

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

Body Corporate:	Body Corporate For: NO. 12 SARATH STREET Community Title Scheme: 25007 Lot No: 17 on GRP4058 Address: 12 SARATH STREET MUDGEERABA QLD 4213																																																
Secretary of Body Corporate:	Name: RAYMOND GREGG Postal Address: LVL 2, T2 SOUTHPORT CENTRAL, LAWSON ST, SOUTHPORT Q 4215 Email: info@networkpacific.com.au																																																
Body Corporate Manager:	Name: NETWORK PACIFIC Address LVL 2, T2 SOUTHPORT CENTRAL, LAWSON ST, SOUTHPORT Q 4215 Telephone: 5609 8677																																																
Body Corporate Committee:	Is there a committee for the Body Corporate? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If there is a committee, is the body corporate manager engaged to perform the functions of the committee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																
Annual Contributions and Levies:	Current Financial Year End: 31/12/2025      Current Levy Year Issued: 31/12/2025 <p><small>If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the <b>Current Levy Year Issued</b>. 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.</small></p> <b>Administrative Fund Payable by This Lot:</b> <table border="0"> <tr> <td>Period Issued:</td> <td>1/01/2025 - 31/03/2025</td> <td>Due Date:</td> <td>1/01/2025</td> <td>Payable:</td> <td>\$712.50</td> </tr> <tr> <td>Period Issued:</td> <td>1/04/2025 - 30/06/2025</td> <td>Due Date:</td> <td>1/04/2025</td> <td>Payable:</td> <td>\$712.50</td> </tr> <tr> <td>Period Issued:</td> <td>1/07/2025 - 30/09/2025</td> <td>Due Date:</td> <td>1/07/2025</td> <td>Payable:</td> <td>\$821.19</td> </tr> <tr> <td>Period Issued:</td> <td>1/10/2025 - 31/12/2025</td> <td>Due Date:</td> <td>1/10/2025</td> <td>Payable:</td> <td>\$821.20</td> </tr> </table> <b>PROMPT PAYMENT DISCOUNT: 20%      GROSS LEVY PAYABLE: \$3,067.39</b> <b>Sinking Fund Payable by This Lot:</b> <table border="0"> <tr> <td>Period Issued:</td> <td>1/01/2025 - 31/03/2025</td> <td>Due Date:</td> <td>1/01/2025</td> <td>Payable:</td> <td>\$75.00</td> </tr> <tr> <td>Period Issued:</td> <td>1/04/2025 - 30/06/2025</td> <td>Due Date:</td> <td>1/04/2025</td> <td>Payable:</td> <td>\$75.00</td> </tr> <tr> <td>Period Issued:</td> <td>1/07/2025 - 30/09/2025</td> <td>Due Date:</td> <td>1/07/2025</td> <td>Payable:</td> <td>\$0.00</td> </tr> <tr> <td>Period Issued:</td> <td>1/10/2025 - 31/12/2025</td> <td>Due Date:</td> <td>1/10/2025</td> <td>Payable:</td> <td>\$0.00</td> </tr> </table> <b>PROMPT PAYMENT DISCOUNT: 20%      GROSS LEVY PAYABLE: \$150.00</b> Other: -- Levies for next periods starting 1/01/2026 and 1/04/2026 were resolved at the last AGM and will be: Administrative Fund <b>\$770.00</b> and Sinking Fund <b>\$40.00</b> .	Period Issued:	1/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$712.50	Period Issued:	1/04/2025 - 30/06/2025	Due Date:	1/04/2025	Payable:	\$712.50	Period Issued:	1/07/2025 - 30/09/2025	Due Date:	1/07/2025	Payable:	\$821.19	Period Issued:	1/10/2025 - 31/12/2025	Due Date:	1/10/2025	Payable:	\$821.20	Period Issued:	1/01/2025 - 31/03/2025	Due Date:	1/01/2025	Payable:	\$75.00	Period Issued:	1/04/2025 - 30/06/2025	Due Date:	1/04/2025	Payable:	\$75.00	Period Issued:	1/07/2025 - 30/09/2025	Due Date:	1/07/2025	Payable:	\$0.00	Period Issued:	1/10/2025 - 31/12/2025	Due Date:	1/10/2025	Payable:	\$0.00
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Schedule of Lot Entitlements:	Contribution Schedule Lot Entitlement:      1      Aggregate:      23 Interest Schedule Lot Entitlements:      1      Aggregate:      23																																																

