

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: THE GOLFLINKS TERRACES Community Title Scheme: 3295

Lot No: 2 on BUP12314

Address: 38 MILBONG STREET BATTERY HILL QLD 4551

Secretary of Body Corporate:

Name: ERINA HAGGARD

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: 31/12/2025

Current Levy Year Issued: 31/12/2025

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: 01/01/2025 - 30/04/2025 Due Date: 1/01/2025 Payable: \$1,158.84

Period Issued: 01/05/2025 - 31/08/2025 Due Date: 1/05/2025 Payable: \$1,207.94

Period Issued: 01/09/2025 - 31/12/2025 Due Date: 1/09/2025 Payable: \$1,207.94

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: **\$3,574.72**

Sinking Fund Payable by This Lot:

Period Issued: 01/01/2025 - 30/04/2025 Due Date: 1/01/2025 Payable: \$714.73

Period Issued: 01/05/2025 - 31/08/2025 Due Date: 1/05/2025 Payable: \$721.26

Period Issued: 01/09/2025 - 31/12/2025 Due Date: 1/09/2025 Payable: \$721.26

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: **\$2,157.25**

Other: --

Levies for next period 1/01/2026 - 30/04/2026 were resolved at the last AGM and will be: Administrative Fund **\$1,207.94** and Sinking Fund **\$721.26**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement: 1 Aggregate: 15

Interest Schedule Lot Entitlements: 1 Aggregate: 15

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: \$3,255.57 as at 15/07/2025

Sinking Fund: \$66,489.16 as at 15/07/2025

Insurance

Insurer: QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU

Policy No: HU0006118842

Building: \$5,141,295

Public Liability: \$20,000,000

Other:

COMMON CONTENTS \$51,413, LOSS OF RENT \$771,194,
VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY
GUARANTEE \$100,000, OFFICE BEARERS \$1,000,000,
CATASTROPHE \$1,542,388. POLICY EXPIRES 8/12/2025

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

GOLFLINKS TERRACES CTS 3295

A/c No **02100002**

Owner Information

15 July 2025

Lot No	Contribution Entitlements	Interest Entitlements	Unit No	StrataPay No	Car Space	Storage Space
2	1	1	2	156296956		

Owner Name **Graeme Walter Sharp**

Email **walsharp51@yahoo.com.au**

Mobile **0450 568 223**

Facsimile

Account Balance	Administrative Fund Paid To	Sinking Fund Paid To	Direct Debit
0.00	31/08/25	31/08/25	Not Set up

Residential / Business Address	Address for Service of Notices	Levy Notice Address
2 / 38 Milbong Street BATTERY HILL QLD 4551	2 / 38 Milbong Street BATTERY HILL QLD 4551	2 / 38 Milbong Street BATTERY HILL QLD 4551
Delivery by Post to Owner; Email to Owner	Delivery by Post to Owner; Email to Owner	Delivery by Post to Owner; Email to Owner

Letting Agent	Address
Email	
Telephone (1)	Mobile
Telephone (2)	Facsimile

[illegible]

Golflinks Terraces CTS 3295

BALANCE SHEET

AS AT 15 JULY 2025

	ACTUAL 15/07/2025	ACTUAL 31/12/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	3,255.57	1,075.54
Sinking Fund	66,489.16	49,113.06
<u>TOTAL</u>	<u>\$ 69,744.73</u>	<u>\$ 50,188.60</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	73,508.87	57,843.14
Sundry Debtors	0.00	1,000.00
Prepayments	0.00	12,174.93
<u>TOTAL ASSETS</u>	<u>73,508.87</u>	<u>71,018.07</u>
<u>LIABILITIES</u>		
Creditors	375.00	0.00
Accruals	0.00	1,215.16
Next Year Discounts	0.00	(4,496.64)
Levies In Advance	3,389.14	24,110.95
<u>TOTAL LIABILITIES</u>	<u>3,764.14</u>	<u>20,829.47</u>
<u>NET ASSETS</u>	<u>\$ 69,744.73</u>	<u>\$ 50,188.60</u>

