

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: LAKES POINT Community Title Scheme: 42948

Lot No: 53 on SP241874

Address: 1 ARCHER CLOSE, NORTH LAKES QLD 4509

Secretary of Body Corporate:

Name: NADINE SONG

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: 30/09/2025

Current Levy Year Issued: 30/09/2025

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:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$777.33
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$777.33
Period Issued:	01/04/2025 - 30/06/2025	Due Date:	1/04/2025	Payable:	\$635.80
Period Issued:	01/07/2025 - 30/09/2025	Due Date:	1/07/2025	Payable:	\$635.80

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$2,826.26

Sinking Fund Payable By This Lot:

Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$216.67
Period Issued:	01/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$216.67
Period Issued:	01/04/2025 - 30/06/2025	Due Date:	1/04/2025	Payable:	\$49.99
Period Issued:	01/07/2025 - 30/09/2025	Due Date:	1/07/2025	Payable:	\$49.99

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE: \$533.32

Other: INSURANCE: **\$803.51** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next periods starting 1/10/2025 and 1/01/2026 were resolved at the last AGM and will be: Administrative Fund **\$650.00**, Insurance **\$231.05**, and Sinking Fund **\$50.00**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement: 10 Aggregate: 750

Interest Schedule Lot Entitlements: 94 Aggregate: 7157

**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**

Administrative Fund: \$-21,976.83 as at 26/03/2025

Sinking Fund: \$649,909.16 as at 26/03/2025

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA
COMMUNITY INSURANCE AGENCIES PTY LTD

Policy No: QRSC14000665

Building: \$36,572,042

Public Liability: \$20,000,000

Other: LOSS OF RENT \$5,485,806, VOLUNTARY WORKERS - INCLUDED,
FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY
\$1,000,000, CATASTROPHE \$10,971,613, LOT OWNERS FIXTURES
\$300,000. POLICY EXPIRES 30/11/2025

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

LAKES POINT CTS 42948

1 Archer Close North Lakes QLD 4509

Ledger Report

26 March 2025

Name: **Ricky & Teena Stayte**

Account Number: **02100053**

Lot Number: **53**

Unit Number: **53**

StrataPay Number: **134830516**

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			887.29	887.29
03/10/23	Admin Fund	Admin Fund	R0003913	-547.67	339.62
03/10/23	Sinking Fund	Sinking Fund	RA003913	-216.67	122.95
03/10/23	Insurance	Insurance	RB003913	-122.95	0.00
21/11/23	01/01/24 to 31/03/24	Admin Fund	I0010778	547.67	547.67
21/11/23	01/01/24 to 31/03/24	Sinking Fund	I0010853	216.67	764.34
21/11/23	01/01/24 to 31/03/24	Insurance	I0010928	122.95	887.29
21/12/23	Admin Fund	Admin Fund	R0003965	-547.67	339.62
21/12/23	Sinking Fund	Sinking Fund	RA003965	-216.67	122.95
21/12/23	Insurance	Insurance	RB003965	-122.95	0.00
20/02/24	01/04/24 to 30/06/24	Admin Fund	I0011003	865.66	865.66
20/02/24	01/04/24 to 30/06/24	Sinking Fund	I0011078	183.33	1,048.99
20/02/24	01/04/24 to 30/06/24	Insurance	I0011153	206.42	1,255.41
20/03/24	Admin Fund	Admin Fund	R0004041	-865.66	389.75
20/03/24	Sinking Fund	Sinking Fund	RA004041	-183.33	206.42
20/03/24	Insurance	Insurance	RB004041	-206.42	0.00
20/05/24	01/07/24 to 30/09/24	Admin Fund	I0011453	865.66	865.66
20/05/24	01/07/24 to 30/09/24	Sinking Fund	I0011528	183.33	1,048.99
20/05/24	01/07/24 to 30/09/24	Insurance	I0011603	206.42	1,255.41
01/07/24	Admin Fund	Admin Fund	R0004135	-865.66	389.75
01/07/24	Sinking Fund	Sinking Fund	RA004135	-183.33	206.42
01/07/24	Insurance	Insurance	RB004135	-206.42	0.00
20/08/24	01/10/24 to 31/12/24	Admin Fund	I0011678	777.33	777.33
20/08/24	01/10/24 to 31/12/24	Sinking Fund	I0011753	216.67	994.00
20/08/24	01/10/24 to 31/12/24	Insurance	I0011828	189.41	1,183.41
01/10/24	Admin Fund	Admin Fund	R0004218	-777.33	406.08
01/10/24	Sinking Fund	Sinking Fund	RA004218	-216.67	189.41
01/10/24	Insurance	Insurance	RB004218	-189.41	0.00
18/11/24	01/01/25 to 31/03/25	Admin Fund	I0011903	777.33	777.33
18/11/24	01/01/25 to 31/03/25	Sinking Fund	I0011978	216.67	994.00
18/11/24	01/01/25 to 31/03/25	Insurance	I0012053	189.41	1,183.41
24/12/24	Admin Fund	Admin Fund	R0004289	-777.33	406.08
24/12/24	Sinking Fund	Sinking Fund	RA004289	-216.67	189.41
24/12/24	Insurance	Insurance	RB004289	-189.41	0.00
18/02/25	01/04/25 to 30/06/25	Admin Fund	I0012128	635.80	635.80
18/02/25	01/04/25 to 30/06/25	Sinking Fund	I0012203	49.99	685.79
18/02/25	01/04/25 to 30/06/25	Insurance	I0012278	212.35	898.14

