

BODY CORPORATE DISCLOSURE STATEMENT

Section 206, Body Corporate and Community Management Act, 1997

As at 4th July 2025

1. BODY CORPORATE DETAILS

Name of Scheme: Theodore Apartments
Address of Scheme: 40 RAMSGATE STREET KELVIN GROVE 4059
Community Titles Scheme Number: 42451
Regulation Module: Accommodation
Lot Number this statement relates to:
Unit Number this statement relates to:

2. BODY CORPORATE MANAGER DETAILS

Name of Manager: The Community Co
ABN / ACN:
Address of Manager: Level 3 / 240 Queen Street BRISBANE QLD 4000
Telephone: 13 000 69 226
Facsimile:
E-mail Address: mail@thecommunityco.com.au

3. ANNUAL CONTRIBUTIONS

Annual Administrative Fund Contribution payable by the owner of the lot.	\$4,681.73
Annual Sinking Fund Contribution payable by the owner of the lot.	\$1,908.16
Total annual contributions (both funds)	<hr/> \$6,589.89

4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

5. IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE BUYER WILL BE RESPONSIBLE

Nil.

6. BODY CORPORATE ASSETS REQUIRED TO BE RECORDED IN THE ASSETS REGISTER

The following assets have been recorded in the scheme's Asset Register:

Purchase Date	Description	Disposal Date	Cost / Estimated Value
01/06/2012	ARTWORK/GLAZED POTS/MIRROR	N/A	\$1,172.73
08/01/2020	REIMB PURCHASE OUTDOOR FURNITR	N/A	\$1,816.36

BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 4th July 2025

For Community Titles Scheme for Theodore Apartments - CTS 42451 - Lot 12

7. OTHER INFORMATION

Nil.

BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 4th July 2025

For Community Titles Scheme for Theodore Apartments - CTS 42451 - Lot 12

SIGNING



Seller / Authorised Person

Witness

04-07-2025

Date

BUYERS ACKNOWLEDGEMENT

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

Body Corporate for Theodore Apartments CTS 42451

ANNEXURE TO DISCLOSURE STATEMENT

The following information is provided as an annexure to the Disclosure Statement for Lot 12 dated 4th July 2025. The information does not form part of the Disclosure Statement.

Scheme information

CTS:	42451
Building Name:	Theodore Apartments
Property Address:	40 RAMSGATE STREET KELVIN GROVE 4059
Module Type:	Accommodation
Financial Year End:	31-March-2026
ABN	80766761305
GST registered?	YES

Insurance information

<u>Policy Details</u>	
Policy No.	HQ0006145487
Expiry Date	29-March-2026
Insurance Company	Flex Insurance Residential Strata Insurance Plan
Broker	Coverforce Partners Pty Ltd
Premium	45532.04

<u>Cover Type</u>	<u>Amount of Cover</u>
Common Area Contents	\$462,829
Damage (i.e. Building) Policy	\$46,282,950
Fidelity Guarantee Insurance	\$250,000
Government Audit Costs	\$25,000
Government Audit Costs - Appeal Expenses	\$100,000
Government Audit Costs - Legal Defense Expenses	\$50,000
Loss Of Rent/Temporary Accommodation	\$6,942,442
Machinery Breakdown Insurance	\$10,000
Office Bearers Liability Insurance	\$5,000,000
Property, Death and Injury (Public Liability)	\$30,000,000
Voluntary Workers Insurance	\$200,000/\$2,000

Lot information

Lot No.	12	Contribution Unit Entitlements:	1
Unit No.	12	Interest Unit Entitlements:	75
Type of Lot:	Residential		
Subdivided?	NO		

Additional Levy information

Total Annual Contributions to the Administrative Fund:	\$4,681.73
Monthly penalty on overdue contributions	2.50% per month
Discount	Yes - 10.00%
Number of levy installment periods per year	4 plus one interim for next year
<i>Current Periods</i>	01/04/24 to 30/06/24 01/07/24 to 30/09/24 01/10/24 to 31/12/24 01/01/25 to 31/03/25 01/04/25 to 30/06/25 (Interim for next year)
Total Annual Contributions to the Sinking Fund:	\$1,908.16
Monthly penalty on overdue contributions	2.50% per month
Discount	Yes - 10.00%
Number of levy installment periods per year	4 plus one interim for next year
<i>Current Periods</i>	01/04/24 to 30/06/24 01/07/24 to 30/09/24 01/10/24 to 31/12/24 01/01/25 to 31/03/25 01/04/25 to 30/06/25 (Interim for next year)



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WHERE COMMUNITY STARTS WITH YOU

4 JUL 2025

TO:
Sam Alroe

Dear Sam Alroe

RE: BODY CORPORATE DISCLOSURE STATEMENT - LOT 12 , CTS 42451

In response to your request, we now attach a Body Corporate Disclosure Statement for Lot 12 in Community Titles Scheme 42451 dated 4th July 2025. This certificate is intended for use for the purposes of section 206(1) of the Body Corporate and Community Management Act 1997 ("Act").

We have also included some additional information regarding this body corporate and Lot 12 which you may find useful. Please note this additional information does not form part of the Disclosure Statement.

Please note the following:

- (a) the additional information provided does not form part of the Disclosure Statement;
- (b) Chapter 5 Part 3 of the Act implies certain warranties in all contracts for sale of community title lots, the breach of which may give rise to cancellation of the contract and/or a claim for damages;
- (c) a Disclosure Statement is not sufficient to protect against the risk of such breach and a Seller should provide or obtain additional information for disclosure in the contract for that purpose; and
- (d) a Disclosure Statement only shows improvements authorised and recorded by the body corporate, unauthorised improvements being a matter that should be raised and/or dealt with by the Seller.i(e) for contractual disclosure purposes.

