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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:** HUTCHINS HEIGHTS Community Title Scheme: 48021

**Lot No:** 1 on SP277817

**Address:** 47 HUTCHINS STREET KEDRON QLD 4031

#### Secretary of Body Corporate:

**Name:** KATHERYN CHAMBERS

**Postal Address:** PO BOX 743, MORNINGSIDE QLD 4170

**Email:** info@bcsystems.com.au

#### Body Corporate Manager:

**Name:** BODY CORPORATE SYSTEMS PTY LTD

**Address:** 106/621 WYNNUM ROAD, MORNINGSIDE QLD 4170

**Telephone:** 3899 0299

#### 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:** 30/11/2024

**Current Levy Year Issued:** 30/11/2024

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:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$300.00
Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$300.00
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$120.00
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$120.00

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$840.00

#### Sinking Fund Payable By This Lot:

Period Issued:	01/12/2023 - 29/02/2024	Due Date:	1/12/2023	Payable:	\$280.00
Period Issued:	01/03/2024 - 31/05/2024	Due Date:	1/03/2024	Payable:	\$280.00
Period Issued:	01/06/2024 - 31/08/2024	Due Date:	1/06/2024	Payable:	\$280.00
Period Issued:	01/09/2024 - 30/11/2024	Due Date:	1/09/2024	Payable:	\$280.00

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,120.00

**Other:** INSURANCE: **\$1,132.20** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for periods starting 1/12/2024 and 1/03/2025 were resolved at the last AGM and will be: Administrative Fund **\$240.00**, Sinking Fund **\$300.00** and Insurance **\$346.80**

#### Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	1	Aggregate:	5
Interest Schedule Lot Entitlements:	204	Aggregate:	999

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

NOTHING SIGHTED IN RECORDS PROVIDED

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**Body Corporate  
Assets Required To  
Be Recorded:**

NOTHING SIGHTED IN RECORDS PROVIDED

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**Information  
Prescribed under  
Regulation Module:**

SMALL SCHEMES MODULE - NIL

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**Financial Statement  
Balances**

**Administrative Fund:** \$3,535.77 as at 21/11/2024

**Sinking Fund:** \$30,825.26 as at 21/11/2024

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**Insurance**

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

Policy No: HU0006113211

Building: \$2,455,441

Public Liability: \$30,000,000

Other: COMMON CONTENTS \$24,554, LOSS OF RENT \$368,316, VOLUNTARY WORKERS \$200,000/\$2,000, FIDELITY GUARANTEE \$250,000, OFFICE BEARERS \$5,000,000, CATASTROPHE \$368,316, LOT OWNERS IMPROVEMENTS PER LOT \$250,000. POLICY EXPIRES 21/09/2025

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**Signing:**

\_\_\_\_\_  
Seller / Sellers Agent

\_\_\_\_\_  
Witness – not required if signed electronically

\_\_\_\_\_  
Date

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**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

# Hutchins Heights CTS 48021

## BALANCE SHEET

AS AT 21 NOVEMBER 2024

	ACTUAL 21/11/2024	ACTUAL 30/11/2023
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	3,535.77	2,003.29
Sinking Fund	30,825.26	25,218.26
<b><u>TOTAL</u></b>	<b><u>\$ 34,361.03</u></b>	<b><u>\$ 27,221.55</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash At Bank	35,116.04	27,410.12
Levies In Arrears	400.00	989.55
Other Arrears	606.69	342.78
<b><u>TOTAL ASSETS</u></b>	<b><u>36,122.73</u></b>	<b><u>28,742.45</u></b>
<b><u>LIABILITIES</u></b>		
Levies In Advance	1,080.00	1,160.00
Other Payments In Advance	681.70	360.90
<b><u>TOTAL LIABILITIES</u></b>	<b><u>1,761.70</u></b>	<b><u>1,520.90</u></b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 34,361.03</u></b>	<b><u>\$ 27,221.55</u></b>

