

# Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: THE POINTE Community Title Scheme: 34119

Lot No: 11 on SP164097

Address: 5 ROCK STREET, SCARBOROUGH, QLD 4020

Secretary of Body Corporate:

Name: PRICE, ASHLEY

Postal Address: PO BOX 326, ALDERLEY QLD 4051

Email: enquiries@captitolbca.com.au

Body Corporate Manager:

Name: CAPITOL BODY CORPORATE ADMINISTRATION

Address: 33 SOUTH PINE ROAD, ALDERLEY QLD 4051

Telephone: 1300 551 019

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: 30/06/2026

Current Levy Year Issued: 30/06/2025

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:	01/07/2024 - 31/10/2024	Due Date:	1/07/2024	Payable:	\$1,065.00
Period Issued:	01/11/2024 - 28/02/2025	Due Date:	1/11/2024	Payable:	\$1,200.00
Period Issued:	01/03/2025 - 30/06/2025	Due Date:	1/03/2025	Payable:	\$1,200.00

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: **\$3,465.00**

## Sinking Fund Payable by This Lot:

Period Issued:	01/07/2024 - 31/10/2024	Due Date:	1/07/2024	Payable:	\$875.00
Period Issued:	01/11/2024 - 28/02/2025	Due Date:	1/11/2024	Payable:	\$841.25
Period Issued:	01/03/2025 - 30/06/2025	Due Date:	1/03/2025	Payable:	\$841.25

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: **\$2,557.50**

Other: INSURANCE: **\$1,168.85** PER YEAR DUE BY INSTALMENTS WITH OTHER LEVIES-

The levies above are for the year ended 30/06/2025.

Levies for next period 1/07/2025 – 31/10/2025 were resolved at the last AGM and will be: Administrative Fund \$1,155.00, Insurance \$392.85, and Sinking Fund \$775.00.

Further levies will be issued at the next AGM to be held by 30/09/2025.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	20
Interest Schedule Lot Entitlements:	485	Aggregate:	10000

NOTHING SIGHTED IN RECORDS PROVIDED

NOTHING SIGHTED IN RECORDS PROVIDED

STANDARD MODULE - NIL

Administrative Fund: \$37,796.11 as at 16/07/2025  
Sinking Fund: \$71,502.52 as at 16/07/2025

Insurer:	CHUBB INSURANCE AUSTRALIA LIMITED VIA LONGITUDE INSURANCE
Policy No:	LNG-STR-20037175
Building:	\$13,020,693
Public Liability:	\$20,000,000
Other:	COMMON CONTENTS \$130,207, VOLUNTARY WORKERS - INSURED, OFFICE BEARERS \$5,000,000, FIDELITY GUARANTEE \$100,000. POLICY EXPIRES 30/06/2026

Jessica Willmott

Witness – *not required if signed electronically*

Date

The Buyer acknowledges having received and read this statement from the Seller

Witness – *not required if signed electronically*

Date \_\_\_\_\_

# THE POINTE CTS 34119

5 Rock Street Scarborough QLD 4020

## Ledger Report

16 July 2025

Name: **Dawn Noela Dods & Robert James Dods**

Account Number: **02100011**

Lot Number: **11**

Unit Number: **11**

StrataPay Number: **140825813**

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			0.00	0.00
16/10/24	01/11/24 to 28/02/25	Admin Fund	I0003570	1,200.00	1,200.00
16/10/24	01/11/24 to 28/02/25	Sinking Fund	I0003590	841.25	2,041.25
16/10/24	01/11/24 to 28/02/25	Insurance Levy	I0003610	436.50	2,477.75
11/11/24	Admin Fund	Admin Fund	R0001630	-960.00	1,517.75
11/11/24	Sinking Fund	Sinking Fund	RA001630	-673.00	844.75
11/11/24	Insurance Levy	Insurance Levy	RB001630	-436.50	408.25
11/11/24	Discount	Admin Discount	RC001630	-240.00	168.25
11/11/24	Discount	Sink Discount	RD001630	-168.25	0.00
17/01/25	01/03/25 to 30/06/25	Admin Fund	I0003630	1,200.00	1,200.00
17/01/25	01/03/25 to 30/06/25	Sinking Fund	I0003650	841.25	2,041.25
17/01/25	01/03/25 to 30/06/25	Insurance Levy	I0003670	436.50	2,477.75
26/02/25	Admin Fund	Admin Fund	R0001670	-960.00	1,517.75
26/02/25	Sinking Fund	Sinking Fund	RA001670	-673.00	844.75
26/02/25	Insurance Levy	Insurance Levy	RB001670	-436.50	408.25
26/02/25	Discount	Admin Discount	RC001670	-240.00	168.25
26/02/25	Discount	Sink Discount	RD001670	-168.25	0.00
21/05/25	01/07/25 to 31/10/25	Admin Fund	I0003690	1,155.00	1,155.00
21/05/25	01/07/25 to 31/10/25	Sinking Fund	I0003710	775.00	1,930.00
21/05/25	01/07/25 to 31/10/25	Insurance Levy	I0003730	392.85	2,322.85
02/07/25	Admin Fund	Admin Fund	R0001723	-924.00	1,398.85
02/07/25	Sinking Fund	Sinking Fund	RA001723	-620.00	778.85
02/07/25	Insurance Levy	Insurance Levy	RB001723	-392.85	386.00
02/07/25	Discount	Admin Discount	RC001723	-231.00	155.00
02/07/25	Discount	Sink Discount	RD001723	-155.00	0.00

