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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: 443 QUEEN STREET **Community Title Scheme:** 56097

Lot No: 1704 on SP284675

Address: 443 QUEEN STREET, BRISBANE QLD 4000

Secretary of Body Corporate:

Name: NOELLA CERUTTI

Postal Address: PO BOX 10093, ADELAIDE ST, BRISBANE QLD 4000

Email: sskb@sskb.com.au

Body Corporate Manager:

Name: STEWART SILVER KING & BURNS PTY LTD

Address: LEVEL 3, 270 ADELAIDE STREET, BRISBANE QLD 4000

Telephone: 3010 5555

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: 30/09/2025

Current Levy Year Issued: 30/09/2025

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:	1/10/2024-31/01/2025	Due Date:	1/10/2024	Payable:	\$1,756.40
Period Issued:	1/02/2025-31/05/2025	Due Date:	1/02/2025	Payable:	\$2,548.00
Period Issued:	1/06/2025-30/09/2025	Due Date:	1/06/2025	Payable:	\$2,548.40

DISCOUNT FOR PAYMENT DUE DATE: 10%*

GROSS LEVY PAYABLE: \$6,852.80

Sinking Fund Payable by This Lot:

Period Issued:	1/10/2024-31/01/2025	Due Date:	1/10/2024	Payable:	\$527.60
Period Issued:	1/02/2025-31/05/2025	Due Date:	1/02/2025	Payable:	\$605.60
Period Issued:	1/06/2025-30/09/2025	Due Date:	1/06/2025	Payable:	\$606.00

DISCOUNT FOR PAYMENT DUE DATE: 10%*

GROSS LEVY PAYABLE: \$1,739.20

Other: *Discount effective from 1/02/2025 **INSURANCE: \$962.64 PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES; AIR CONDITIONING BILLING ADMINISTRATIVE FEE OF \$125.16 PAYABLE IN 2 INSTALMENTS**

Levies for period 1/10/2025-31/01/2026 were resolved at the last AGM and will be: Administrative Fund **\$2,548.40**, Sinking Fund **\$606.00**, Insurance **\$320.88** and Air Conditioning Billing Special Levy **\$62.58**

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	40	Aggregate:	10014
Interest Schedule Lot Entitlements:	42	Aggregate:	10004

Improvements on Common Property for Which Buyer Will Be Responsible:

NOTHING SIGHTED IN RECORDS PROVIDED

Body Corporate Assets Required to Be Recorded:

REFER TO ASSET REGISTER ATTACHED

Information Prescribed under Regulation Module:

ACCOMMODATION MODULE - NIL

Financial Statement Balances

Administrative Fund: \$32,497.00 as at 6/05/2025

Sinking Fund: \$524,710.63 as at 6/05/2025

Insurance

Insurer: CHUBB INSURANCE AUSTRALIA LIMITED

Policy No: 04GS017630

Building: \$333,020,424

Public Liability: \$20,000,000

Other: COMMON CONTENTS \$3,330,204, CONSEQUENTIAL LOSS \$49,953,063, CRIME INSURANCE \$100,000, MANAGEMENT COMMITTEE LIABILITY \$5,000,000, VOLUNTARY WORKERS \$200,000/\$200,000. POLICY EXPIRES 18/10/2025

Section 223 Implied Warranties

Building Defects

The last two 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:

First EGM 16/10/2023

- Noted registration of the scheme on 9/10/2023.
- Resolved that restricted issues for the committee be as per the Accommodation Module.
- Resolved to enter a Management Engagement & Letting Authorisation Agreement for a term of 25 years commencing 1/11/2023.
- Resolved to enter a utility billing agreement with Altogether Solutions for 364 days commencing 1/11/2023.
- Resolved to enter a centralised energy equipment master agreement for the supply and administration of electricity by an embedded network and hot water and gas to the scheme and consented to the Assignment and Novation Form between the Original Owner and Origin Agreement for a rolling 6 month period commencing 1/11/2023.

- Resolved to enter an EV charging infrastructure maintenance agreement for a term of 364 days commencing 1/11/2023.
- Resolved to enter an alarm management agreement with QFES.
- Resolved by resolution without dissent to enter a Consent Annexure that permits development applications to be made and ancillary matters concerning the scheme.
- Resolved by resolution without dissent to consent to the giving of an indemnity in favour of Brisbane City Council in respect of servicing the refuse and recycling bins at the scheme.
- Resolved by resolution without dissent to consent to the works plan to be performed within lots 1, 2 and 3 on SP284675 and the bathroom.
- Resolved by resolution without dissent to consent to the exclusive use areas that have a purpose of dining (by-law 33), access and signage purposes (by-law 34) and exclusive use areas ancillary use (by-law 37) being included as part of a licensed area for the consumption of alcohol.
- Resolved by resolution without dissent to consent to the granting of an easement over common property.