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:	STANDARD MODULE - NIL	
Financial Statement Balances	Administrative Fund: \$-6,130.29 as at 23/06/2025 Sinking Fund: \$125,063.16 as at 23/06/2025	
Insurance	Insurer: ALLIANZ AUSTRALIA INSURANCE LIMITED VIA STRATA COMMUNITY INSURANCE AGENCIES PTY LTD Policy No: POL11026700 Building: \$8,744,300 Public Liability: \$30,000,000 Other: LOSS OF RENT \$1,311,645, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY \$5,000,000, CATASTROPHE \$2,623,290, LOT OWNERS FIXTURES \$300,000, VOLUNTARY WORKERS INCLUDED. POLICY EXPIRES 31/12/2025	

## Section 223 Implied Warranties

Building Defects	<p>The last <u>two</u> years minutes of the body corporate have been examined and the following patent defects relating to the common property of the body corporate have been identified:</p> <p><i>NOTE: Minutes for the full two years were not provided at time of search. They have been requested and further details, or copies of minutes, will be provided once received.</i></p> <p>AGM 26/03/2025</p> <ul style="list-style-type: none"> <li>Noted an error in the Notice of AGM where levies proposed were higher than approved. <i>NOTE: This disclosure shows levies as they were approved and charged.</i></li> <li>Resolved that the body corporate take out insurance where applicable for reinstatement and replacement of common property and for all building in the scheme along with public liability insurance.</li> </ul>
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Disputes

The last two years minutes of the body corporate have been examined and the following disputes relating to the common property of the body corporate have been identified:  
  
Nothing sighted in records provided.

Any Other Factors  
Affect the  
Purchaser

The last two years minutes of the body corporate have been examined and the following additional factors relating to the common property of the body corporate have been identified:  
  
Exclusive Use Allocated: NIL THIS LOT

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

**SARATH STREET 12 CTS 25007**

**12 Sarath Street Mudgeeraba Qld 4213**

**STATEMENT**












Statement Period			
01 Jan 24 to 23 June 25			
A/c No	17	Lot No	17
Page Number	1 of 2		

Last Certificate Issued: 27/05/14

Transfer Date: 23/08/19

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/01/24	Admin Fund	01/01/24 To 31/03/24	I0005166	713.00		713.00
01/01/24	Sinking Fund	01/01/24 To 31/03/24	I0005189	75.00		788.00
02/01/24	Receipt	Admin Fund	R0002969		190.00	598.00
02/01/24	Receipt	Sinking Fund	RA002969		60.00	538.00
02/01/24	Discount	Sink Discount	RB002969		15.00	523.00
15/01/24	Receipt	Admin Fund	R0002973		130.40	392.60
18/01/24	Receipt	Admin Fund	R0002977		130.40	262.20
22/01/24	Receipt	Admin Fund	R0002978		250.00	12.20
22/01/24	Discount	Admin Discount	RA002978		142.60	-130.40
29/03/24	Admin Fund	01/04/24 To 30/06/24	I0005212	713.00		582.60
29/03/24	Sinking Fund	01/04/24 To 30/06/24	I0005235	75.00		657.60
10/04/24	Receipt	Admin Fund	R0003021		190.00	467.60
10/04/24	Receipt	Sinking Fund	RA003021		60.00	407.60
10/04/24	Discount	Sink Discount	RB003021		15.00	392.60
24/04/24	Receipt	Admin Fund	R0003027		250.00	142.60
24/04/24	Discount	Admin Discount	RA003027		142.60	0.00
01/06/24	Admin Fund	01/07/24 To 30/09/24	I0005258	712.00		712.00
<b>More details on next page...</b>				<b>\$2,288.00</b>	<b>\$1,576.00</b>	<b>\$712.00</b>
Over 90 Days	90 Days	60 Days	30 Days	Current	<b>BALANCE DUE: \$830.88</b>	
0.00	0.00	0.00	9.69	821.19	Date Paid	Amount Paid

**Payment Options**

	Tel: 1300 552 311 Ref: 1404 8018 1	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	<a href="http://www.stratamax.com.au">www.stratamax.com.au</a> Ref: 1404 8018 1	Internet: Make credit card payments online (charges apply). Visit <a href="http://www.stratamax.com.au">www.stratamax.com.au</a>	
	<a href="http://www.stratapay.com/ddr">www.stratapay.com/ddr</a> Ref: 1404 8018 1	Direct Debit: Make auto payments from your credit card* or bank account. Visit <a href="http://stratapay.com/ddr">stratapay.com/ddr</a> to register *Credit card charges apply.	
	Billcode: 74625 Ref: 1404 8018 1	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1404 8018 1	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1404 8018 1	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1404 8018 1 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

