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QLD Strata Reports for Buyers & Sellers

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: KEL-LEA COURT Community Title Scheme: 20835

Lot No: 16 on GRP2272

Address: 124-126 SMITH ROAD WOODRIDGE QLD 4114

Secretary of Body Corporate:

Name: DAVID BILLING

Postal Address: PO BOX 10326, ADELAIDE STREET, BRISBANE QLD 4000

Email: enquiries@civium.com.au

Body Corporate Manager:

Name: CIVIUM PROPERTY GROUP

Address: LEVEL 5, 157 ANN STREET, BRISBANE QLD 4000

Telephone: 1800 955 271

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: 28/02/2025*

Current Levy Year Issued: 13/05/2025*

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:	14/05/2024 - 13/08/2024	Due Date:	14/05/2024	Payable:	\$506.71
Period Issued:	14/08/2024 - 13/11/2024	Due Date:	14/08/2024	Payable:	\$450.54
Period Issued:	14/11/2024 - 13/02/2025	Due Date:	14/11/2024	Payable:	\$450.54
Period Issued:	14/02/2025 - 13/05/2025	Due Date:	14/02/2025	Payable:	\$450.55

DISCOUNT FOR PAYMENT DUE DATE: 20% **GROSS LEVY PAYABLE:** \$1,858.34

Sinking Fund Payable By This Lot:

Period Issued:	14/05/2024 - 13/08/2024	Due Date:	14/05/2024	Payable:	\$119.84
Period Issued:	14/08/2024 - 13/11/2024	Due Date:	14/08/2024	Payable:	\$119.83
Period Issued:	14/11/2024 - 13/02/2025	Due Date:	14/11/2024	Payable:	\$119.83
Period Issued:	14/02/2025 - 13/05/2025	Due Date:	14/02/2025	Payable:	\$119.84

DISCOUNT FOR PAYMENT DUE DATE: 20% **GROSS LEVY PAYABLE:** \$479.34

Other: *Levies above do not align with financial year end 28/02/2024. Levies are for 12 months 14/05/2024 – 13/05/2025.

INSURANCE: \$518.84 FOR THE PERIOD 26/10/2023 – 24/10/2024 (PAID)

Levies for next period 14/05/2025 – 13/08/2025 were resolved at the last AGM and will be: Administrative Fund \$464.59 and Sinking Fund \$119.84.

Next insurance levy will be calculated from the next premium.

Schedule of Lot Entitlements:	Contribution Schedule Lot Entitlement:	1	Aggregate:	18
	Interest Schedule Lot Entitlements:	1	Aggregate:	18

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: \$-2,929.40 as at 16/10/2024
Sinking Fund: \$58,577.05 as at 16/10/2024

Insurance
 Insurer: QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU
 Policy No: 869174
 Building: \$5,754,754
 Public Liability: \$20,000,000
 Other: COMMON CONTENTS \$68,250, LOSS OF RENT \$863,213, VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$250,000, OFFICE BEARERS \$5,000,000, CATASTROPHE \$863,213. POLICY EXPIRES 24/10/2024

Signing:


 Seller / Sellers Agent


 Witness – not required if signed electronically

18/10/2024
 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

CIVIUM STRATA
OWNER TRANSACTION SUMMARY from 01/03/24 to 16/10/24
All Schedules

C.T.S.: 20835
 Building Address: 124-126 Smith Road

Units: 18 Lots: 18

Suburb: WOODRIDGE
 Building Name: KEL-LEA COURT
 GST?: No

State: QLD Post Code: 4114
 ABN: 54689454761
 Manager: Nicole Smith

Lot#: 16 Unit#: 15
 Owner Name: Seyed Amirali Mirhashemi

Units of Entitlement: 1 Paid To: 13/11/24
 Contribution Schedule: 1 Advance: \$278.44
 Building Insurance: 5.38

Levies

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
14/05/24	452	Standard Levy Contribution Schedule from 14/05/2024 to 13/08/2024 FULLY PAID	\$626.55	\$626.55	\$125.30	\$0.00	\$0.00	\$0.00	\$0.00
14/05/24	524	Building Insurance Levy from 26/10/2023 to 24/10/2024 FULLY PAID	\$506.71 \$119.84 \$518.84	\$506.71 \$119.84 \$518.84	\$101.35 \$23.95 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
14/08/24	563	Standard Levy Contribution Schedule from 14/08/2024 to 13/11/2024 FULLY PAID	\$570.37 \$450.54 \$119.83	\$570.37 \$450.54 \$119.83	\$114.05 \$90.10 \$23.95	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
Levy Totals for the Period 01/03/24 to 16/10/24			\$1,715.76	\$1,715.76	\$239.35	\$0.00	\$0.00	\$0.00	\$0.00