Vote Outside Committee 28/03/2024

- Ratified approval for preventative maintenance and service to five (5) roller shutters at an annual cost of \$2,400 plus GST.
- Ratified exterior window clean of whole building at a cost of \$58,404 plus GST. Agreed to discuss an increase in the budget for the ensuing year to allow for two building cleans per year and anchor point certification.

First AGM 10/04/2024

- Confirmed the existing by-laws.
- Resolved that the restricted issues for the committee referred to in the relevant Regulation Module apply without any additional restrictions.
- Resolved to fix a penalty interest of 30% per annum on overdue levies.
- Authorised installation of EV chargers in exclusive use areas to be considered by the committee rather than tabling each motion to a general meeting if the cost to install is above \$3,000; and further, that the committee are authorised to impose reasonable standard conditions should applications be approved.

Committee Meeting 1/05/2024

- Resolved to install a time clock on three hot water booster units at a cost of \$1,764 plus GST.
- Accepted quote of \$6,998 plus GST to clean the carparks.
- Ratified approval for remote after hours reception services. Building manager to write an afterhours procedure that will be sent to all residents.
- Ratified service of 13 automatic and 3 manual doors at a cost of \$4,335 plus GST.

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- Ratified service of 13 automatic and 3 manual doors at a cost of \$4,335 plus GST.
- Noted that the lifts are currently under the defect liability period; however, this expires in October 2024. Building manager to obtain proposals for lift agreements.
- Discussed safety concerns regarding storage of e-bikes and scooters within lots.
- Tabled correspondence from CBUS Property noting that CBUS had notified Origin that their rates are not comparable to an embedded network bulk rate and initial utility invoices were above a reasonable rate, therefore CBUS engaged the assistance of an energy consultant to assist in providing better terms to assist with reduced electricity costs for occupants. Committee to arrange an urgent meeting with MJR Utility Consult to discuss their advice and consider a way forward.
- Committee to arrange quotes for preparation of a defect assessment report for consideration at the next AGM.

Committee Meeting 16/07/2024

- Resolved to approve installation of port switch in basement garage door at a cost of \$1,080.82 plus GST.
- Resolved to obtain a common property compliance report at a cost of \$3,818.81 plus GST.
- Resolved to ratify engagement of contractor to carry out electrical load capacity test at a cost of \$1,140 plus GST.
- Resolved to ratify decision to engage security services for Riverfire social event at a cost of \$2,915 plus GST.
- Resolved to investigate suitable proposals for lift maintenance.
- Noted subcommittees have been formed for emergency planning and response, construction and design and social club.
- Resolved NOT to obtain a building defect report on common property on the basis the report was unlikely to be returned prior to end of the warranty period, advice from the builder that a check of exterior of building was carried out prior to settlement, and assurances from the builder they would response to any requests re works completed. Resolved to decline proposal for Voltin scan report at a cost of \$60,000.
- Resolved to engage Sedgwick to carry out visual defects inspection of common property.

EGM 23/07/2024

- Resolved to enter a Centralised Energy Equipment agreement, including termination of current agreement, for supply of electricity, hot water, and cooker gas.

Committee Meeting 21/10/2024

- Resolved installation of a flood light outside the lower ground supernormal entry, at a cost of \$1,745.
- Resolved to obtain quotations on recommendations included in the Safety Report.
- Resolved a carpark reallocation of Lots 3401 and 3408 and record a new Community Management Statement.
- Resolved to carry out mandatory fire testing and inspections at a cost of \$900 plus GST per attendance.

Committee Meeting 13/11/2024

- Resolved to install a time lapse camera on the roof for a period of 12 months.
- Resolved to engage Mahoneys at a cost of \$2,900 excluding GST for the initial review lodgement of the CMS.
- Resolved to replace the gas BBQ to electric at a cost of \$10,976.94 plus GST.
- The committee continue to work with Hutchinsons Builders, CBUS Property and Sedgwick to finalise an action plan for items noted on the Building Inspection Report.

AGM 18/12/2024

- Resolved that from 1/02/2025 a 10% discount is to apply to all levies provided payment is received by the due date.
- Motion for an amendment to the by-laws and to register a new Community Management Statement **lost**.
- Resolved to carry out window cleaning and building washdowns on a six-monthly basis at a total cost of \$149,904 excluding GST.

Committee Meeting 5/02/2025

- Resolved to carry out fire system defects at a cost of \$8,088.
- Resolved to replace the northern cabana ceiling fan due to a fault at a cost of \$2,045.45 excluding GST.
- Resolved to approve the proposal for path and signage to be undertaken at a cost of \$4,300.
- Resolved to install 4 x bollards and retractable belt with signage at a cost of \$350.
- Resolved to obtain quotations for CCTV in the residents dining lounge.
- Resolved installation of a hose tap on the roof top at a cost of \$2,277.27.
- Resolved the apartment floor tile cut back scrub in the amount of \$1,472.07 excluding GST.

