

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: VIRA RITA Community Title Scheme: 12359

Lot No: 1 on BUP2786

Address: 36 FIFTH AVENUE, KEDRON QLD 4031

Secretary of Body Corporate:

Name: JENNY JOHANSEN

Postal Address: PO BOX 348, WILSTON QLD 4051

Email: admin@abcmq.com.au

Body Corporate Manager:

Name: AUSTRALASIAN BODY CORPORATE MANGEMENT

Address: SUITE 5/121 NEWMARKET ROAD, WINDSOR QLD 4030

Telephone: 3357 6667

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: 31/01/2026

Current Levy Year Issued: 31/01/2025

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:	01/02/2024 – 30/04/2024	Due Date:	1/02/2024	Payable:	\$675.00
Period Issued:	01/05/2024 – 31/07/2024	Due Date:	1/05/2024	Payable:	\$675.00
Period Issued:	01/08/2024 – 31/10/2024	Due Date:	1/08/2024	Payable:	\$750.00
Period Issued:	01/11/2024 – 31/01/2025	Due Date:	1/11/2024	Payable:	\$750.00

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$2,850.00

Sinking Fund Payable By This Lot:

Period Issued:	01/02/2024 – 30/04/2024	Due Date:	1/02/2024	Payable:	\$366.50
Period Issued:	01/05/2024 – 31/07/2024	Due Date:	1/05/2024	Payable:	\$366.50
Period Issued:	01/08/2024 – 31/10/2024	Due Date:	1/08/2024	Payable:	\$549.50
Period Issued:	01/11/2024 – 31/01/2025	Due Date:	1/11/2024	Payable:	\$549.50

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$1,832.00

Other: SPECIAL LEVY TO FUND UNDERPINNING WORKS: **\$25,000.00** PAYABLE IN 2 INSTALMENTS OF \$12,500.00 DUE 1/03/2025 AND 16/05/2025

The levies above are for the year ended 31/01/2025.

Levies for periods starting 1/02/2025 and 1/05/2025 are: Administrative Fund \$712.50 and Sinking Fund \$458.00.

Further levies will be issued at the next AGM to be held by 30/04/2025.

Schedule of Lot Entitlements:	Contribution Schedule Lot Entitlement:	1	Aggregate:	6
	Interest Schedule Lot Entitlements:	1	Aggregate:	6
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:	SMALL SCHEMES MODULE - NIL			
Financial Statement Balances	Administrative Fund: \$-11,153.36 as at 3/04/2025 Sinking Fund: \$93,813.27 as at 3/04/2025			
Insurance	Insurer:	ALLIANZ AUSTRALIA INSURANCE LIMITED VIA BODY CORPORATE BROKERS PTY LTD		
	Policy No:	POL11040548		
	Building:	\$3,434,163		
	Public Liability:	\$20,000,000		
	Other:	COMMON CONTENTS \$34,341, LOSS OF RENT / TEMP ACCOMMODATION \$515,124, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS LIABILITY \$500,000, CATASTROPHE \$1,030,249, LOT OWNERS FIXTURES & IMPROVEMENTS \$300,000. POLICY EXPIRES 31/03/2026		
Signing:				
	_____ Seller / Sellers Agent		_____ Witness – <i>not required if signed electronically</i>	
	_____ Date			
Buyer's Acknowledgement:	The Buyer acknowledges having received and read this statement from the Seller			
	_____ Buyer / Buyers Agent		_____ Witness – <i>not required if signed electronically</i>	
	_____ Date			

