



# Disclosure Statement

## Body Corporate and Community Management Act 1997

### SECTION 206

<b>Body Corporate</b>	Body Corporate for:	<b>CHAMONIX</b>	Community Titles Scheme	27014
	Lot No:	58	on SP	116546
	Address:	2214 GOLD COAST HIGHWAY, MERMAID BEACH QLD 4218		

### PREScribed INFORMATION

<b>Secretary of Body Corporate</b>	Name:	SEAN HARDMAN C/- CHALLENGE STRATA MANAGEMENT		
	Address:	PO BOX 8021, GOLD COAST MAIL CENTRE QLD 9726		
	Telephone:	5574 0055		

<b>Body Corporate Manager</b>	Name:	CHALLENGE STRATA MANAGEMENT		
	Address:	AS ABOVE		
	Telephone:			

<b>Annual Contributions and Levies</b>	Administrative Fund:	\$6,717.39	<b>GROSS</b> each year by instalments in advance on the 30 <sup>th</sup> day of each QUARTER	<b>Discount: 20%</b>
	Sinking Fund:	\$652.17	<b>GROSS</b> each year by instalments in advance on the 30 <sup>th</sup> day of each QUARTER	<b>Discount: 20%</b>
	Other:	N/A		

<b>Contribution Schedule Lot Entitlements</b>	Based on <u>Contribution Schedule Lot Entitlements</u> :	Lot Entitlement 3 Aggregate 230 2239.1304 (Admin) 217.3913 (Sinking) Ratified at AGM dated 20/08/2024
	Based on <u>Interest Schedule Lot Entitlements</u> :	Lot Entitlement 3 Aggregate 230 N/A (Insurance included in Admin Fund Levy) Ratified at AGM dated N/A <b>*Only applies if a separate Levy has been struck for Insurance otherwise the Insurance is paid from Administration Fund</b>

<b>Improvements on Common Property for which Buyer will be responsible</b>	NOTHING SIGHTED IN RECORDS PROVIDED
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DS  
RS

Initials

**Body Corporate Committee**

Is there a committee for the Body Corporate?	Yes	X
	No	
If there is a committee, is the Body Corporate manager engaged to perform the functions of the committee?	Yes	
	No	X

**Information prescribed under Regulation Module**

ACCOMMODATION – NIL

**Body Corporate Assets Required to be Recorded on Register**

SEE ASSET REGISTER ATTACHED

**Sinking Fund Balance**

\$54,794.90 AS AT 28 AUGUST 2024

**Insurance**

<b>Insurer:</b>	FLEX
<b>Policy No:</b>	HS0006127502
<b>Building:</b>	\$35,710,185.00
<b>Public Liability:</b>	\$20,000,000.00
<b>Other:</b>	SEE ATTACHED

**Valid to:** 31/05/2025

**Signing**

DocuSigned by:

*Richard Snowden*

1EC64E385D3247C...

Seller Richard Snowden - McGrath Estate Agents

Witness

03-09-2024

Date

**Buyer's Acknowledgment**

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

REPORT PREPARED ON: 28 AUGUST 2024

*Body Corporate and Community Management Act 1997*  
**Body Corporate and Community Management (Accommodation Module)**  
 Roll of Lots and Entitlements (Section 204)  
**CHAMONIX CTS 27014**

LOT NO. 58      UNIT NO. 1902      PLAN NO. SP 116544      TYPE B.F.P.      ACCOUNT NO. 02100060

ORIGINAL OWNER		
Name of Original Owner of Lot	Residential Address of Original Owner	Address for service of notices on Original Owner
Citie Centre 3 Pty Ltd	P O Box 56723 Gold Coast Mail Centre BUNDALL Q 9726	P O Box 56723 Gold Coast Mail Centre BUNDALL Q 9726

CONTRIBUTION ENTITLEMENTS	
Contribution Entitlements	Date of Registration
3.00	17-Dec-99

INTEREST ENTITLEMENTS	
Interest Entitlements	Date of Registration
3.00	17-Dec-99

PARTICULARS OF SUBSEQUENT OWNERS			
Full Name of Owner(s)	Residential Address	Address for service of notices on Owner(s)	Date of notice
P MacNamara	1902/2214 Gold Coast Highway MERMAID WATERS QLD 4218	1902/2214 Gold Coast Highway MERMAID WATERS QLD 4218	03/02/21
M M MacNamara	1902/2214 Gold Coast Highway MERMAID WATERS QLD 4218	1902/2214 Gold Coast Highway MERMAID WATERS QLD 4218	03/02/21
macnamaramichelle@gmail.com P MacNamara & M MacNamara	1902/2214 Gold Coast Highway MERMAID WATERS QLD 4218	1902/2214 Gold Coast Highway MERMAID WATERS QLD 4218	03/12/20
Derita Pty Ltd	137 Landscape Drive East Doncaster Vic 3109	137 Landscape Drive East Doncaster Vic 3109	09/04/20
chamonixapt@bigpond.com Derita Pty Ltd	137 Landscape Drive East Doncaster Vic 3109	137 Landscape Drive East Doncaster Vic 3109	12/06/19
chamonixapt@bigpond.com Derita Pty Ltd	137 Landscape Drive East Doncaster Vic 3109	137 Landscape Drive East Doncaster Vic 3109	28/09/15

