

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: PARKSIDE RESIDENCES **Community Title Scheme:** 55923

Lot No: 40 on SP323384

Address: 26 ELIZABETH STREET, ROCHEDALE QLD 4123

Secretary of Body Corporate:

Name: CAROLYN SENG

Postal Address: PO BOX 1079, OXENFORD QLD 4210

Email: strata@qbsmanagement.com.au

Body Corporate Manager:

Name: QBS STRATA MANAGEMENT PTY LTD

Address: 3/3 NORTHWARD STREET, UPPER COOMERA QLD 4209

Telephone: 5519 9000

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:	\$472.68
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$472.68
Period Issued:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$472.68
Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$472.68

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE:

\$1,890.72

Sinking Fund Payable By This Lot:

Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$95.94
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$95.94
Period Issued:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$115.44
Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$115.44

DISCOUNT FOR PAYMENT DUE DATE:

NIL

GROSS LEVY PAYABLE:

\$422.76

Other: INSURANCE: **\$485.01** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next periods starting 1/06/2025 and 1/09/2025 were resolved at the last AGM and will be: Administrative Fund **\$472.68**, Sinking Fund **\$115.44**, and Insurance **\$139.01**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	78	Aggregate:	6658
Interest Schedule Lot Entitlements:	327	Aggregate:	27878

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

NOTHING SIGHTED IN RECORDS PROVIDED

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

NOTHING SIGHTED IN RECORDS PROVIDED

**Information
Prescribed under
Regulation Module:**

ACCOMMODATION MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: \$63,176.97 as at 12/06/2025

Sinking Fund: \$56,293.14 as at 12/06/2025

Insurance

Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA
COMMUNITY INSURANCE

Policy No: QRSC23004611

Building: \$35,700,000

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$357,000, LOSS OF RENT \$5,355,000, FIDELITY
GUARANTEE \$100,000, OFFICE BEARERS \$1,000,000. POLICY
EXPIRES 27/06/2025.

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

PARKSIDE RESIDENCES CTS 55923

26 Elizabeth Street (25-29 School Road) Rochedale QLD 4123

Ledger Report

12 June 2025

Name: **Herath Senaratne**

Account Number: **02100040**

Lot Number: **40**

Unit Number: **40**

StrataPay Number: **972789979**

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			775.61	775.61
18/06/24	Admin Fund - General	Admin Fund - General	R0000447	-472.68	302.93
18/06/24	Sink. Fund - General	Sink. Fund - General	RA000447	-95.94	206.99
18/06/24	Insurance	Insurance	RB000447	-206.99	0.00
19/07/24	01/09/24 to 30/11/24	Admin Fund - General	I0001065	472.68	472.68
19/07/24	01/09/24 to 30/11/24	Sink. Fund - General	I0001150	95.94	568.62
17/09/24	Admin Fund - General	Admin Fund - General	R0000533	-472.68	95.94
17/09/24	Sink. Fund - General	Sink. Fund - General	RA000533	-95.94	0.00
18/10/24	01/12/24 to 28/02/25	Admin Fund - General	I0001235	472.68	472.68
18/10/24	01/12/24 to 28/02/25	Sink. Fund - General	I0001320	115.44	588.12
18/10/24	01/12/24 to 28/02/25	Insurance	I0001405	139.01	727.13
29/11/24	Admin Fund - General	Admin Fund - General	R0000614	-472.68	254.45
29/11/24	Sink. Fund - General	Sink. Fund - General	RA000614	-115.44	139.01
29/11/24	Insurance	Insurance	RB000614	-139.01	0.00
20/01/25	01/03/25 to 31/05/25	Admin Fund - General	I0001490	472.68	472.68
20/01/25	01/03/25 to 31/05/25	Sink. Fund - General	I0001575	115.44	588.12
20/01/25	01/03/25 to 31/05/25	Insurance	I0001660	139.01	727.13
28/03/25	Admin Fund - General	Admin Fund - General	R0000730	-472.68	254.45
28/03/25	Sink. Fund - General	Sink. Fund - General	RA000730	-115.44	139.01
28/03/25	Insurance	Insurance	RB000730	-139.01	0.00
22/04/25	01/06/25 to 31/08/25	Admin Fund - General	I0001745	472.68	472.68
22/04/25	01/06/25 to 31/08/25	Sink. Fund - General	I0001830	115.44	588.12
22/04/25	01/06/25 to 31/08/25	Insurance	I0001915	139.01	727.13

Levy Year		Last Annual General Meeting	Contribution Entitlements	Interest Entitlements	Total Number of Lots	Financial Year	
Start	End					Start	End
01/06/2024	31/05/2025		6658	27878		85	01/06/2025 31/05/2026

[illegible]

QBS Strata Management

PO Box 1079, Oxenford, QLD 4210

Phone: (07) 5519 9000 Email: reception@qbsmanagement.com.au

Website: picagroup.com.au/qbs-strata-management ACN: 114 635 193

Trustee for S.E. QLD Corporate Management Unit Trust, where ABN 86 965 584 736 is the ABN of the trust.



