

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

Body Corporate For: LYDIA PLACE Community Title Scheme: 41976

Lot No: 24 on SP256957

Address: 21 RENSBURG STREET, BRIGHTON QLD 4017

### Secretary of Body Corporate:

Name: MARIO PIZZICA

Postal Address: PO BOX 743, MORNINGSIDe QLD 4170

Email: info@bcsystems.com.au

### Body Corporate Manager:

Name: BODY CORPORATE SYSTEMS PTY LTD

Address: 106/621 WYNNUM ROAD, MORNINGSIDe QLD 4170

Telephone: 3899 0299

### 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: 31/10/2025

Current Levy Year Issued: 31/10/2024

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:	01/11/2023 – 31/01/2024	Due Date:	1/11/2023	Payable:	\$508.66
Period Issued:	01/02/2024 – 30/04/2024	Due Date:	1/02/2024	Payable:	\$508.66
Period Issued:	01/05/2024 – 31/07/2024	Due Date:	1/05/2024	Payable:	\$357.41
Period Issued:	01/08/2024 – 31/10/2024	Due Date:	1/08/2024	Payable:	\$357.41

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$1,732.14

#### Sinking Fund Payable By This Lot:

Period Issued:	01/11/2023 – 31/01/2024	Due Date:	1/11/2023	Payable:	\$372.71
Period Issued:	01/02/2024 – 30/04/2024	Due Date:	1/02/2024	Payable:	\$372.71
Period Issued:	01/05/2024 – 31/07/2024	Due Date:	1/05/2024	Payable:	\$252.30
Period Issued:	01/08/2024 – 31/10/2024	Due Date:	1/08/2024	Payable:	\$252.30

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$1,250.02

Other: -

The levies above are for the year ended 31/10/2024. Levies for next periods starting 1/11/2025 and 1/02/2025 are: Administrative Fund \$454.69 and Sinking Fund \$357.14. Further levies will be issued at the next AGM to be held by 31/01/2025.

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	56
Interest Schedule Lot Entitlements:	1	Aggregate:	56

**Improvements on  
Common Property  
for Which Buyer Will  
Be Responsible:**

REFER TO AUTHORISATIONS REGISTER ATTACHED

**Body Corporate  
Assets Required To  
Be Recorded:**

REFER TO ASSET REGISTER ATTACHED

**Information  
Prescribed under  
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement  
Balances**

**Administrative Fund:** \$29,122.09 as at 14/11/2024

**Sinking Fund:** \$339,348.59 as at 14/11/2024

**Insurance**

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA  
COMMUNITY INSURANCE

Policy No: QRSC14000797

Building: \$22,881,836

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$228,818, LOSS OF RENT \$3,432,275,  
VOLUNTARY WORKERS - INCLUDED, FIDELITY GUARANTEE \$100,000,  
OFFICE BEARERS \$2,000,000, CATASTROPHE \$6,864,551. 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

**14 November 2024**

Account Number: **02100025**  
 Lot Number: **24**  
 Unit Number: **24**  
 StrataPay Number: **142164466**

**LYDIA PLACE CTS 41976**

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**LYDIA PLACE CTS 41976**

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# Lydia Place CTS 41976

## BALANCE SHEET

AS AT 14 NOVEMBER 2024

	ACTUAL 14/11/2024	ACTUAL 31/10/2024
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	29,122.09	11,724.11
Sinking Fund	339,348.59	333,870.79
<b><u>TOTAL</u></b>	<b><u>\$ 368,470.68</u></b>	<b><u>\$ 345,594.90</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Gst On Capital	(255.49)	3,817.01
Cash At Bank	127,303.69	126,634.06
Accrued Income	0.00	6,514.87
B O Q Stratacash A/C 1	104,000.00	104,000.00
B O Q Stratacash A/C 3	134,781.86	134,781.86
Prepaid Expenses	0.00	4,072.58
Levies Billed Not Yet Due	0.00	45,462.48
Levies Pre-Paid	3,435.68	2,770.68
Levies In Arrears	5,217.97	0.01
Other Arrears	69.00	69.00
<b><u>TOTAL ASSETS</u></b>	<b><u>374,552.71</u></b>	<b><u>428,122.55</u></b>
<b><u>LIABILITIES</u></b>		
Gst Clearing A/C	(789.33)	(1.48)
Creditors	0.00	717.00
Accrued Expenses	0.00	616.86
Levies Billed Not Yet Due	0.00	45,462.48
Levies Pre-Paid	3,435.68	2,770.68
Levies In Advance	3,435.68	32,962.11
<b><u>TOTAL LIABILITIES</u></b>	<b><u>6,082.03</u></b>	<b><u>82,527.65</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 368,470.68</u></b>	<b><u>\$ 345,594.90</u></b>