(continued)

## Roll of Lots and Entitlements (Section 204)

**CHAMONIX CTS 27014**

LOT NO. 58      UNIT NO. 1902      PLAN NO. SP 116544      TYPE B.F.P.      ACCOUNT NO. 02100060

**PARTICULARS OF SUBSEQUENT OWNERS**

Full Name of Owner(s)	Residential Address	Address for service of notices on Owner(s)	Date of notice
Derita Pty Ltd	137 Landscape Dve EAST DONCASTER VIC 3109	137 Landscape Dve EAST DONCASTER VIC 3109	19/09/13
Derita Pty Ltd	137 Landscape Drive EAST DONCASTER VIC 3109	137 Landscape Drive EAST DONCASTER VIC 3109	30/05/05
Derita Pty Ltd	3/255 Drummond Street CARLTON VIC 3053	3/255 Drummond Street CARLTON VIC 3053	25/05/04
Derita Pty Ltd	3/255 Drummond Street CARLTON VIC 3053	3/255 Drummond Street CARLTON VIC 3053	05/05/04
Mr & Mrs GV Wells	2 Jennifer Way ROSSMOYNE WA 6148	2 Jennifer Way ROSSMOYNE WA 6148	15/05/00

**TENANT**

Full Name of lessee of lot	Address for service of notices	Type Of Notice	Term	Date of notice
Ryan Stevenson	1902/2214 Gold Coast Hwy MERMAID WATERS QLD	Lease	12 month	25/08/22

**LETTING AGENT**

Full Name of representative	Address for service of notices	Date of receipt of withdrawal notice	Date of notice
McGrath Palm Beach	17 Sixth Ave PALM BEACH QLD 4221		25/08/22

# LEVY REGISTER SUMMARY REPORT

## CHAMONIX CTS 27014

Levy Year		Last Annual General Meeting	Contribution Entitlements		Interest Entitlements		Total Number of Lots	Financial Year	
Start	End						Start	End	
01/06/2023	31/05/2024	01/07/2024	230		230		76	01/06/2024	31/05/2025
Description	Period	Determined	Rate per U/E	Due Date	Discount Rate	Discount Date	Notice Date	Schedule	Total
Admin Fund	01/06/23 to 31/08/23	29/09/2022	452.0000	30/06/2023	20.00	30/06/2023	22/05/2023	Contribution	103,960.00
Admin Fund	01/09/23 to 30/11/23	29/09/2022	452.0000	30/09/2023	20.00	30/09/2023	21/08/2023	Contribution	103,960.00
Admin Fund	01/12/23 to 29/02/24	14/08/2023	474.0600	30/12/2023	20.00	30/12/2023	22/11/2023	Contribution	109,033.80
Admin Fund	01/03/24 to 31/05/24	14/08/2023	474.0596	30/03/2024	20.00	30/03/2024	21/02/2024	Contribution	109,033.80
Admin Fund	01/06/24 to 31/08/24	14/08/2023	463.0299	30/06/2024	20.00	30/06/2024	21/05/2024	Contribution	106,496.90
Admin Fund	01/09/24 to 30/11/24	14/08/2023	463.0299	30/09/2024	20.00	30/09/2024	01/08/2024	Contribution	106,496.90
Sinking Fund	01/06/23 to 31/08/23	29/09/2022	114.0000	30/06/2023	20.00	30/06/2023	22/05/2023	Contribution	26,220.00
Sinking Fund	01/09/23 to 30/11/23	29/09/2022	114.0000	30/09/2023	20.00	30/09/2023	21/08/2023	Contribution	26,220.00
Sinking Fund	01/12/23 to 29/02/24	14/08/2023	92.5217	30/12/2023	20.00	30/12/2023	22/11/2023	Contribution	21,280.36
Sinking Fund	01/03/24 to 31/05/24	14/08/2023	92.5218	30/03/2024	20.00	30/03/2024	21/02/2024	Contribution	21,280.36
Sinking Fund	01/06/24 to 31/08/24	14/08/2023	103.2609	30/06/2024	20.00	30/06/2024	21/05/2024	Contribution	23,749.80
Sinking Fund	01/09/24 to 30/11/24	14/08/2023	103.2609	30/09/2024	20.00	30/09/2024	01/08/2024	Contribution	23,749.80
Sinking Fund Special	03/10/21	23/08/2021	274.4880	03/10/2021	0.00		03/09/2021	Contribution	63,131.94
Water Charges	08/12/21 to 16/03/22	21/04/2022	75.8820	30/06/2022	0.00		24/05/2022	Contribution	17,453.16

