

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

Body Corporate:

Body Corporate For: NUMBAWAN Community Title Scheme: 15843

Lot No: 2 on BUP 104632

Address: 47 GORDON PARADE EVERTON PARK QLD 4053

Secretary of Body Corporate:

Name: DIANA BROCK

Postal Address: GPO BOX 3025, BRISBANE QLD 4001

Email: brisbane@abcm.com.au

Body Corporate Manager:

Name: ARCHERS BODY CORPORATE MANAGEMENT

Address: LEVEL 4, 97 CREEK STREET, BRISBANE QLD 4001

Telephone: 3220 9400

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: 31/05/2025

Current Levy Year Issued: 31/05/2025

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: 01/06/2024 - 30/11/2024 Due Date: 1/06/2024 Payable: \$383.75

Period Issued: 01/12/2024 - 31/05/2025 Due Date: 1/12/2024 Payable: \$309.92

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$693.67

Sinking Fund Payable By This Lot:

Period Issued: 01/06/2024 - 30/11/2024 Due Date: 1/06/2024 Payable: \$15.00

Period Issued: 01/12/2024 - 31/05/2025 Due Date: 1/12/2024 Payable: \$568.33

DISCOUNT FOR PAYMENT DUE DATE: NIL **GROSS LEVY PAYABLE:** \$583.33

Other: INSURANCE: **\$747.33** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

Levies for next period 1/06/2025 – 30/11/2025 were resolved at the last AGM and will be: Administrative Fund **\$346.83**, Insurance **\$373.67**, and Sinking Fund **\$291.67**.

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:**

STANDARD MODULE - NIL

**Financial Statement
Balances**

Administrative Fund: \$6,635.25 as at 2/05/2025

Sinking Fund: \$33,679.98 as at 2/05/2025

Insurance

Insurer: CHU UNDERWRITING AGENCIES PTY LTD

Policy No: HU0006106633

Building: \$1,992,491

Public Liability: \$20,000,000

Other: COMMON AREA CONTENTS: \$19,925, LOSS OF RENT \$298,873, VOLUNTARY WORKERS \$200,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$5,000,000, CATASTROPHE \$298,873, GOVERNMENT COSTS \$25,000, APPEAL EXPENSES \$100,000, LEGAL DEFENCE \$50,000, LOT OWNERS FIXTURES \$250,000. POLICY EXPIRES 24/05/2025

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

NUMBAWAN PLACE CTS 15843

47 Gordon Parade Everton Park QLD 4053

BRISBANE

P: 07 3220 9400

F: 07 3220 9499

E: brisbane@abcm.com.au

ARCHERS

THE STRATA PROFESSIONALS

GPO Box 3025

Brisbane QLD 4001

www.abcm.com.au

STATEMENT

Mr Graham Nelson
47 Gordon Parade
EVERTON PARK QLD 4053

Statement Period

01 Jun 23 to 02 May 25

A/c No

2

Lot No

2

Page Number

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Transfer Date: 13/07/00

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/06/23	Admin Fund	01/06/23 To 30/11/23	I0000002	383.75		383.75
01/06/23	Sinking Fund	01/06/23 To 30/11/23	I0000008	15.00		398.75
01/06/23	Insurance Fund	01/06/23 To 30/11/23	I0000014	401.83		800.58
19/06/23	Receipt	Admin Fund	R0000003		383.75	416.83
19/06/23	Receipt	Sinking Fund	RA000003		15.00	401.83
19/06/23	Receipt	Insurance Fund	RB000003		401.83	0.00
20/10/23	Admin Fund	01/12/23 To 31/05/24	I0000020	383.75		383.75
20/10/23	Sinking Fund	01/12/23 To 31/05/24	I0000026	15.00		398.75
20/10/23	Insurance Fund	01/12/23 To 31/05/24	I0000032	401.83		800.58
11/12/23	Receipt	Admin Fund	R0000009		383.75	416.83
11/12/23	Receipt	Sinking Fund	RA000009		15.00	401.83
11/12/23	Receipt	Insurance Fund	RB000009		401.83	0.00
24/04/24	Admin Fund	01/06/24 To 30/11/24	I0000038	383.75		383.75
24/04/24	Sinking Fund	01/06/24 To 30/11/24	I0000044	15.00		398.75
24/04/24	Insurance Fund	01/06/24 To 30/11/24	I0000050	401.83		800.58
12/06/24	Other	Arrears Notice Fee	M0000005	27.50		828.08
12/06/24	Receipt	Admin Fund	R0000017		383.75	444.33
More details on next page...				\$2,429.24	\$1,984.91	\$444.33