Golflinks Terraces CTS 3295

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 15 JULY 2025

	ACTUAL 01/01/25-15/07/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	35,501.70	53,620.89	66.21	52,676.70
Discount - Admin Fund	(7,100.40)	(10,724.18)	66.21	(10,303.64)
Interest On Overdue Levies	0.00	0.00	0.00	4.54
<u>TOTAL ADMIN. FUND INCOME</u>	28,401.30	42,896.71		42,377.60
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>ACCOUNTING FEES</u>				
Audit Fees	0.00	800.00	0.00	770.00
Income Tax - Lodgement Fees	275.00	250.00	110.00	242.00
<u>ADMINISTRATION FEES</u>				
Administration Fees	1,870.14	2,550.00	73.34	2,473.61
Administration Fees - Other	300.40	600.00	50.07	524.92
Disbursements - Contract	1,372.31	1,850.00	74.18	1,788.15
Disbursements - Other	0.00	150.00	0.00	104.61
<u>BANKING FEES</u>				
Transaction Fee	4.82	100.00	4.82	90.13
<u>CLEANING</u>				
Cleaning	0.00	2,000.00	0.00	1,800.00
<u>COMMON UTILITIES</u>				
Electricity	313.68	1,000.00	31.37	806.85
Electricity - Government Rebat	(162.50)	0.00	0.00	(1,000.00)
<u>GENERAL MAINTENANCE</u>				
R & M - Building	135.00	2,000.00	6.75	1,762.87
R & M - Electrical	0.00	500.00	0.00	274.00
R & M - Gardens & Grounds	4,875.00	12,000.00	40.62	10,262.61
R & M - Plumbing	452.49	750.00	60.33	410.00
<u>INSURANCE</u>				
Insurance - Building	12,174.93	12,993.71	93.70	12,395.13
<u>PEST CONTROL</u>				
Pest Control	4,610.00	0.00		0.00
Termite Inspection	0.00	4,750.00	0.00	4,455.00
<u>PROFESSIONAL FEES</u>				



Golflinks Terraces CTS 3295

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 15 JULY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/01/25-15/07/25	01/01/25-31/12/25	%	01/01/24-31/12/24
Insurance Valuation	0.00	0.00	0.00	453.00
Sinking Fund Forecast	0.00	503.00	0.00	0.00
Contractor Compliance	0.00	100.00	0.00	97.56
<u>TOTAL ADMIN. EXPENDITURE</u>	<u>26,221.27</u>	<u>42,896.71</u>		<u>37,710.44</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 2,180.03</u>	<u>\$ 0.00</u>		<u>\$ 4,667.16</u>
Opening Admin. Balance	1,075.54	1,075.54	100.00	(3,591.62)
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 3,255.57</u>	<u>\$ 1,075.54</u>		<u>\$ 1,075.54</u>



Golflinks Terraces CTS 3295

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 15 JULY 2025

	ACTUAL 01/01/25-15/07/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	21,539.85	32,358.68	66.57	29,000.10
Discount - Sinking Fund	(4,163.75)	(6,471.74)	64.34	(5,800.20)
<u>TOTAL SINKING FUND INCOME</u>	17,376.10	25,886.94		23,199.90
<u>EXPENDITURE - SINKING FUND</u>				
Building Repairs	0.00	0.00	0.00	1,700.00
Fences	0.00	0.00	0.00	3,466.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	0.00		5,166.00
<u>SURPLUS / DEFICIT</u>	<u>\$ 17,376.10</u>	<u>\$ 25,886.94</u>		<u>\$ 18,033.90</u>
Opening Sinking Fund Balance	49,113.06	49,113.06	100.00	31,079.16
<u>SINKING FUND BALANCE</u>	<u>\$ 66,489.16</u>	<u>\$ 75,000.00</u>		<u>\$ 49,113.06</u>



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006118842
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	08/12/2024 to 08/12/2025 at 4:00pm
The Insured	BODY CORPORATE FOR GOLFLINKS TERRACES COMMUNITY TITLE SCHEME 3295
Situation	38 MILBONG STREET BATTERY HILL QLD 4551

Policies Selected

Policy 1 – Insured Property

Building: \$5,141,295

Common Area Contents: \$51,413

Loss of Rent & Temporary Accommodation (total payable): \$771,194

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$1,542,388

Extended Cover - Loss of Rent & Temporary Accommodation: \$231,358

Escalation in Cost of Temporary Accommodation: \$77,119

Cost of Removal, Storage and Evacuation: \$77,119

Policy 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

Policy 9 – Lot owners' fixtures and improvements (per lot)



Sum Insured: \$250,000

Flood Cover is included.

Date Printed

15/11/2024

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 QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.