Sighted Defects Report for Common Property (Outstanding) dated 17/02/2025.

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:

Committee Meeting 1/05/2024

- Agreed to on charge costs to repair carpark roller shutter door caused by delivery truck of new tenant to the lot owner to recover from their tenant.
- Discussed common breaches relating to pets, window coverings, parking and appearance of lots.

Committee Meeting 16/07/2024

- Resolved to approve appointment of Mahoneys for legal advice.
- Resolved that a reminder to all owners be included in next newsletter re breach of by-laws when leaving items on common property.
- Noted noise complaints made regarding Riverland. Investigations show Riverland is acting within licensing and council restrictions.

Committee Meeting 5/02/2025


Resolved to carry out an audit of all windows to identify coverings that are against the by-laws.

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: CAR PARK C137

Signing:

Signed by:

 Seller / Sellers Agent

Witness – not required if signed electronically

8/5/2025

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

443 QUEEN STREET CTS 56097

A/c No **02100059**

Owner Information

06 May 2025

Lot No	Contribution Entitlements	Interest Entitlements	Unit No	StrataPay No	Car Space	Storage Space
1704	40	42	1704	974151372	C137	

Owner Name Catherine Todd	
Email cathytodd222@gmail.com	
Telephone (1)	Mobile 0419 784 468
Telephone (2)	Facsimile

Account Balance	Administrative Fund Paid To	Sinking Fund Paid To	Direct Debit
3,501.32	31/05/25	31/05/25	Not Set up

Residential / Business Address	Address for Service of Notices	Levy Notice Address
1704 / 443 Queen Street BRISBANE QLD 4000	1704 / 443 Queen Street BRISBANE QLD 4000	1704 / 443 Queen Street BRISBANE QLD 4000
Delivery by Email to Owner	Delivery by Email to Owner	Delivery by Email to Owner

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

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			0.00	0.00
18/10/23	01/11/23 to 31/01/24	Admin Fund	I0000059	1,324.00	1,324.00
18/10/23	01/11/23 to 31/01/24	Sinking Fund	I0000326	398.00	1,722.00
18/10/23	01/11/23 to 31/01/24	Insurance Levy	I0000593	297.36	2,019.36
27/10/23	Admin Fund	Admin Fund	R0000004	-1,324.00	695.36
27/10/23	Sinking Fund	Sinking Fund	RA000004	-398.00	297.36
27/10/23	Insurance Levy	Insurance Levy	RB000004	-297.36	0.00
14/12/23	01/02/24 to 31/05/24	Admin Fund	I0000860	1,742.00	1,742.00
14/12/23	01/02/24 to 31/05/24	Sinking Fund	I0001127	523.60	2,265.60
14/12/23	01/02/24 to 31/05/24	Insurance Levy	I0001394	390.60	2,656.20
25/01/24	Admin Fund	Admin Fund	R0000156	-1,742.00	914.20
25/01/24	Sinking Fund	Sinking Fund	RA000156	-523.60	390.60
25/01/24	Insurance Levy	Insurance Levy	RB000156	-390.60	0.00
17/04/24	01/06/24 to 30/09/24	Admin Fund	I0001661	1,756.40	1,756.40
17/04/24	01/06/24 to 30/09/24	Sinking Fund	I0001928	527.60	2,284.00
17/04/24	01/06/24 to 30/09/24	Insurance Levy	I0002195	393.96	2,677.96
30/05/24	Admin Fund	Admin Fund	R0000545	-1,756.40	921.56
30/05/24	Sinking Fund	Sinking Fund	RA000545	-527.60	393.96
30/05/24	Insurance Levy	Insurance Levy	RB000545	-393.96	0.00
15/08/24	01/10/24 to 31/01/25	Admin Fund	I0002462	1,756.40	1,756.40
15/08/24	01/10/24 to 31/01/25	Sinking Fund	I0002729	527.60	2,284.00
15/08/24	01/10/24 to 31/01/25	Insurance Levy	I0002996	393.96	2,677.96
20/09/24	Admin Fund	Admin Fund	R0000788	-1,756.40	921.56
20/09/24	Sinking Fund	Sinking Fund	RA000788	-527.60	393.96
20/09/24	Insurance Levy	Insurance Levy	RB000788	-393.96	0.00
09/01/25	01/02/25 to 31/05/25	Admin Fund	I0003263	2,548.00	2,548.00
09/01/25	01/02/25 to 31/05/25	Sinking Fund	I0003530	605.60	3,153.60
09/01/25	10/02/25	Sink Fund Special	I0003793	62.58	3,216.18
09/01/25	01/02/25 to 31/05/25	Insurance Levy	I0004060	284.34	3,500.52
04/02/25	Admin Fund	Admin Fund	R0001117	-2,293.20	1,207.32
04/02/25	Sinking Fund	Sinking Fund	RA001117	-545.04	662.28
04/02/25	Sink Fund Special	Sink Fund Special	RB001117	-62.58	599.70
04/02/25	Insurance Levy	Insurance Levy	RC001117	-284.34	315.36
04/02/25	Discount	Admin Discount	RD001117	-254.80	60.56
04/02/25	Discount	Sink Discount	RE001117	-60.56	0.00
15/04/25	01/06/25 to 30/09/25	Admin Fund	I0004327	2,548.40	2,548.40
15/04/25	01/06/25 to 30/09/25	Sinking Fund	I0004594	606.00	3,154.40
15/04/25	01/06/25	Sink Fund Special	I0004857	62.58	3,216.98
15/04/25	01/06/25 to 30/09/25	Insurance Levy	I0005124	284.34	3,501.32