LAKES POINT CTS 42948

[illegible]

Levy Year		Last Annual General Meeting	Contribution Entitlements	Interest Entitlements	Total Number of Lots	Financial Year	
Start	End					Start	End
01/10/2024	30/09/2025	26/12/2024	750	7157	75	01/10/2024	30/09/2025

[illegible]

Lakes Point CTS 42948

BALANCE SHEET

AS AT 26 MARCH 2025

	ACTUAL 26/03/2025	ACTUAL 30/09/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	(21,976.83)	(3,631.23)
Sinking Fund	649,909.16	629,036.96
<u>TOTAL</u>	<u>\$ 627,932.33</u>	<u>\$ 625,405.73</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Gst On Capital	6,171.58	8,088.31
Cash At Bank	334,641.36	354,325.77
Accrued Income	0.00	13,813.97
B O Q Stratacash A/C 1	314,740.27	300,000.00
Prepaid Expenses	0.00	13,735.67
Levies Billed Not Yet Due	67,602.18	88,971.36
Levies Pre-Paid	285.27	0.00
Other Arrears	101.09	56.98
<u>NON-CURRENT ASSETS</u>		
<u>TOTAL ASSETS</u>	723,541.75	778,992.06
<u>LIABILITIES</u>		
Gst Clearing A/C	2,049.46	4,230.76
Creditors	2,137.77	0.00
Accrued Expenses	0.00	12,643.30
Levies Billed Not Yet Due	67,602.18	88,971.36
Levies Pre-Paid	285.27	0.00
Levies In Advance	18,113.67	40,219.07
Other Payments In Advance	5,421.07	7,521.84
<u>TOTAL LIABILITIES</u>	95,609.42	153,586.33
<u>NET ASSETS</u>	<u>\$ 627,932.33</u>	<u>\$ 625,405.73</u>

Lakes Point CTS 42948

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 26 MARCH 2025

	ACTUAL 01/10/24-26/03/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	116,599.50	212,000.00	55.00	211,999.50
Insurance Premium Reimbursemnt	28,842.72	61,182.00	47.14	50,155.46
Interest On Overdue Levies	269.39	0.00		391.24
Gst On Income	(13,222.02)	(24,834.73)	53.24	(23,832.26)
<u>TOTAL ADMIN. FUND INCOME</u>	132,489.59	248,347.27		238,713.94
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit Fee	0.00	1,397.00	0.00	0.00
Independent Audit File Prep	0.00	577.50	0.00	0.00
Bas Lodgement	506.00	1,012.00	50.00	1,012.00
Income Tax Return	220.00	220.00	100.00	220.00
<u>BANK & FINANCIAL CHARGES</u>				
Stratapay Transaction Fee	256.85	300.00	85.62	300.48
<u>CONTRIBUTIONS</u>				
Other	0.00	0.00	0.00	189.53
<u>UTILITIES</u>				
Electricity - Common Areas	1,022.28	2,500.00	40.89	2,423.85
Cold Water - Common -No Gst	9,955.24	22,000.00	45.25	24,424.64
<u>INSURANCE</u>				
Insurance Premium	59,143.44	61,182.00	96.67	53,202.91
Insurance Stamp Duty - No Gst	5,240.06	5,000.00	104.80	4,718.90
<u>CARETAKER/BUILDING MANAGER</u>				
Caretaker Contract	53,782.77	127,930.88	42.04	123,353.60
<u>PROFESSIONAL ADVICE/FEEES</u>				
Advice - Strata Additional	587.40	500.00	117.48	927.30
Engineer/Building Consultant	0.00	0.00	0.00	730.00
<u>LICENCES & PERMITS FEE</u>				
Backflow Registration - No Gst	8,625.00	115.00	7,500.00	114.00
Software & Records Storage	866.25	1,732.50	50.00	1,732.50
<u>CLEANING</u>				
Cleaning - General	0.00	0.00	0.00	781.00
<u>PEST CONTROL</u>				
Pest Control Treatment	500.00	300.00	166.67	0.00
Termite Treatment	0.00	8,700.00	0.00	8,625.00
<u>ELECTRICAL</u>				
R&M - Electrical General	549.08	250.00	219.63	248.00
<u>PLUMBING</u>				
Plumbing General	0.00	500.00	0.00	544.50