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$1,045.17	
33.00	0.00	0.00	0.00	1,012.17	Date Paid	Amount Paid



CARD OR
DIRECT DEBIT

DEFT Reference Number:
232993600 1000 0000 029



Biller Code: 96503
Ref: 232993600 1000 0000 029

Lot 2/ Unit 2
Numbawan Place

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

** Payments by credit card may attract a surcharge

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account or card



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
The Owners NUMBAWAN PLACE



*496 232993600 10000000029

**TOTAL AMOUNT DUE
DUE DATE**

\$1,045.17

NUMBAWAN PLACE CTS 15843

BRISBANE

P: 07 3220 9400

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Mr Graham Nelson
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EVERTON PARK QLD 4053

Statement Period

01 Jun 23 to 02 May 25

A/c No

2

Lot No

2

Page Number

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Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		2,429.24	1,984.91	444.33
12/06/24	Receipt	Sinking Fund	RA000017		15.00	429.33
12/06/24	Receipt	Insurance Fund	RB000017		401.83	27.50
30/08/24	Receipt	Other	R0000021		27.50	0.00
23/10/24	Admin Fund	01/12/24 To 31/05/25	I0000056	309.92		309.92
23/10/24	Sinking Fund	01/12/24 To 31/05/25	I0000062	568.33		878.25
23/10/24	Insurance Fund	01/12/24 To 31/05/25	I0000068	345.50		1,223.75
12/12/24	Other	Arrears Notice Fee	M0000009	33.00		1,256.75
12/12/24	Receipt	Admin Fund	R0000027		309.92	946.83
12/12/24	Receipt	Sinking Fund	RA000027		568.33	378.50
12/12/24	Receipt	Insurance Fund	RB000027		345.50	33.00
21/04/25	Admin Fund	01/06/25 To 30/11/25	I0000074	346.83		379.83
21/04/25	Sinking Fund	01/06/25 To 30/11/25	I0000080	291.67		671.50
21/04/25	Insurance Fund	01/06/25 To 30/11/25	I0000086	373.67		1,045.17
				\$4,698.16	\$3,652.99	\$1,045.17

NUMBAWAN PLACE CTS 15843

BALANCE SHEET

AS AT 02 MAY 2025

	ACTUAL 02/05/2025	ACTUAL 31/05/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	6,635.56	7,232.52
Sinking Fund	33,679.98	30,180.00
<u>TOTAL</u>	<u>\$ 40,315.54</u>	<u>\$ 37,412.52</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>ASSETS</u>		
Cash At Bank	40,183.54	38,898.14
Other Arrears	132.00	0.00
Prepayments	0.00	135.99
<u>TOTAL ASSETS</u>	<u>40,315.54</u>	<u>39,034.13</u>
<u>LIABILITIES</u>		
Accrued Expenses	0.00	20.45
All Levies Rec'd In Advance	0.00	1,601.16
<u>TOTAL LIABILITIES</u>	<u>0.00</u>	<u>1,621.61</u>
<u>NET ASSETS</u>	<u>\$ 40,315.54</u>	<u>\$ 37,412.52</u>