LEVY REGISTER REPORT

443 QUEEN STREET CTS 56097

Levy Year Start	Levy Year End	Last Annual General Meeting	Contribution Entitlements	Interest Entitlements	Total Number of Lots	Financial Year Start	Financial Year End
01/10/2024	30/09/2025	18/12/2024	10014	10004	267	01/10/2024	30/09/2025

Lot No	Description	Period	Notice Date	Amount	Discount	If Paid by or Due	Net Amount	Date Paid	Balance Due	Net Due	
1704	TODD C Contribution Entitlements: 40 Interest Entitlements: 42										
	Admin Fund	01/10/24 to 31/01/25	15/08/2024	1,756.40	0.00	01/10/2024	1,756.40	20/09/2024			
	Admin Fund	01/02/25 to 31/05/25	09/01/2025	2,548.00	254.80	10/02/2025	2,293.20	04/02/2025			
	Admin Fund	01/06/25 to 30/09/25	15/04/2025	2,548.40	254.84	01/06/2025	2,293.56		2,548.40	2,293.56	
	Admin Fund	01/10/25 to 31/01/26		2,548.40	254.84	01/10/2025	2,293.56				
	Sinking Fund	01/10/24 to 31/01/25	15/08/2024	527.60	0.00	01/10/2024	527.60	20/09/2024			
	Sinking Fund	01/02/25 to 31/05/25	09/01/2025	605.60	60.56	10/02/2025	545.04	04/02/2025			
	Sinking Fund	01/06/25 to 30/09/25	15/04/2025	606.00	60.60	01/06/2025	545.40		606.00	545.40	
	Sinking Fund	01/10/25 to 31/01/26		606.00	60.60	01/10/2025	545.40				
	Sink Fund Special	10/02/25	09/01/2025	62.58	0.00	10/02/2025	62.58	04/02/2025			
	Sink Fund Special	01/06/25	15/04/2025	62.58	0.00	01/06/2025	62.58		62.58	62.58	
	Sink Fund Special	01/10/25		62.58	0.00	01/10/2025	62.58				
	Insurance Levy	01/10/24 to 31/01/25	15/08/2024	393.96	0.00	01/10/2024	393.96	20/09/2024			
	Insurance Levy	01/02/25 to 31/05/25	09/01/2025	284.34	0.00	10/02/2025	284.34	04/02/2025			
	Insurance Levy	01/06/25 to 30/09/25	15/04/2025	284.34	0.00	01/06/2025	284.34		284.34	284.34	
	Insurance Levy	01/10/25 to 31/01/26		320.88	0.00	01/10/2025	320.88				

Report Totals 3501.32 3185.88

443 QUEEN STREET CTS 56097

BALANCE SHEET

AS AT 06 MAY 2025

	ACTUAL 06/05/2025	ACTUAL 30/09/2024
<u>OWNERS FUND</u>		
Administrative Fund	32,497.00	411,592.46
Sinking Fund	524,710.63	301,611.21
<u>TOTAL</u>	<u>\$ 557,207.63</u>	<u>\$ 713,203.67</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
 <u>CURRENT ASSETS</u>		
Cash At Bank	418,878.03	560,492.38
Mbl Term Deposit	258,792.90	252,897.26
Mbl Term Deposit 2	258,923.98	250,000.00
Contributions Billed Not Due	873,889.66	665,636.92
Prepayments Contributions	15,000.09	14,357.90
Contributions In Arrears	6,960.32	10,491.22
Other Arrears	2,940.82	4,174.72
Prepaid Expenses	0.00	9,478.07
Interest Receivable	0.00	4,092.75
Secondary Debtor	2,052.71	7,053.42
<u>UTILITIES ACCOUNTS</u>		
Utilities Receivable	0.00	7,443.34
Utilities Bank Account	7,283.01	7,283.01
Utilities Current Debtors	7,635.81	7,635.81
Utilities Final Debtors	5,136.24	5,136.24
Utilities Not Yet Billed	0.00	6,638.68
<u>TOTAL ASSETS</u>	1,857,493.57	1,812,811.72
 <u>LIABILITIES</u>		
G S T Clearing A/C	46,541.42	37,992.77
Creditors	182,943.06	(67,987.64)
Provision For Income Tax	0.00	724.00
Contributions Billed Not Due	794,445.14	605,124.47
Prepayments Contributions	13,636.45	13,052.66
Contributions In Advance	244,982.47	392,777.78
Other Payments In Advance	17,737.40	63,080.50
Accrued Expenses	0.00	54,843.51
<u>TOTAL LIABILITIES</u>	1,300,285.94	1,099,608.05
 <u>NET ASSETS</u>	 <u>\$ 557,207.63</u>	 <u>\$ 713,203.67</u>