Receipts

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
10/05/24	524	Standard Levy Contribution Schedule for 14/05/2024 to 13/08/2024 Receipt: bpay-payment - DEFT Bpay 0000027328	\$506.71	\$119.84	\$626.55	\$125.30	\$0.00	\$0.00
10/05/24	525	Building Insurance Levy for 26/10/2023 to 24/10/2024 Receipt: bpay-payment - DEFT Bpay 0000027328	\$518.84	\$0.00	\$518.84	\$0.00	\$0.00	\$0.00
24/06/24	558	Standard Levy Contribution Schedule for 14/08/2024 to 13/11/2024 Receipt: bpay-payment - DEFT Bpay 0000027328	\$450.54	\$119.83	\$570.37	\$114.05	\$0.00	\$0.00

**CIVIUM STRATA
OWNER TRANSACTION SUMMARY from 01/03/24 to 16/10/24
All Schedules**

C.T.S.: 20835
 Lot#: 16 Unit#: 15
 Owner Name: **Sayed Amirali Mirhashemi**

Units of Entitlement: 1
 Contribution Schedule: 1
 Building Insurance: 5.38

Paid To: 13/11/24
 Advance: \$278.44
 Interest: \$0.00
 Total Due: \$0.00 as at 16/10/24

Receipts(Continued)

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
02/10/24	588	Standard Levy Contribution Schedule for 14/11/2024 to 13/02/2025 Receipt; bpay-payment - DEFT Bpay 0000027328	\$348.04	\$0.00	\$348.04	\$69.60	\$0.00	\$0.00
Receipt Totals for the Period 01/03/24 to 16/10/24			\$1,824.13	\$239.67	\$2,063.80	\$308.95	\$0.00	\$0.00

Balance Sheet - C.T.S. 20835
"KEL-LEA COURT"
124-126 SMITH ROAD, WOODRIDGE, QLD 4114
For the Financial Period 01/03/2024 to 16/10/2024

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank KEL-LEA COURT <i>Macquarie Bank BSB: 184-446 Acc No: 300530029</i>	\$(123.24)	\$16,301.00	\$16,177.76
KEL-LEA COURT Sinking - AT CALL <i>Macquarie Bank BSB: 184-446 Acc No: 219228202</i>	\$0.00	\$42,871.86	\$42,871.86
Total Assets	\$(123.24)	\$59,172.86	\$59,049.62
Liabilities			
Paid in Advance	\$2,806.16	\$595.81	\$3,401.97
Total Liabilities	\$2,806.16	\$595.81	\$3,401.97
Net Assets	\$(2,929.40)	\$58,577.05	\$55,647.65
Owners Funds			
Opening Balance	\$3,196.54	\$54,274.55	\$57,471.09
Net Income For The Period	\$(6,125.94)	\$4,302.50	\$(1,823.44)
Total Owners Funds	\$(2,929.40)	\$58,577.05	\$55,647.65

Income and Expenditure Statement - C.T.S. 20835**"KEL-LEA COURT"****124-126 SMITH ROAD, WOODRIDGE, QLD 4114**