# Hutchins Heights CTS 48021

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 21 NOVEMBER 2024

	ACTUAL 01/12/23-21/11/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/12/22-30/11/23
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Administrative Fund Levy	4,200.00	4,200.00	100.00	5,340.00
Insurance Levy	5,544.48	5,544.45	100.00	3,306.69
Interest On Overdue Levies	12.09	0.00		82.37
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>9,756.57</b>	<b>9,744.45</b>		<b>8,729.06</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
<b><u>AUDIT &amp; TAXATION COSTS</u></b>				
Independent Audit Fee	330.00	0.00		0.00
Income Tax Return	0.00	154.00	0.00	154.00
<b><u>BANK &amp; FINANCIAL CHARGES</u></b>				
Stratapay Transaction Fee	19.95	5.00	399.00	2.75
<b><u>UTILITIES</u></b>				
Cold Water - Common -No Gst	8.67	60.00	14.45	54.18
<b><u>INSURANCE</u></b>				
Insurance Premium	5,612.03	920.00	610.00	800.32
Insurance Stamp Duty - No Gst	457.97	0.00		0.00
Insurance Claim Expenses	0.00	0.00	0.00	(270.00)
<b><u>PROFESSIONAL ADVICE/FEEES</u></b>				
Advice - Strata Additional	211.20	400.00	52.80	360.16
Engineer/Building Consultant	0.00	250.00	0.00	228.00
<b><u>LICENCES &amp; PERMITS FEE</u></b>				
Software & Records Storage	61.98	95.00	65.24	89.00
Other Council Doc - No Gst	42.13	0.00		0.00
<b><u>PEST CONTROL</u></b>				
Insurance - Premium	0.00	6,244.45	0.00	5,420.03
<b><u>ELECTRICAL</u></b>				
R&M - Electrical General	0.00	200.00	0.00	0.00
<b><u>BUILDING GENERAL</u></b>				
R&M - Building General	0.00	250.00	0.00	0.00
R&M - Garage Doors	0.00	600.00	0.00	0.00
R&M - Roof/Gutters	0.00	500.00	0.00	0.00
<b><u>GARDENS/GROUNDS</u></b>				
R&M - Grounds General	0.00	200.00	0.00	0.00
<b><u>BODY CORPORATE MANAGEMENT</u></b>				
Fixed Price -Management Time	1,161.16	1,250.00	92.89	1,224.96
Fixed Price - Disbursements	319.00	0.00		0.00
<b><u>GST</u></b>				
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>8,224.09</b>	<b>11,128.45</b>		<b>8,063.40</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 1,532.48</b>	<b>\$ (1,384.00)</b>		<b>\$ 665.66</b>

# Hutchins Heights CTS 48021

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 21 NOVEMBER 2024

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/12/23-21/11/24	01/12/23-30/11/24	%	01/12/22-30/11/23
Opening Admin. Balance	<u>2,003.29</u>	<u>2,003.29</u>	<u>100.00</u>	<u>1,337.63</u>
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b><u>\$ 3,535.77</u></b>	<b><u>\$ 619.29</u></b>	<b><u></u></b>	<b><u>\$ 2,003.29</u></b>

# Hutchins Heights CTS 48021

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2023 TO 21 NOVEMBER 2024

	ACTUAL 01/12/23-21/11/24	BUDGET 01/12/23-30/11/24	VARIANCE %	ACTUAL 01/12/22-30/11/23
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Sinking Fund Levy	5,600.00	5,600.00	100.00	5,145.00
<b><u>INTEREST</u></b>				
Interest On Overdue Levies	7.00	0.00		55.61
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>5,607.00</b>	<b>5,600.00</b>		<b>5,200.61</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
<b><u>FEE/REPORTS</u></b>				
Report - Sinking Fund	0.00	352.00	0.00	0.00
Report - Other	0.00	333.00	0.00	0.00
<b><u>BUILDING</u></b>				
Building General	0.00	0.00	0.00	4,375.63
<b><u>GST</u></b>				
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>0.00</b>	<b>685.00</b>		<b>4,375.63</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ 5,607.00</u></b>	<b><u>\$ 4,915.00</u></b>		<b><u>\$ 824.98</u></b>
Opening Sinking Fund Balance	25,218.26	25,218.26	100.00	24,393.28
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 30,825.26</u></b>	<b><u>\$ 30,133.26</u></b>		<b><u>\$ 25,218.26</u></b>

