

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: RINA COURT Community Title Scheme: 11972

Lot No: 4 on BUP3185

Address: 106 LECKIE ROAD KEDRON QLD 4031

Secretary of Body Corporate:

Name: BRENDAN O'SULLIVAN

Postal Address: PO BOX 3323 NEWSTEAD QLD 4006

Email: admin@noblebcs.com.au

Body Corporate Manager:

Name: NOBLE BODY CORPORATE SERVICES

Address: NEWSTEAD

Telephone: 07 3357 7107

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: 28/02/2025

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:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$520.00
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$520.00
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$555.00
Period Issued:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$555.00

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,150.00

Sinking Fund Payable By This Lot:

Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$500.00
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$500.00
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$500.00
Period Issued:	01/12/2024 - 28/02/2025	Due Date:	1/12/2024	Payable:	\$500.00

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,000.00

Other: -

Levies for next period 1/03/2025 – 31/05/2025 were resolved at the last AGM and will be: Administrative Fund **\$555.00** and Sinking Fund **\$500.00**.

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	5
Interest Schedule Lot Entitlements:	1	Aggregate:	5

**Improvements on
Common Property
for Which Buyer Will
Be Responsible:**

REFER TO IMPROVEMENTS REGISTER ATTACHED

**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: \$-2,287.97 as at 30/10/2024

Sinking Fund: \$44,043.26 as at 30/10/2024

Insurance

Insurer: QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU UNDERWRITING
AGENCIES PTY LTD

Policy No: HU0000009075

Building: \$3,473,005

Public Liability: \$20,000,000

Other: LOSS OF RENT \$520,950, VOLUNTARY WORKERS \$200,000/2,000,
FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY
\$1,000,000, LOT OWNERS FIXTURES \$250,000. POLICY EXPIRES
1/03/2025

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



NOBLE
BODY CORPORATE SERVICES

☎ 07 3357 7107
✉ admin@noblebcs.com.au
🌐 www.noblebcs.com.au
📦 Po Box 3323 Newstead, QLD 4006
ABN: 92 656 463 955

Body Corporate for Rina Court CTS 11972 CTS 11972

ABN 49 381 938 454

STATEMENT

Brendan O'Sullivan
4/106 Leckie Road
KEDRON QLD 4031

Transfer Date:
11/10/23

Statement Period			
01 Mar 23 to 30 Oct 24			
A/c No	4	Lot No	4
Page Number	1 of 2	Unit No	4

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			960.00	-960.00
01/03/23	Administrative Fund	01/03/23 To 31/05/23	I0000283	460.00		-500.00
01/03/23	Sinking Fund	01/03/23 To 31/05/23	I0000288	500.00		0.00
21/04/23	Administrative Fund	01/06/23 To 31/08/23	I0000293	460.00		460.00
21/04/23	Sinking Fund	01/06/23 To 31/08/23	I0000298	500.00		960.00
08/06/23	Receipt	Administrative Fund	R0000116		460.00	500.00
08/06/23	Receipt	Sinking Fund	RA000116		500.00	0.00
27/07/23	Administrative Fund	01/09/23 To 30/11/23	I0000303	460.00		460.00
27/07/23	Sinking Fund	01/09/23 To 30/11/23	I0000308	500.00		960.00
09/08/23	Receipt	Administrative Fund	R0000120		460.00	500.00
09/08/23	Receipt	Sinking Fund	RA000120		500.00	0.00
11/10/23		Transfer				0.00
23/10/23	Administrative Fund	01/12/23 To 29/02/24	I0000313	460.00		460.00
23/10/23	Sinking Fund	01/12/23 To 29/02/24	I0000318	500.00		960.00
27/10/23	Other	Vocm	M0000070	99.00		1,059.00
30/10/23	Receipt	Other	R0000125		99.00	960.00
16/11/23	Receipt	Administrative Fund	R0000126		460.00	500.00
16/11/23	Receipt	Sinking Fund	RA000126		500.00	0.00
More details on next page...				\$3,939.00	\$3,939.00	Nil
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$1,055.00	
0.00	0.00	0.00	0.00	1,055.00	Date Paid	Amount Paid