# LEVY REGISTER REPORT

## CHAMONIX CTS 27014

<b>Levy Year Start</b> 01/06/2023	<b>Levy Year End</b> 31/05/2024	<b>Last Annual General Meeting</b> 01/07/2024	<b>Contribution Entitlements</b> 230	<b>Interest Entitlements</b> 230	<b>Total Number of Lots</b> 76	<b>Financial Year Start</b> 01/06/2024	<b>Financial Year End</b> 31/05/2025
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Lot No	Description	Period	Notice Date	Amount	Discount	If Paid by or Due	Net Amount	Date Paid	Balance Due	Net Due
58	MACNAMARA P & MACNAMARA M Contribution Entitlements: 3 Interest Entitlements: 3									
	Admin Fund	01/06/23 to 31/08/23	22/05/2023	1,356.00	271.20	30/06/2023	1,084.80	28/06/2023		
	Admin Fund	01/09/23 to 30/11/23	21/08/2023	1,356.00	271.20	30/09/2023	1,084.80	27/09/2023		
	Admin Fund	01/12/23 to 29/02/24	22/11/2023	1,422.18	284.44	30/12/2023	1,137.74	27/12/2023		
	Admin Fund	01/03/24 to 31/05/24	21/02/2024	1,422.18	284.44	30/03/2024	1,137.74	26/03/2024		
	Admin Fund	01/06/24 to 31/08/24	21/05/2024	1,389.09	277.82	30/06/2024	1,111.27	26/06/2024		
	Admin Fund	01/09/24 to 30/11/24	01/08/2024	1,389.09	277.82	30/09/2024	1,111.27		1,389.09	1,111.27
	Sinking Fund	01/06/23 to 31/08/23	22/05/2023	342.00	68.40	30/06/2023	273.60	28/06/2023		
	Sinking Fund	01/09/23 to 30/11/23	21/08/2023	342.00	68.40	30/09/2023	273.60	27/09/2023		
	Sinking Fund	01/12/23 to 29/02/24	22/11/2023	277.57	55.51	30/12/2023	222.06	27/12/2023		
	Sinking Fund	01/03/24 to 31/05/24	21/02/2024	277.57	55.51	30/03/2024	222.06	26/03/2024		
	Sinking Fund	01/06/24 to 31/08/24	21/05/2024	309.78	61.96	30/06/2024	247.82	26/06/2024		
	Sinking Fund	01/09/24 to 30/11/24	01/08/2024	309.78	61.96	30/09/2024	247.82		309.78	247.82
	Sinking Fund Special	03/10/21	03/09/2021	823.46	0.00	03/10/2021	823.46	29/09/2021	0.00	0.00
	Water Charges	08/12/21 to 16/03/22	24/05/2022	227.65	0.00	30/06/2022	227.65	28/06/2022	0.00	0.00





# CHAMONIX CTS 27014

2214 Gold Coast Highway  
Mermaid Beach Qld 4218

Bank  
BSB  
Account No

SCM  
124-367  
22382919

Statement Date 27 August 2024

Reconciliation Date 28 August 2024

Calculated Cash at Bank: 20,206.31

Represented By:

Balance on Bank Statement: 20,467.11

Less Unpresented Payments: -260.80

Plus Unpresented Receipts: 0.00

Unreconciled Items: 0.00

General Ledger Balance: 20,206.31 A/C Code: 012

Difference: 0.00

Unpresented Payments		1
Date	Reference	Amount
28/08/2024	F0002536	260.80

Date	Reference	Amount
28/08/2024	F0002536	260.80

Unpresented Receipts		0
Date	Reference	Amount

Date	Reference	Amount
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**CHAMONIX CTS 27014****BALANCE SHEET**

AS AT 28 AUGUST 2024

	ACTUAL 28/08/2024	ACTUAL 31/05/2024
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(64,037.57)	(19,892.35)
Sinking Fund	54,794.90	56,184.01
<b><u>TOTAL</u></b>	<b><u>\$ (9,242.67)</u></b>	<b><u>\$ 36,291.66</u></b>
 <b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
 <b><u>CURRENT ASSETS</u></b>		
Cash At Bank	20,206.31	55,476.99
Contributions In Arrears	1,171.54	367.15
Other Arrears	787.17	345.18
Prepaid Expenses	0.00	2,451.38
Sundry Debtors	0.00	12,515.20
<b><u>TOTAL ASSETS</u></b>	<b><u>22,165.02</u></b>	<b><u>71,155.90</u></b>
 <b><u>LIABILITIES</u></b>		
G S T Clearing A/C	(6,908.17)	(5,466.58)
Accrued Expenses	0.00	18,555.49
Next Year Discounts	0.00	(3,891.48)
Levies In Advance	38,315.86	25,666.81
<b><u>TOTAL LIABILITIES</u></b>	<b><u>31,407.69</u></b>	<b><u>34,864.24</u></b>
 <b><u>NET ASSETS</u></b>	 <b><u>\$ (9,242.67)</u></b>	 <b><u>\$ 36,291.66</u></b>