Yours faithfully,

Pedzi Mawande
Body Corporate Manager

04/07/2025

Assets	2025
Cash	84,429.31
Prepaid Expenses	37,823.05
Accounts Receivable	674.65
Levies in Arrears	8,456.36
Total Assets	\$ 131,383.37

Liabilities	
Accounts Payable Liability	12,595.97
Unallocated Monies Received	7,399.84
GST Liability	2,269.73
GST balance to disburse	3,401.52
Total Liabilities	\$ 25,667.06
Net Assets	\$ 105,716.31

Equity	
Administrative Fund	18,067.94
Sinking Fund	87,648.37
Total Equity	\$ 105,716.31

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:

PSC0242831

2. Location of the swimming pool

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

Street address:

40 Ramsgate Street

KELVIN GROVE , Queensland

Postcode

4 0 5 9

Lot and plan details:

9999/SP/215067

Local government area:

Brisbane City Council

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.

None

4. Shared pool or non-shared pool

Shared pool ☒

Non-shared pool ☐

5. Pool safety certificate validity

Effective date:

1 7 / 0 2 / 2 0 2 5

Expiry date:

1 7 / 0 2 / 2 0 2 6

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:

Shane Borg

Pool safety inspector

licence number:

PS15210514

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 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.

Certificate of Currency Residential Strata Insurance Plan

Policy No	HQ0006145487
Policy Wording	FLEX INSURANCE RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	29/03/2025 to 29/03/2026 at 4:00pm
The Insured	BODY CORPORATE FOR THEODORE APARTMENTS COMMUNITY TITLE SCHEME 42451
Situation	40 RAMSGATE STREET KELVIN GROVE QLD 4059

Cover Selected	Sum Insured
Section 1	Insured Property
	Building \$46,282,950
	Common Area Contents \$462,829
	Loss of Rent & Temporary Accommodation (total payable) \$6,942,442
	Optional Benefit Lot/Unit Wall Coverings Selected
Section 2	Liability to Others \$30,000,000
Section 3	Voluntary Workers
	Death \$200,000
	Total Disablement \$2,000 per week
Section 4	Fidelity Guarantee \$250,000
Section 5	Office Bearers' Legal Liability \$5,000,000
Section 6	Machinery Breakdown \$10,000
Section 7	Catastrophe Insurance Not Selected
Section 8	Government Audit Costs and Legal Expenses
	Government Audit Costs \$25,000
	Appeal Expenses – common property health & safety breaches \$100,000
	Legal Defence Expenses \$50,000
Section 9	Lot Owners' Fixtures and Improvements (per lot) \$250,000

Flood Cover is included.

The Table of Benefits Section 3 Voluntary Workers is replaced by

insured event	Benefit
1 Death	\$200,000

insured event	Benefit
2 Total and irrecoverable loss of all sight in both eyes	\$200,000
3 Total and permanent loss of the use of both hands or of use of both feet or the use of one hand and one foot	\$200,000
4 Total and permanent loss of the use of one hand or of the use of one foot	\$100,000
5 Total and irrecoverable loss of all sight in one eye	\$100,000
6 a Total Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Total Disablement:	
i a weekly benefit of or if higher	\$1,000
ii the amount of Your average weekly wage, salary or other remuneration earned from Your personal exertion - up to a maximum per week of	\$2,000
b Partial Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Partial Disablement:	
i a weekly benefit of or if higher	\$500
ii the amount by which Your average weekly wage, salary or other remuneration earned from Your personal exertion is reduced - up to a maximum per week of	\$1,000
7 The reasonable and necessary cost of hiring or employing domestic assistance following certification by a qualified medical practitioner that a Voluntary Worker is totally disabled from performing his/her usual profession, business, occupation or usual household activities - in respect of each week of disablement a weekly benefit not exceeding	\$500
8 The reasonable cost of travel expenses necessarily incurred at the time of, or subsequent to, the sustaining of bodily injury and not otherwise recoverable from any other source – a benefit not exceeding	\$2,000

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Flex+ Optional Benefits

Increased exploratory costs, replacement of defective parts	Selected
Extended Temporary Accommodation and Loss of Rent	Selected
Fusion	Selected
Floating floors	Selected
Fallen Trees	Selected
Landscaping	Selected
Fire extinguishing	Selected
Personal Property of Others	Selected
Removal, storage costs	Selected
Temporary Accommodation/Rent/contributions/storage	Selected
Emergency accommodation	Selected
Arson reward	Selected

Electricity, gas, water and similar charges - excess costs	Selected
Keys, lock replacement	Selected
Electricity, Gas, Water and Similar Charges - unauthorised use	Selected
Funeral Expenses	Selected
Modifications	Selected
Money	Selected
Mortgage Discharge	Selected
Pets, Security Dogs	Selected
Removal of Squatters	Selected
Court appearance	Selected

Date Printed

28/03/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM 8026 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



CERTIFICATE OF COMPLETION

Date Generated: 04/07/2025 02:18:22 PM (AEST)

Document Details

Subject: SignAnything - 12/40 Ramsgate Street, Kelvin Grove, QLD, 4059

Document Pages: 10

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: Jacqueline Crothers

Email Address: jacquelinecrothers@gmail.com

Status: Signed

IP Address: 2001:8004:6e80:27e:2cbb:4971:ddd2:b8f6

Supervised By:

Email Sent Date: 04/07/2025 11:54:40 AM (AEST)

Signed Date: 04/07/2025 02:18:21 PM (AEST)

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