443 QUEEN STREET CTS 56097

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 06 MAY 2025

	ACTUAL 01/10/24-06/05/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 09/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Contributions - Admin Fund	979,642.31	1,559,676.13	62.81	1,097,534.39
Discount - Admin Fund	(67,929.85)	(115,991.73)	58.56	0.00
Interest On Overdue Levies	2,964.84	0.00		0.00
<u>TOTAL ADMIN. FUND INCOME</u>	914,677.30	1,443,684.40		1,097,534.39
<u>EXPENDITURE - ADMIN. FUND</u>				
Audit Fees	0.00	5,000.00	0.00	0.00
Bank Charges	49.54	80.00	61.92	72.85
Tax Agents Fee	0.00	500.00	0.00	500.00
Administration - Base Fee	26,900.24	36,445.50	73.81	33,295.19
Administration - F F S	8,399.24	10,000.00	83.99	13,396.42
Fire Control Expenses	30,713.00	31,600.00	97.19	7,062.50
Fire Alarm Monitoring	4,979.28	12,000.00	41.49	14,322.78
Cleaning - Windows & Building	81,646.98	135,000.00	60.48	60,454.00
Cleaning - Carpets	6,636.36	11,200.00	59.25	0.00
Cleaning - Materials	1,652.62	5,000.00	33.05	2,746.23
Cleaning - Garbage Chute	7,770.00	15,000.00	51.80	6,100.00
Electricity/Utilities	(1,347.28)	25,000.00	(5.39)	30,824.05
Fees & Permits No Gst	10,112.05	7,900.00	128.00	7,870.61
Insurance/Other	295,279.97	81,352.12	362.97	0.00
Insurance Building	0.00	208,408.18	0.00	0.00
Insurance Renewal Recovery	(146,876.91)	(208,408.18)	70.48	(234,275.49)
Insurance Stamp Duty	25,668.72	25,668.72	100.00	0.00
Work Cover	129.87	180.00	72.15	173.16
Work Cover - Stamp Duty	0.00	18.00	0.00	16.66
Insurance Claims/Reimbursement	(38,738.55)	0.00	0.00	0.00
Insurance Claims/Excess	43,738.55	10,000.00	437.39	0.00
Legal Services	7,355.49	15,000.00	49.04	22,119.51
Onsite Management	224,485.94	394,305.00	56.93	347,545.00
Concierge	58,670.02	150,000.00	39.11	0.00
Pest Control	18,146.00	8,200.00	221.29	5,166.00
Communication & Disbursements	12,415.50	16,135.00	76.95	15,367.01
Communication/Disb'ments-F F S	1,462.44	3,500.00	41.78	3,699.26
Floral Arrangements	0.00	11,700.00	0.00	0.00
Subscriptions	8,000.00	8,000.00	100.00	0.00
Social Functions	1,718.19	10,000.00	17.18	0.00
Water Rates	260,233.56	50,000.00	520.47	46,013.82
R & M Building	71,194.14	50,000.00	142.39	35,588.90
R & M Electrical	24,687.36	18,000.00	137.15	1,650.00
R & M - Woodwork	0.00	20,295.00	0.00	0.00
R & M Gym Equipment	0.00	8,200.00	0.00	0.00
R & M Gardens & Grounds	4,630.80	40,000.00	11.58	0.00
R & M Gates	0.00	3,000.00	0.00	0.00