Vira Rita CTS 12359

ABN 97 662 095 535

STATEMENT

Transfer Date:
02/09/15

Nathan And Valerie Ireland
4 Danina Street
Mansfield QLD 4122

Statement Period

01 Feb 24 to 03 Apr 25

A/c No	1	Lot No	1
Page Number	1 of 2	Unit No	1

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			1,041.50	-1,041.50
01/02/24	Admin Fund	01/02/24 To 30/04/24	I0000499	675.00		-366.50
01/02/24	Sinking Fund	01/02/24 To 30/04/24	I0000505	366.50		0.00
20/03/24	Admin Fund	01/05/24 To 31/07/24	I0000511	675.00		675.00
20/03/24	Sinking Fund	01/05/24 To 31/07/24	I0000517	366.50		1,041.50
29/04/24	Receipt	Admin Fund	R0000264		675.00	366.50
29/04/24	Receipt	Sinking Fund	RA000264		366.50	0.00
20/06/24	Admin Fund	01/08/24 To 31/10/24	I0000523	750.00		750.00
20/06/24	Sinking Fund	01/08/24 To 31/10/24	I0000529	549.50		1,299.50
30/07/24	Receipt	Admin Fund	R0000270		750.00	549.50
30/07/24	Receipt	Sinking Fund	RA000270		549.50	0.00
20/09/24	Admin Fund	01/11/24 To 31/01/25	I0000535	750.00		750.00
20/09/24	Sinking Fund	01/11/24 To 31/01/25	I0000541	549.50		1,299.50
30/10/24	Receipt	Admin Fund	R0000277		750.00	549.50
30/10/24	Receipt	Sinking Fund	RA000277		549.50	0.00
18/12/24	Admin Fund	01/02/25 To 30/04/25	I0000547	712.50		712.50
18/12/24	Sinking Fund	01/02/25 To 30/04/25	I0000553	458.00		1,170.50
28/01/25	Receipt	Admin Fund	R0000282		712.50	458.00
More details on next page...				\$5,852.50	\$5,394.50	\$458.00
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$13,983.00	
0.00	0.00	0.00	12,812.50	1,170.50	Date Paid	Amount Paid



CARD OR
DIRECT DEBIT

DEFT Reference Number:
226803849 1000 0000 012



Billers Code: 96503
Ref: 226803849 1000 0000 012

Lot 1/ Unit 1
Vira Rita

Visit www.deft.com.au to pay by direct debit.

Internet & Telephone Banking - BPAY
Make this payment from your preferred bank account



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
Body Corporate for Vira Rita CTS 12359



*496 226803849 10000000012

TOTAL AMOUNT DUE
DUE DATE

\$13,983.00

Vira Rita CTS 12359

STATEMENT

Nathan And Valerie Ireland
4 Danina Street
Mansfield QLD 4122

Statement Period

01 Feb 24 to 03 Apr 25

A/c No

1

Lot No

1

Page Number

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Date	Type	Details	Reference	Debit	Credit	Balance
28/01/25	Receipt	Brought forward		5,852.50	5,394.50	458.00
03/02/25	Sinking Fund Special	Sinking Fund	RA000282		458.00	0.00
26/03/25	Admin Fund	01/03/25	I0000559	12,500.00		12,500.00
26/03/25	Sinking Fund	01/05/25 To 31/07/25	I0000565	712.50		13,212.50
31/03/25	Overdue Interest Jnl	01/05/25 To 31/07/25	I0000571	458.00		13,670.50
		Interest To 31/03/25	J0003437	312.50		13,983.00
				\$19,835.50	\$5,852.50	\$13,983.00

Vira Rita CTS 12359

36 Fifth Avenue Kedron QLD 4031

BALANCE SHEET

AS AT 03 APRIL 2025

	ACTUAL 03/04/2025	ACTUAL 31/01/2025
<u>OWNERS FUNDS</u>		
Admin Fund	(11,153.36)	(3,307.47)
Sinking Fund	93,813.27	16,152.52
<u>TOTAL</u>	<u>\$ 82,659.91</u>	<u>\$ 12,845.05</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	59,375.91	16,490.24
Levies In Arrears	25,000.00	0.00
Other Arrears	625.00	1,170.50
Prepaid Expenses	0.00	1,036.81
<u>TOTAL ASSETS</u>	<u>85,000.91</u>	<u>18,697.55</u>
<u>LIABILITIES</u>		
Levies Paid In Advance	2,341.00	5,852.50
<u>TOTAL LIABILITIES</u>	<u>2,341.00</u>	<u>5,852.50</u>
<u>NET ASSETS</u>	<u>\$ 82,659.91</u>	<u>\$ 12,845.05</u>