Payment Options

	Tel: 1300 552 311 Ref: 1560 0457 1	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1560 0457 1	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1560 0457 1	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Bill Code: 74625 Ref: 1560 0457 1	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 3599 Ref: 1560 0457 1	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1560 0457 1	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1560 0457 1 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1560 0457 1

Amount

\$1,055.00

Due Date

13 Nov 24

NOBLE BODY CORPORATE SERVICES
11972/02100004 Lot 4/4

Brendan O'Sullivan
4/106 Leckie Road
KEDRON QLD 4031



*3599 156004571

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



Body Corporate for Rina Court CTS 11972 CTS 11972

STATEMENT

Brendan O'Sullivan
4/106 Leckie Road
KEDRON QLD 4031

Statement Period

01 Mar 23 to 30 Oct 24

A/c No 4 Lot No 4

Page Number 2 of 2

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		3,939.00	3,939.00	0.00
27/01/24	Administrative Fund	01/03/24 To 31/05/24	I0000323	520.00		520.00
27/01/24	Sinking Fund	01/03/24 To 31/05/24	I0000328	500.00		1,020.00
20/03/24	Other	Arrears Notice Fee	M0000072	38.50		1,058.50
21/03/24	Receipt	Administrative Fund	R0000133		520.00	538.50
21/03/24	Receipt	Sinking Fund	RA000133		500.00	38.50
21/03/24	Receipt	Other	RB000133		38.50	0.00
27/04/24	Administrative Fund	01/06/24 To 31/08/24	I0000333	520.00		520.00
27/04/24	Sinking Fund	01/06/24 To 31/08/24	I0000338	500.00		1,020.00
16/05/24	Receipt	Administrative Fund	R0000136		520.00	500.00
16/05/24	Receipt	Sinking Fund	RA000136		500.00	0.00
25/07/24	Administrative Fund	01/09/24 To 30/11/24	I0000343	555.00		555.00
25/07/24	Sinking Fund	01/09/24 To 30/11/24	I0000348	500.00		1,055.00
16/09/24	Other	Arrears Notice Fee	M0000073	11.00		1,066.00
17/09/24	Receipt	Administrative Fund	R0000142		555.00	511.00
17/09/24	Receipt	Sinking Fund	RA000142		500.00	11.00
17/09/24	Receipt	Other	RB000142		11.00	0.00
28/10/24	Administrative Fund	01/12/24 To 28/02/25	I0000353	555.00		555.00
28/10/24	Sinking Fund	01/12/24 To 28/02/25	I0000358	500.00		1,055.00
				\$8,138.50	\$7,083.50	\$1,055.00

Body Corporate for Rina Court CTS 11972 CTS 11972

BALANCE SHEET

AS AT 30 OCTOBER 2024

	ACTUAL 30/10/2024	ACTUAL 29/02/2024
<u>OWNERS' FUNDS</u>		
Administrative Fund	(2,287.97)	1,426.87
Sinking Fund	44,043.26	46,863.44
<u>TOTAL</u>	<u>\$ 41,755.29</u>	<u>\$ 48,290.31</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	35,992.48	33,252.50
Levies In Arrears	6,665.21	4,590.21
Other Arrears	4,871.60	4,871.60
Prepaid Expenses	0.00	6,626.00
<u>TOTAL ASSETS</u>	<u>47,529.29</u>	<u>49,340.31</u>
<u>LIABILITIES</u>		
Arrears Clearing Account	(22.00)	0.00
Creditors & Accrued Expenses	4,730.00	30.00
Levies In Advance	1,066.00	1,020.00
<u>TOTAL LIABILITIES</u>	<u>5,774.00</u>	<u>1,050.00</u>
<u>NET ASSETS</u>	<u>\$ 41,755.29</u>	<u>\$ 48,290.31</u>

