of the named insured and does not extend cover to the interest of any third party in such property.

## **Complaints and Disputes**

Clients who are not fully satisfied with our services should contact our Complaints Officer (02 9024 3850). We are members of the Financial Ombudsmen Service (FOS) and its successor the Australian Financial Complaints Authority (AFCA). BCB adopts the General Insurance Brokers Code of Practice. Further information is available from our office, or contact FOS or AFCA at:

Financial Ombudsman Service Australia  
**if lodged before 1 November 2018;**  
Online : [www.fos.org.au](http://www.fos.org.au)  
Email : [info@fos.org.au](mailto:info@fos.org.au)  
Phone: 1800 367 367  
Mail : Financial Ombudsman Service Limited  
GPO Box 3 Melbourne VIC 3001

Australian Financial Complaints Authority  
**if lodged on or after 1 November 2018;**  
Online : [www.afca.org.au](http://www.afca.org.au)  
Email : [info@afca.org.au](mailto:info@afca.org.au)  
Phone 1800 931 678  
Mail : Australian Financial Complaints Authority  
GPO Box 3 Melbourne VIC 3001

## **Refund of Premiums**

In the event of any refund premium being allowed for the cancellation or adjustment of this insurance policy, Body Corporate Brokers reserves the right to retain all commission, broker fees and similar charges.

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:

PSC0197489

**2. Location of the swimming pool**

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

Street address:

56 RISE ST

MOUNT GRAVATT EAST QLD

Postcode

4

1

2

2

Lot and plan details:

9999/SP/131310

Local government area:

BRISBANE CITY

**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:

1

1

/

1

2

/

2

0

2

3

Expiry date:

1

1

/

1

2

/

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:

QUAN ZUO

Pool safety inspector  
licence number:

PS15132567

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*. 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](http://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.