NUMBAWAN PLACE CTS 15843

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2024 TO 02 MAY 2025

	ACTUAL 01/06/24-02/05/25	BUDGET 01/06/24-31/05/25	VARIANCE %	ACTUAL 01/06/23-31/05/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	4,162.02	0.00		4,605.00
Levies - Insurance	4,483.98	0.00		4,821.96
<u>TOTAL ADMIN. FUND INCOME</u>	8,646.00	0.00		9,426.96
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>BANK CHARGES</u>				
Transaction Fees	2.15	0.00		3.20
<u>BODY CORPORATE MANAGEMENT</u>				
Disbursements	319.88	0.00		275.91
Secretarial Fees - Additional	189.75	0.00		33.00
Secretarial Fees	1,785.99	0.00		1,649.63
<u>COUNCIL FEES</u>				
Cms Lodgement	85.69	0.00		0.00
<u>FIRE CONTROL</u>				
Fire - Evacuation Plan	330.00	0.00		0.00
Fire - Training	390.50	0.00		0.00
Fire - Evacuation Practice	390.50	0.00		0.00
Fire - Occupier's Statement	220.00	0.00		0.00
Fire - Annual Audit	320.00	0.00		0.00
<u>INSURANCE</u>				
Insurance	4,194.74	0.00		0.00
Insurance - Stamp Duty	289.76	0.00		0.00
<u>PROFESSIONAL FEES</u>				
Prep Of Income Tax Return	187.00	0.00		187.00
Work Place Health & Safety	350.00	0.00		0.00
<u>REPAIRS & MAINTENANCE</u>				
R & M - Building	187.00	0.00		45.70
<u>TOTAL ADMIN. EXPENDITURE</u>	9,242.96	0.00		2,194.44
<u>SURPLUS / DEFICIT</u>	\$ (596.96)	\$ 0.00		\$ 7,232.52
Opening Admin. Balance	7,232.52	7,232.52	100.00	0.00
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 6,635.56	\$ 7,232.52		\$ 7,232.52

NUMBAWAN PLACE CTS 15843

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2024 TO 02 MAY 2025

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/06/24-02/05/25	01/06/24-31/05/25	%	01/06/23-31/05/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	3,499.98	0.00		180.00
Special Sinking Fund	0.00	0.00	0.00	30,000.00
<u>TOTAL SINKING FUND INCOME</u>	<u>3,499.98</u>	<u>0.00</u>		<u>30,180.00</u>
<u>EXPENDITURE - SINKING FUND</u>				
<u>TOTAL SINK. FUND EXPENDITURE</u>	<u>0.00</u>	<u>0.00</u>		<u>0.00</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 3,499.98</u>	<u>\$ 0.00</u>		<u>\$ 30,180.00</u>
Opening Sinking Fund Balance	30,180.00	30,180.00	100.00	0.00
<u>SINKING FUND BALANCE</u>	<u>\$ 33,679.98</u>	<u>\$ 30,180.00</u>		<u>\$ 30,180.00</u>

NUMBAWAN PLACE CTS 15843

ACCOUNTS SUMMARY

1 June 2024 to 2 May 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1230	Administrative Fund	TRANSACTION FEES	
05/08/24	StrataPay BPay Fees		0.55
27/11/24	StrataPay Trans Fee		1.60
	Total:		2.15
1255	Administrative Fund	DISBURSEMENTS	
20/06/24	Disb.@27/3-31/05/24	Accruals@31/05/24	-20.45
26/06/24	Emails	Archers Body Corporate M'ment	18.48
26/06/24	Microencoded Forms	Archers Body Corporate M'ment	8.14
26/06/24	Elect Funds Transfer	Archers Body Corporate M'ment	2.86
02/07/24	Archive Storage Fee	Archers Body Corporate M'ment	16.50
02/07/24	Security & Digital	Archers Body Corporate M'ment	31.35
25/09/24	Emails	Archers Body Corporate M'ment	42.02
25/09/24	Microencoded Forms	Archers Body Corporate M'ment	1.63
25/09/24	Elect Funds Transfer	Archers Body Corporate M'ment	4.34
02/10/24	Archive Storage Fee	Archers Body Corporate M'ment	16.50
02/10/24	Security & Digital	Archers Body Corporate M'ment	31.35
17/12/24	Computer Laser Print	Archers Body Corporate M'ment	0.70
17/12/24	Postage	Archers Body Corporate M'ment	1.64
17/12/24	Emails	Archers Body Corporate M'ment	41.14
17/12/24	Microencoded Forms	Archers Body Corporate M'ment	8.14
17/12/24	Elect Funds Transfer	Archers Body Corporate M'ment	5.94
13/01/25	Archive Storage Fee	Archers Body Corporate M'ment	16.50
13/01/25	Security & Digital	Archers Body Corporate M'ment	31.35
27/03/25	Emails	Archers Body Corporate M'ment	4.84
27/03/25	Scanning	Archers Body Corporate M'ment	3.12
27/03/25	Elect Funds Transfer	Archers Body Corporate M'ment	5.94
04/04/25	Archive Storage Fee	Archers Body Corporate M'ment	16.50
04/04/25	Security & Digital	Archers Body Corporate M'ment	31.35
	Total:		319.88
1256	Administrative Fund	SECRETARIAL FEES - ADDITIONAL	
25/09/24	Additional Admin Fee	Archers Body Corporate M'ment	189.75
	Total:		189.75
12590	Administrative Fund	SECRETARIAL FEES	
20/06/24	S.Fees@1/6-30/6/24	Prepayments@31/05/24	135.99
02/07/24	Secretarial Fees	Archers Body Corporate M'ment	412.50
02/10/24	Secretarial Fees	Archers Body Corporate M'ment	412.50
13/01/25	Secretarial Fees	Archers Body Corporate M'ment	412.50
04/04/25	Secretarial Fees	Archers Body Corporate M'ment	412.50
	Total:		1,785.99
1351	Administrative Fund	CMS LODGEMENT	
18/09/24	Form 14 -	Dept Of Natural Resource-Bris	43.56