443 QUEEN STREET CTS 56097

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 06 MAY 2025

	ACTUAL 01/10/24-06/05/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 09/10/23-30/09/24
R & M Plant & Equipment	0.00	10,000.00	0.00	0.00
R & M Plumbing	14,549.79	5,000.00	291.00	0.00
R & M Pool	7,956.35	5,000.00	159.13	2,949.67
Pool Chemicals	4,117.56	8,000.00	51.47	6,784.00
R & M Lifts	2,480.00	10,000.00	24.80	655.00
Lift Service Agreement	20,766.25	67,100.00	30.95	0.00
R & M Lifts (Recoup)	432.00	0.00		0.00
R & M Access Doors	0.00	4,500.00	0.00	0.00
R & M Security Systems	10,412.51	9,500.00	109.61	6,777.27
R & M Gardens Contract	68,813.52	130,000.00	52.93	480.00
Rubbish Removal	750.00	0.00		0.00
Security Guards	85,234.85	133,000.00	64.09	123,261.10
Consultants	1,320.00	10,000.00	13.20	24,230.00
Bas/las Lodgement Fees	900.00	1,250.00	72.00	900.00
Stratamax Licensing Fee	2,957.06	4,800.00	61.61	4,188.84
Strata Compliance Report	0.00	0.00	0.00	5,250.00
Work Place H & S Report	0.00	0.00	0.00	3,181.82
Write Off Bad Debts	0.00	0.00	0.00	330.00
Levy Recovery Cost Write-Off	35.00	0.00		35.00
<u>UTILITIES ACCOUNTS</u>				
Bank Merchant Fees	0.00	392.01	0.00	392.01
Billing Admin Fees	16,382.47	39,600.00	41.37	36,345.20
Aircon & Ev Billing Admin	2,897.32	(39,600.00)	(7.32)	(35,217.07)
Aircon & Ev Bulk Bills	138,444.42	210,000.00	65.93	199,515.57
Aircon & Ev Recoveries	(134,389.46)	(130,000.00)	103.38	(113,824.94)
<u>TOTAL ADMIN. EXPENDITURE</u>	<u>1,293,772.76</u>	<u>1,696,821.35</u>		<u>685,941.93</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ (379,095.46)</u>	<u>\$ (253,136.95)</u>		<u>\$ 411,592.46</u>
Opening Admin Balance	411,592.46	411,592.46	100.00	0.00
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 32,497.00</u>	<u>\$ 158,455.51</u>		<u>\$ 411,592.46</u>

443 QUEEN STREET CTS 56097

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 06 MAY 2025

	ACTUAL 01/10/24-06/05/25	BUDGET 01/10/24-30/09/25	VARIANCE %	ACTUAL 09/10/23-30/09/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Contributions - Sinking Fund	257,906.01	395,813.81	65.16	329,824.74
Discount - Sinking Fund	(15,935.46)	(27,574.60)	57.79	0.00
Special Sink Fund Contribution	14,962.31	0.00		0.00
Interest Received	14,819.62	0.00		2,897.26
Interest Accrual	(4,092.75)	0.00	0.00	4,092.75
<u>TOTAL SINKING FUND INCOME</u>	267,659.73	368,239.21		336,814.75
<u>EXPENDITURE - SINKING FUND</u>				
Building	23,546.09	0.00		15,913.17
Building Repairs	4,929.32	0.00		0.00
Electrical	10,976.90	0.00		8,629.96
Purchased Assets	0.00	0.00	0.00	3,663.65
Fire Control Expenses	5,832.00	11,100.00	52.54	0.00
Income Tax	(724.00)	0.00	0.00	724.00
Security System	0.00	0.00	0.00	6,272.76
Bbq Upgrade	0.00	11,000.00	0.00	0.00
Bike Store Security Upgrade	0.00	25,000.00	0.00	0.00
Line Marking	0.00	5,000.00	0.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	44,560.31	52,100.00		35,203.54
<u>SURPLUS / DEFICIT</u>	\$ 223,099.42	\$ 316,139.21		\$ 301,611.21
Opening Sinking Fund Balance	301,611.21	301,611.21	100.00	0.00
<u>SINKING FUND BALANCE</u>	\$ 524,710.63	\$ 617,750.42		\$ 301,611.21

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Furniture - Foyer Furniture Rec Deck Dining Room Furniture Rec Deck Pool & Gard Gym Equipment	Furniture & Fittings	Gift	09/10/23	Developer Developer Developer Developer		0.00	560,000.00
Custom Double Circle Rug	Furniture & Fittings			Ferreira De Sa		0.00	26,248.68
Custom Rug Circle	Furniture & Fittings			Ferreira De Sa		0.00	7,458.75
Tapestry Artwork	Furniture & Fittings			Ferreira De Sa		0.00	11,745.00
Tapestry Artwork	Furniture & Fittings			Ferreira De Sa		0.00	11,745.00
Nomad Pouf Small	Furniture & Fittings			Cosh Living		0.00	1,407.95
Nomad Pouf Medium	Furniture & Fittings			Cosh Living		0.00	2,065.91
Cosh Living	Furniture & Fittings			Nomad Pouf Large		0.00	3,300.00
Page Totals					0.00	0.00	623,971.29
Report Totals					0.00	0.00	623,971.29

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Senja 1 Seater Arm low	Furniture & Fittings			Cosh Living		0.00	4,043.18
3 Seater Sofa	Furniture & Fittings			Cosh Living		0.00	5,969.32
3 Seater Sofa	Furniture & Fittings			Cosh Living		0.00	4,326.14
Senja Right Corner arm low	Furniture & Fittings			Cosh Living		0.00	4,626.14
2 Seater Deep Frame	Furniture & Fittings			Cosh Living		0.00	4,626.14
Cushion	Furniture & Fittings			Cosh Living		0.00	336.36
Cushion	Furniture & Fittings			Cosh Living		0.00	572.73
Cushion	Furniture & Fittings			Cosh Living		0.00	672.73
Page Totals					0.00	0.00	25,172.74
Report Totals					0.00	0.00	649,144.03

