

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: C7 APARTMENTS Community Title Scheme: 46488

Lot No: 5 on SP260738

Address: 58 GELLIBRAND STREET, CLAYFIELD QLD 4011

Secretary of Body Corporate:

Name: NORMAN MCGRATH

Postal Address: PO BOX 1152, MILTON QLD 4064

Email: info@casselsstrata.com.au

Body Corporate Manager:

Name: CASSELS STRATA MANAGEMENT

Address: LEVEL 1, 11 LANG PARADE, MILTON QLD 4064

Telephone: 3726 0050

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 - 31/03/2025 Due Date: 1/10/2024 Payable: \$1,239.30

Period Issued: 01/04/2025 - 30/09/2025 Due Date: 1/04/2025 Payable: \$1,214.40

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,453.70

Sinking Fund Payable By This Lot:

Period Issued: 01/10/2024 - 31/03/2025 Due Date: 1/10/2024 Payable: \$443.90

Period Issued: 01/04/2025 - 30/09/2025 Due Date: 1/04/2025 Payable: \$443.90

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$887.80

Other: INSURANCE: **\$772.20** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for period 1/10/2025 – 31/03/2026 were resolved at the last AGM and will be:
Administrative Fund **\$1,214.40** and Sinking Fund **\$443.90**

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement: 10 Aggregate: 70

Interest Schedule Lot Entitlements: 495 Aggregate: 3468

**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:**

STANDARD MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: \$6,120.13 as at 4/06/2025

Sinking Fund: \$34,795.55 as at 4/06/2025

Insurance

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

Policy No: QRSC14000348

Building: \$3,099,470

Public Liability: \$20,000,000

Other: LOSS OF RENT \$464,921, VOLUNTARY WORKERS - INCLUDED,
FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$1,000,000,
CATASTROPHE \$929,841, LOT OWNERS IMPROVEMENTS \$300,000.
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

C7 APARTMENTS CTS 46488

A/c No **02100005**

Owner Information

04 June 2025

Lot No	Contribution Entitlements	Interest Entitlements	Unit No	StrataPay No	Car Space	Storage Space
5	10	495	5	141445983		

Owner Name **Leigh Daniel Smith**
 Email **leighdanielsmith@gmail.com**
 Telephone (1) Mobile **0438 608 114**
 Telephone (2) Facsimile

Account Balance	Administrative Fund Paid To	Sinking Fund Paid To	Direct Debit
0.00	30/09/25	30/09/25	Not Set up

Residential / Business Address	Address for Service of Notices	Levy Notice Address
2 / 22 Waratah Street BALGOWLAH NSW 2093	2 / 22 Waratah Street BALGOWLAH NSW 2093	2 / 22 Waratah Street BALGOWLAH NSW 2093
Delivery by Email to Owner	Delivery by Email to Owner	Delivery by Email to Agent/Mortgagee/Other

Letting Agent **Image Property West End** Address
 Email **info@imageproperty.com.au,j.liu@imageproperty.com.au,jacinta@imageproperty.com.au,l.shanks@imageproperty.com.au**
 Telephone (1) Mobile **WEST END QLD 4101**
 Telephone (2) **07 318 55721** Facsimile

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			0.00	0.00
16/02/24	01/04/24 to 30/09/24	Admin Fund	I0000404	1,239.30	1,239.30
16/02/24	01/04/24 to 30/09/24	Sinking Fund	I0000411	443.90	1,683.20
16/02/24	01/04/24 to 30/09/24	Insurances	I0000418	435.60	2,118.80
18/03/24	Admin Fund	Admin Fund	R0000140	-1,239.30	879.50
18/03/24	Sinking Fund	Sinking Fund	RA000140	-443.90	435.60
18/03/24	Insurances	Insurances	RB000140	-435.60	0.00
22/08/24	01/10/24 to 31/03/25	Admin Fund	I0000425	1,239.30	1,239.30
22/08/24	01/10/24 to 31/03/25	Sinking Fund	I0000432	443.90	1,683.20
22/08/24	01/10/24 to 31/03/25	Insurances	I0000439	435.60	2,118.80
09/09/24	Admin Fund	Admin Fund	R0000148	-1,239.30	879.50
09/09/24	Sinking Fund	Sinking Fund	RA000148	-443.90	435.60
09/09/24	Insurances	Insurances	RB000148	-435.60	0.00
20/02/25	01/04/25 to 30/09/25	Admin Fund	I0000446	1,214.40	1,214.40
20/02/25	01/04/25 to 30/09/25	Sinking Fund	I0000453	443.90	1,658.30
20/02/25	01/04/25 to 30/09/25	Insurances	I0000460	336.60	1,994.90
14/03/25	Admin Fund	Admin Fund	R0000156	-1,214.40	780.50
14/03/25	Sinking Fund	Sinking Fund	RA000156	-443.90	336.60
14/03/25	Insurances	Insurances	RB000156	-336.60	0.00