**CHAMONIX CTS 27014****STATEMENT OF INCOME AND EXPENDITURE**

FOR THE PERIOD 01 JUNE 2024 TO 28 AUGUST 2024

	ACTUAL 01/06/24-28/08/24	BUDGET 01/06/24-31/05/25	VARIANCE %	ACTUAL 01/06/23-31/05/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Contributions Levied	106,496.90	515,000.00	20.68	425,987.60
Discounts	(25,189.01)	(103,000.00)	24.46	(80,468.56)
Late Payment Penalties	38.92	0.00		222.93
Gst On Income	(7,391.35)	(37,454.55)	19.73	(31,411.15)
<b><u>TOTAL INCOME</u></b>	<b>73,955.46</b>	<b>374,545.45</b>		<b>314,330.82</b>
<b><u>EXPENDITURE</u></b>				
Accountancy Fees	0.00	325.00	0.00	66.00
Audit Fees	836.00	2,000.00	41.80	2,178.00
<b><u>BANK CHARGES</u></b>				
Bank Charges (Incl Gst)	102.15	551.43	18.52	533.30
Caretaking Agreement	39,222.12	220,624.34	17.78	214,577.10
Community Power	3,435.40	12,218.36	28.12	11,816.60
<b><u>INSURANCES</u></b>				
Insurances	68,997.24	74,470.77	92.65	51,301.96
Ins - Stamp Duty (No Gst)	5,473.53	4,975.94	110.00	3,997.72
<b><u>INSURANCE CLAIMS</u></b>				
Ins Claims - Receipt (No Gst)	0.00	0.00	0.00	(8,352.99)
<b><u>LICENCES &amp; PERMITS</u></b>				
Pest Control	1,200.00	4,000.00	30.00	2,490.00
R & M - Building	352.00	7,731.76	4.55	7,477.52
R & M - Cleaning	0.00	500.00	0.00	296.39
R & M - Electrical	68.31	1,299.00	5.26	1,256.02
R & M - Equipment/Plant	0.00	1,800.00	0.00	1,376.27
R & M - Fire Safety	277.00	1,200.00	23.08	671.00
R & M - Gardens/Grounds	726.86	2,000.00	36.34	1,586.23
R & M - Gates/Fences	0.00	200.00	0.00	(952.00)
<b><u>R &amp; M - POOL</u></b>				
R & M - Pool	910.75	7,853.05	11.60	7,594.83
R & M - Pool Heating	1,527.93	7,500.00	20.37	5,535.39
R & M - Waste Removal	0.00	2,503.02	0.00	2,420.72
Secretarial - Fees	2,001.73	11,020.00	18.16	11,817.15
Secretarial - Additional Work	1,319.53	4,000.00	32.99	4,730.89
Secretarial - Disbursements	1,369.31	5,130.00	26.69	8,175.70
Secretarial - Gst Compliance	302.50	1,200.00	25.21	1,210.00
<b><u>PRIOR YEAR ADJUSTMENT</u></b>				
Water Charges	1,209.20	68,384.34	1.77	66,135.73
Water Charges (Rec'd)	(664.36)	(63,598.44)	1.04	(61,507.20)
Water Charges (Admin)	494.73	10,401.52	4.76	10,059.50
Sundry Expenses	0.00	285.00	0.00	285.00
Gst On Expenses	(11,061.25)	(35,325.01)	31.31	(31,016.76)

# CHAMONIX CTS 27014

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2024 TO 28 AUGUST 2024

	ACTUAL 01/06/24-28/08/24	BUDGET 01/06/24-31/05/25	VARIANCE %	ACTUAL 01/06/23-31/05/24
<b><u>TOTAL EXPENDITURE</u></b>	<b>118,100.68</b>	<b>353,250.08</b>		<b>315,760.07</b>
<b><u>SURPLUS (DEFICIT)</u></b>	<b><u>\$ (44,145.22)</u></b>	<b><u>\$ 21,295.37</u></b>		<b><u>\$ (1,429.25)</u></b>
Opening Balance	(19,892.35)	(19,892.35)	100.00	(18,463.10)
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ (64,037.57)</u></b>	<b><u>\$ 1,403.02</u></b>		<b><u>\$ (19,892.35)</u></b>