# Lydia Place CTS 41976

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 14 NOVEMBER 2024

	ACTUAL 01/11/24-14/11/24	BUDGET 01/11/24-31/10/25	VARIANCE %	ACTUAL 01/11/23-31/10/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	25,462.64	106,000.00	24.02	96,999.79
Interest On Overdue Levies	0.00	0.00	0.00	248.64
Gst On Income	(2,314.79)	(9,636.36)	24.02	(8,840.74)
<b>TOTAL ADMIN. FUND INCOME</b>	<b>23,147.85</b>	<b>96,363.64</b>		<b>88,407.69</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
<b><u>AUDIT &amp; TAXATION COSTS</u></b>				
Independent Audit Fee	0.00	1,104.40	0.00	0.00
Independent Audit File Prep	0.00	431.20	0.00	0.00
Bas Lodgement	0.00	1,012.00	0.00	1,012.00
Income Tax Return	0.00	220.00	0.00	220.00
Stratapay Transaction Fee	0.00	350.00	0.00	310.60
<b><u>UTILITIES</u></b>				
Electricity - Common Areas	(505.34)	1,250.00	(40.43)	1,494.66
Cold Water - Common -No Gst	(111.52)	1,500.00	(7.43)	1,490.23
<b><u>INSURANCE</u></b>				
Insurance Premium	3,741.61	52,324.01	7.15	44,568.42
Insurance Stamp Duty - No Gst	330.97	4,630.69	7.15	3,941.85
<b><u>PROFESSIONAL ADVICE/FEEES</u></b>				
Advice - Strata Additional	19.80	2,500.00	0.79	3,813.30
Advice - Maintenance	0.00	150.00	0.00	132.00
<b><u>LICENCES &amp; PERMITS FEE</u></b>				
Software & Records Storage	0.00	1,293.60	0.00	1,293.60
<b><u>COMPLIANCE</u></b>				
Report - Whs	0.00	687.00	0.00	1,374.00
<b><u>FIRE PROTECTION</u></b>				
Fire - Hydrant	0.00	800.00	0.00	742.28
<b><u>CLEANING</u></b>				
Cleaning - Pressure Clean	0.00	0.00	0.00	275.00
<b><u>PEST CONTROL</u></b>				
Pest Control Treatment	0.00	1,750.00	0.00	1,547.00
Annual Termite Inspection	0.00	6,000.00	0.00	5,750.00
<b><u>ELECTRICAL</u></b>				
R&M - Electrical General	0.00	750.00	0.00	872.52
<b><u>PLUMBING</u></b>				
Plumbing General	0.00	2,500.00	0.00	2,324.90
<b><u>BUILDING GENERAL</u></b>				
R&M - Building General	0.00	1,500.00	0.00	1,533.16
R&M - Roof/Gutters	0.00	1,500.00	0.00	1,485.00

# Lydia Place CTS 41976

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 14 NOVEMBER 2024

	ACTUAL 01/11/24-14/11/24	BUDGET 01/11/24-31/10/25	VARIANCE %	ACTUAL 01/11/23-31/10/24
<b><u>GARDENS/GROUNDS</u></b>				
R&M - Grounds General	0.00	10,000.00	0.00	9,884.50
R&M - Trees	0.00	2,000.00	0.00	1,430.00
<b><u>BODY CORPORATE MANAGEMENT</u></b>				
Fixed Price -Management Time	1,836.24	7,509.19	24.45	7,253.43
Fixed Price - Disbursements	667.52	2,730.44	24.45	2,637.11
Variable Disbursements	0.00	750.00	0.00	1,074.33
<b><u>GST</u></b>				
Gst On Expenses	(229.41)	(9,010.17)	2.55	(8,261.27)
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>5,749.87</b>	<b>96,232.36</b>		<b>88,198.62</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 17,397.98</b>	<b>\$ 131.28</b>		<b>\$ 209.07</b>
Opening Admin. Balance	11,724.11	11,724.11	100.00	11,515.04
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 29,122.09</b>	<b>\$ 11,855.39</b>		<b>\$ 11,724.11</b>



# Lydia Place CTS 41976

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 14 NOVEMBER 2024

	ACTUAL 01/11/24-14/11/24	BUDGET 01/11/24-31/10/25	VARIANCE %	ACTUAL 01/11/23-31/10/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	19,999.84	0.00		70,001.11
<b><u>INTEREST</u></b>				
Interest Received	0.00	0.00	0.00	8,781.86
Accrued Interest	(6,514.87)	0.00	0.00	2,879.36
Gst On Income	(1,818.17)	0.00	0.00	(7,162.09)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>11,666.80</b>	<b>0.00</b>		<b>74,500.24</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
<b><u>CLEANING</u></b>				
Cleaning - General	0.00	0.00	0.00	7,656.00
<b><u>PEST CONTROL</u></b>				
Pest - General	6,807.90	0.00		638.00
<b><u>PLUMBING</u></b>				
Plumbing - Stormwater	0.00	0.00	0.00	4,532.00
<b><u>BUILDING</u></b>				
Gutters/Downpipes	0.00	0.00	0.00	722.00
Roof Restoration	0.00	0.00	0.00	4,303.00
<b><u>TAXATION</u></b>				
<b><u>GST</u></b>				
Gst On Expenses	(618.90)	0.00	0.00	(1,622.82)
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>6,189.00</b>	<b>0.00</b>		<b>16,228.18</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ 5,477.80</u></b>	<b><u>\$ 0.00</u></b>		<b><u>\$ 58,272.06</u></b>
Opening Sinking Fund Balance	333,870.79	333,870.79	100.00	275,598.73
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 339,348.59</u></b>	<b><u>\$ 333,870.79</u></b>		<b><u>\$ 333,870.79</u></b>



