

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** LA VISTA COURT Community Title Scheme: 32322

**Lot No:** 7 on SP166453

**Address:** 141 STONELEIGH STREET LUTWYCHE QLD 4030

### Secretary of Body Corporate:

**Name:** ALEX PAZNIKOV

**Postal Address:** PO BOX 111, CORINDA QLD 4075

**Email:** info@hbcm.co

### Body Corporate Manager:

**Name:** HARTLEYS BODY CORPORATE MANAGEMENT

**Address:** 2/296 OXLEY ROAD, GRACEVILLE QLD 4075

**Telephone:** 3379 7455

### 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:** 31/03/2025

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:	01/04/2024 - 31/07/2024	Due Date:	1/04/2024	Payable:	\$486.02
Period Issued:	01/08/2024 - 30/11/2024	Due Date:	1/08/2024	Payable:	\$440.45
Period Issued:	01/12/2024 - 31/03/2025	Due Date:	1/12/2024	Payable:	\$440.45

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,366.92

#### Sinking Fund Payable By This Lot:

Period Issued:	01/04/2024 - 31/07/2024	Due Date:	1/04/2024	Payable:	\$225.00
Period Issued:	01/08/2024 - 30/11/2024	Due Date:	1/08/2024	Payable:	\$400.00
Period Issued:	01/12/2024 - 31/03/2025	Due Date:	1/12/2024	Payable:	\$400.00

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,025.00

**Other:** INSURANCE: **\$793.76** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for the period 1/04/2025 – 31/07/2025 were resolved at the last AGM and will be:  
Administrative Fund **\$440.45**, Sinking Fund **\$400.00** and Insurance **\$269.26**

### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	8
Interest Schedule Lot Entitlements:	1	Aggregate:	8

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:** \$5,378.08 as at 1/08/2024  
**Sinking Fund:** \$32,287.01 as at 1/08/2024

Insurance

Insurer: QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU UNDERWRITING AGENCIES PTY LTD  
Policy No: HU0006122831  
Building: \$3,215,699  
Public Liability: \$10,000,000  
Other: LOSS OF RENT \$482,354, VOLUNTARY WORKERS \$200,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS' \$1,000,000, CATASTROPHE \$964,709, LOT OWNERS IMPROVEMENTS PER LOT \$250,000. POLICY EXPIRES 10/03/2025

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

Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

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Balance Sheet - C.T.S. 32322  
"LA VISTA COURT"  
141 STONELEIGH STREET, LUTWYCHE, QLD 4031  
For the Financial Period 01/03/2024 to 01/08/2024

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
<strong>Assets</strong>			
Cash At Bank			
La Vista Court CTS 32322	\$16,683.43	\$31,487.01	\$48,170.44
Levies Receivable	\$2,837.54	\$1,600.00	\$4,437.54
Total Assets	\$19,520.97	\$33,087.01	\$52,607.98
<strong>Liabilities</strong>			
Accounts Payable (GST Free)	\$360.00	\$0.00	\$360.00
Levies Paid in Advance	\$13,782.89	\$800.00	\$14,582.89
Total Liabilities	\$14,142.89	\$800.00	\$14,942.89
Net Assets	\$5,378.08	\$32,287.01	\$37,665.09
<strong>Owners Funds</strong>			
Opening Balance	\$5,228.00	\$27,287.01	\$32,515.01
Net Income For The Period	\$150.08	\$5,000.00	\$5,150.08
Total Owners Funds	\$5,378.08	\$32,287.01	\$37,665.09