## THE POINTE CTS 34119

### BALANCE SHEET

AS AT 16 JULY 2025

	ACTUAL 16/07/2025	ACTUAL 30/06/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	37,796.11	44,483.34
Sinking Fund	71,502.52	60,963.44
<b><u>TOTAL</u></b>	<b><u>\$ 109,298.63</u></b>	<b><u>\$ 105,446.78</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	103,441.16	136,042.88
Petty Cash - Ashley Price	200.00	200.00
Levies In Arrears	1,930.00	0.00
Other Arrears	358.38	0.00
<b><u>TOTAL ASSETS</u></b>	<b><u>105,929.54</u></b>	<b><u>136,242.88</u></b>
<b><u>LIABILITIES</u></b>		
Gst Clearing Account	633.71	(3,958.09)
Gst Suspense	(2,094.02)	(2,094.02)
Arrears Clearing Acc	19.80	0.00
Creditors	(3,957.00)	200.72
Next Year Discounts	0.00	(6,948.00)
Levies In Advance	2,028.42	36,226.92
Other Advance Payments	0.00	7,368.57
<b><u>TOTAL LIABILITIES</u></b>	<b><u>(3,369.09)</u></b>	<b><u>30,796.10</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 109,298.63</u></b>	<b><u>\$ 105,446.78</u></b>

## THE POINTE CTS 34119

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 16 JULY 2025

	ACTUAL 01/07/25-16/07/25	BUDGET 01/07/25-30/06/26	VARIANCE %	ACTUAL 01/07/24-30/06/25
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	23,100.00	68,720.00	33.61	69,300.00
Discount - Admin Fund	(4,389.00)	(13,744.00)	31.93	(13,860.00)
Insurance Levy	8,100.00	7,100.00	114.08	24,100.00
Gst On Income	(2,437.36)	(5,643.27)	43.19	(7,230.85)
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>24,373.64</b>	<b>56,432.73</b>		<b>72,309.15</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
Bank Charges	0.00	150.00	0.00	0.00
Bank Charges (Gst Incl)	0.00	40.00	0.00	105.75
Bas Preparation Fee	0.00	0.00	0.00	1,364.00
Caretaker	0.00	15,000.00	0.00	0.00
Cleaning	368.00	1,500.00	24.53	4,457.00
Community Power	1,564.81	15,000.00	10.43	13,111.28
Electricity - Billing	0.00	0.00	0.00	5,076.42
Electricity Billing Reimburse	0.00	0.00	0.00	(8,093.15)
Committee Expense	0.00	0.00	0.00	3,153.16
Consultant's Fees	0.00	2,000.00	0.00	0.00
Debt Collection Fees	0.00	0.00	0.00	36.30
Fees & Permits	0.00	500.00	0.00	557.99
Fire Protection	0.00	1,000.00	0.00	3,664.84
Income Tax Returns	(18.50)	1,320.00	(1.40)	324.50
Insurance	28,890.54	7,100.00	406.91	23,261.88
Insurance-Stamp Duty	2,318.00	0.00		1,878.51
Insurance Workers Compensation	0.00	305.00	0.00	0.00
Legal Expenses	0.00	0.00	0.00	60.50
R & M - Building General	178.19	2,500.00	7.13	1,629.12
R & M - Plumbing	0.00	1,800.00	0.00	2,329.91
R & M - Grounds Contractor	0.00	1,600.00	0.00	0.00
R & M - Lifts	0.00	9,000.00	0.00	20,163.15
R & M - Locks & Keys	0.00	0.00	0.00	1,215.45
R & M - Electrical	0.00	650.00	0.00	1,162.00
Management Fees	375.83	4,370.00	8.60	4,455.85
Management Fees Additional Svc	0.00	500.00	0.00	1,932.32
Maintenance Co-Ordination	0.00	0.00	0.00	66.00
Pest Control	0.00	1,000.00	0.00	0.00