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Outdoor Cushion	Furniture & Fittings			Cosh Living		0.00	286.36
Outdoor Cushion	Furniture & Fittings			Cosh Living		0.00	672.73
Outdoor Cushion	Furniture & Fittings			Cosh Living		0.00	572.73
Outdoor Cushion	Furniture & Fittings			Cosh Living		0.00	336.36
Outdoor Cushion	Furniture & Fittings			Cosh Living		0.00	672.73
Coffee Table	Furniture & Fittings			Cosh Living		0.00	7,926.15
Drop Side Table	Furniture & Fittings			Cosh Living		0.00	2,659.05
Dune side table	Furniture & Fittings			Cosh Living		0.00	2,283.75
Page Totals					0.00	0.00	15,409.86
Report Totals					0.00	0.00	664,553.89

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value	
Avant Sideboard	Furniture & Fittings			Cosh Living		0.00	11,577.27	
Crinoline High Arm Chair	Furniture & Fittings			Space Furniture Australia		0.00	15,414.54	
Cirio Circular Pendant Lamp	Furniture & Fittings			Enlightened Living		0.00	9,055.26	
Pendant Lamp	Furniture & Fittings			Enlightened Living		0.00	17,847.29	
Pendant Lamp	Furniture & Fittings			Enlightened Living		0.00	28,134.49	
Cascada Canopy Lampshades	Furniture & Fittings			Enlightened Living		0.00	15,310.95	
Mia outdoor Floor Lamp	Furniture & Fittings			Mobilia		0.00	3,390.00	
Mia Mini outdoor table	Furniture & Fittings			Mobilia		0.00	3,596.00	
					Page Totals	0.00	0.00	104,325.80
					Report Totals	0.00	0.00	768,879.69

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Armchair	Furniture & Fittings			Cosh Living		0.00	15,586.37
Dining Table	Furniture & Fittings			Cosh Living		0.00	19,380.68
Spine Bar Stool	Furniture & Fittings			Great Dane Australia		0.00	7,000.91
Spine Bar Stool	Furniture & Fittings			Great Dane Australia		0.00	2,171.36
Armchair	Furniture & Fittings			Cosh Living		0.00	19,482.90
Coffee Table	Furniture & Fittings			Cosh Living		0.00	5,283.64
Dune Side Table	Furniture & Fittings			Cosh Living		0.00	6,851.25
Coffee Table	Furniture & Fittings			Cosh Living		0.00	2,655.68
Page Totals					0.00	0.00	78,412.79
Report Totals					0.00	0.00	847,292.48

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Round Table	Furniture & Fittings			Cosh Living		0.00	1,050.00
Table	Furniture & Fittings			Pure		0.00	10,581.82
Seat Cushion	Furniture & Fittings			Space Furniture Australia		0.00	30,829.08
Left Corner Arm Low	Furniture & Fittings			Cosh Living		0.00	4,762.50
Bask	Furniture & Fittings			Dedece		0.00	7,155.00
Right corner arm	Furniture & Fittings			Cosh Living		0.00	5,160.00
Single module + pouf	Furniture & Fittings			Cosh Living		0.00	3,763.64
Cushion	Furniture & Fittings			Cosh Living		0.00	572.73
Page Totals					0.00	0.00	63,874.77
Report Totals					0.00	0.00	911,167.25

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value	
Cushion	Furniture & Fittings			Cosh Living		0.00	572.73	
Cushion	Furniture & Fittings			Cosh Living		0.00	572.73	
Cushion	Furniture & Fittings			Cosh Living		0.00	672.73	
Outdoor Floor Lamp	Furniture & Fittings			Mobilia		0.00	1,130.00	
Curved Rugs Outdoor Rug	Furniture & Fittings			Ferreira De Sa		0.00	24,551.91	
Paddle Art Work	Furniture & Fittings			WOHA Being Collection		0.00	0.00	
Husk Outdoor Chair	Furniture & Fittings			Space Furniture Australia		0.00	35,327.30	
Fat Sofa Outdoor	Furniture & Fittings			Space Furniture Australia		0.00	28,576.38	
					Page Totals	0.00	0.00	91,403.78
					Report Totals	0.00	0.00	1,002,571.03

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Lounger	Furniture & Fittings			Cosh Living		0.00	28,881.82
Drops Side Table	Furniture & Fittings			Cosh Living		0.00	2,127.27
Husk Outdoor Table	Furniture & Fittings			Space Furniture Australia		0.00	10,640.00
Fat Sofa Outdoor	Furniture & Fittings			Space Furniture Australia		0.00	8,567.28
Medium Table Lamp	Furniture & Fittings			Mobilia		0.00	15,283.00
China Table Lamp	Furniture & Fittings			Fanuli		0.00	1,043.18
China Floor Lamp	Furniture & Fittings			Fanuli		0.00	1,267.27
Dorica Lamp	Furniture & Fittings			Enlightened Living		0.00	1,735.79
				Page Totals	0.00	0.00	69,545.61
				Report Totals	0.00	0.00	1,072,116.64