**1404 8018 1**

Amount

**\$830.88**

Due Date

**Immediately**

NETWORK PACIFIC STRATA QLD

25007/02100017

Lot 17/17

Lea Renee Sattler

Unit 17/12 Sarath Street

Mudgeeraba QLD 4213



\*3599 140480181

## SARATH STREET 12 CTS 25007

### STATEMENT

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Statement Period			
01 Jan 24 to 23 June 25			
A/c No	17	Lot No	17
Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		2,288.00	1,576.00	712.00
01/06/24	Sinking Fund	01/07/24 To 30/09/24	I0005281	75.00		787.00
19/06/24	Receipt	Admin Fund	R0003058		569.60	217.40
19/06/24	Receipt	Sinking Fund	RA003058		60.00	157.40
19/06/24	Discount	Admin Discount	RB003058		142.40	15.00
19/06/24	Discount	Sink Discount	RC003058		15.00	0.00
26/08/24	Admin Fund	01/10/24 To 31/12/24	I0005304	712.00		712.00
26/08/24	Sinking Fund	01/10/24 To 31/12/24	I0005327	75.00		787.00
13/09/24	Receipt	Admin Fund	R0003103		190.00	597.00
13/09/24	Receipt	Sinking Fund	RA003103		60.00	537.00
13/09/24	Discount	Sink Discount	RB003103		15.00	522.00
26/09/24	Receipt	Admin Fund	R0003109		379.60	142.40
26/09/24	Discount	Admin Discount	RA003109		142.40	0.00
28/11/24	Admin Fund	01/01/25 To 31/03/25	I0005350	712.50		712.50
28/11/24	Sinking Fund	01/01/25 To 31/03/25	I0005373	75.00		787.50
05/12/24	Receipt	Admin Fund	R0003140		240.00	547.50
05/12/24	Receipt	Sinking Fund	RA003140		2,760.00	-2,212.50
05/12/24	Discount	Sink Discount	RB003140		15.00	-2,227.50
06/12/24		Refund	F0000744	2,700.00		472.50
19/12/24	Receipt	Admin Fund	R0003146		330.00	142.50
19/12/24	Discount	Admin Discount	RA003146		142.50	0.00
25/02/25	Admin Fund	01/04/25 To 30/06/25	I0005396	712.50		712.50
25/02/25	Sinking Fund	01/04/25 To 30/06/25	I0005419	75.00		787.50
29/04/25	Receipt	Admin Fund	R0003209		25.00	762.50
29/04/25	Receipt	Sinking Fund	RA003209		75.00	687.50
30/04/25	Overdue Interest Jnl	Interest To 30/04/25	J0023800	17.19		704.69
13/05/25	Receipt	Admin Fund	R0003213		300.00	404.69
19/05/25	Admin Fund	01/07/25 To 30/09/25	I0005442	821.19		1,225.88
28/05/25	Other	Arrears Notice Fee	M0000417	11.00		1,236.88
31/05/25	Overdue Interest Jnl	Interest To 31/05/25	J0023884	9.69		1,246.57
09/06/25	Receipt	Admin Fund	R0003231		387.50	859.07
09/06/25	Receipt	Overdue Interest	RA003231		17.19	841.88
09/06/25	Receipt	Other	RB003231		11.00	830.88
				\$8,284.07	\$7,453.19	\$830.88

# SARATH STREET 12 CTS 25007

12 Sarath Street Mudgeeraba Qld 4213

## BALANCE SHEET

AS AT 23 JUNE 2025

	ACTUAL 23/06/2025	ACTUAL 31/12/2024
<b><u>OWNERS FUNDS</u></b>		
Admin Fund	(6,130.29)	549.70
Sinking Fund	125,063.16	121,069.81
<b><u>TOTAL</u></b>	<b><u>\$ 118,932.87</u></b>	<b><u>\$ 121,619.51</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	72,543.13	60,023.00
Investment A/C 1	53,020.77	53,020.77
Levies In Arrears	65.10	642.62
Other Arrears	1,545.83	184.41
Prepaid Expenses	0.00	17,018.62
<b><u>TOTAL ASSETS</u></b>	<b><u>127,174.83</u></b>	<b><u>130,889.42</u></b>
<b><u>LIABILITIES</u></b>		
Creditors	(36.90)	138.52
Accrued Expenses	0.00	527.96
Next Year Discounts	0.00	(1,920.00)
Levies In Advance	8,278.86	10,523.43
<b><u>TOTAL LIABILITIES</u></b>	<b><u>8,241.96</u></b>	<b><u>9,269.91</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 118,932.87</u></b>	<b><u>\$ 121,619.51</u></b>