Lakes Point CTS 42948

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 26 MARCH 2025

	ACTUAL 01/10/24-26/03/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>BUILDING GENERAL</u>				
R&M - Building General	2,172.87	800.00	271.61	465.30
R&M - Gates	908.62	0.00		0.00
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	1,197.94	3,700.00	32.38	3,521.88
R&M - Fencing	39.60	0.00		0.00
<u>EQUIPMENT/FURNITURE</u>				
R&M - Equipment	618.81	350.00	176.80	541.00
<u>POOL/SPA</u>				
Pool Maintenance	1,562.00	1,000.00	156.20	655.00
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	11,261.13	16,985.50	66.30	16,380.75
Fixed Price - Disbursements	4,139.04	6,250.43	66.22	5,994.72
Variable Disbursements	0.00	0.00	0.00	854.75
<u>GST</u>				
Gst On Expenses	(12,319.19)	(21,471.63)	57.37	(19,705.60)
<u>TOTAL ADMIN. EXPENDITURE</u>	150,835.19	241,831.18		232,256.01
<u>SURPLUS / DEFICIT</u>	\$ (18,345.60)	\$ 6,516.09		\$ 6,457.93
Opening Admin. Balance	(3,631.23)	(3,631.23)	100.00	(10,089.16)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (21,976.83)	\$ 2,884.86		\$ (3,631.23)

Lakes Point CTS 42948

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 26 MARCH 2025

	ACTUAL 01/10/24-26/03/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 01/10/23-30/09/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	32,500.50	40,000.00	81.25	60,000.01
<u>INTEREST</u>				
Interest Received	14,740.27	0.00		0.00
Accrued Interest	(13,813.97)	0.00	0.00	13,813.97
Gst On Income	(2,954.60)	(3,636.36)	81.25	(5,454.56)
<u>TOTAL SINKING FUND INCOME</u>	30,472.20	36,363.64		68,359.42
<u>EXPENDITURE - SINKING FUND</u>				
<u>ELECTRICAL</u>				
Electrical General	0.00	0.00	0.00	1,338.70
<u>PLUMBING</u>				
Plumbing - General	0.00	3,000.00	0.00	2,783.00
<u>BUILDING</u>				
Building General	0.00	3,500.00	0.00	3,080.00
Gutters/Downpipes	0.00	0.00	0.00	4,125.00
Roof Replacement	0.00	0.00	0.00	450.00
<u>GARDENS/GROUNDS</u>				
Grounds General	8,580.00	5,000.00	171.60	0.00
Gardens - Tree Work	1,980.00	15,000.00	13.20	279.00
<u>FACILITIES/EQUIPMENT</u>				
Equipment - Garden Tool	0.00	0.00	0.00	894.65
<u>TAXATION</u>				
<u>GST</u>				
Gst On Expenses	(960.00)	(2,409.10)	39.85	(1,177.30)
<u>TOTAL SINK. FUND EXPENDITURE</u>	9,600.00	24,090.90		11,773.05
<u>SURPLUS / DEFICIT</u>	\$ 20,872.20	\$ 12,272.74		\$ 56,586.37
Opening Sinking Fund Balance	629,036.96	629,036.96	100.00	572,450.59
<u>SINKING FUND BALANCE</u>	\$ 649,909.16	\$ 641,309.70		\$ 629,036.96

ASSET REGISTER

LAKES POINT CTS 42948

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
HONDA HRU216M2 MOWER Buffolo Classic Mower Serial No MATU-1008555	Plant and Machinery	Purchase	23/08/11			0.00	1,470.00
HEDGE TRIMMER	Plant and Machinery	Purchase	14/06/16	Costco Wholesale		0.00	249.99
BOSCH BATTERY HEDGE TRIMMER	Plant and Machinery	Purchase	06/09/16			0.00	251.10
Gerni pressure cleaner corded	Plant and Machinery	Purchase	17/01/17	Bunnings North Lakes		0.00	139.00
Hedge trimmer	Plant and Machinery	Purchase	26/03/19	Bunning	69.00	69.00	69.00
	Plant and Machinery	Purchase	10/06/19	Bunnings		0.00	358.00
Karcher	Plant and Machinery	Purchase	01/09/19	KOKO QLD 140Robinson Rd Geebung 4034	599.01	599.01	599.01
Sprayer garden silvan 25L	Plant and Machinery	Purchase	27/12/22	Bought by osm then reimburse on 12/11/22		0.00	357.20
Page Totals					668.01	668.01	3,493.30
Report Totals					668.01	668.01	3,493.30



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC14000665
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Body Corporate for Lakes Point Community Title Scheme 42948 1 Archer Close, North Lakes, QLD, 4509
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 30/11/2024 Expiry Date: 4:00pm on 30/11/2025
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	22/11/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$36,572,042
		Common Area Contents	\$365,720
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$5,485,806
	OPTIONAL COVERS	1. Flood	Not 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		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$10,971,613
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.

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: PSC0223358

2. Location of the swimming pool

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

Street address:

1 ARCHER CL

NORTH LAKES QLD

Postcode

4

5

0

9

Lot and plan details:

9999/SP/241874

Local government area:

MORETON BAY REGIONAL

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

1

5. Pool safety certificate validity

Effective date:

1

6

/

0

8

/

2

0

2

4

Expiry date:

1

6

/

0

8

/

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:

JOHN - CLAUDE VERMAAK

Pool safety inspector
licence number:

PS15458009

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.