PARKSIDE RESIDENCES CTS 55923

BALANCE SHEET

AS AT 12 JUNE 2025

	ACTUAL 12/06/2025	ACTUAL 31/05/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	63,176.97	22,415.17
Sinking Fund	56,293.14	47,335.10
<u>TOTAL</u>	<u>\$ 119,470.11</u>	<u>\$ 69,750.27</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Bank Balance Admin Fund	59,308.51	58,752.33
Bank Balance Sinking Fund	56,151.62	54,766.34
Levies In Arrears	6,203.08	176.28
Other Arrears	2,015.37	472.68
<u>TOTAL ASSETS</u>	<u>123,678.58</u>	<u>114,167.63</u>
<u>LIABILITIES</u>		
Gst Clearing A/C	2,053.07	(2,918.90)
Creditors	440.88	668.19
Levies In Advance	1,714.52	38,012.65
Other Payments In Advance	0.00	8,655.42
<u>TOTAL LIABILITIES</u>	<u>4,208.47</u>	<u>44,417.36</u>
<u>NET ASSETS</u>	<u>\$ 119,470.11</u>	<u>\$ 69,750.27</u>



PARKSIDE RESIDENCES CTS 55923

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 12 JUNE 2025

	ACTUAL 01/06/25-12/06/25	BUDGET 01/06/25-31/05/26	VARIANCE %	ACTUAL 01/06/24-31/05/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Admin Fund	36,679.53	155,000.00	23.66	146,718.20
Levies - Insurance	10,773.55	0.00		37,589.79
<u>TOTAL ADMIN FUND INCOME</u>	47,453.08	155,000.00		184,307.99
<u>EXPENDITURE</u>				
Bank Charges (Gst)	3.04	120.00	2.53	99.46
Body Corporate Admin	3,486.08	15,130.00	23.04	14,553.64
Quarterly Bas	0.00	1,100.00	0.00	1,030.00
Income Tax Preparation	0.00	270.00	0.00	250.00
Cleaning	0.00	200.00	0.00	159.52
Electricity	774.18	6,000.00	12.90	4,936.05
Fees & Permits	0.00	500.00	0.00	456.00
Grounds And Gardens	0.00	780.00	0.00	677.23
Insurance - Build / Public Lia	0.00	0.00	0.00	34,453.15
Insurance - Stamp Duty	0.00	0.00	0.00	3,141.59
Caretakers Fees	0.00	107,750.00	0.00	104,587.50
R & M - Building	0.00	2,000.00	0.00	774.10
Electrical	0.00	350.00	0.00	0.00
Fire Protection	375.00	900.00	41.67	750.00
Plumbing	0.00	650.00	0.00	625.64
Pool	0.00	1,700.00	0.00	1,514.28
Storm Water Treat / Maintain	0.00	7,000.00	0.00	0.00
Pest Control	0.00	7,200.00	0.00	6,910.01
Communications & Outlays	1,754.63	7,250.00	24.20	6,984.69
Software Fees	298.35	1,250.00	23.87	1,181.92
Rates	0.00	6,950.00	0.00	6,666.32
Telephone	0.00	100.00	0.00	0.00
<u>TOTAL ADMIN FUND EXPENDITURE</u>	6,691.28	167,200.00		189,751.10
<u>SURPLUS / DEFICIT</u>	\$ 40,761.80	\$ (12,200.00)		\$ (5,443.11)
Opening Balance	22,415.17	22,415.17	100.00	27,858.28
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 63,176.97	\$ 10,215.17		\$ 22,415.17

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**qbs strata**
management

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PARKSIDE RESIDENCES CTS 55923**STATEMENT OF INCOME AND EXPENDITURE**

FOR THE PERIOD 01 JUNE 2025 TO 12 JUNE 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/06/25-12/06/25	01/06/25-31/05/26	%	01/06/24-31/05/25
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	8,958.04	32,500.00	27.56	32,805.78
Interest Received	0.00	0.00	0.00	32.50
<u>TOTAL SINKING FUND INCOME</u>	8,958.04	32,500.00		32,838.28
<u>EXPENDITURE</u>				
Grounds & Gardens	0.00	0.00	0.00	700.00
Consultancy	0.00	0.00	0.00	5,443.18
R & M Building	0.00	0.00	0.00	2,270.00
<u>TOTAL SINKING FUND EXPENDITURE</u>	0.00	0.00		8,413.18
<u>SURPLUS / DEFICIT</u>	<u>\$ 8,958.04</u>	<u>\$ 32,500.00</u>		<u>\$ 24,425.10</u>
Opening Balance	47,335.10	47,335.10	100.00	22,910.00
<u>SINKING FUND BALANCE</u>	<u>\$ 56,293.14</u>	<u>\$ 79,835.10</u>		<u>\$ 47,335.10</u>



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC23004611
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 Parkside Residences Community Title Scheme 55923 26 Elizabeth Street, Rochedale, QLD, 4123
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 27/06/2024 Expiry Date: 4:00pm on 27/06/2025
INTERMEDIARY	Body Corporate Brokers
ADDRESS	PO Box 5579, Gold Coast MC, QLD, 9726
DATE OF ISSUE	04/06/2024

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$35,700,000
		Common Area Contents	\$357,000
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$5,355,000
	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		Not Included
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: PSC0255662

2. Location of the swimming pool

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

Street address:

26 ELIZABETH ST

ROCHEDALE QLD

Postcode

4

1

2

3

Lot and plan details:

9999/SP/323381

Local government area:

BRISBANE CITY

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

3

/

0

6

/

2

0

2

5

Expiry date:

1

3

/

0

6

/

2

0

2

6

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:

PAUL O'BRIEN

Pool safety inspector
licence number:

PS15208750

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.