**Income and Expenditure Statement - C.T.S. 32322**  
**"LA VISTA COURT"****141 STONELEIGH STREET, LUTWYCHE, QLD 4031**

For the Financial Period 01/03/2024 to 01/08/2024

**Consolidated****Administrative Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Interest on Overdues	\$0.00	\$0.00	\$(17.72)
Levy Income	\$11,607.76	\$0.00	\$16,917.20
<b>Total Administrative Fund Income</b>	<b>\$11,607.76</b>	<b>\$0.00</b>	<b>\$16,899.48</b>
<b>Expenses</b>			
Archiving/Records Maintenance	\$39.90	\$95.70	\$95.70
Audit Fees	\$0.00	\$0.00	\$772.20
Bank Charges/Payments	\$71.50	\$150.00	\$119.90
Electricity	\$183.48	\$500.00	\$449.94
Fixed Disbursements	\$137.49	\$550.00	\$0.00
Govt Compliance	\$132.00	\$250.08	\$70.40
Ins. - Stamp Duty	\$529.57	\$500.00	\$460.90
Insurance	\$5,999.66	\$5,850.00	\$5,319.20
Levy Recovery Costs	\$0.00	\$0.00	\$110.00
Maint. - Building	\$0.00	\$400.00	\$0.00
Maint. - Building Services	\$66.00	\$165.00	\$66.00
Maint. - Electrical	\$451.88	\$500.00	\$0.00
Maint. - Garden & Grounds (Contract)	\$2,509.00	\$4,100.00	\$4,070.00
Maint. - Plumbing	\$0.00	\$500.00	\$0.00
Maint. - Termites	\$0.00	\$165.00	\$165.00
Management Fee (Addl)	\$132.00	\$150.00	\$132.00
Management Fee	\$704.68	\$1,706.61	\$1,640.98
Post Print Stationery	\$353.87	\$0.00	\$592.19
Post.Print Statio Addtl	\$0.00	\$0.00	\$6.90
Report Costs	\$0.00	\$1,175.00	\$0.00
Software Support Fee	\$91.65	\$220.00	\$205.33
Tax - IncomeTax Returns	\$0.00	\$176.00	\$176.00
Telephone/Fax	\$55.00	\$132.00	\$117.31
<b>Total Administrative Fund Expenses</b>	<b>\$11,457.68</b>	<b>\$17,285.39</b>	<b>\$14,569.95</b>
<b>Administrative Fund Surplus/Deficit</b>	<b>\$150.08</b>	<b>\$(17,285.39)</b>	<b>\$2,329.53</b>

Income and Expenditure Statement - C.T.S. 32322  
"LA VISTA COURT"  
141 STONELEIGH STREET, LUTWYCHE, QLD 4031  
For the Financial Period 01/03/2024 to 01/08/2024

Consolidated			
Sinking Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$0.00	\$0.00	\$5.63
Levy Income	\$5,000.00	\$0.00	\$5,200.00
Total Sinking Fund Income	\$5,000.00	\$0.00	\$5,205.63
Expenses			
Major Expenditure	\$0.00	\$8,200.00	\$0.00
Total Sinking Fund Expenses	\$0.00	\$8,200.00	\$0.00
Sinking Fund Surplus/Deficit	\$5,000.00	\$(8,200.00)	\$5,205.63

HARTLEYS BODY CORPORATE MANAGEMENT

OWNER TRANSACTION SUMMARY from 01/08/23 to 31/07/25

All Schedules

C.T.S.: 32322

Units: 8

Lots: 8

Building Address: 141 Stoneleigh Street

:

Suburb: LUTWYCHE

State: QLD

Post Code: 4031

Building Name: LA VISTA COURT

ABN: 37 213 244 678

GST?: No

Manager: Anastasia Palmer

Lot#: 7

Unit#: 7

Units of Entitlement: 1

Paid To: 30/11/24

Owner Name: DMG Holdings

Contribution Schedule: 1

Insurance Schedule: 1

Levies									
Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/08/23	542	Standard Levy Contribution Schedule from 01/08/2023 to 30/11/2023 FULLY PAID	\$711.02	\$711.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/08/23	566	Standard Levy Insurance Schedule from 01/08/2023 to 30/11/2023 FULLY PAID	\$486.02	\$486.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$225.00	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/12/23	543	Standard Levy Contribution Schedule from 01/12/2023 to 31/03/2024 FULLY PAID	\$255.24	\$255.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/12/23	567	Standard Levy Insurance Schedule from 01/12/2023 to 31/03/2024 FULLY PAID	\$711.02	\$711.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$486.02	\$486.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/04/24	544	Standard Levy Contribution Schedule from 01/12/2023 to 31/03/2024 FULLY PAID	\$225.00	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$255.24	\$255.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/04/24	568	Standard Levy Insurance Schedule from 01/04/2024 to 31/07/2024 FULLY PAID	\$711.02	\$711.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$486.02	\$486.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/04/24	568	Standard Levy Insurance Schedule from 01/04/2024 to 31/07/2024 FULLY PAID	\$225.00	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$255.24	\$255.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

HARTLEYS BODY CORPORATE MANAGEMENT

OWNER TRANSACTION SUMMARY from 01/08/23 to 31/07/25

All Schedules

C.T.S.: 32322

Lot#: 7      Unit#: 7

Owner Name: DMG Holdings

Units of Entitlement: 1

Contribution Schedule: 1

Insurance Schedule: 1

Paid To: 30/11/24

Interest: \$0.00

Total Due: \$0.00 as at 01/08/24

Levies(Continued)

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/08/24	594	Standard Levy Contribution Schedule from 01/08/2024 to 30/11/2024 FULLY PAID	\$840.45	\$840.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/08/24	618	Standard Levy Insurance Schedule from 01/08/2024 to 30/11/2024 FULLY PAID	\$440.45 \$400.00 \$269.26	\$440.45 \$400.00 \$269.26	\$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 \$0.00 \$0.00
01/12/24	595	Standard Levy Contribution Schedule from 01/12/2024 to 31/03/2025 UNPAID	\$269.26 \$0.00 \$840.45	\$269.26 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$840.45	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
01/12/24	619	Standard Levy Insurance Schedule from 01/12/2024 to 31/03/2025 UNPAID	\$440.45 \$400.00 \$269.26	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$440.45 \$400.00 \$269.26	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
01/04/25	596	Standard Levy Contribution Schedule from 01/04/2025 to 31/07/2025 UNPAID	\$269.26 \$0.00 \$840.45	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$269.26 \$0.00 \$840.45	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
01/04/25	620	Standard Levy Insurance Schedule from 01/04/2025 to 31/07/2025 UNPAID	\$440.45 \$400.00 \$269.26	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$440.45 \$400.00 \$269.26	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
Levy Totals for the Period 01/08/23 to 31/07/25			\$6,227.91	\$4,008.49	\$0.00	\$2,219.42	\$0.00	\$0.00	\$0.00

Receipts

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
21/11/23	769	Standard Levy Contribution Schedule for 01/12/2023 to 31/03/2024 Receipt: bpay-payment - DEFT Bpay 0000002895	\$486.02	\$225.00	\$711.02	\$0.00	\$0.00	\$0.00
21/11/23	770	Standard Levy Insurance Schedule for 01/12/2023 to 31/03/2024 Receipt: bpay-payment - DEFT Bpay 0000002895	\$255.24	\$0.00	\$255.24	\$0.00	\$0.00	\$0.00



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0006122831</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	10/03/2024 to 10/03/2025 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR LA VISTA COURT COMMUNITY TITLE SCHEME 32322
<b>Situation</b>	141 STONELEIGH STREET LUTWYCHE QLD 4030

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### Policies Selected

#### Policy 1 – Insured Property

Building: \$3,215,699

Common Area Contents: \$0

Loss of Rent & Temporary Accommodation (total payable): \$482,354

#### Policy 2 – Liability to Others

Sum Insured: \$10,000,000

#### 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: \$964,709

Extended Cover - Loss of Rent & Temporary Accommodation: \$144,706

Escalation in Cost of Temporary Accommodation: \$48,235

Cost of Removal, Storage and Evacuation: \$48,235

#### 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 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.

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

Date Printed

07/03/2024

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.