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Coffee Table low	Furniture & Fittings			Cosh Living		0.00	956.25
Outdoor Rug	Furniture & Fittings			Ferreira De Sa		0.00	12,120.66
Outdoor Rug	Furniture & Fittings			Ferreira De Sa		0.00	3,442.50
Outdoor Rug	Furniture & Fittings			Ferreira De Sa		0.00	10,740.60
Herman Miller Cosm Work Stool	Furniture & Fittings			Living Edge		0.00	0.00
Desk lights	Furniture & Fittings			TBC		0.00	0.00
Exercise Cycle	Furniture & Fittings			Life Fitness		0.00	3,970.00
LCD Crosstrainer	Furniture & Fittings			Life Fitness		0.00	7,895.00
Page Totals					0.00	0.00	39,125.01
Report Totals					0.00	0.00	1,111,241.65

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value	
Treadmill	Furniture & Fittings			Life Fitness		0.00	30,880.00	
Model D	Furniture & Fittings			Life Fitness		0.00	1,450.00	
Multi-Press Dual Station	Furniture & Fittings			Life Fitness		0.00	4,230.00	
Dual Lat Pulldown / Row	Furniture & Fittings			Life Fitness		0.00	4,230.00	
Lef Extension/Curl Dual Stat	Furniture & Fittings			Life Fitness		0.00	4,230.00	
Ball Set 1-5kg	Furniture & Fittings			Life Fitness		0.00	611.00	
Cardio / Studio Mat	Furniture & Fittings			Life Fitness		0.00	236.00	
Comfort Gym Hanger	Furniture & Fittings			Life Fitness		0.00	65.00	
					Page Totals	0.00	0.00	45,932.00
					Report Totals	0.00	0.00	1,157,173.65

ASSET REGISTER

443 QUEEN STREET CTS 56097

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Stability Ball 55cm-RED	Furniture & Fittings			Life Fitness		0.00	40.00
Stability Ball 55cm - BLUE	Furniture & Fittings			Life Fitness		0.00	45.00
14 Pair Set Rubber	Furniture & Fittings			Life Fitness		0.00	1,210.00
14 Pair Tower Rack	Furniture & Fittings			Life Fitness		0.00	705.00
2 x Fully Automatic Defibrillators Carry bags First Aid Kits	Furniture & Fittings	Purchase	28/05/23	Mindray Beneheart C1A		0.00	4,030.02
Page Totals					0.00	0.00	6,030.02
Report Totals					0.00	0.00	1,163,203.67



Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 22 October 2024

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency	
Named Insured:	443 Queen Street CTS 56097
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable
Policy Number:	04GS017630
Insurance:	Residential Strata Insurance
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224
Period of Insurance:	From: 4.00pm on 18 October 2024, Local Standard Time
	To: 4.00pm on 18 October 2025, Local Standard Time
The Insurer:	Section 1 100.00% Chubb Insurance Australia Limited
	Section 2 100.00% Chubb Insurance Australia Limited
	Section 3 100.00% Chubb Insurance Australia Limited
	Section 4-10 100.00% Chubb Insurance Australia Limited
Insured Location	443 Queen Street, Brisbane QLD 4000

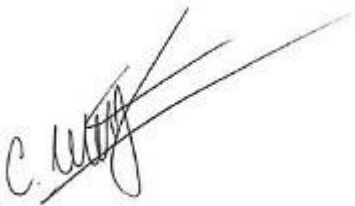
Limits of Liability		
Section 1: Property Damage Insurance	Buildings and Common Property	AUD 333,020,424
	Common Contents	AUD 3,330,204
	Catastrophe	Not Insured
Section 2: Machinery Breakdown Insurance	AUD 25,000	
Section 3: Consequential Loss Insurance	AUD 49,953,063	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 386,303,691	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 20,000,000 in respect of any one Occurrence
	Property Damage	AUD 20,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	AUD 5,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 22 October 2024 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:

A handwritten signature in black ink, appearing to read 'C. McCarthy', is written over a faint, light-colored rectangular stamp or watermark.

Clayton McCarthy
Strata Underwriter

Authorised Officer, 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:

2. Location of the swimming pool

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

Street address:

Postcode

Lot and plan details:

Local government area:

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.

4. Pool properties

Shared pool

Non-shared pool

Number of pools

5. Pool safety certificate validity

Effective date: / /

Expiry date: / /

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:

Pool safety inspector licence number:

Signature:



Angela Grant
T/A Pool Safety Angel
M: 0488 908 888

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.