# CHAMONIX CTS 27014

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2024 TO 28 AUGUST 2024

	ACTUAL 01/06/24-28/08/24	BUDGET 01/06/24-31/05/25	VARIANCE %	ACTUAL 01/06/23-31/05/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Contributions Levied	23,749.80	50,000.00	47.50	95,000.72
Discounts	(5,431.82)	(10,000.00)	54.32	(17,897.24)
Gst On Income	(1,665.48)	(3,636.36)	45.80	(7,008.68)
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>16,652.50</b>	<b>36,363.64</b>		<b>70,094.80</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Building Maintenance	0.00	10,000.00	0.00	19,798.74
Gym Equipment	4,784.78	1,000.00	478.48	0.00
<b><u>INCOME TAX</u></b>				
Painting	571.12	2,500.00	22.84	2,290.55
Pool Furniture	0.00	1,000.00	0.00	1,329.94
Pool/Spa/Sauna	1,294.00	7,000.00	18.49	979.00
Balcony Repairs	13,195.88	40,000.00	32.99	56,029.89
Plumbing Repairs	0.00	2,000.00	0.00	0.00
Gardens & Grounds	0.00	6,000.00	0.00	4,060.00
Fence Repairs	0.00	0.00	0.00	21,655.48
Gst On Expenses	(1,804.17)	(2,409.09)	74.89	(8,978.81)
<b><u>TOTAL EXPENDITURE</u></b>	<b>18,041.61</b>	<b>67,090.91</b>		<b>97,164.79</b>
<b><u>SURPLUS (DEFICIT)</u></b>	<b><u>\$ (1,389.11)</u></b>	<b><u>\$ (30,727.27)</u></b>		<b><u>\$ (27,069.99)</u></b>
Opening Balance	56,184.01	56,184.01	100.00	83,254.00
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 54,794.90</u></b>	<b><u>\$ 25,456.74</u></b>		<b><u>\$ 56,184.01</u></b>

## ASSET REGISTER

## CHAMONIX CTS 27014

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
<b>Technogym Run 700 Treadmill</b>	<b>Plant and Machinery</b>	<b>Purchase</b>	<b>30/03/16</b>	<b>EYE Fitness</b>		<b>0.00</b>	<b>4,400.00</b>
<b>1 rower 1 stepper/climber 1 fitness system 4 station wei</b>	<b>Furniture &amp; Fittings</b>	<b>Gift</b>	<b>01/07/99</b>	<b>Elite Fitness Equipment Elite Fitness Equipment Elite Fitness Equipment</b>		<b>0.00</b>	<b>0.00</b>
<b>1 dishwasher fisher &amp; paykel</b>	<b>Furniture &amp; Fittings</b>	<b>Gift</b>	<b>01/07/99</b>	<b>Harvey Norman</b>		<b>0.00</b>	<b>0.00</b>
<b>FISHER &amp; PAYKEL FRIDGE/FREEZER</b>	<b>Furniture &amp; Fittings</b>	<b>Gift</b>	<b>15/11/99</b>	<b>CITIE CENTRE (HARVEY NORMAN)</b>		<b>0.00</b>	
<b>6 x Sailor Pool Lounges</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>30/11/17</b>	<b>Super A Mart</b>		<b>0.00</b>	<b>474.00</b>
<b>2 x 2 SEATER</b>	<b>Furniture &amp; Fittings</b>	<b>Gift</b>	<b>01/07/99</b>	<b>CITIE CENTRE</b>		<b>0.00</b>	<b>0.00</b>
<b>Instl Exercise bike</b>	<b>Plant and Machinery</b>	<b>Purchase</b>	<b>05/02/08</b>	<b>JOHN WALKER GYM REPAIRS 3 Burgundy Crt TWEED HEADS NSW 2486</b>	<b>0.00</b>	<b>0.00</b>	
<b>2 x Wave picnic benches aluminium</b>	<b>Furniture &amp; Fittings</b>	<b>Purchase</b>	<b>11/09/20</b>	<b>Bunnings</b>		<b>0.00</b>	<b>1,800.00</b>
				<b>Page Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>6,674.00</b>
				<b>Report Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>6,674.00</b>

## ASSET REGISTER

## CHAMONIX CTS 27014

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
1 x Sailor Pool Lounges	Furniture & Fittings	Purchase	28/02/17	Super A Mart		0.00	118.50
1 x wooden table 4 x wooden benches	Furniture & Fittings	Purchase	01/06/20	Wayne Doran		0.00	500.00
OutdoorSunlounge'Sailor'-Blkx4 OutdoorTable1400'Sailor'-Blkx3 OutdoorChairs'Sailor'-Blackx18	Furniture & Fittings	Purchase	25/11/20	Amart Benowa Superstore See Reimb (0820067) Galagraphics Pty Ltd (ex Delivery of \$88.00)		0.00	1,233.00
Instl Rowing Machine	Plant and Machinery	Purchase	26/09/12	JOHN WALKER GYM REPAIRS 3 Burgundy Crt TWEED HEADS NSW 2486	990.00	990.00	
Spply sofa/dning	Furniture & Fittings	Purchase	11/04/17	MY WICKER 175 Lower Gibbes Street CHATSWOOD QLD 2067	3,743.95	3,743.95	3,743.95
Elliptical	Plant and Machinery	Purchase	07/08/17	Synergy Fitness PO Box 6243 YATALA DC QLD 4207		0.00	3,330.00
Upright Bike	Plant and Machinery	Purchase	07/08/17	Synergy Fitness PO Box 6243 YATALA DC QLD 4207		0.00	2,220.00
Dumbbell Weights	Plant and Machinery	Purchase	07/08/17	Synergy Fitness PO Box 6243 YATALA DC QLD 4207		0.00	1,089.00
Page Totals					4,733.95	4,733.95	12,234.45
Report Totals					4,733.95	4,733.95	18,908.45