Vira Rita CTS 12359

36 Fifth Avenue Kedron QLD 4031

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 03 APRIL 2025

	ACTUAL	BUDGET	ACTUAL
	01/02/25-03/04/25	01/02/25-31/01/26	01/02/24-31/01/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Admin Levy Income	4,275.00	19,830.00	17,100.00
Interest On Arrears-Admin	625.00	0.00	0.00
<u>TOTAL ADMIN FUND INCOME</u>	4,900.00	19,830.00	17,100.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Archive Fees	15.00	60.00	60.00
Bank Charges	1.60	50.00	16.75
Consulting Fees	87.12	0.00	0.00
Fire Services	0.00	860.00	795.00
Garden & Grounds	359.00	1,900.00	1,867.00
Insurance - Building	7,845.01	7,200.00	6,711.03
Admin - Agreed Service	590.91	2,452.00	2,335.50
Admin - Schedule C Fee	3,542.50	1,990.00	7,016.25
Admin - Print Post Stationery	148.50	290.00	362.33
Stratamax	0.00	113.00	39.60
Pest Control	0.00	400.00	326.50
R & M - Facility Management	156.25	400.00	281.25
Utility - Electricity	0.00	590.00	450.05
<u>TOTAL ADMIN EXPENDITURE</u>	12,745.89	16,305.00	20,261.26
<u>SURPLUS/DEFICIT</u>	\$ (7,845.89)	\$ 3,525.00	\$ (3,161.26)
Brought Forward	(3,307.47)	(3,307.47)	(146.21)
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (11,153.36)	\$ 217.53	\$ (3,307.47)

Vira Rita CTS 12359

36 Fifth Avenue Kedron QLD 4031

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 FEBRUARY 2025 TO 03 APRIL 2025

	ACTUAL	BUDGET	ACTUAL
	01/02/25-03/04/25	01/02/25-31/01/26	01/02/24-31/01/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Sinking Levy Income	2,748.00	11,496.00	10,992.00
Sinking Special Income	75,000.00	150,000.00	0.00
<u>TOTAL SINKING FUND INCOME</u>	77,748.00	161,496.00	10,992.00
<u>EXPENDITURE - SINKING FUND</u>			
Building Repairs	0.00	0.00	1,298.16
Structural Underpinning Works	0.00	150,000.00	0.00
Engineering Report	0.00	0.00	803.00
Fire Service & Equipment	0.00	0.00	518.25
Plumbing Repairs	62.50	0.00	1,377.45
Trade Monitor	24.75	99.00	99.00
Tax Return	0.00	295.00	295.00
Work Health & Safety Report	0.00	450.00	337.50
<u>TOTAL SINKING FUND EXPENDITURE</u>	87.25	150,844.00	4,728.36
<u>SURPLUS/DEFICIT</u>	\$ 77,660.75	\$ 10,652.00	\$ 6,263.64
Brought Forward	16,152.52	16,152.52	9,888.88
<u>SINKING FUND BALANCE</u>	\$ 93,813.27	\$ 26,804.52	\$ 16,152.52

VIRA RITA CTS 12359

36 Fifth Avenue
Kedron QLD 4031

LOT BALANCE REPORT

03 April 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Admin Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
1	1	0.00	12,500.00	312.50	12,812.50
3	3	0.00	12,500.00	312.50	12,812.50
4	4	-712.50	-458.00	0.00	-1,170.50
6	6	-712.50	-458.00	0.00	-1,170.50
Total		(\$1,425.00)	\$24,084.00	\$625.00	\$23,284.00



CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	POL11040548
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED SITUATION	Body Corporate for Vira Rita Court Community Title Scheme 12359 36 Fifth Avenue, Kedron, QLD, 4031
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 31/03/2025 Expiry Date: 4:00pm on 31/03/2026
INTERMEDIARY	Body Corporate Brokers
ADDRESS	PO Box 5579, Gold Coast MC, QLD, 9726
DATE OF ISSUE	25/03/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$3,434,163
		Common Area Contents	\$34,341
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$515,124
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$500,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$1,030,249
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.