NUMBAWAN PLACE CTS 15843

ACCOUNTS SUMMARY

1 June 2024 to 2 May 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1351	Administrative Fund	CMS LODGEMENT	
16/12/24	Form 14 -	Dept Of Natural Resource-Bris	-43.56
17/12/24	CMS Numbawan	Queensland Titles Registry	85.69
	Total:		85.69
1371	Administrative Fund	FIRE - EVACUATION PLAN	
12/11/24	Compliance 4/10	Strata Compliance Solutions	330.00
	Total:		330.00
1378	Administrative Fund	FIRE - TRAINING	
12/11/24	Compliance 4/10	Strata Compliance Solutions	390.50
	Total:		390.50
13781	Administrative Fund	FIRE - EVACUATION PRACTICE	
12/11/24	Compliance 4/10	Strata Compliance Solutions	390.50
	Total:		390.50
13783	Administrative Fund	FIRE - OCCUPIER'S STATEMENT	
12/11/24	Compliance 4/10	Strata Compliance Solutions	220.00
	Total:		220.00
13798	Administrative Fund	FIRE - ANNUAL AUDIT	
12/11/24	Compliance 4/10	Strata Compliance Solutions	320.00
	Total:		320.00
1430	Administrative Fund	INSURANCE	
10/07/24	INS 24/5-24/5/25	Marsh Advantage Ins - B3269	4,194.74
	Total:		4,194.74
1432	Administrative Fund	INSURANCE - STAMP DUTY	
10/07/24	SD 24/5-24/5/25	Marsh Advantage Ins - B3269	289.76
	Total:		289.76
1574	Administrative Fund	PREP OF INCOME TAX RETURN	
05/11/24	ITR Jun 24	Archer Gowland Redshaw	93.50
17/12/24	Prep Of Info for Tax	Archers Body Corporate M'ment	93.50
	Total:		187.00
1578	Administrative Fund	WORK PLACE HEALTH & SAFETY	
12/11/24	Compliance 4/10	Strata Compliance Solutions	350.00
	Total:		350.00
1590	Administrative Fund	R & M - BUILDING	
14/01/25	Window lock 10/1	Work It Property	187.00
	Total:		187.00



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006106633
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	24/05/2024 to 24/05/2025 at 4:00pm
The Insured	BODY CORPORATE FOR NUMBAWAN PLACE CTS 15843 COMMUNITY TITLE SCHEME 15843
Situation	47 GORDON PARADE EVERTON PARK QLD 4053

Policies Selected

Policy 1 – Insured Property

Building: \$1,992,491
Common Area Contents: \$19,925
Loss of Rent & Temporary Accommodation (total payable): \$298,873

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: \$5,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$298,873
Extended Cover - Loss of Rent & Temporary Accommodation: \$44,830
Escalation in Cost of Temporary Accommodation: \$14,943
Cost of Removal, Storage and Evacuation: \$14,943

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

09/07/2024

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.