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28 August 2024

## ASSET REGISTER

## CHAMONIX CTS 27014

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Sailor Outdoor Sunlounge x 4	Furniture & Fittings	Purchase	25/11/20	Amart Furniture		0.00	636.00
Sailor 1400 Outdoor Table x 3	Furniture & Fittings	Purchase	25/11/20	Amart Furniture		0.00	200.82
Sailor Outdoor Chair x 18	Furniture & Fittings	Purchase	25/11/20	Amart Furniture		0.00	396.18
Endurance Upright Bike With Pled Console	Plant and Machinery	Purchase	04/03/21	Johnson Health Tech Australia (08211377) Inv79129 -\$300.00Deposit 04/03 Balance Processed 21/05		0.00	2,943.60
Dynavac Commercial Blower1.1KW (\$2180.91 + GST) Less Credit of \$631.82 + GST re SpaQuipBlower 1380w	Plant and Machinery	Purchase	17/08/21	Swimart Mermaid Waters Inv R1-10060789 17/08		0.00	1,704.00
RplSaunaHeatrStones	Plant and Machinery	Purchase	23/03/22	GOLD COAST SAUNAS 6/37 Bailey Crescent SOUTHPORT QLD 4215	1,556.50	1,556.50	1,556.50
4StationHomeGym x1	Plant and Machinery	Purchase	06/10/22	SOUTHSIDE FITNESS 15 Gateway Drive BIGGERA WATERS QLD 4216 06/10/22 Inv 00050895	5649.00	5,649.00	5,649.00
Sunlounges x6 Steel Marquee@ \$110.00 each  From Bunnings Mermaid Waters	Furniture & Fittings	Purchase	17/11/22	GALAGRAPHS PTY LTD See Reimbursement Dated 17/11/22 \$1646.11	62.65	62.65	660.00
Page Totals					7,268.15	7,268.15	13,746.10
Report Totals					12,002.10	12,002.10	32,654.55

## ASSET REGISTER

## CHAMONIX CTS 27014

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
SITreadmillExciteRun	Plant and Machinery	Purchase	30/11/22	NATE'S GYM SERVICES PO Box 605 VARSITY LAKES QLD 4227 30/11/22 INV-3543 re QU-2143	2,200.00	2,200.00	2,200.00
Pool Pump/Supatuf150	Plant and Machinery	Purchase	30/12/22	SWIMART MERMAID WATERS 30.12.22 R1-10076343 \$1155.00 Supatuf 150 Mk2 Pool Pump	1,155.00	1,155.00	1,155.00
Rpl Chlorinator Cell	Plant and Machinery	Purchase	10/11/22	SWIMART MERMAID WATERS 10.11.22 R1-10074403	999.00	999.00	999.00
Rpl Chlorinator Cell	Plant and Machinery	Purchase	17/01/23	SWIMART MERMAID WATERS 17.01.23 R1-10076856 \$999.00	999.00	999.00	999.00
Rpl PoolPump Supatuf 150 Mk2 Pool Pump S/N: M000 234 1782	Plant and Machinery	Purchase	13/03/23	SWIMART MERMAID WATERS  13.3.23 Invoice R1-10078636	1,039.50	1,039.50	1,039.50
RplSaunaHtrElement	Plant and Machinery	Purchase	26/06/23	GOLD COAST SAUNAS 6/37 Bailey Crescent SOUTHPORT QLD 4215 26.06.23 INV-4453	979.00	979.00	979.00
SI PoolElectSubMain	Plant and Machinery	Purchase	28/08/23	ASSOCIATED ELECTRIC CONTROL PO Box 985 BROADBEACH QLD 4218 28.08.23 10108	5280.00	5,280.00	5,280.00
SI Fencing 30.08.23 INV-1376 \$10067.20Dep 30.08.23 INV-1376 \$11588.28Bal	Furniture & Fittings	Purchase	30/08/23	TEAM 247 4/475 Scottsdale Drive Varsity Lakes, QLD 4227 30.08.23 INV-1376 \$11588.28Bal	11,588.28	11,588.28	21,655.48
Page Totals					24,239.78	24,239.78	34,306.98
Report Totals					36,241.88	36,241.88	66,961.53