## SARATH STREET 12 CTS 25007

12 Sarath Street Mudgeeraba Qld 4213

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 23 JUNE 2025

	ACTUAL 01/01/25-23/06/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Admin Levy Income	32,775.00	70,550.00	46.46	65,550.00
Admin Levy Income Discount	(6,772.40)	(14,110.00)	48.00	(11,827.80)
Interest On Arrears-Admin	257.72	0.00		272.40
Recovery-Final Notices	(11.00)	0.00	0.00	0.00
<b><u>TOTAL ADMIN FUND INCOME</u></b>	<b>26,249.32</b>	<b>56,440.00</b>		<b>53,994.60</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Accounting - Tax Return	0.00	285.00	0.00	275.00
Archiving/Record Storage	115.50	120.00	96.25	115.50
Bank Charges - Stratapay	38.36	150.00	25.57	143.29
Bank Charges - Periodic Pmt	11.00	30.00	36.67	26.40
Insurance-Premiums	15,731.49	15,731.49	100.00	14,230.88
Insurance-Premiums-Stamp Duty	1,287.13	1,287.13	100.00	1,155.05
Insurance Valuation	0.00	0.00	0.00	801.00
Legal	0.00	0.00	0.00	539.00
Maint-Gardens/Grounds	221.85	800.00	27.73	473.55
Maint-General Repairs	0.00	300.00	0.00	176.00
Maint-Green Waste	518.43	1,055.00	49.14	1,053.66
Maint-Pest/Vermin Control	0.00	800.00	0.00	724.00
Maint-Plumbing & Drainage	0.00	500.00	0.00	0.00
Maint-Pool	989.40	1,200.00	82.45	1,146.95
Management Fees-Standard	1,999.22	4,120.00	48.52	3,921.50
Mgt Fees-Additional	198.00	600.00	33.00	297.00
Mgt Fees-Disbursements	702.62	1,450.00	48.46	1,391.50
Mgt Fees-Software Fee	311.70	322.00	96.80	311.70
Residential Manager	10,841.51	26,865.00	40.36	25,832.04
Utility-Electricity	(36.90)	1,300.00	(2.84)	940.79
<b><u>TOTAL ADMIN EXPENDITURE</u></b>	<b>32,929.31</b>	<b>56,915.62</b>		<b>53,554.81</b>
<b><u>SURPLUS/DEFICIT</u></b>	<b>\$ (6,679.99)</b>	<b>\$ (475.62)</b>		<b>\$ 439.79</b>
Brought Forward	549.70	549.70	100.00	109.91
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ (6,130.29)</b>	<b>\$ 74.08</b>		<b>\$ 549.70</b>

## SARATH STREET 12 CTS 25007

12 Sarath Street Mudgeeraba Qld 4213

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 23 JUNE 2025

	ACTUAL 01/01/25-23/06/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Sinking Levy Income	3,450.00	3,450.00	100.00	6,900.00
Sinking Levy Income Disc.	(585.00)	(690.00)	84.78	(1,260.00)
Interest On Investment Account	1,255.79	0.00		1,927.69
Interest On Arrears-Sinking	22.56	0.00		21.85
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>4,143.35</b>	<b>2,760.00</b>		<b>7,589.54</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Income Tax-Sinking	150.00	0.00		0.00
Building	0.00	1,000.00	0.00	0.00
Electrical	0.00	500.00	0.00	0.00
Fencing	0.00	1,000.00	0.00	0.00
Grounds	0.00	1,200.00	0.00	0.00
Plumbing & Drainage	0.00	1,000.00	0.00	1,006.50
Roof Works	0.00	1,000.00	0.00	0.00
<b><u>TOTAL SINKING FUND EXPENDITURE</u></b>	<b>150.00</b>	<b>5,700.00</b>		<b>1,006.50</b>
<b><u>SURPLUS/DEFICIT</u></b>	<b><u>\$ 3,993.35</u></b>	<b><u>\$ (2,940.00)</u></b>		<b><u>\$ 6,583.04</u></b>
Brought Forward	121,069.81	121,069.81	100.00	114,486.77
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 125,063.16</u></b>	<b><u>\$ 118,129.81</u></b>		<b><u>\$ 121,069.81</u></b>





## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	POL11026700
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 12 Sarath Street Community Title Scheme 25007 12 Sarath Street, Mudgeeraba, QLD, 4213
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 31/12/2024 Expiry Date: 4:00pm on 31/12/2025
INTERMEDIARY	Resolute Property Protect
ADDRESS	Level 5, 90 Collins Street, Melbourne, VIC, 3000
DATE OF ISSUE	13/12/2024

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$8,744,300
		Common Area Contents	\$87,443
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$1,311,645
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		\$30,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$5,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$2,623,290
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.