For the Financial Period 01/03/2024 to 16/10/2024

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Building Insurance Levy	\$9,339.12	\$9,834.00	\$8,848.62
Insurance Claims Refund	\$0.00	\$0.00	\$5,335.00
Levy Income	\$17,230.50	\$33,450.00	\$36,483.12
Total Administrative Fund Income	\$26,569.62	\$43,284.00	\$50,666.74
Expenses			
Arrears Recovery Costs	\$1.90	\$0.00	\$0.00
Audit Fees	\$0.00	\$428.00	\$418.00
Banking Management	\$655.85	\$648.00	\$1,409.44
Building Repairs & Maintenance	\$187.50	\$0.00	\$0.00
Bundled Disbursements	\$1,067.82	\$1,862.00	\$2,029.55
By Law	\$330.00	\$2,000.00	\$0.00
Civium Disbursements	\$626.00	\$600.00	\$426.38
Discount on Levies	\$2,787.57	\$6,690.00	\$6,209.04
Electrical Repairs & Maintenance	\$0.00	\$500.00	\$275.00
Electricity - Utility	\$309.12	\$850.00	\$813.60
Gardens & Grounds	\$10,944.70	\$8,200.00	\$8,983.18
Insurance Building	\$6,609.52	\$9,834.00	\$9,530.58
Insurance Claims	\$0.00	\$0.00	\$6,335.00
Insurance Premiums	\$2,311.64	\$4,215.00	\$4,411.57
Insurance Valuation	\$0.00	\$0.00	\$844.00
Legal expense	\$1,870.00	\$0.00	\$0.00
Management Fee	\$1,769.47	\$3,288.00	\$2,528.32
Online Portal Fees	\$192.22	\$409.00	\$318.20
Pest Control	\$187.75	\$200.00	\$185.00
Plumbing & Drainage	\$0.00	\$350.00	\$0.00
Property Services	\$1,180.80	\$1,000.00	\$2,549.04
Sinking Fund Forecast Report	\$0.00	\$0.00	\$809.00
Storage of BC Documents	\$432.93	\$840.00	\$566.28
Tax Agent Fees - Income Tax	\$137.28	\$231.00	\$115.50
Trades Compliance	\$190.82	\$232.00	\$316.16
Workcover Premium	\$266.67	\$265.00	\$200.18
Workplace Hlth/Sfty-Audit	\$636.00	\$636.00	\$1,376.00
Total Administrative Fund Expenses	\$32,695.56	\$43,278.00	\$50,649.02

Civium Strata

Locked Bag 8300 CANBERRA ACT 2601 ABN: 39 121 276 300

Ph: 1300 724 256 Email: levies@civium.com.au

Printed: 16/10/2024 12:00 pm User: Wanda Rebolledo

Income and Expenditure Statement - C.T.S. 20835
"KEL-LEA COURT"
124-126 SMITH ROAD, WOODRIDGE, QLD 4114
For the Financial Period 01/03/2024 to 16/10/2024

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Administrative Fund Surplus/Deficit	\$(6,125.94)	\$6.00	\$17.72
Opening Balance for the period	\$3,196.54	\$0.00	\$3,178.82
Closing Balance for the period	\$(2,929.40)	\$6.00	\$3,196.54

Income and Expenditure Statement - C.T.S. 20835
"KEL-LEA COURT"
124-126 SMITH ROAD, WOODRIDGE, QLD 4114
For the Financial Period 01/03/2024 to 16/10/2024

Sinking Fund	Consolidated		
	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Investment	\$721.90	\$0.00	\$734.24
Levy Income	\$4,314.06	\$8,628.00	\$8,628.12
Total Sinking Fund Income	\$5,035.96	\$8,628.00	\$9,362.36
Expenses			
Discount on Levies	\$733.46	\$1,726.00	\$1,423.25
Electrical Replacement/Upgrade	\$0.00	\$2,000.00	\$1,866.60
Gardens & Grounds	\$0.00	\$2,000.00	\$0.00
Total Sinking Fund Expenses	\$733.46	\$5,726.00	\$3,289.85
Sinking Fund Surplus/Deficit	\$4,302.50	\$2,902.00	\$6,072.51
Opening Balance for the period	\$54,274.55	\$0.00	\$48,202.04
Closing Balance for the period	\$58,577.05	\$2,902.00	\$54,274.55



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	869174
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	24/10/2023 to 24/10/2024 at 4:00pm
The Insured	BODY CORPORATE FOR BODY CORPORATE FOR KEL-LEA COURT CTS 20835 COMMUNITY
Situation	TITLE SCHEME 20835 124-126 SMITH ROAD WOODRIDGE QLD 4114

Policies Selected

Policy 1 – Insured Property

Building: \$5,754,754
Common Area Contents: \$68,250
Loss of Rent & Temporary Accommodation (total payable): \$863,213

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: \$250,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$863,213
Extended Cover - Loss of Rent & Temporary Accommodation: \$129,481
Escalation in Cost of Temporary Accommodation: \$43,160
Cost of Removal, Storage and Evacuation: \$43,160

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

24/10/2023

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