# Register Of Authorisations Affecting Common Property

## LYDIA PLACE CTS 41976

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
5	12/11/10	Lot 5	Courtyard	Exclusive Use
1	12/11/10	Lot 1	Courtyard	Exclusive Use
2	12/11/10	Lot 2	Courtyard	Exclusive Use
3	12/11/10	Lot 3	Courtyard	Exclusive Use
4	12/11/10	Lot 4	Courtyard	Exclusive Use
11	23/07/13	Lot 11	Courtyard	Exclusive Use
6	12/11/10	Lot 6	Courtyard	Exclusive Use
7	12/11/10	Lot 7	Courtyard	Exclusive Use
8	12/11/10	Lot 8	Courtyard	Exclusive Use
9	12/11/10	Lot 9	Courtyard	Exclusive Use
10	12/11/10	Lot 10	Courtyard	Exclusive Use

# Register Of Authorisations Affecting Common Property

## LYDIA PLACE CTS 41976

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
12	23/07/13	Lot 12	Courtyard	Exclusive Use
13	23/07/13	Lot 13	Courtyard & Car Park	Exclusive Use
14	23/07/13	Lot 14	Courtyard	Exclusive Use
15	23/07/13	Lot 15	Courtyard	Exclusive Use
16	23/07/13	Lot 16	Courtyard	Exclusive Use
17	23/07/13	Lot 17	Courtyard & Car Park	Exclusive Use
18	23/07/13	Lot 18	Courtyard & Car Park	Exclusive Use
19	23/07/13	Lot 19	Courtyard & Car Park	Exclusive Use
20	23/07/13	Lot 20	Courtyard & Car Park	Exclusive Use
21	23/07/13	Lot 21	Courtyard	Exclusive Use
22	23/07/13	Lot 22	Courtyard	Exclusive Use

# Register Of Authorisations Affecting Common Property

## LYDIA PLACE CTS 41976

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
23	23/07/13	Lot 23	Courtyard & Car Park	Exclusive Use
24	23/07/13	Lot 24	Courtyard & Car Park	Exclusive Use
25	23/07/13	Lot 25	Courtyard	Exclusive Use
26	23/07/13	Lot 26	Courtyard	Exclusive Use
27	10/12/14	Lot 27	Courtyard	Exclusive Use
28	10/12/14	Lot 28	Courtyard	Exclusive Use
29	10/12/14	Lot 29	Courtyard	Exclusive use
30	10/12/14	Lot 30	Courtyard	Exclusive Use
31	10/12/14	Lot 31	Courtyard	Exclusive Use
32	10/12/14	Lot 32	Courtyard	Exclusive Use
33	10/12/14	Lot 33	Courtyard	Exclusive Use

# Register Of Authorisations Affecting Common Property

## LYDIA PLACE CTS 41976

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
34	10/12/14	Lot 34	Courtyard	Exclusive Use
35	10/12/14	Lot 35	Courtyard	Exclusive Use
36	10/12/14	Lot 36	Courtyard	Exclusive Use
37	14/12/10	Lot 37	Courtyard	Exclusive Use
38	10/12/14	Lot 38	Courtyard	Exclusive Use
39	10/12/14	Lot 39	Courtyard	Exclusive Use
40	10/12/14	Lot 40	Courtyard	Exclusive Use
41	10/12/14	Lot 41	Courtyard	Exclusive Use
42	10/12/14	Lot 42	Courtyard	Exclusive Use
43	10/12/14	Lot 43	Courtyard	Exclusive Use
52	10/12/14	Lot 52	Courtyard	Exclusive Use

# Register Of Authorisations Affecting Common Property

## LYDIA PLACE CTS 41976

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
53	10/12/14	Lot 53	Courtyard	Exclusive Use
54	10/12/14	Lot 54	Courtyard	Exclusive Use
44	27/01/15	Lot 44	Courtyard	Exclusive Use
45	27/01/15	Lot 45	Courtyard	Exclusive Use
46	27/01/15	Lot 46	Courtyard	Exclusive Use
47	27/01/15	Lot 47	Courtyard	Exclusive Use
48	27/01/15	Lot 48	Courtyard	Exclusive Use
49	27/01/15	Lot 49	Courtyard	Exclusive Use
50	27/01/15	Lot 50	Courtyard	Exclusive Use
51	27/01/15	Lot 51	Courtyard	Exclusive Use
55	27/01/15	Lot 55	Courtyard	Exclusive Use

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## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	QRSC14000797
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	Body Corporate for Lydia Place Community Title Scheme 41976 21 Rensburg Street, Brighton, QLD, 4017
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 30/11/2023 Expiry Date: 4:00pm on 30/11/2024
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	08/11/2023

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$22,881,836
		Common Area Contents	\$228,818
	PART B	Loss of Rent/Temporary Accommodation	\$3,432,275
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Not Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$2,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$6,864,551
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.