# ASSET REGISTER

## CHAMONIX CTS 27014

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
<b>SenburyRdr&amp;Camera</b> 07.11.23 40176523 50% \$785.04 29.11.23 40179170 50% \$785.03	Furniture & Fittings	Purchase	07/11/23	SPL SECURITY SOLUTIONS P/L P O Box 9373 GCMC Bundall QLD 9726 07.11.23 Inv 40176523 50%	<b>785.04</b>	<b>785.04</b>	<b>1,570.07</b>
SI NewFobReader	Furniture & Fittings	Purchase	15/12/23	SPL SECURITY SOLUTIONS P/L P O Box 9373 GCMC Bundall QLD 9726 15.12.23 Inv 40181081	<b>622.36</b>	<b>622.36</b>	<b>622.36</b>
Sunloungesx8 24/01  Sply Bunnings 08/01/24	Furniture & Fittings	Purchase	29/01/24	GALAGRAPHS PTY LTD Unit 1, Chamonix 2214 Gold Coast Highway Reimb 300124 1532.98	<b>831.94</b>	<b>831.94</b>	<b>792.00</b>
GateLocksDep50%	Furniture & Fittings	Purchase	01/02/24	SPL SECURITY SOLUTIONS P/L P O Box 9373 GCMC Bundall QLD 9726 01.02.24 40186153	<b>2,108.15</b>	<b>2,108.15</b>	<b>2,108.15</b>
S60 Elliptical	Plant and Machinery	Purchase	03/07/24	SOUTHSIDE FITNESS 15 Gateway Drive BIGGERA WATERS QLD 4216	<b>4,669.20</b>	<b>4,669.20</b>	<b>4,669.20</b>
Page Totals					<b>9,016.69</b>	<b>9,016.69</b>	<b>9,761.78</b>
Report Totals					<b>45,258.57</b>	<b>45,258.57</b>	<b>76,723.31</b>

# CONTRACTS REGISTER

## CHAMONIX CTS 27014

Contractor Name and Address <b>Challenge Strata Management</b>  <b>PO Box 8021 GCMC</b> <b>Bundall Qld 9726</b>	Details of Duties  	Delegated Powers  	Basis of Remuneration <b>As per agreement</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>08/07/22</b>  <b>2 years</b>	Termination Date  Finance  Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address <b>Galagraphics Pty Ltd</b>	Details of Duties <b>Caretaking</b>	Delegated Powers  	Basis of Remuneration <b>\$170,309.54 pa + GST + CPI</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>05/05/21</b>  <b>25</b>	Termination Date  Finance  Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>04/05/44</b>
Contractor Name and Address <b>Locality Planning Energy</b>  <b>Suite 18, 13 Norval Court</b> <b>Maroochydore, Qld 4558</b>	Details of Duties <b>Embedded Electricity Supply</b>	Delegated Powers  	Basis of Remuneration N
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>10/02/17</b>  N  <b>Y</b>	Termination Date  Finance  Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address  	Details of Duties  	Delegated Powers  	Basis of Remuneration  
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  Finance  Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address  	Details of Duties  	Delegated Powers  	Basis of Remuneration  
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date  Finance  Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	

## INSURANCE REPORT

CHAMONIX CTS 27014  
2214 Gold Coast Highway  
Mermaid Beach Qld 4218

Type <b>BUILDING</b>		Sum Insured 35710185	Premium \$74,470.77	Date Last Paid 26/06/24
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone 07 5668 7800	Policy Number HS0006127502	Due Date 31 May 2025	
	Facsimile	Excess/Comments \$2,000 or as excess (2) \$5,000 Storm, Water Damage		

Type <b>PUBLIC LIABILITY</b>		Sum Insured 20,000,000	Premium Included	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone 07 5668 7800	Policy Number HS0006127502	Due Date 31 May 2025	
	Facsimile	Excess/Comments \$1,000		

Type <b>COMMON AREA CONTENTS</b>		Sum Insured 357,102	Premium Included	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone 07 5668 7800	Policy Number HS0006127502	Due Date 31 May 2025	
	Facsimile	Excess/Comments \$2,000 or as excess (2) \$5,000 Storm, Water Damage		

Type <b>WORK HEALTH &amp; SAFTEY</b>		Sum Insured 100,000	Premium Included	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone 07 5668 7800	Policy Number HS0006127502	Due Date 31 May 2025	
	Facsimile	Excess/Comments Nil		

Type <b>BUILDING CATASTROPHE</b>		Sum Insured 10,713,055	Premium Included	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone 07 5668 7800	Policy Number HS0006127502	Due Date 31 May 2025	
	Facsimile	Excess/Comments \$2,000 or as excess (2) \$5,000 Storm, Water Damage		

Type <b>REGULATORY AUDIT</b>		Sum Insured 25,000	Premium Included	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone 07 5668 7800	Policy Number HS0006127502	Due Date 31 May 2025	
	Facsimile	Excess/Comments Nil		

# INSURANCE REPORT

CHAMONIX CTS 27014  
 2214 Gold Coast Highway  
 Mermaid Beach Qld 4218

Type <b>FIXTURES (PER LOT)</b>		Sum Insured <b>300,000</b>	Premium <b>Included</b>	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone <b>07 5668 7800</b>	Policy Number <b>HS0006127502</b>	Due Date <b>31 May 2025</b>	
	Facsimile	Excess/Comments \$2,000 or as excess (2) \$5,000 Storm, Water Damage		

Type <b>LOSS RENT/TEMP ACCOM</b>		Sum Insured <b>5,356,527</b>	Premium <b>Included</b>	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone <b>07 5668 7800</b>	Policy Number <b>HS0006127502</b>	Due Date <b>31 May 2025</b>	
	Facsimile	Excess/Comments \$2,000 or as excess (2) \$5,000 Storm, Water Damage		