## THE POINTE CTS 34119

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 16 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/07/25-16/07/25	01/07/25-30/06/26	%	01/07/24-30/06/25
Pest Control - Termite Treatme	0.00	1,100.00	0.00	0.00
Disbursements	0.00	1,320.00	0.00	884.13
Stratamax License Fee	0.00	300.00	0.00	175.92
Fixed Disbursements	161.40	0.00		1,942.96
Sundry Expenses	0.00	400.00	0.00	0.00
Swimming Pool Maintenance	79.06	1,000.00	7.91	970.00
Swimming Pool Chemicals	0.00	0.00	0.00	673.89
Telephone	0.00	1,300.00	0.00	684.24
Workplace Health & Safety	0.00	600.00	0.00	0.00
Gst On Expenses	(2,856.46)	(6,427.75)	44.44	(7,378.31)
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>31,060.87</b>	<b>64,927.25</b>		<b>79,865.61</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (6,687.23)</b>	<b>\$ (8,494.52)</b>		<b>\$ (7,556.46)</b>
Opening Admin. Balance	44,483.34	44,483.34	100.00	52,039.80
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 37,796.11</b>	<b>\$ 35,988.82</b>		<b>\$ 44,483.34</b>

## THE POINTE CTS 34119

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2025 TO 16 JULY 2025

	ACTUAL 01/07/25-16/07/25	BUDGET 01/07/25-30/06/26	VARIANCE %	ACTUAL 01/07/24-30/06/25
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	15,500.00	31,400.00	49.36	51,150.00
Discount - Sinking Fund	(2,945.00)	(6,280.00)	46.89	(10,230.00)
Gst On Income	(1,141.36)	(3,804.54)	30.00	(3,719.83)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>11,413.64</b>	<b>21,315.46</b>		<b>37,200.17</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Fire Equipment	962.02	0.00		2,297.44
Maintenance	0.00	0.00	0.00	28,152.14
Electrical/Lighting	0.00	0.00	0.00	2,260.36
Gst On Expenses	(87.46)	0.00	0.00	(2,902.36)
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>874.56</b>	<b>0.00</b>		<b>29,807.58</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ 10,539.08</u></b>	<b><u>\$ 21,315.46</u></b>		<b><u>\$ 7,392.59</u></b>
Opening Sinking Fund Balance	60,963.44	60,963.44	100.00	53,570.85
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 71,502.52</u></b>	<b><u>\$ 82,278.90</u></b>		<b><u>\$ 60,963.44</u></b>



Issue date: 27 June 2025

## Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC For The Pointe CTS 34119	
INTERESTED PARTY(S):	<b>Name</b>	<b>Classification</b>
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	5 ROCK STREET, SCARBOROUGH, QLD 4020	
SECTION 1:	<b><u>Property - Physical Loss, Destruction or Damage</u></b> Buildings - \$13,020,693.00 Common Contents - \$130,207.00	
SECTION 2:	<b><u>Voluntary Workers Personal Accident</u></b> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<b><u>Office Bearers' Liability</u></b> Limit of Indemnity - \$5,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<b><u>Fidelity Guarantee</u></b> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 6:	<b><u>Public Liability</u></b> Limit of Indemnity - \$20,000,000.00 each and every Occurrence	
SECTION 7:	<b><u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u></b> <b>(a) Taxation and Audit Costs</b> Limit of Indemnity - \$30,000 in the aggregate Period of Insurance  <b>(b) Workplace Health and Safety Breaches</b> Limit of Indemnity - \$150,000 in the aggregate Period of Insurance  <b>(c) Legal Defence Expenses</b> Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20037175	
PERIOD OF INSURANCE:	30 June 2025 expiring on 30 June 2026 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).



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: PSC0236366

**2. Location of the swimming pool**

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

Street address:

5 ROCK ST

SCARBOROUGH QLD

Postcode

4

0

2

0

Lot and plan details:

9999/SP/164097

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

0

/

1

2

/

2

0

2

4

Expiry date:

1

0

/

1

2

/

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:

Donna Marie Phillips

Pool safety inspector  
licence number:

PS102162

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.



## CERTIFICATE OF COMPLETION

Date Generated: 17/07/2025 08:21:27 PM (AEST)

### Document Details

**Subject:** SignAnything - Disclosure Statement - 11/5 Rock StreetScarborough QLD 4020

**Document Pages:** 9

**Certificate Pages:** 1

**Status:** Signed

**Exchanged by:** Not Applicable

**Exchange Date:** Not Applicable

**No. of Signatures:** 1

### Signature Logs

**Signer:** Jessica Willmott

**Email Address:** jessica@imageproperty.com.au

**Status:** Signed

**IP Address:** 2001:8004:55e0:933:2d7f:cafd:b9cc:3fd6

**Supervised By:**

**Email Sent Date:** 17/07/2025 07:03:55 PM (AEST)

**Signed Date:** 17/07/2025 08:21:24 PM (AEST)

**Signature:** *Jessica Willmott*

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**Signer:**

**Email Address:**

**Status:**

**IP Address:**

**Supervised By:**

**Email Sent Date:**

**Signed Date:**

**Signature:**

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**Signer:**

**Email Address:**

**Status:**

**IP Address:**

**Supervised By:**

**Email Sent Date:**

**Signed Date:**

**Signature:**