# HUTCHINS HEIGHTS CTS 48021

47 Hutchins Street Kedron QLD 4031

## Ledger Report

21 November 2024

Name: **Jason Paul Simpson**

Account Number: **02100001**

Lot Number: **1**

Unit Number: **1**

StrataPay Number: **156543493**

Date	Description	Fund	Reference	Amount	Balance
	Brought Forward			622.80	622.80
02/12/22	Admin Fund	Admin Fund	R0000066	-240.00	382.80
02/12/22	Sinking Fund	Sinking Fund	RA000066	-240.00	142.80
02/12/22	Insurance Levy	Insurance Levy	RB000066	-142.80	0.00
13/03/23	01/04/23 to 30/06/23	Admin Fund	I0000156	276.00	276.00
13/03/23	01/04/23 to 30/06/23	Sinking Fund	I0000161	263.00	539.00
13/03/23	01/04/23 to 30/06/23	Insurance Levy	I0000166	177.48	716.48
06/04/23	Admin Fund	Admin Fund	R0000075	-276.00	440.48
06/04/23	Sinking Fund	Sinking Fund	RA000075	-263.00	177.48
06/04/23	Insurance Levy	Insurance Levy	RB000075	-177.40	0.08
26/05/23	01/07/23 to 30/09/23	Admin Fund	I0000171	276.00	276.08
26/05/23	01/07/23 to 30/09/23	Sinking Fund	I0000176	263.00	539.08
26/05/23	01/07/23 to 30/09/23	Insurance Levy	I0000181	177.48	716.56
29/06/23	Admin Fund	Admin Fund	R0000082	-276.00	440.56
29/06/23	Sinking Fund	Sinking Fund	RA000082	-263.00	177.56
29/06/23	Insurance Levy	Insurance Levy	RB000082	-177.56	0.00
24/08/23	01/10/23 to 30/11/23	Admin Fund	I0000186	276.00	276.00
24/08/23	01/10/23 to 30/11/23	Sinking Fund	I0000191	263.00	539.00
24/08/23	01/10/23 to 30/11/23	Insurance Levy	I0000196	177.48	716.48
21/09/23	Admin Fund	Admin Fund	R0000088	-276.00	440.48
21/09/23	Sinking Fund	Sinking Fund	RA000088	-263.00	177.48
21/09/23	Insurance Levy	Insurance Levy	RB000088	-177.48	0.00
26/10/23	01/12/23 to 29/02/24	Admin Fund	I0000201	300.00	300.00
26/10/23	01/12/23 to 29/02/24	Sinking Fund	I0000206	280.00	580.00
26/10/23	01/12/23 to 29/02/24	Insurance Levy	I0000211	183.60	763.60
31/12/23	Interest to 31/12/23	Overdue Interest	J0000890	19.09	782.69
30/01/24	Admin Fund	Admin Fund	R0000097	-300.00	482.69
30/01/24	Sinking Fund	Sinking Fund	RA000097	-280.00	202.69
30/01/24	Insurance Levy	Insurance Levy	RB000097	-183.60	19.09
30/01/24	Overdue Interest	Overdue Interest	RC000097	-12.09	7.00
30/01/24	Overdue Interest	Overdue Interest	RD000097	-7.00	0.00
29/04/24	01/03/24 to 31/05/24	Admin Fund	I0000216	300.00	300.00
29/04/24	01/03/24 to 31/05/24	Sinking Fund	I0000221	280.00	580.00
29/04/24	01/03/24 to 31/05/24	Insurance Levy	I0000226	183.60	763.60
30/05/24	01/06/24 to 31/08/24	Admin Fund	I0000231	120.00	883.60
30/05/24	01/06/24 to 31/08/24	Sinking Fund	I0000236	280.00	1,163.60
30/05/24	01/06/24 to 31/08/24	Insurance Levy	I0000241	382.50	1,546.10
30/05/24	Admin Fund	Admin Fund	R0000103	-300.00	1,246.10
30/05/24	Sinking Fund	Sinking Fund	RA000103	-280.00	966.10
30/05/24	Insurance Levy	Insurance Levy	RB000103	-183.60	782.50
02/07/24	Admin Fund	Admin Fund	R0000108	-120.00	662.50
02/07/24	Sinking Fund	Sinking Fund	RA000108	-280.00	382.50
02/07/24	Insurance Levy	Insurance Levy	RB000108	-382.50	0.00
22/07/24	01/09/24 to 30/11/24	Admin Fund	I0000246	120.00	120.00
22/07/24	01/09/24 to 30/11/24	Sinking Fund	I0000251	280.00	400.00
22/07/24	01/09/24 to 30/11/24	Insurance Levy	I0000256	382.50	782.50
03/09/24	Admin Fund	Admin Fund	R0000114	-120.00	662.50
03/09/24	Sinking Fund	Sinking Fund	RA000114	-280.00	382.50
03/09/24	Insurance Levy	Insurance Levy	RB000114	-382.50	0.00
21/10/24	01/12/24 to 28/02/25	Admin Fund	I0000261	240.00	240.00
21/10/24	01/12/24 to 28/02/25	Sinking Fund	I0000266	300.00	540.00
21/10/24	01/12/24 to 28/02/25	Insurance Levy	I0000271	346.80	886.80
22/10/24	Admin Fund	Admin Fund	R0000117	-240.00	646.80





Level 14, 260 Queen Street  
Brisbane QLD 4000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0006113211</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	21/09/2024 to 21/09/2025 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR HUTCHINS HEIGHTS COMMUNITY TITLE SCHEME 48021
<b>Situation</b>	47 HUTCHINS STREET KEDRON QLD 4031

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### Policies Selected

#### Policy 1 – Insured Property

Building: \$2,455,441  
Common Area Contents: \$24,554  
Loss of Rent & Temporary Accommodation (total payable): \$368,316

#### Policy 2 – Liability to Others

Sum Insured: \$30,000,000

#### Policy 3 – Voluntary Workers

Death: \$200,000  
Total Disablement: \$2,000 per week

#### Policy 4 – Fidelity Guarantee

Sum Insured: \$250,000

#### Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

#### Policy 6 – Machinery Breakdown

Not Selected

#### Policy 7 – Catastrophe Insurance

Sum Insured: \$368,316  
Extended Cover - Loss of Rent & Temporary Accommodation: \$55,247  
Escalation in Cost of Temporary Accommodation: \$18,415  
Cost of Removal, Storage and Evacuation: \$18,415

#### 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

16/09/2024

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.