Type <b>COMMITTEE LIABILITY</b>		Sum Insured <b>2,000,000</b>	Premium <b>Included</b>	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone <b>07 5668 7800</b>	Policy Number <b>HS0006127502</b>	Due Date <b>31 May 2025</b>	
	Facsimile	Excess/Comments \$2,000		

Type <b>FIDELITY GUARANTEE</b>		Sum Insured <b>100,000</b>	Premium <b>Included</b>	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone <b>07 5668 7800</b>	Policy Number <b>HS0006127502</b>	Due Date <b>31 May 2025</b>	
	Facsimile	Excess/Comments \$500		

Type <b>VOLUNTARY WORKERS</b>		Sum Insured <b>200,000</b>	Premium <b>Included</b>	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone <b>07 5668 7800</b>	Policy Number <b>HS0006127502</b>	Due Date <b>31 May 2025</b>	
	Facsimile	Excess/Comments Nil		

Type <b>LEGAL EXPENSES</b>		Sum Insured <b>50,000</b>	Premium <b>Included</b>	Date Last Paid
Company/Broker Flex Body Corporate Brokers PO Box 5579 Gold Coast MC QLD 9726	Telephone <b>07 5668 7800</b>	Policy Number <b>HS0006127502</b>	Due Date <b>31 May 2025</b>	
	Facsimile	Excess/Comments \$1000		

## Certificate of Currency Residential Strata Insurance Plan

<b>Policy No</b>	HS0006127502
<b>Policy Wording</b>	FLEX INSURANCE RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	31/05/2024 to 31/05/2025 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR CHAMONIX COMMUNITY TITLE SCHEME 27014
<b>Situation</b>	2214 GOLD COAST HIGHWAY MERMAID WATERS QLD 4218

Cover Selected		Sum Insured
Section 1	Insured Property	
	Building	\$35,710,185
	Common Area Contents	\$357,102
	Loss of Rent & Temporary Accommodation (total payable)	\$5,356,527
	Optional Benefit Lot/Unit Wall Coverings	Selected
Section 2	Liability to Others	\$20,000,000
Section 3	Voluntary Workers	
	Death	\$200,000
	Total Disablement	\$2,000 per week
Section 4	Fidelity Guarantee	\$100,000
Section 5	Office Bearers' Legal Liability	\$2,000,000
Section 6	Machinery Breakdown	Not Selected
Section 7	Catastrophe Insurance	
	Sum Insured	\$10,713,055
	Extended Cover - Loss of Rent & Temporary Accommodation	\$1,606,958
	Escalation in Cost of Temporary Accommodation	\$535,652
	Cost of Removal, Storage and Evacuation	\$535,652
Section 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
Section 9	Lot Owners' Fixtures and Improvements (per lot)	\$250,000

**Flood Cover is excluded.**

### Flood Exclusion



Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

### The Table of Benefits Section 3 Voluntary Workers is replaced by

insured event	Benefit
<b>1</b> Death	<b>\$200,000</b>
<b>2</b> Total and irrecoverable loss of all sight in both eyes	<b>\$200,000</b>
<b>3</b> Total and permanent loss of the use of both hands or of use of both feet or the use of one hand and one foot	<b>\$200,000</b>
<b>4</b> Total and permanent loss of the use of one hand or of the use of one foot	<b>\$100,000</b>
<b>5</b> Total and irrecoverable loss of all sight in one eye	<b>\$100,000</b>
<b>6 a</b> Total Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Total Disablement:	
i a weekly benefit of or if higher	<b>\$1,000</b>
ii the amount of Your average weekly wage, salary or other remuneration earned from Your personal exertion - up to a maximum per week of	<b>\$2,000</b>
<b>b</b> Partial Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Partial Disablement:	
i a weekly benefit of or if higher	<b>\$500</b>
ii the amount by which Your average weekly wage, salary or other remuneration earned from Your personal exertion is reduced - up to a maximum per week of	<b>\$1,000</b>
<b>7</b> The reasonable and necessary cost of hiring or employing domestic assistance following certification by a qualified medical practitioner that a Voluntary Worker is totally disabled from performing his/her usual profession, business, occupation or usual household activities - in respect of each week of disablement a weekly benefit not exceeding	<b>\$500</b>
<b>8</b> The reasonable cost of travel expenses necessarily incurred at the time of, or subsequent to, the sustaining of bodily injury and not otherwise recoverable from any other source – a benefit not exceeding	<b>\$2,000</b>



Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

### Flex+ Optional Benefits

Increased exploratory costs, replacement of defective parts	Selected
Extended Temporary Accommodation and Loss of Rent	Selected
Fusion	Selected
Floating floors	Selected
Fallen Trees	Selected
Landscaping	Selected
Fire extinguishing	Selected
Personal Property of Others	Selected
Removal, storage costs	Selected
Temporary Accommodation/Rent/contributions/storage	Selected
Emergency accommodation	Selected
Arson reward	Selected
Electricity, gas, water and similar charges - excess costs	Selected
Keys, lock replacement	Selected
Court appearance	Selected

Date Printed

30/05/2024

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 QM 8026 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

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:

**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.