C7 Apartments CTS 46488

BALANCE SHEET

AS AT 04 JUNE 2025

	ACTUAL 04/06/2025	ACTUAL 30/09/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	6,120.13	2,997.57
Sinking Fund	34,795.55	31,417.80
<u>TOTAL</u>	<u>\$ 40,915.68</u>	<u>\$ 34,415.37</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	40,922.83	44,926.31
Other Arrears	0.00	108.06
Prepayments	0.00	122.32
<u>TOTAL ASSETS</u>	<u>40,922.83</u>	<u>45,156.69</u>
<u>LIABILITIES</u>		
Creditors	7.15	0.00
Accruals	0.00	148.52
Levies In Advance	0.00	8,416.00
Other Payments In Advance	0.00	2,176.80
<u>TOTAL LIABILITIES</u>	<u>7.15</u>	<u>10,741.32</u>
<u>NET ASSETS</u>	<u>\$ 40,915.68</u>	<u>\$ 34,415.37</u>



C7 Apartments CTS 46488

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 04 JUNE 2025

	ACTUAL 01/10/24-04/06/25	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	17,175.90	17,173.52	100.01	16,574.60
Discount - Admin Fund	(0.02)	0.00	0.00	0.00
Insurance Reimbursement	5,410.08	5,411.21	99.98	4,820.52
Interest On Overdue Levies	0.06	0.00		151.79
<u>TOTAL ADMIN. FUND INCOME</u>	22,586.02	22,584.73		21,546.91
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>ACCOUNTING FEES</u>				
Income Tax - Lodgement Fees	0.00	245.00	0.00	242.00
<u>ADMINISTRATION FEES</u>				
Administration Fees	1,333.26	1,799.00	74.11	1,746.18
Administration Fees - Other	1,054.88	1,637.00	64.44	1,578.01
Disbursements - Contract	780.21	1,055.00	73.95	1,027.98
Disbursements - Other	4.12	15.00	27.47	12.37
<u>BANKING FEES</u>				
Transaction Fees	8.55	15.80	54.11	15.20
<u>COMMON UTILITIES</u>				
Electricity	504.52	1,017.00	49.61	979.04
Electricity - Government Rebat	(1,081.25)	0.00	0.00	0.00
Water Consumption	30.50	110.00	27.73	105.39
<u>FIRE CONTROL</u>				
Annual Audit	0.00	423.50	0.00	385.00
Fire-Contract	1,574.32	1,500.00	104.95	1,450.68
Fire-Repairs & Maintenance	0.00	345.00	0.00	329.89
<u>GENERAL MAINTENANCE</u>				
R & M - Building	1,901.42	300.00	633.81	187.00
R & M - Electrical	822.37	1,479.00	55.60	1,424.00
R & M - Elec Test/Tag	0.00	0.00	0.00	330.00
R & M - Garage Doors	0.00	600.00	0.00	451.00
R & M - Gardens & Grounds	2,992.00	3,722.00	80.39	3,584.90
R & M - Gutter Cleaning	0.00	800.00	0.00	0.00
R & M - Plumbing	390.50	400.00	97.62	0.00
<u>INSURANCE</u>				



C7 Apartments CTS 46488

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 04 JUNE 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/10/24-04/06/25	01/10/24-30/09/25	%	01/10/23-30/09/24
Insurance - Building	5,956.21	5,411.21	110.07	4,826.15
Insurance - Valuation	352.00	0.00		0.00
Insurance - All Other Premiums	1,594.79	1,594.79	100.00	1,417.85
<u>PEST CONTROL</u>				
Pest Control	1,120.00	120.00	933.33	120.00
Termite Inspection	0.00	200.00	0.00	200.00
<u>PROFESSIONAL FEES</u>				
Debt Collection	27.50	0.00		0.00
Insurance Valuation	0.00	350.00	0.00	0.00
Legal Fees	0.00	2,000.00	0.00	0.00
Sinking Fund Forecast	0.00	350.00	0.00	0.00
Work Health & Safety	0.00	0.00	0.00	231.00
Contract Compliance	97.56	93.00	104.90	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	19,463.46	25,582.30		20,643.64
<u>SURPLUS / DEFICIT</u>	\$ 3,122.56	\$ (2,997.57)		\$ 903.27
Opening Admin. Balance	2,997.57	2,997.57	100.00	2,094.30
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 6,120.13	\$ 0.00		\$ 2,997.57



C7 Apartments CTS 46488

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 04 JUNE 2025

	ACTUAL 01/10/24-04/06/25	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	6,214.60	6,214.60	100.00	6,214.60
<u>TOTAL SINKING FUND INCOME</u>	6,214.60	6,214.60		6,214.60
<u>EXPENDITURE - SINKING FUND</u>				
Building Repairs	0.00	0.00	0.00	2,193.00
Carpet	0.00	7,500.00	0.00	0.00
External Cleaning	2,836.85	0.00		0.00
Fire Control	0.00	0.00	0.00	3,195.54
<u>TOTAL SINK. FUND EXPENDITURE</u>	2,836.85	7,500.00		5,388.54
<u>SURPLUS / DEFICIT</u>	\$ 3,377.75	\$ (1,285.40)		\$ 826.06
Opening Sinking Fund Balance	31,417.80	31,417.80	100.00	30,591.74
<u>SINKING FUND BALANCE</u>	\$ 34,795.55	\$ 30,132.40		\$ 31,417.80



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC14000348
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 C7 Apartments Community Title Scheme 46488 58 Gellibrand Street, Clayfield, QLD, 4011
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 30/09/2024 Expiry Date: 4:00pm on 30/09/2025
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	03/02/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$3,099,470
		Common Area Contents	Not Included
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$464,921
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	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		\$929,841
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.