Body Corporate for Rina Court CTS 11972 CTS 11972

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 30 OCTOBER 2024

	ACTUAL	BUDGET	ACTUAL
	01/03/24-30/10/24	01/03/24-28/02/25	01/03/23-29/02/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	7,975.00	10,750.00	9,200.00
<u>TOTAL ADMIN. FUND INCOME</u>	7,975.00	10,750.00	9,200.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Accounting - Taxation Services	132.00	165.00	165.00
Debt Recovery Costs	(49.50)	0.00	0.00
Bank Charges	10.45	25.00	19.00
Building Repairs	0.00	0.00	176.00
Insurance - Workcover	200.00	200.00	377.00
Compliance Reports	0.00	0.00	638.00
Software Fees	68.45	82.00	101.35
Document Archival Fee	21.01	21.01	44.03
Garden & Grounds	891.00	2,000.00	0.00
Insurance - Premium	6,626.00	6,626.00	6,479.93
Legal & Debt Collection Fee	1,375.00	0.00	0.00
Management Fees	661.90	891.07	1,487.43
Management Fees - Additional	735.92	688.25	866.25
Management Fees - Disbursement	144.90	144.90	574.05
Management Fees - Maintenance	110.00	88.00	0.00
Management Fee - Admin Charges	44.00	44.00	0.00
Management Fees - Secretarial	342.84	300.00	0.00
Pest Control	0.00	300.00	311.00
Plumbing & Drainage	329.45	0.00	0.00
Printing, Photocopying	46.42	0.00	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	11,689.84	11,575.23	11,239.04
<u>SURPLUS / (DEFICIT)</u>	\$ (3,714.84)	\$ (825.23)	\$ (2,039.04)
Opening Admin. Balance	1,426.87	1,426.87	3,465.91
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (2,287.97)	\$ 601.64	\$ 1,426.87

Body Corporate for Rina Court CTS 11972 CTS 11972

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2024 TO 30 OCTOBER 2024

	ACTUAL 01/03/24-30/10/24	BUDGET 01/03/24-28/02/25	ACTUAL 01/03/23-29/02/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	7,500.00	10,000.00	10,000.00
<u>TOTAL SINKING FUND INCOME</u>	7,500.00	10,000.00	10,000.00
<u>EXPENDITURE - SINKING FUND</u>			
Rep & Maint - Building	3,575.00	0.00	0.00
Plumbing	2,015.18	0.00	0.00
Windows	4,730.00	0.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	10,320.18	0.00	0.00
<u>SURPLUS / (DEFICIT)</u>	\$ (2,820.18)	\$ 10,000.00	\$ 10,000.00
Opening Sinking Fund Balance	46,863.44	46,863.44	36,863.44
<u>SINKING FUND BALANCE</u>	\$ 44,043.26	\$ 56,863.44	\$ 46,863.44

RINA COURT CTS 11972

Lot Improvements

Account No	Name	Details
02100003	BRITTON L D & GEHRKE K L	2021.06.10 -exterior blinds/awning installed to Lot 3. No record of approval. Not an original fitting. Owner's responsibility. Refer to docmaxed email. --RS
02100004	WHITE H E	2021.06.10 -exterior blinds/awning installed to Lot 4. No record of approval. Not an original fitting. Owner's responsibility. Refer to docmaxed email. --RS
02100005	CHERRY E G	2021.09.30 -Tenant's cat approval. emails from Com/K Gehrke/H White. to be ratified at next general meeting (ratified at AGM 2022.05.16).--RS



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0000009075
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	01/03/2024 to 01/03/2025 at 4:00pm
The Insured	BODY CORPORATE FOR RINA COURT COMMUNITY TITLE SCHEME 11972
Situation	106 LECKIE ROAD KEDRON QLD 4031

Policies Selected

Policy 1 – Insured Property

Building: \$3,473,005

Common Area Contents: \$34,729

Loss of Rent & Temporary Accommodation (total payable): \$520,950

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

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

26/02/2024

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.